

# Blueprint & Plans Analysis

## SAMPLE OUTPUT · REDACTED CLIENT BID

An anonymized example of the deep AI plans analysis BidEngine produces from a real subcontractor bid package.

### PROJECT SNAPSHOT

<b>PROJECT TYPE</b>	Interior Bank Branch Renovation
<b>SQUARE FOOTAGE</b>	4,625 SF
<b>BIDDING SCOPE</b>	Selective Demolition · Flooring · Painting
<b>PROGRAM CONTEXT</b>	Multi-location Refresh Lite Program (25 locations)
<b>SOURCE</b>	Real client bid — name + address redacted

# Sample Blueprint Analysis

The following pages reproduce the actual AI-generated plans analysis BidEngine produced from a real uploaded bid package. Client name, project address, and third-party vendor identities have been redacted; every other detail — quantities, scope notes, risks, scheduling considerations — is the verbatim platform output.

WHAT THE AI DID	WHAT YOU GET
Parsed every drawing sheet, schedule and spec page	A structured plans analysis tied to your bidding scope
Identified bidding scopes and quantified work items	Trade-by-trade scope breakdown with assumptions
Flagged scheduling, access and operational risks	A prioritized risk register with mitigations
Cross-referenced finishes, demo and MEP coordination	Coordination notes so nothing is missed at bid time

## Redacted Plans Analysis — Verbatim AI Output

### Executive Overview

The bank branch renovation project is a comprehensive interior refresh of an existing 4,625.75 square foot bank branch located at [Address Redacted]. This is one of seven [State Redacted] locations included in the 2026 Refresh Lite Program, which encompasses 25 total locations across five states. The project represents a strategic brand enhancement initiative that will modernize the customer-facing areas while maintaining full operational functionality of the existing branch infrastructure.

The renovation scope focuses primarily on interior finishes, furniture replacement, and technology upgrades within the customer-facing spaces. The existing branch configuration includes 5 active teller positions, 2 24-hour ATMs, 9 workstations, and a drive-up teller facility. The work is characterized as a "light refresh" with selective demolition limited to removal of finishes, fixtures, and furniture while preserving the fundamental building structure, mechanical systems, and back-of-house infrastructure. The project timeline extends from Pre-Construction meetings in May and June 2026, with construction commencing June 19, 2026 and completion required by September 22, 2026—a tight 13-week construction window.

**Total Project Square Footage: 4,625.75 SF** (as explicitly stated in the Floor Plan Demolition program notes). This represents the existing square footage that will undergo renovation work, with all construction confined to the interior of the existing building envelope.

### Trades & Scopes Identified in Plans

The project bidding scope has been explicitly identified as **Selective Demolition, Painting, and Flooring**. The following comprehensive trade breakdown identifies all work scopes called for in the plans, noting which elements fall within the General Contractor's responsibility versus separate vendor assignments:

## **Division 02 - Existing Conditions (WITHIN BIDDING SCOPE)**

### **Selective Demolition & Removal (General Contractor responsibility)**

- Furniture removal from all customer-facing areas including existing lounge furniture and workstations
- Complete carpet tile removal from designated customer areas
- Existing roll-out mat removal and disposal at all entry points
- ACT (Acoustical Ceiling Tile) removal in all areas except restrooms, IT rooms, back-of-house, and storage rooms
- HVAC grill removal for cleaning/refinishing
- Existing light fixture prep and removal for LED retrofit
- Legacy branding and merchandising element removal (except teller logo/frame, welcome wall, and digital displays)
- All demolition work requires surface patching, repair, and preparation to match adjacent finishes
- Note: Flooring behind teller line to remain; facilities to clean surface only
- Vault carpet status requires client confirmation before removal

