

Commercial painting estimate

Repaint the 6,800 sq ft Olentangy Family Medicine suite over ten nights, with low-odor coatings and every room ready for patients by 7 am.

ESTIMATE # BC-2026-311
ISSUED Oct 20, 2026
VALID UNTIL Dec 19, 2026

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Estimate summary

Measured from your floor plan and checked on our walk-through on October 15.

ESTIMATED TOTAL	WALL AREA	NIGHTS
$41,088.50	**16,340 sq ft**	**10**
No tax charged	Plus ceilings, 38 doors	6 pm to 2 am, no clinic closure

ASSUMPTIONS

If any of these proves wrong, we price the difference with you before continuing.

- Rooms are empty of patients from 6 pm; staff clear desks before we start.
- Existing walls are latex in sound condition, not oil-based.
- Ceiling tiles are excluded; only drywall ceilings are painted.

Why nights and low odor

A clinic cannot close for a week, and patients should not sit in fresh paint smell. We work after hours with zero-VOC coatings and run negative-air fans, so each room is dry and odor-free by morning.



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How we priced it

Every surface is measured, then priced from how fast our crew paints it. You can check any line against these figures.

SURFACE	AREA	PRODUCTION RATE	COATING
Exam room walls	7,400 sq ft	160 sq ft/hr	Scrubbable eggshell
Corridors and waiting	5,200 sq ft	185 sq ft/hr	Eggshell
Offices and staff room	3,100 sq ft	200 sq ft/hr	Matte
Doors	38 doors	1.6 hr each	Satin enamel
Base and chair rail	1,260 lin ft	90 lin ft/hr	Satin enamel

Coatings

PRODUCT	WHERE	WHY
Zero-VOC scrubbable eggshell	Exam rooms, corridors	Stands up to hospital-grade disinfectant
Zero-VOC matte	Offices, staff room	Hides wall texture
Waterborne satin enamel	Doors, frames, trim	Hard, washable, low odor

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Estimate

Measured areas at our production-rate prices, labor and coatings included.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Walls					
1	**Exam and procedure rooms, scrubbable eggshell** Code: WL-EXM Coats: 2 over spot prime Rate: 160 sq ft per hour	7,400 sq ft	$1.38	–	0%	$10,212.00
2	**Corridors and waiting room, eggshell** Code: WL-COR Coats: 2 Rate: 185 sq ft per hour	5,200 sq ft	$1.22	–	0%	$6,344.00
3	**Offices and staff room, matte** Code: WL-OFF	3,100 sq ft	$1.15	–	0%	$3,565.00
4	**Accent walls, deep color** Code: WL-ACC Deep tones need a tinted primer and a third coat.	640 sq ft	$1.95	–	0%	$1,248.00
				Subtotal: Walls		**$21,369.00**
	Ceilings, doors and trim					
5	**Drywall ceilings, corridors and restrooms** Code: CL-DRY	1,450 sq ft	$1.05	–	0%	$1,522.50
6	**Hollow-metal door frames** Code: DT-FRM	38 ea	$68.00	–	0%	$2,584.00
7	**Wood doors, both sides, satin** Code: DT-DOR 	38 ea	$112.00	–	0%	$4,256.00
8	**Base and chair rail** Code: DT-BSE	1,260 lin ft	$1.45	–	0%	$1,827.00
				Subtotal: Ceilings, doors and trim		**$10,189.50**

