

TRADESCOPE ESTIMATING

TradeScope Estimating
Electrical & HVAC Estimating - Bid Support for Contractors

Sample Bid Estimate - Electrical

Westgate Retail Center - Suite 140 Tenant Improvement - 4,200 sf, Fort Pierce, FL [SAMPLE PROJECT]

SAMPLE DOCUMENT. Westgate Retail Center is a fictional project created by TradeScope Estimating to demonstrate the format and depth of our deliverables. The architect, engineer, general contractor, drawings, quantities and prices are all invented. No client information appears in this document.

Project	Westgate Retail Center - Suite 140 Tenant Improvement - 4,200 sf, Fort Pierce, FL [SAMPLE PROJECT]
Documents	Permit set dated 02/18/2026, 14 sheets. Electrical sheets E-001 notes and schedules, E-201 power plan, E-301 reflected ceiling plan and E-401 panel schedules. Architectural and mechanical sheets read for coordination. [ALL INVENTED FOR DEMONSTRATION]
Prepared for	Sample Electrical Contractor
Date	March 14, 2026
Bid due	March 24, 2026

\$79,935

372 labor hours

How the number builds up

Material at cost	\$32,701
Sales tax at 7.0%	\$2,289
Material sell - cost + tax + 20% markup	\$41,988
Labor 372.4 hrs @ \$75/hr	\$27,933
Permit allowance	\$1,450
Subtotal	\$71,371
Overhead and profit at 12%	\$8,565
TOTAL	\$79,935

Detail by section

1. SERVICE AND DISTRIBUTION - \$6,589 material, 34.1 hrs

Description	Qty	Unit	Material	Hrs
Service entrance - 4 #3/0 CU THHN and 1 #6 ground in 2in EMT from the existing utility pull section to the new 400 A distribution panel, measured at 58 ft off sheet E-201	58	ft	\$1,299	8.1
400 A main breaker panelboard, 208Y/120 V three phase four wire, 42 circuit, surface mounted, 22 kAIC	1	ea	\$4,180	14.0
Surge protective device, panel mounted, 120 kA per phase	1	ea	\$690	3.0
Grounding electrode system - two 10 ft ground rods, #4 bare copper, water service bond and exothermic connections	1	lot	\$420	9.0

2. BRANCH POWER AND EQUIPMENT - \$10,656 material, 172.4 hrs

Description	Qty	Unit	Material	Hrs
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Receptacle branch circuits, 2 #12 and 1 #12 ground in 1/2in EMT - 34 homeruns derived from the E-401 panel schedule, average 62 ft	2,108	ft	\$6,640	109.6
Duplex receptacles, 20 A specification grade, with plates	68	ea	\$666	21.8
GFCI receptacles at the break room, janitor and exterior locations	9	ea	\$256	3.4
Dedicated equipment circuits, 2 #10 and 1 #10 ground in 1/2in EMT - point of sale, signage and the water heater	350	ft	\$1,522	20.3
Rooftop unit connections - 3 #8 and 1 #10 ground in 3/4in, with a non-fused disconnect at each of the three units	135	ft	\$1,066	10.1
Non-fused disconnect switches, 60 A three pole, NEMA 3R at the roof	3	ea	\$504	7.2

3. LIGHTING AND CONTROLS - \$14,411 material, 101.1 hrs

Description	Qty	Unit	Material	Hrs
Type A - 2x4 LED lay-in troffer, 4000 K, 0-10 V dimming. FORTY-ONE counted off the E-301 reflected ceiling plan	41	ea	\$6,724	34.9
Type AE - same fixture with 90 minute emergency battery pack. NINE counted, which matches the egress path shown on E-301	9	ea	\$2,412	8.5
Type W - exterior wall pack, LED, photocell controlled, wet listed	6	ea	\$1,272	7.2
Exit signs, thermoplastic, single and double face with 90 minute battery	7	ea	\$756	4.2
Lighting branch circuits and switching, 2 #12 and 1 #12 ground in 1/2in EMT - nine circuits at an average of 78 ft	702	ft	\$2,211	36.5
Occupancy sensors and 0-10 V dimming controls to meet the energy code compliance path noted on E-001	14	ea	\$1,036	9.8

4. GENERAL, TESTING AND CLOSEOUT - \$1,044 material, 42.8 hrs

Description	Qty	Unit	Material	Hrs
Fire alarm device relocation and re-testing where the new partitions cross existing device coverage - four devices	4	ea	\$384	8.8
Shop drawings, panel directories, as-built markups and closeout	1	lot	\$180	14.0
Testing - megger, continuity and ground resistance	1	lot	\$140	8.0
Cutting and patching for the electrical work only	1	lot	\$340	12.0

Plus 22 hours of coordination not tied to a single section.

What this number assumes

1. FIXTURE COUNTS ARE TAKEN OFF THE REFLECTED CEILING PLAN, NOT THE SCHEDULE. The E-401 fixture schedule leaves its quantity column blank, so all 41 type A and 9 type AE fixtures were counted off E-301 and the emergency count cross-checked against the egress path.
2. RECEPTACLE CIRCUITS ARE DERIVED FROM THE PANEL SCHEDULE rather than counted by eye - 34 homeruns, which reconciles to the connected load the engineer states on E-401.
3. HOMERUN LENGTHS ARE AN ALLOWANCE. No dimension is given for any homerun, so 62 ft average for receptacles and 78 ft for lighting are stated allowances rather than measurements.
4. THE THREE ROOFTOP UNITS ARE NEW and carried with disconnects and roof circuits. If any is existing to remain, deduct that connection.
5. SALES TAX AT 7.0% - state 6% plus an assumed 1% county surtax. The county rate should be verified before this is issued as a firm bid.

Excluded

- Fire alarm system design, new devices, programming and certification. Relocation and re-testing of four existing devices IS included.
- Utility company charges, temporary power and the power company's own work.

- Low voltage, data, security and audio-visual cabling.
- Trenching, concrete, patching beyond the electrical work, and painting.
- Engineering, stamped design and permit fees. A permit allowance is carried.

What would move this number most

Driver	Carried	Effect
Fixture package	56 fixtures, no schedule quantities	The schedule gives no counts. A 10% miss either way is about \$1,100.
Homerun lengths	62 ft and 78 ft allowances	Each 10 ft on the average is roughly \$1,450 across 43 homeruns.
Rooftop units	3 new connections	One unit turning out to be existing deducts about \$980.
Labor rate	\$75/hr	Every \$5/hr on the rate is about \$2,086.