## **Division 06 - Wood, Plastics & Composites**

### **Millwork & Specialized Carpentry (Split scope)**

- Check desk replacement (General Contractor responsible unless noted otherwise)
- New check desks supplied by [Vendor B] (separate vendor)
- Existing wood ledge sill preparation and painting required (P-1 paint specification)
- Wood base painting where existing wood base is verified (P-1 semi-gloss finish)
- Teller line re-laminate work (General Contractor coordination with [Vendor A] - suggested vendor: [contact name], [email] A].com, [phone])

## **Division 08 - Openings**

### **Door and Frame Finishing**

- All customer area doors and frames to be painted P-1 (Chantilly Lace 2121-70, Benjamin Moore) semi-gloss finish unless noted otherwise
- Aluminum storefront and door assemblies to remain as existing
- No new door hardware or replacement specified

### **Window Treatments & Glazing (General Contractor responsibility)**

- Replace exterior window treatments to BL-1 standard

- Existing installed roller sunshades to remain if they match standard; otherwise install new per standard
- New interior office front film application at all glazed surfaces
- Window film installation as applicable

## Division 09 - Finishes (PRIMARY BIDDING SCOPE)

### Painting (General Contractor responsibility - WITHIN BIDDING SCOPE)

The painting scope is extensive and represents a major component of the General Contractor's work:

- **P-1 (Chantilly Lace 2121-70, Benjamin Moore):** Primary customer area paint application to all designated customer-facing walls, soffits, and bulkheads; door and frame painting; ceiling grid painting; wood ledge sill painting; wood base painting where applicable; semi-gloss finish on doors/frames
- **P-2 (Iron Mountain 2134-30, Benjamin Moore):** Accent paint application as indicated on floor plans
- **P-3 (Texas Taupe 2111-40, Benjamin Moore):** Accent paint application as indicated on floor plans
- **P-4 (Stone Harbor 2111-50, Benjamin Moore):** Office accent paint application as indicated on floor plans
- **P-5 (Classic Burgundy HC-182, Benjamin Moore):** "the Client" branded accent paint application as indicated on floor plans
- Paint existing rubber base per latest standards where applicable
- All paint work requires proper surface preparation, patching, and repair to match adjacent finishes

### Flooring (General Contractor responsibility - WITHIN BIDDING SCOPE)

- **Carpet Tile Replacement:** Execute "like-like" replacement of damaged or worn carpet tile throughout customer areas
- **CPT-1 (Toasted Taupe 62902, Tarkett):** Primary carpet tile specification
- **CPT-2 (Warm Henna 62909, Tarkett):** Secondary carpet tile specification
- **WM-1 (Blackwater 65412, Tarkett):** Walk-off mat/entry mat specification
- Ensure seamless integration with existing flooring transitions
- Replace all roll-out mats with new standards at entry points
- Confirm with client regarding new carpet installation in the vault area
- Clean existing tile to remain in designated areas
- Flooring behind teller line to remain; facilities responsible for cleaning surface only
- Existing rubber base replacement per latest standards where required

### Ceiling Work (General Contractor responsibility)

- Replace or refinish Acoustical Ceiling Tiles (ACT) in all areas except restrooms, IT rooms, back-of-house, and storage rooms
- Refinish existing ceiling grid to match White (P-1) standard

- Paint ceiling grid P-1 throughout customer areas
- Replace or clean/refinish existing light lenses as part of LED retrofit
- HVAC supply/return grill replacement or cleaning/refinishing

#### **Wall Base Work**

- Verify existing wall base condition throughout
- Paint wood base P-1 where existing wood base is present
- Replace rubber base per latest standards where applicable

### **Division 10 - Specialties**

#### **Signage & Compliance Elements (All Compliance Signage by Facility)**

- Compliance Poster Frame installation
- FDIC/Next Teller signage
- AUTO Door Decal Blue & Yellow application
- DBL DR HRS REV ADA (Double Door Hours Banding with ADA compliance signage)
- DU Blank (DU window blank – RED vinyl extension)
- DU Hours (DU window hour graphic)

