

Pavilion Quote-Comparison Worksheet

Three pavilion quotes almost never describe the same project. Fill one column per bid. A blank cell is a question to ask before you compare totals.

#	Line item	Bid A	Bid B	Bid C
Scope				
1	Footprint (ft × ft) and square feet			
2	Post size and species (e.g., 8×8 cedar)			
3	Beam / rafter / ridge sizes			
4	Overhang (ft)			
5	Eave height and ridge height			
Footings				
6	Number of piers			
7	Pier depth (in) and width			
8	Post base type (standoff / knife plate / embedded)			
9	Existing slab: cut-through, piers beside, or replace?			
10	Isolation joint between pier and slab?			
Roof				
11	Roof material (architectural shingle / standing seam / exposed-fastener metal)			
12	Sheathing included?			
13	Underlayment and ice barrier included?			
14	Shingle color matched to house?			
15	Gutters / downspouts / splash zones			
Ceiling and finish				
16	Tongue-and-groove ceiling included? species?			
17	Stain / seal included? number of coats?			
18	Stone-wrapped columns (count, stone type)			

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#	Line item	Bid A	Bid B	Bid C
Electrical				
19	Circuits / feeder and disconnect			
20	Fans (count, wet or damp rated)			
21	Lights, outlets, TV / heater rough-ins			
22	Trenching and conduit distance (ft)			
23	Who pulls the electrical permit; licensed electrician?			
Permits and drawings				
24	Who pulls the building permit; fee included?			
25	Drawings for HOA included?			
26	Engineering / sealed drawings (required? included?)			
Site and cleanup				
27	Site access assumptions (equipment, hand-carry)			
28	Lawn / landscaping protection and repair			
29	Haul-off and cleanup included?			
Terms				
30	Workmanship warranty (years, what it covers)			
31	Materials warranty			
32	Payment schedule (deposit / progress / final)			
33	Fixed price or allowance-based? What can change the price?			
34	Start date and on-site duration			
35	Exclusions list (write them all)			
Total				
36	Quoted total			
37	Items missing vs the other bids (add your estimate)			
38	Normalized total (36 + 37)			

Red flags: a total with no line items; "footings" with no depth; "metal roof" with no mention of sheathing or underlayment; electrical with no permit; no written warranty; a price far below the others with the same scope; a deposit over half the total. Bring the three columns to your free design meeting and we will walk through them with you. kcpavilionbuilders.com/get-a-quote/