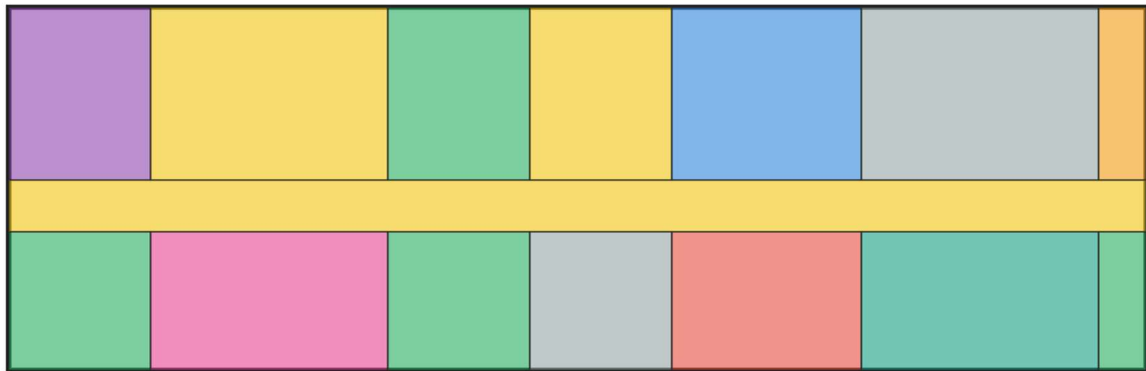




CONSTRUCTION ESTIMATING & QUANTITY TAKEOFF PORTFOLIO

Accurate, fast takeoffs for US contractors, subcontractors, and builders
Powered by PlanSwift | US Standards and Pricing Formats | Delivered in Excel and PDF

Engr. Mateen UI Hassan
Professional Estimator | PlanSwift Specialist

About Me

I am a construction estimator specializing in digital quantity takeoffs and cost estimates for the US market. I work in PlanSwift every day, which means every quantity I send you is measured directly from your plans, organized by trade, and traceable back to the drawing.

US contractors lose bids two ways: by missing scope and by running out of time. I help with both. You send the plans, and I return a clean, organized takeoff and estimate, formatted the way your team already works.

What You Get When You Hire Me

- **Accurate quantities.** Every item is measured on the plan and cross-checked, so nothing is guessed. More chances of bid winning.
- **Clean organization.** Organized by CSI MasterFormat divisions so it drops into your bid workflow.
- **Fast turnaround.** Most small and medium projects returned within 1 to 3 business days.
- **Clear deliverables.** Excel sheets and annotated PDF plans showing exactly what was counted.
- **Confidentiality.** Your plans and project details stay private. I will sign an NDA on request.
- **Clear communication.** I follow up on unclear details and list every assumption so there are no surprises.

Services

Service	What It Includes
Quantity Takeoff	Area, linear, count, and volume takeoffs from PDF plans using PlanSwift.
Material Estimates	Full material lists with waste factors, organized by trade and division.
Labor and Cost Estimates	Labor hours and cost build-up using your rates, or US market rates I provide.
Bid Packages	Subcontractor scope sheets, bid summaries, and inclusion/exclusion lists.
Change Order Pricing	Quick revised takeoffs when plans or addenda change.
Revision Comparison	Side-by-side quantity changes between plan revisions.

Trades and Project Types

Residential: single-family, custom homes, remodels, additions, townhomes, multi-family.

Commercial: retail tenant improvements, restaurants, medical and dental offices, offices.

Light industrial: warehouses, tilt-up buildings, shops.