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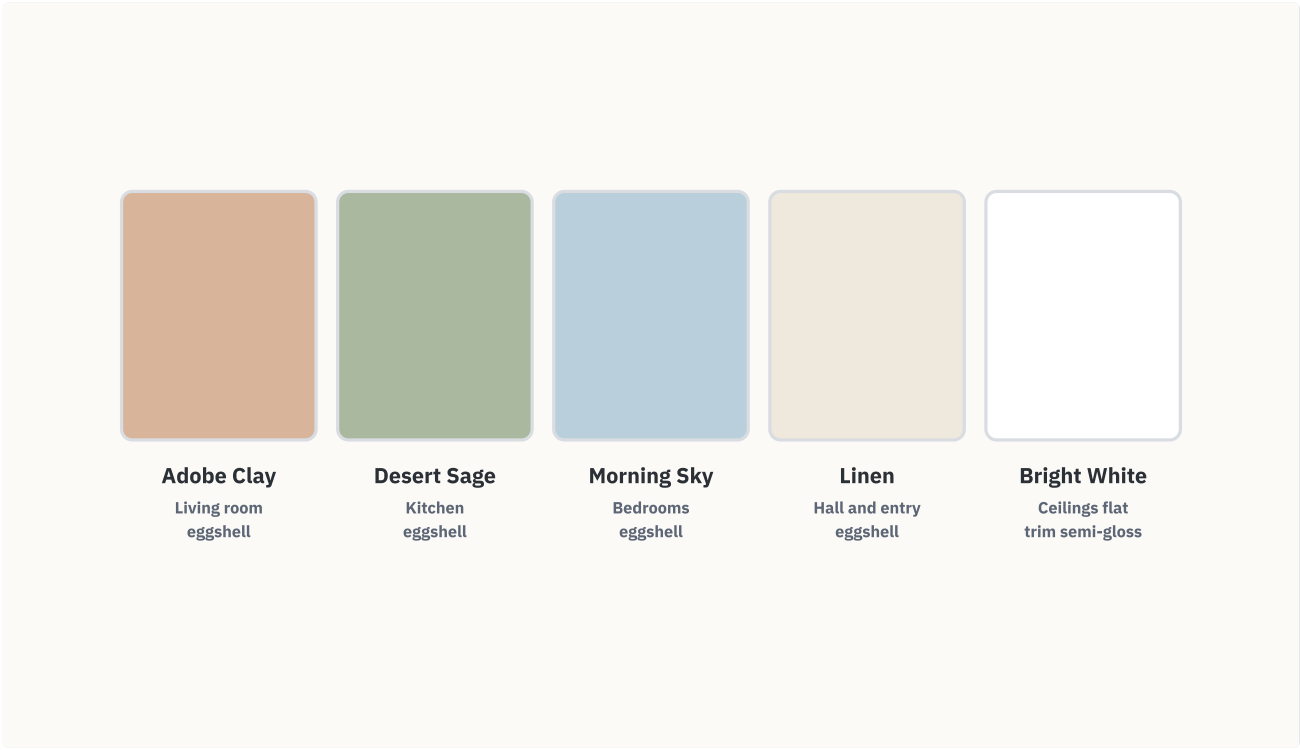
#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Preparation and protection					
9	**Patch and sand dings, anchors and scuffs** Code: PP-PAT	1 lot	$1,850.00	–	0%	$1,850.00
10	**Mask and cover exam equipment and casework** Code: PP-MSK	22 rooms	$45.00	–	0%	$990.00
11	**Negative-air fans and odor control** Code: PP-AIR	10 nights	$85.00	–	0%	$850.00
			Subtotal: Preparation and protection			**$3,690.00**
	Project costs					
12	**After-hours premium, 6 pm to 2 am** Code: PJ-AFT	10 nights	$240.00	–	0%	$2,400.00
13	**Daily cleanup, rooms ready for patients** Code: PJ-CLN	10 nights	$110.00	–	0%	$1,100.00
14	**Touch-up visit after 30 days** Code: PJ-TCH	1 visit	$380.00	–	0%	$380.00
15	**Contingency, 5% of the work** Code: PJ-CON For wall damage hidden behind furniture and equipment. Unused contingency is not billed.	1 lot	$1,960.00	–	0%	$1,960.00
			Subtotal: Project costs			**$5,840.00**

Subtotal	$41,088.50
Sales tax (paid by us on paint and supplies, not charged)	$0.00
Estimated total	**$41,088.50**

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Color schedule



Colors are confirmed with you on a sample board before we order. Changing a color after ordering is priced as a change.

Alternates

Wall protection panels PVC panels on corridor walls at stretcher height.	stops scuffs, 160 lin ft	**$3,200** added to the total
Epoxy in two restrooms Epoxy wall coating for wet areas.	fully washable, 2 extra nights	**$2,450** added to the total
Ceiling tile replacement New tiles in the waiting room and corridors.	220 tiles, matched grid	**$1,980** added to the total

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Night-by-night plan

Ten nights, working through the suite so the clinic opens normally every morning.

NIGHTS 1–2

Waiting room and reception

Patching, prime, two coats.

NIGHTS 3–6

Exam rooms

Four rooms a night, equipment covered.

NIGHTS 7–8

Corridors and offices

Walls, accent walls, chair rail.

NIGHTS 9–10

Doors and restrooms

Doors, frames, ceilings, final walk.

About this estimate

1. Estimate, not contract

1.1 Accepting this estimate lets us issue a fixed-price agreement for the measured areas. Prices hold until Dec 19, 2026.

2. Access

2.1 We need building access from 6 pm and an alarm code for the suite. A supervisor is on site every night.

3. Payment

3.1 Invoiced at the halfway point and on completion; net 30.

Accept this estimate

Sign to accept the estimate and reserve the ten nights you prefer.

PRACTICE MANAGER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Estimate BC-2026-311, valid until Dec 19, 2026.

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