



SAMPLE FORMAT · FOR ARCHITECTS

CONSTRUCTION ESTIMATE

PREPARED FOR

Architects considering
Aspire for a project

Mahdi Shanyar, Director

0421 796 754

info@aspireconstruction.com.au

This is a de-identified extract, prepared to show how Aspire scopes and prices a job. The client, project, drawings, dates and every figure from the original document have been removed. Nothing here is a live quote.



COVER LETTER

One builder, your whole build

Aspire Construction is one licensed builder taking on four or five homes a year. That is a deliberate choice, and it means the person who priced this job is the person who will be on your site and the person who answers for it after you have moved in. I work with a pool of long standing trades I have used for years rather than a crew of employees, and I am personally across every stage from the first meeting to the final coat. If something on site does not make sense to me, I change it.

HOW I WORK, IN ORDER

01

Safety first. A safe site is what makes everything else possible. I spend more than average making a site safe at the start, tagging everything and never cutting a corner on access or propping, so it does not have to be revisited across the next eight months.

02

Then quality. With the site right, the work can be done properly. Where most builders put two coats of waterproofing on a bathroom, I put four. You will never see it, which is exactly why it matters.

03

Then client satisfaction. If the standard is there, the rest follows. I will not pretend a build is ever flawless. No builder achieves one hundred per cent and any builder who says otherwise is not being straight with you. What I will do is tell you before you find out.

WORKING WITH ARCHITECTS

Your drawings describe the ideal. Site conditions often disagree. When they do, I will not arrive with a problem on its own. I will arrive with the problem and two or three ways through it, so the design intent survives and your client keeps their timeline.

I would rather you came and looked at the work than took my word for it. If you would like to walk a current site, or talk through anything in this estimate, call me on 0421 796 754.

Mahdi Shanyar, Director



MAHDI SHANYAR, DIRECTOR

*“You will never see it,
which is exactly why it
matters.”*



TESTIMONIAL



“The roof over the ensuite needed reworking to get right. Mahdi said he'd rather rebuild that section properly, at his own cost, than leave a compromise in the house. He pulled it off, and it was much better for it. That's the kind of builder I recommend to other architects.”

Allan Spira

Allan Spira Architects





HANDS ON, EVERY BUILD

COMPANY DETAILS

Aspire Construction

TRADING NAME

Aspire Construction (ACT) Pty Limited

DIRECTOR

Mahdi Shanyar

PHONE

0421 796 754

EMAIL

info@aspireconstruction.com.au

ABN

15 983 290 067

BUILDERS LICENCE DETAILS

ACT Builders Licence 2024343 Class A
NSW Builders Licence 457516C Unrestricted



MEMBER

100 YEARS OF
BUILDING CANBERRA



HOW A JOB IS SCOPED

Scope of works

Every estimate sets out what is included, read alongside a pricing schedule and a material overview matched to that project's drawings. Anything not listed is not in the price, and a separate clarifications, assumptions and exclusions section sets out where those lines fall. I would rather set that out up front and have you push back on it than have the conversation in month four.

The categories below are the typical shape of a scope of works. A real estimate breaks each one down further, item by item, against the drawings for that job.

EXTERNAL WORKS, TYPICALLY COVERS

- Demolition and site preparation, per architectural plans
- Earthworks, footings and external slabs
- Roofing, external cladding and painting
- Landscaping and paving, where included in scope

INTERNAL WORKS, TYPICALLY COVERS

- Structural work, framing and linings
- Windows, doors and joinery
- Wet areas, waterproofing and tiling
- Electrical, mechanical and hydraulic services
- Flooring, fixout and final clean



ON SITE, EVERY STAGE



HOW A JOB IS PRICED

Pricing schedule

Every estimate is itemised by trade package. Fixed costs and provisional cost, PC, sums are shown separately and clearly labelled, so nothing is bundled and nothing is hidden inside another line.

Where a cost depends on a decision your client has not made yet, such as a fixture, a finish or a final engineering detail, that is flagged as a PC sum rather than guessed at, with a note on what it covers and what would change it.

The pricing figures and trade breakdown for a specific project are commercial detail between Aspire and the architect or client on that job, and are not published here.





SETTING EXPECTATIONS

Clarifications, assumptions and exclusions

Most of the arguments that happen halfway through a build happen because something was assumed rather than written down. A representative sample of the kind of items a real estimate sets out plainly:

- No allowance for DA, BA, certifier or other statutory approval fees unless stated
- No allowance for latent conditions found once work is underway. These are costed and confirmed with you before anything proceeds
- Landscaping and tree work outside the building footprint is scoped separately unless stated
- Standard working hours are Monday to Friday, with Saturday work only where needed to protect the programme
- Any variation to the scope of works or a PC allowance is priced and confirmed in writing before it proceeds

A real estimate runs to twenty or more specific items along these lines, matched to that project's drawings and site conditions.





TERMS, IN OUTLINE

How payment and programme work

- Payment is claimed in stages against the building contract
- A retention amount is held to completion, and for a short period after, in line with standard building contract practice
- A detailed construction programme is issued once Aspire is engaged on the job

Specific payment terms, retention amounts and the builder's margin for variation works are set out in full in the tender documents issued for that project, and are not published here.



Want to see how this looks for a real job? Call Mahdi on **0421 796 754**, or get in touch to walk a current site.