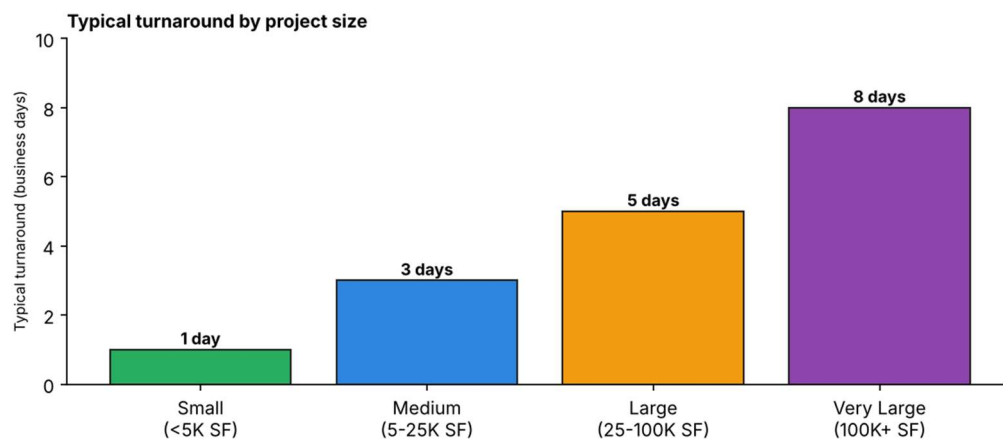
Trades Covered

Concrete and foundations | Framing and carpentry | Drywall and insulation | Roofing |
Flooring | Painting | Doors, windows and hardware | Ceilings | Finish carpentry | Site work
| Electrical and plumbing counts

My Process

Step	Stage	What Happens
1	Plan Review	I review all sheets, specifications, and addenda, and flag missing information.
2	Setup in PlanSwift	I set the scale, calibrate each sheet, and build trade-based takeoff folders.
3	Digital Takeoff	I measure every item on screen with color-coded overlays so scope is easy to verify.
4	Quality Check	I cross-check totals against plan data, room finish schedules, and a second-pass review.
5	Delivery	You receive Excel quantities, a cost summary, and marked-up PDF plans.
6	Revisions	I update the estimate quickly for addenda or scope changes.

Typical Turnaround Times



Timelines depend on drawing quality and trade count. Rush delivery is available on request.

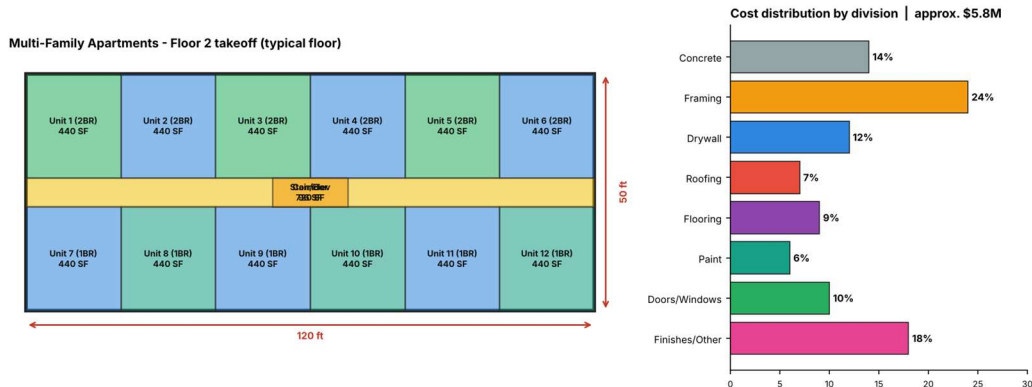
Featured Projects Overview

The six sample projects that follow cover the most requested US estimating work: multi-family, retail, residential, medical, industrial, and restaurant. Each shows the kind of PlanSwift takeoff and division breakdown you will receive.

#	Project	Size	Trades Measured
1	Multi-Family Apartments	6,000 SF per floor, 3 floors	Framing, drywall, flooring, roofing
2	Retail Tenant Improvement	5,000 SF	Finishes, ceilings, flooring, doors
3	Custom Single-Family Home	2,350 SF	Foundation, framing, finishes, roofing
4	Medical Office Build-Out	2,400 SF	Interior partitions, flooring, millwork
5	Light Industrial Warehouse	32,000 SF	Slab, tilt-up panels, roofing
6	Restaurant Renovation	2,700 SF	Demolition, finishes, rough-in counts

Project 1: Multi-Family Apartments

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.



