

# TRADESCOPE ESTIMATING

TradeScope Estimating  
Electrical & HVAC Estimating - Bid Support for Contractors

## Sample Request for Clarification

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

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**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.

Every estimate ships with a document like this. It is what separates a takeoff from a bid: the questions that have to be answered before anybody can stand behind the number. Each item cites the sheet and note it comes from.

### The ones that carry money

1. THE FIXTURE SCHEDULE ON E-401 HAS NO QUANTITY COLUMN. We counted 41 type A and 9 type AE off the E-301 reflected ceiling plan and cross-checked the emergency count against the egress path. Please confirm those counts, because nothing in the set states them.
2. ARE THE THREE ROOFTOP UNITS NEW OR EXISTING? The mechanical schedule on M-401 is titled without either word and the plan shows no demolition. We have carried all three as new, with a disconnect and roof circuit at each. If any is existing to remain, that is a deduct.
3. E-201 SHOWS A DEDICATED CIRCUIT FOR SIGNAGE BUT NO SIGN IS DRAWN AND THE ARCHITECTURAL SET DOES NOT SHOW ONE EITHER. We have carried the circuit to a junction box at the storefront. Confirm the sign is by others and that a connection point is all that is required.

### Scope split

4. Low voltage, data, security and audio-visual are excluded. Confirm these are a separate package.
5. The E-001 energy code note requires occupancy sensing and dimming controls but no control narrative or schedule appears in the set. We have carried 14 sensors and 0-10 V drivers. Confirm.
6. Cutting and patching is carried for the electrical work only. Ceiling tile replacement and painting are excluded.

### Commercial

7. Please confirm the county discretionary sales surtax. We have assumed 1% on top of the state 6%.
8. Confirm the permit set dated 02/18/2026 is the current issue and that no addenda have been released.