Bid Review: TEST DemoHome

SYNTHETIC SAMPLE — NOT FOR ORDERING. All suppliers, quotes, RFQ quantities, prices and allowances are invented examples—not real vendors, quotes or current pricing. Prepared by Second Look Bids LLC, 11/07/2026.

1. Bottom line — completeness before price

- **Lowest face price: Fictional A, $8,200**, but three required materials are excluded. Example allowances add $1,000; modeled adjusted total **$9,200**.
- **Fictional B: $8,800**, explicitly includes every item/quantity in the synthetic RFQ. It is the lowest confirmed RFQ-complete example and lowest modeled adjusted total—not a real purchasing recommendation.
- **Fictional C: $8,600**; flashing scope remains **OPEN**. A $500 uncertain example allowance yields $9,100, not a confirmed complete-package quote. Obtain written scope/price clarification before deciding.

2. Side by side — roofing materials only

Synthetic source records: **EXAMPLE RFQ-01 / Q-A1, Q-B1, Q-C1**, recorded in the workbook; not real plan or quote citations.

Comparison	Fictional A	Fictional B	Fictional C
Quoted face / total (pre-tax, delivery included)	$8,200	$8,800	$8,600
Uncertain example material-gap allowances	+$1,000	$0	+$500
Modeled adjusted total / rank	$9,200 / 3	$8,800 / 1	$9,100 / 2
Required RFQ items included / excluded / unclear	5 / 3 / 0	8 / 0 / 0	7 / 0 / 1
Example lead time / deposit / price hold	2 weeks / 25% / 14 days	Same	Same

Synthetic RFQ completeness: shingles 9 squares; underlayment 900 SF; eave membrane 216 SF; drip edge 120 LF; starter 72 LF; ridge cap 36 LF; vents 4; flashing kit 1 set. B explicitly includes all eight at these quantities. All three quote 9 shingle squares (quantity spot-check only). Delivery included and tax excluded by each invented quote; no schedule-cost adder used.

3. Material scope gaps and example allowances

Fictional quote	Required item / quote response	Example allowance—not a supplier quote
A / Q-A1	Underlayment excluded	$300
A / Q-A1	Vents excluded	$200
A / Q-A1	Flashing kit excluded	$500
C / Q-C1	Flashing kit unclear (OPEN)	$500

Allowances are invented uncertain comparison inputs; no market-price basis or range is established. Real replacement costs could change rankings. Engineering/revisions are not assigned material-cost allowances.

4. Questions to send each vendor

A: Quote all three omitted items at RFQ quantities and confirm a complete delivered total. **B:** Confirm all eight inclusions/quantities, delivery and pre-tax terms in writing. **C:** Resolve flashing inclusion and provide a complete delivered total. **All:** Confirm payment, lead time, price hold and quote-revision terms. No vendor has been contacted.

5. Assumptions and service limits

This is the actual Bid Review workbook/summary workflow using invented roofing data, not a full material takeoff. No real plans measured; no code, product suitability, engineering or legal assurances. Materials only; no labor, equipment, MEP or vendor negotiation. Buyer verifies real quantities/scope/terms before ordering. Example allowances are not purchase quotes. Bid Review includes one free vendor-quote update within 14 days when plans are unchanged; new scope/later updates are quoted. Sample selection and website publishing remain separate approvals.