Item	Details
Type	3-story, 36-unit apartment building (sample)
Size	6,000 SF per floor, 18,000 SF total
Estimate Type	Full material and labor takeoff
Software	PlanSwift with Excel export
Turnaround	5 business days

Scope of Work

Complete takeoff of a three-story wood-frame apartment building with two-bedroom and one-bedroom units, corridors, and stair cores. The goal was a division-by-division estimate a general contractor could use to bid the framing, drywall, and finish packages.

What I Measured in PlanSwift

- Exterior and interior wall framing by linear foot and height
- Floor and roof systems, sheathing area, and truss counts
- Drywall area by unit type, with repeat units copied efficiently
- Flooring area by room type and finish
- Doors, windows, and fixtures counted by type from schedules

Deliverables

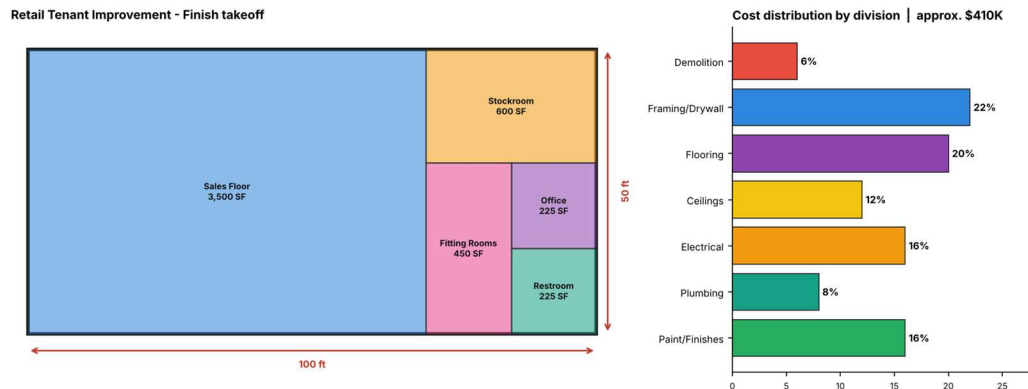
- Excel takeoff with quantities grouped by unit type and floor
- Color-coded PDF plan markup showing every measured area
- Division cost summary and assumptions list

Outcome

Repeating unit layouts were built once and reused across floors, cutting measuring time and removing the risk of inconsistent counts between units.

Project 2: Retail Tenant Improvement

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.



Item	Details
Type	Retail storefront interior build-out (sample)
Size	5,000 SF
Estimate Type	Finish and interior scope takeoff
Software	PlanSwift with Excel export
Turnaround	2 business days

Scope of Work

Takeoff and estimate for converting an empty shell into a retail space with a sales floor, stockroom, fitting rooms, office, and restrooms. Scope included demolition, new partitions, ceilings, flooring, and finishes.

What I Measured in PlanSwift

- Demolition quantities for existing partitions and finishes
- New metal stud and drywall partitions by linear foot
- Ceiling grid area and tile counts by room
- Flooring by type: sales floor, back-of-house, and restrooms
- Paint area by wall, with door and window deductions

Deliverables

- Trade-by-trade quantity sheet
- Marked-up plans with color-coded rooms
- Bid summary with inclusions and exclusions

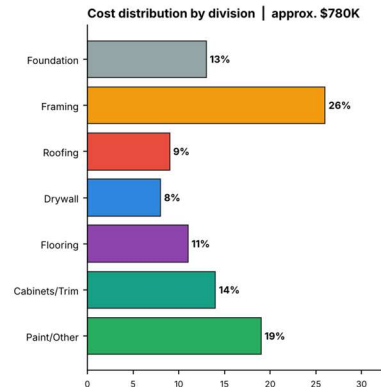
Outcome

A quick turnaround on a typical tenant improvement lets contractors bid more jobs in the same week.

Project 3: Custom Single-Family Home

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.