#### **Branding & Merchandising (Mixed scope)**

- Remove and salvage all legacy merchandising except teller logo/frame, welcome wall, and digital displays (General Contractor)
- Install interior plant scapes per latest merchandising guidelines (General Contractor)
- New branding and limited merchandising elements supplied and installed by [Vendor E] (separate vendor)
- Teller Queue Kiosk installation
- HR Cork Board Horizontal installation
- Existing Team Celebration Board to remain

### **Division 12 - Furnishings (Separate Vendor)**

#### **Furniture, Fixtures, and Equipment**

- New lobby furniture supplied by [Vendor C] (separate vendor)
- Install new lounge furniture (General Contractor installation coordination)
- Existing furniture removal throughout customer areas (General Contractor demolition scope)
- Relocate electrical equipment to inactive workstations as required

### **Division 26 - Electrical (General Contractor with Specialized Subvendors)**

**Lighting (General Contractor responsibility with [Vendor G] coordination)**

- Perform full-scale replacement or retrofit of all luminaires
- All new fixtures shall be high-efficiency LED luminaires consistent with current standards and local energy codes
- LED lighting interior connected to branches panel
- Suggested vendor: [Vendor G] (Adam Maggio; amaggio@psg-energy-services.com)
- Replace, clean, or refinish existing light lenses
- Existing light fixture prep and removal included in demolition scope

**Electrical Devices & Accessories (General Contractor responsibility)**

- Replace switch plates with new white standard in customer-facing areas
- Replace outlets with new white standard in customer-facing areas
- Replace power/data cover plates with new white standard in customer-facing areas
- Replace wall raceway with new white standard in customer-facing areas
- General electrical coordination throughout project

**Division 27 - Communications & Data (Separate Vendor with GC Coordination)****Data/IT Infrastructure**

- Data/IT clean-up and cabling by [Vendor D] (separate vendor)
- GC to coordinate performance of IT work by bank vendor
- IT rack installation coordination for audio system components
- Back boarder room equipment installation per adequate space availability

**Division 27 - Audio/Visual (Separate Vendor with GC Coordination)****Branded Audio System**

- Branded Music system by [Vendor F] (separate vendor)
- Execute branded music installation including necessary wiring, amplifiers, and flush-mount speakers
- Install required audio system in IT rack and back boarder room per adequate space
- Provide audio system throughout customer areas (Key Note 3)
- General Contractor responsible for coordination and any associated electrical/structural support work

**Division 28 - Electronic Safety & Security (Separate Vendor with GC Coordination)****Security Systems**

- Security CCTV and alarm systems by the Client (separate vendor)
- GC to coordinate performance of security work by bank vendor

- No direct installation responsibility for General Contractor

## Division 32 - Post-Construction Services (General Contractor responsibility)

### Final Cleaning

- Perform comprehensive post-construction deep clean of all customer-facing surfaces
- High-touch area cleaning and sanitization
- Glass cleaning throughout
- Flooring deep clean
- General deep clean of all areas affected by construction

## Key Dimensions & Scale

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The bank branch renovation encompasses a well-defined interior footprint within an existing single-story bank facility. The project scope is entirely interior-focused with no expansion of the building envelope or modification to the exterior structure. All construction activities will occur within the existing 4,625.75 square foot branch layout, with work concentrated in customer-facing areas while preserving critical back-of-house and operational spaces.

