

Bid Comparison Worksheet

Print one copy per project. Fill a column for each bidder off the same written scope, then compare rows across before you look at the bottom number — a price only means something once all three columns carry the same work.

Line item	Bidder 1	Bidder 2	Bidder 3
THE COMPANY			
Company name			
AZ ROC license number Verify it is active and in the right classification.			
Liability insurance and workers' comp confirmed			
Crew performing the work — in-house, subcontracted, or a mix			
SCOPE — IS IT CARRIED, EXCLUDED, OR BY OWNER?			
Demolition, haul-off and final cleanup			
Grading and drainage, with direction stated			
Base prep spec — depth and material, not just 'base'			
Concrete, footings and retaining			
Structures — size, attachment, engineering			
Electrical, low-voltage, lighting and gas			
Irrigation, sleeving and plant material			
Pool plumbing, equipment and startup			
Permits, engineering or required review — by whom			
MATERIALS AND ALLOWANCES			
Materials named by manufacturer, series, size, color			
Allowances — real selections or placeholders Write the dollar amount of each allowance.			
MONEY, TIME AND WARRANTY			
Total price			
Payment schedule and deposit — does it track the build?			
Change-order process and pricing method			
Start window and working duration			
Written warranty — what it covers and for how long			
Exclusions section — read it first			

How to use it: bid one complete plan to two or three qualified licensed contractors, send every bidder the identical written scope, and ask the same clarifying questions in writing. Where a row is blank on one bid and carried on another, that is a scope gap, not a discount. This worksheet is general planning education, not a design, engineering or code determination — final scope, structural details, permitting and any required review depend on your site conditions, the approved design, applicable authority requirements and your signed scope. aeoutdoorliving.com