Custom Single-Family Home - Framing & finish takeoff



Item	Details
Type	2,350 SF custom residence with attached garage (sample)
Size	2,350 SF living, 530 SF garage
Estimate Type	Framing, finishes, and exterior package
Software	PlanSwift with Excel export
Turnaround	3 business days

Scope of Work

Detailed takeoff of a custom home, from foundation through finishes, prepared for a builder who needed trade quantities to request subcontractor quotes.

What I Measured in PlanSwift

- Footing and slab concrete volume, plus rebar linear footage
- Wall framing, headers, floor system, and roof framing
- Roofing squares with pitch factor applied
- Cabinets and trim by linear foot
- Interior doors, windows, and hardware counts

Deliverables

- Material list by trade for supplier quotes
- Framing and finish takeoff in Excel
- Annotated floor plans for verification

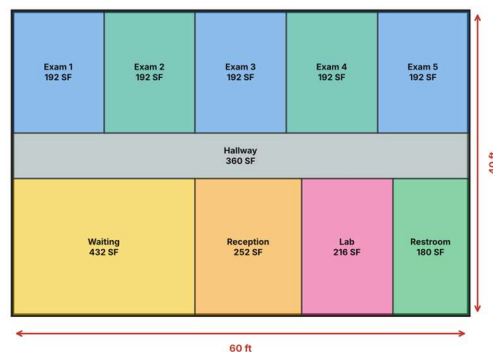
Outcome

The builder used the trade packages to collect quotes from several suppliers without re-measuring anything.

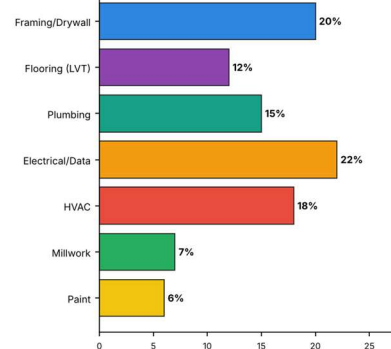
Project 4: Medical Office Build-Out

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.

Medical Office Build-Out - Interior takeoff



Cost distribution by division | approx. \$720K



Item	Details
Type	Medical and dental clinic interior (sample)
Size	2,400 SF
Estimate Type	Interior build-out takeoff
Software	PlanSwift with Excel export
Turnaround	2 business days

Scope of Work

Takeoff for an interior build-out including exam rooms, waiting area, reception, lab, and restrooms, with the plumbing and electrical fixture counts specialty subs rely on.

What I Measured in PlanSwift

- Rated and standard partitions by linear foot and height
- Sheet vinyl and LVT flooring by room
- Plumbing fixtures and electrical devices counted by symbol
- Millwork and casework linear footage
- Paint and wall protection areas

Deliverables

- Quantity report separated by trade
- Device and fixture count schedule
- Marked-up plans and assumptions list

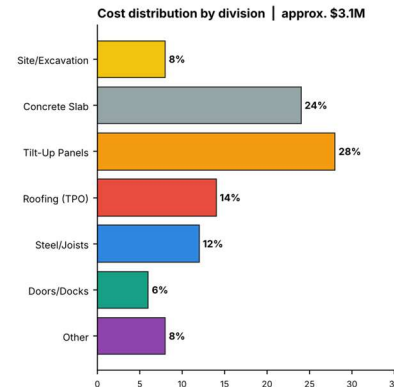
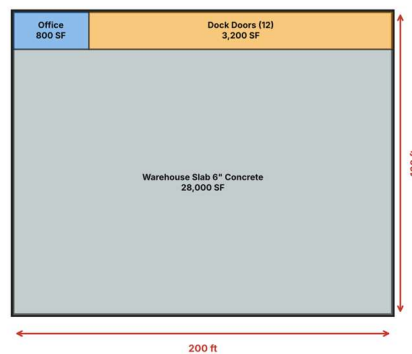
Outcome

Fixture and device counts were presented as clean schedules, saving the electrical and plumbing subs their own counting time.

Project 5: Light Industrial Warehouse

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.