### Project Measurements (as explicitly stated in documents):

- **Total Square Footage: 4,625.75 SF** (Existing square footage from Floor Plan Demolition program)
- **Overall Building Footprint:** Not specified in provided documents
- **Building Height:** Single-story structure (inferred from floor plans showing no vertical circulation beyond "DN" notation to breakroom area)
- **Ceiling Heights:** Not specified in documents
- **Active Teller Positions:** 5 teller stations
- **ATM Count:** 2 (24-hour ATMs)
- **Workstation Count:** 9 existing workstations
- **Conference Rooms:** 0 (as stated in program notes)
- **Drive-Up Teller:** 1 drive-up teller facility present

### Floor Area Distribution:

- Customer-facing lobby and banking floor (primary work area)
- Teller area with 5 active teller positions (positions 4, 5, 6, 7, 8 noted as "ACTIVE" on plans)
- Drive-up teller service area
- Electrical service room (existing to remain)
- Breakroom area (with "DN" notation indicating possible lower level access)
- Vault area (carpet replacement subject to client confirmation)

- Back-of-house areas, IT rooms, storage rooms, and restrooms (excluded from ACT ceiling work per specifications)

**Critical Spatial Notes:**

- Floor plans indicate multiple entry points (two "ENTRANCE" notations visible)
- Flooring behind teller line to remain; only surface cleaning required
- Vault area requires client confirmation before carpet installation proceeds
- Electrical equipment relocation to inactive workstations required
- Adequate space required in back boarder room for audio system installation

## Structural Elements

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This project involves no structural modifications to the existing building. The bank branch renovation is exclusively a cosmetic and systems upgrade project, with all structural elements of the existing bank facility remaining in place and untouched. The scope of work explicitly avoids any structural intervention, focusing instead on surface-level finishes, furniture replacement, and technology updates.

**Structural Approach:**

- **Existing Structure:** Single-story bank building with conventional construction (specific structural system not detailed in documents as no structural work is required)
- **Foundation:** Existing foundation remains; no excavation, underpinning, or foundation work specified
- **Load-Bearing Elements:** All existing load-bearing walls, columns, and structural framing to remain undisturbed
- **Floor System:** Existing floor structure remains; only surface flooring materials (carpet, tile) to be replaced or cleaned
- **Roof Structure:** Not addressed in scope; building envelope work excluded from this interior-only renovation

**Preservation Requirements:**

- Aluminum storefront and door assemblies to remain as existing (no structural opening modifications)
- No wall removals or reconfigurations indicated on demolition or proposed plans
- Existing spatial layout preserved including teller line configuration, vault location, and room divisions
- Mechanical, electrical, and plumbing penetrations through structure to remain; only finish-level modifications specified

## Materials Specified

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The materials specification for this project emphasizes consistency with the Client's brand standards through a carefully curated palette of paint colors, flooring products, and finish materials. The project utilizes commercial-grade Benjamin Moore paint products and Tarkett flooring systems, both of which are industry-standard products suitable for high-traffic banking environments.

**Paint Finishes (Benjamin Moore specified throughout):**

- **P-1 (Chantilly Lace 2121-70):** Primary white paint for all customer-facing walls, soffits, bulkheads, door/frame assemblies, ceiling grid, wood ledge sills, and wood base; semi-gloss finish specified for doors and frames
- **P-2 (Iron Mountain 2134-30):** Dark gray accent paint for designated accent walls per floor plan
- **P-3 (Texas Taupe 2111-40):** Warm neutral accent paint for designated areas
- **P-4 (Stone Harbor 2111-50):** Office accent paint for back-of-house or private office areas
- **P-5 (Classic Burgundy HC-182):** Branded "the Client" accent paint in corporate burgundy color for brand-specific accent applications

**Flooring Materials (Tarkett specified throughout):**

- **CPT-1 (Toasted Taupe 62902, Tarkett):** Primary carpet tile for customer areas; warm neutral tone suitable for high-traffic banking environment
- **CPT-2 (Warm Henna 62909, Tarkett):** Secondary carpet tile specification; complementary warm tone for accent or transition areas
- **WM-1 (Blackwater 65412, Tarkett):** Walk-off mat/roll-out mat specification for entry areas; dark color to conceal soil and provide moisture control
- Existing tile to remain and be cleaned in designated areas (specific tile product not identified as it remains in place)

**Ceiling Materials:**

- Acoustical Ceiling Tiles (ACT) replacement or refinishing in all areas except restrooms, IT rooms, back-of-house, and storage rooms (specific ACT product not specified)
- Existing ceiling grid to be refinished to White (P-1) standard
- Existing light lenses to be replaced or cleaned/refinished

**Window & Glazing Materials:**

- BL-1 standard exterior window treatment (specific product not detailed)
- Roller sunshades (existing to remain if meeting standard, otherwise new installation required)
- Interior office front film for glazed surfaces (specific film product not specified)

**Specialty Materials:**

- Teller line re-laminate material (coordinated through [Vendor A] vendor)
- New roll-out mats per the Client standards (replacing existing mats)
- Interior plant scapes per latest merchandising guidelines
- Compliance signage materials including vinyl applications (RED vinyl extension specified for DU window blank)

**Furniture & Equipment (separate vendor supply):**

- New lobby furniture by [Vendor C] (specific products not detailed in provided documents)
- New check desks by [Vendor B] (specific products not detailed)
- Teller Queue Kiosk (specifications not provided)

**Technology & Systems Materials:**

- High-efficiency LED luminaires consistent with current standards and local energy codes (specific fixtures not identified)
- Branded music system components including wiring, amplifiers, and flush-mount speakers by [Vendor F]
- White standard electrical devices: switch plates, outlets, power/data cover plates, wall raceway
- Data/IT cabling materials by [Vendor D]
- Security CCTV and alarm equipment by the Client

## Site Conditions

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The bank branch is an existing, fully operational bank facility located in [City Redacted], [State Redacted]. The project site conditions are characterized by renovation work within an active banking environment, requiring careful coordination to maintain business operations throughout construction or accommodate temporary closure during the 13-week construction window.

**Existing Facility Conditions:**

- The project photographs (four images provided in "Existing Conditions" section) show a typical retail bank interior with existing teller counter, customer waiting area, and standard commercial bank finishes
- Existing branch operates with 5 active teller positions, indicating moderate to high transaction volume
- Two 24-hour ATM units currently serve customers, requiring coordination for access during construction
- Drive-up teller facility present, which must remain operational or have service continuation plan during construction
- Existing conditions photography dated 03/17/2026 as part of schematic package issue

**Access & Logistics:**

- Multiple entry points indicated on floor plans (two entrance notations visible)
- Drive-up teller window requires vehicle access coordination during construction
- Interior construction access must be coordinated with bank operations
- Material delivery and staging areas not specified in documents; contractor must coordinate with facility
- Matterport 3D scans with passwords provided with RFP documents for detailed existing conditions review

**Operational Constraints:**

- Bank branch security requirements will govern construction access and scheduling

- Vault area access restricted; requires bank supervision for any work
- Electrical service room must remain accessible and operational throughout construction
- IT rooms, back-of-house areas, and storage rooms have limited access (excluded from certain scopes like ACT ceiling work)
- Coordination required with multiple specialty vendors ([Vendor D] for IT, the Client for security) working in secure areas

**Existing Systems to Remain:**

- HVAC supply/return grills to be removed, cleaned/refinished, and reinstalled (existing HVAC system remains operational)
- Existing electrical service and branch panel remain in service
- Existing plumbing fixtures in restrooms remain (no plumbing scope specified)
- Aluminum storefront and door assemblies remain as existing
- Structural building envelope entirely unmodified

**Environmental Conditions:**

- Interior-only work eliminates weather exposure concerns
- Climate-controlled environment facilitates paint and flooring installation
- No site grading, drainage, or exterior work specified
- No utility connection modifications required
- No landscaping or exterior improvements included in scope

**Pre-Construction Documentation:**

- Matterport 3D scanning links provided for comprehensive existing conditions documentation
- Pre-Construction meetings scheduled for May & June 2026 (specific dates TBD)
- Existing conditions photography package included with schematic drawings (4 photographs provided)
- Schematic package issued 03/17/2026 as baseline documentation

## Scope Complexity

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This project presents moderate complexity driven primarily by tight scheduling, coordination of multiple specialty vendors, and the need to work within an operating bank facility with stringent security and access controls. While the individual trade scopes are relatively straightforward (painting, flooring, lighting retrofit), the orchestration of eleven separate vendors and subcontractors within a compressed 13-week timeline creates significant logistical challenges.