Light Industrial Warehouse - Slab & roof takeoff



Item	Details
Type	Tilt-up warehouse with office and dock doors (sample)
Size	32,000 SF
Estimate Type	Concrete, structure, and envelope takeoff
Software	PlanSwift with Excel export
Turnaround	6 business days

Scope of Work

A large-footprint takeoff focused on high-volume quantities where small measuring errors turn into big dollar swings, such as slab concrete and roofing.

What I Measured in PlanSwift

- Slab area and thickness converted to cubic yards, with waste
- Tilt-up panel area and count
- TPO roofing area, flashing, and edge lengths
- Overhead dock doors and man doors by type
- Steel joist and structural member counts

Deliverables

- Concrete volume summary
- Envelope and roofing quantities
- Cost summary by division

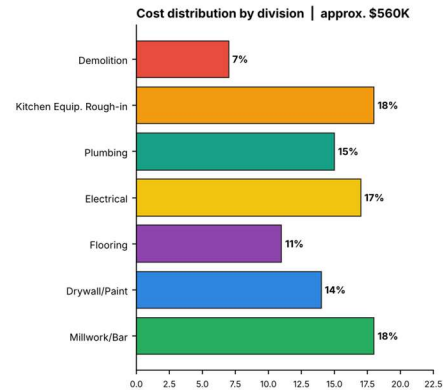
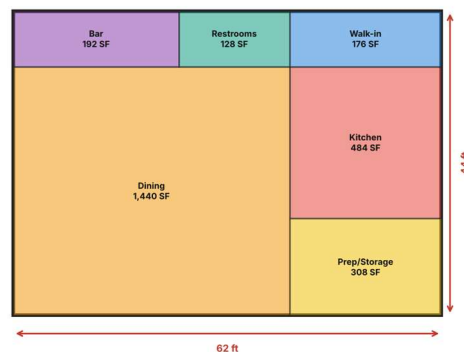
Outcome

Volume and area totals were cross-checked a second time because errors at this scale are expensive.

Project 6: Restaurant Renovation

Sample project: illustrative drawing and figures created to demonstrate my takeoff workflow.

Restaurant Renovation - Finish & MEP takeoff



Item	Details
Type	Full-service restaurant renovation (sample)
Size	2,700 SF
Estimate Type	Renovation takeoff with rough-in counts
Software	PlanSwift with Excel export
Turnaround	3 business days

Scope of Work

Takeoff for a restaurant remodel that combined demolition, new interior finishes, a bar build, and kitchen rough-in items.

What I Measured in PlanSwift

- Demolition quantities separated from new work
- Kitchen and dining flooring by finish type
- Bar and millwork linear footage
- Plumbing and electrical rough-in counts
- Walk-in cooler area and wall finishes

Deliverables

- Renovation takeoff with demo and new work split
- Equipment rough-in item list
- Marked-up plans

Outcome

Separating demolition from new work let the contractor price both phases accurately and avoid hidden costs.

Sample Deliverables

Every project includes a clear, organized package you can use right away.

Deliverable	Description
Excel Takeoff Report	Quantities by division, item, unit, and location, ready to price.
Annotated PDF Plans	Color-coded markup showing exactly what was measured.
Cost Summary	Material, labor, and total cost by division using your rates.
Assumptions and Exclusions	A written list of assumptions so scope is clear to everyone.
RFI List	Questions and unclear details found while reviewing the plans.

What I Need From You

- Plans in PDF format, including all sheets and addenda
- Specifications, if available
- Your scope, which trades to include, and the bid due date
- Your unit rates, if you want a priced estimate

Why Work With Me

- **PlanSwift specialist.** I use PlanSwift every day, so measurements are consistent and traceable.
- **US standards.** I deliver in the formats and divisions US contractors expect.
- **Reliable communication.** I respond quickly and keep you updated on progress.
- **No surprises.** I flag missing scope early and note every assumption.
- **Low risk start.** Start with a small trial project so you can see the quality first.

Let's Work Together

Send me your plans and I will confirm scope, price, and delivery date within a few hours.

Available Monday to Friday. Rush projects on request.