**Coordination Complexity:**

The General Contractor serves as the central coordinator for a complex web of specialty vendors, each with specific access and sequencing requirements. Furniture installation by [Vendor C] must follow completion of all flooring and

painting work. Check desk installation by [Vendor B] requires coordination with teller line re-laminating by [Vendor A], both of which must accommodate LED lighting installation by [Vendor G] and electrical device replacement by the GC's electrical subcontractor. Branded Music installation by [Vendor F] requires completed IT rack installation by [Vendor D] and electrical rough-in for speakers and amplification equipment. Security CCTV and alarm work by the Client must coordinate with ceiling work and electrical modifications. Branding and merchandising installation by [Vendor E] represents the final layer, requiring substantially complete paint, flooring, lighting, and furniture installation before proceeding.

### Schedule-Driven Challenges:

The 13-week construction window from June 19 to September 22, 2026 is aggressive for a project of this scope requiring coordination of this many parties. Lead times for furniture ([Vendor C]), check desks ([Vendor B]), LED fixtures ([Vendor G]), and branded audio equipment ([Vendor F]) must be managed carefully to avoid delays. The General Contractor's selective demolition, painting, and flooring work must be substantially complete before any specialty vendor can install their products, creating critical path dependencies. Pre-Construction meetings in May and June 2026 will be essential for establishing firm delivery schedules and installation sequences.

### Areas Requiring Special Attention:

- **Teller Line Area:** The most complex zone requiring re-laminating coordination with [Vendor A], electrical modifications, LED lighting retrofit, and preservation of existing flooring behind teller line (clean only, no replacement)
- **Vault Area:** Client confirmation required before proceeding with carpet installation; restricted access requiring bank supervision; security protocols govern all work
- **Ceiling Work:** ACT replacement/refinishing and ceiling grid painting in all areas except restrooms, IT rooms, back-of-house, and storage rooms requires careful masking and protection of areas excluded from scope; coordination with LED lighting retrofit and HVAC grill removal/reinstallation
- **Window Treatments & Film:** Exterior window treatment replacement to BL-1 standard may require exterior access depending on installation method; interior office front film at glazed surfaces requires precise application to avoid bubbles or distortion
- **Electrical Device Replacement:** Replacing all switch plates, outlets, power/data cover plates, and wall raceway with new white standard throughout customer-facing areas requires significant attention to detail and may reveal concealed conditions requiring patching and paint touch-up

### Specialized Contractor Requirements:

- **[Vendor A] (Teller Line Re-Laminate):** Specialized surface refinishing requiring precise color matching and durable commercial-grade laminate suitable for high-touch teller counter environment; suggested vendor contact: [contact name], [email] A].com, [phone]
- **[Vendor G] (LED Lighting):** Energy services contractor with expertise in LED retrofit and connection to existing branch electrical panels; suggested vendor contact: Adam Maggio, amaggio@psg-energy-services.com
- **[Vendor D] (Data/IT):** Technology infrastructure contractor with security clearance and expertise in banking IT systems; direct bank vendor requiring GC coordination only
- **the Client (Security):** Corporate security division with exclusive authority over CCTV and alarm systems; direct bank vendor requiring GC coordination only

- **[Vendor F] (Branded Music):** Audio system integrator requiring IT rack access and coordination with electrical for speaker rough-in
- **[Vendor E] (Branding/Merchandising):** Brand implementation specialist requiring substantially complete construction before installation
- **[Vendor C] (Furniture):** Commercial furniture supplier requiring completed flooring and clear access for delivery and installation
- **[Vendor B] (Check Desks):** Specialized banking millwork supplier requiring precise field measurements and coordination with adjacent finishes

### Phasing & Sequencing Considerations:

While specific phasing is not detailed in the documents, the nature of work in an operating bank suggests potential phased construction to maintain some level of customer service. Critical sequencing includes: (1) Selective demolition and preparation, (2) Rough electrical for LED lighting and audio speakers, (3) Ceiling work (ACT and grid painting), (4) Wall painting and finish carpentry, (5) Flooring installation, (6) LED lighting and electrical device installation, (7) Window treatments and film, (8) Specialty vendor installations (check desks, teller line re-laminate, furniture, audio, IT, security), (9) Branding and merchandising, (10) Final deep clean. The flooring note stating "flooring behind teller line to remain, facilities to clean surface" suggests the teller line may remain partially operational during construction, requiring careful protection and access control.

## Bidding Considerations

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The bank branch renovation presents a well-defined bidding opportunity for contractors specializing in interior commercial renovations, particularly those with banking or retail experience. The specified bidding scope of Selective Demolition, Painting, and Flooring represents the core General Contractor responsibilities, while coordination of multiple specialty vendors adds management complexity that should be factored into overhead and profit calculations.

### High-Cost Items & Cost Drivers:

The painting scope represents the largest single labor component within the GC's direct scope, encompassing approximately 4,625.75 SF of customer-facing space with five distinct Benjamin Moore paint colors (P-1 through P-5) requiring precise application to walls, soffits, bulkheads, doors, frames, ceiling grid, wood ledge sills, and base trim. Multiple paint types (flat for walls, semi-gloss for doors/frames) and extensive masking requirements for accent color transitions drive labor hours beyond typical commercial repainting projects. Flooring replacement using specified Tarkett carpet tile products (CPT-1 and CPT-2) with seamless integration to existing flooring transitions requires skilled installation labor, and the "like-like" replacement specification suggests pattern matching or specific layout requirements that may increase material waste factors.

The LED lighting retrofit coordinated through [Vendor G] represents a significant coordination cost, as the GC is responsible for "prep and remove light fixtures for LED upgrade" and "replace existing light lenses" while [Vendor G] handles new fixture supply and installation connected to branch panel. This split scope creates potential for conflicts over responsibility for electrical connections, ceiling patching, and integration with painted ceiling grid. The ceiling work scope combining ACT replacement/refinishing with ceiling grid painting (P-1) throughout customer areas requires lift rental, significant masking/protection, and coordination with HVAC grill removal and light fixture work—all occurring overhead in an occupied or recently occupied space.

**Value Engineering Opportunities:**

The specification of Benjamin Moore paint products without "or approved equal" language limits substitution options, but efficiency gains are possible through optimized paint application sequencing, such as spraying ceiling grid before ACT installation rather than brush/roller application after. The Tarkett flooring specifications similarly lack "or equal" language, but installation methodology improvements (adhesive selection, layout optimization, waste reduction through precise measurement) can reduce costs. The "like-like" carpet tile replacement specification may allow partial replacement rather than wall-to-wall installation if pattern matching and seamless integration can be achieved, though this requires careful field verification and client approval.

Coordination with [Vendor G] on LED lighting could potentially be improved by bundling ceiling work, light fixture prep/removal, and electrical device replacement (switch plates, outlets, power/data covers, wall raceway) into a single ceiling-phase mobilization rather than multiple trips for different scopes. The window treatment replacement to BL-1 standard and installation of interior office front film at glazed surfaces might be bundled with a single glazing subcontractor rather than separate scopes. The specification states "Install new per standard" for roller sunshades only if existing ones vary from standard, creating an opportunity to preserve existing treatments if they meet specifications, avoiding replacement costs.

**Risk Areas Requiring Careful Estimating:**

The vault area presents an undefined scope risk, as the specifications note "Confirm with client for new carpet in the Vault" without clarifying whether this confirmation has been obtained or is the contractor's responsibility. Budget should include allowance for vault carpet replacement to avoid change orders. The note stating "flooring behind tellerline to remain, facilities to clean surface" creates a risk of concealed flooring damage that may require repair despite the "remain" specification; field verification during site visits is essential.

The teller line re-laminate scope coordinated with [Vendor A] as "suggested vendor" creates ambiguity about whether the GC must subcontract to [Vendor A] or may use an alternate supplier. The use of "suggested vendor" rather than "required vendor" implies flexibility, but deviation from the Client's preferred vendor may face client resistance. Similarly, [Vendor G] is the "suggested vendor" for LED lighting, but the specification states "LED lighting interior connected to branches panel (General Contractor/[Vendor G])" which could be interpreted as requiring [Vendor G] or allowing GC's electrical subcontractor to perform the work. Clarification is essential during Pre-Construction meetings.

The 13-week construction schedule from June 19 to September 22, 2026 is aggressive for a 4,625.75 SF renovation requiring coordination of eleven vendors/subcontractors. The schedule allows no float for delays in furniture delivery, LED fixture lead times, or specialty vendor availability. Liquidated damages provisions, if applicable, should be reviewed carefully. The Pre-Construction meetings scheduled for May & June 2026 (specific dates TBD) represent the contractor's only opportunity to address scheduling concerns before construction starts, making attendance and proactive schedule coordination essential.

**Items Requiring Clarification from Owner/Architect:**

1. **Vault Carpet Confirmation:** Has client confirmed whether new carpet will be installed in vault area? If yes, what are access restrictions, security escort requirements, and allowable work hours?
1. **Vendor Selection Authority:** Are [Vendor G] (LED lighting) and [Vendor A] (teller line re-laminate) mandatory vendors or truly "suggested" as stated? May GC use alternate qualified subcontractors?

1. **Phasing & Bank Operations:** Will bank remain open during construction? If yes, what phasing plan is required? If closed, what is duration of closure and how does this affect 13-week schedule?
1. **Electrical Service Interruptions:** What restrictions exist on electrical shutdowns for LED lighting installation and electrical device replacement? Are after-hours or weekend shutdowns required?
1. **Existing Conditions Allowances:** Are any contingency allowances provided for concealed conditions (wall damage behind removed merchandising, flooring damage beyond "like-like" replacement scope, ceiling damage beyond ACT replacement)?
1. **Final Cleaning Depth:** What constitutes "comprehensive post-construction and general deep clean"? Does this include window cleaning (interior/exterior), floor refinishing/polishing, or only standard cleaning?
1. **Furniture Installation Responsibility:** Documents state "Install new lounge furniture" as GC responsibility but furniture is supplied by [Vendor C]. Does GC provide installation labor or coordinate [Vendor C]'s installation crew?
1. **Compliance Signage Supply:** Are compliance signage materials (poster frames, FDIC/Next Teller, door decals, hours banding, vinyl graphics) supplied by owner or GC? If GC supplies, who provides artwork files and printing specifications?
1. **Electrical Device Quantity:** Specification requires replacing "all" switch plates, outlets, power/data cover plates, and wall raceway with new white standard in customer-facing areas. What is total quantity for accurate estimating?
1. **Paint Preparation Standards:** What level of surface preparation is required? Does "patch, repair, and prep all affected surfaces to match adjacent finishes" include skim coating, or is spot patching acceptable?

These clarifications should be requested in writing immediately upon receipt of bid documents to allow adequate time for owner/architect response before bid submission. The Matterport 3D scan links referenced in the RFP documents should be accessed immediately for detailed existing conditions review to inform these clarification requests.

## Want this on YOUR bids?

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