PROPOSAL SUMMARY
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

Project:	ROBERTS ROAD-X3 PHASE II
Address:	ROBERTS ROAD, KENNEDY SPACE CENTER, FL 32899
Scope:	ELECTRICAL
No. of Floors:	1
Gross Area: (SF)	44962.00
Date:	8/13/2026

DIVISION	DESCRIPTION	MATERIAL COST	LABOR COST	MATERIAL TAX	LABOR TAX	EQUIPMENT COST	TOTAL COST	OVERHEADS	PROFIT	ADDITIONAL COST (If any)	TOTAL	COST/SF
DIV-01	GENERAL REQUIREMENTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIV-02	EXISTING CONDITIONS / DEMOLITION	$ -	$ 320.60	$ -	$ 30.71	$ -	$ 351.31	$ 35.13	$ 35.13	$ -	$ 421.58	$ 0.01
DIV-26	ELECTRICAL	$ 78,235.55	$ 39,542.49	$ 5,476.49	$ 3,788.17	$ -	$ 127,042.70	$ 12,704.27	$ 12,704.27	$ -	$ 152,451.24	$ 3.39
	TOTAL	$ 78,236	$ 39,863	$ 5,476	$ 3,819		$ 127,394	$ 12,739	$ 12,739	$ -	$ 152,873	$ 3

BID SUMMARY			
1	**TOTAL MATERIAL COST**		**$ 78,236**
	MATERIAL SALES TAX	7%	$ 5,476
	JOB EXPENSE		
2	**TOTAL LABOR COST**		**$ 39,863**
	LABOR TAX	10%	$ 3,819
3	**TOTAL COST**		**$ 127,394**
	OVERHEADS @	10%	$ 12,739
	PROFIT @	10%	$ 12,739
4	**TOTAL COST W/ OVERHEADS + PROFIT**		**$ 152,873**
	BOND & INSURANCE	0%	$ -
	PROJECT SUPERVISION & PROJECT MANAGEMENT		$ -
	SUBMITTALS, SAMPLES, SHOP DRAWINGS, SITE SAFETY PLAN, ETC.		$ 554
	TEMPORARY FACILITIES & CONTROLS		$ -
	PROJECT SCHEDULE (Primavera P3 or P6)		$ -
	OFFICE OVERHEADS		$ -
	CLOSEOUT PROCEDURES		$ 739
	PERMITS		$ -
	ALLOWANCES		$ 646
	MOBILIZATION / DEMOBILIZATION		$ 567
	SUB-CONTRACTS		$ -
	BOND PREMIUM	0%	$ -
5	**BASE BID PRICE**		**$ 155,379**

MAN-LOADING AND SUPERVISION ANALYSIS				
1	TOTAL MANHOURS WITH SUPERVISION			1,243
2	NUMBER OF MAN-DAYS			155.42
3	MAN LOAD			5
4	JOURNEYMAN RATE	3		$ 32.31
5	SUPERVISOR RATE	1		$ 42.17
6	UNSKILLED LABOR RATE	1		$ 21.21
7	COMPOSITE LABOR RATE			$ 32.06
8	WAGE RATE			$ -

INSERT VALUES IN RESPECTIVE HIGHLIGHTED CELLS WHERE APPLICABLE



DETAILED TAKEOFF / ESTIMATE
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

FEDES

Project Name	ROBERTS ROAD-X3 PHASE II	PROJECT COST	$ 127,394
Location	ROBERTS ROAD, KENNEDY SPACE CENTER, FL 32899	OVERHEAD COST	$ 12,739
Project Scope:	ELECTRICAL	PROFIT COST	$ 12,739
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 2,506
Date:	Thursday, August 13, 2026	TOTAL BID COST	$ 155,379
	BY OTHERS/ SEPERATE PERMIT/ BY OWNER	NEED QUOTATION	

SR #	DRAWING REF #	DIV	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY WITH WASTAGE	UNIT LABOR HOURS	TOTAL LABOR HOURS	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT EQUIPMENT COST	TOTAL EQUIPMENT COST	UNIT LABOR COST	TOTAL LABOR COST	TOTAL COST	DIV COST
			GENERAL REQUIREMENTS SUBGROUP WORK														
		DIV-01	**GENERAL REQUIREMENTS**										Labor Rate	$ 21.21			
1		General Conditions	Permit (.07% of project value)	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2		General Conditions	Site development	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3		General Conditions	Variance	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4		General Conditions	Private Inspections	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5		General Conditions	Debris haul off	0	load	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6		General Conditions	Site plan	0	Fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
							LABOR HOURS	0.000	MATERIAL COST	$ -	EQUIPMENT COST	$ -	LABOR COST	$ -	SUBTOTAL		$ -
			FACILITY CONSTRUCTION SUBGROUP WORK														
		DIV-02	**EXISTING CONDITIONS / DEMOLITION**										Labor Rate	$ 32.06			
			DEMOLITION														
7	E6.1.2, E6.2.2	Existing Conditions / Demolition	Existing Circuit Breakers to Be Removed	40	EA	0%	40.00	0.250	10.0	$ -	$ -	$ -	$ -	$ 8.02	$ 320.60	$ 320.60	
							LABOR HOURS	10.000	MATERIAL COST	$ -	EQUIPMENT COST	$ -	LABOR COST	$ 320.60	SUBTOTAL		$ 320.60
		DIV-26	**ELECTRICAL**										Labor Rate	$ 32.06			
			DISTRIBUTION														
			Feeder Conductors														
8	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#6 AWG CU THHN	25	LF	10%	27.50	0.011	0.3	$ 1.25	$ 34.38	$ -	$ -	$ 0.35	$ 9.70	$ 44.07	
9	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#2 AWG CU THHN	20	LF	10%	22.00	0.016	0.4	$ 3.20	$ 70.40	$ -	$ -	$ 0.51	$ 11.29	$ 81.69	
10	E0.1.2, E1.1.2, E1.2.2, E	Electrical	#1/0 AWG CU XHHN	75	LF	10%	82.50	0.020	1.7	$ 4.91	$ 405.08	$ -	$ -	$ 0.64	$ 52.80	$ 457.97	
11	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#250 KCMIL CU XHHN	80	LF	10%	88.00	0.030	2.6	$ 11.63	$ 1,023.44	$ -	$ -	$ 0.96	$ 84.64	$ 1,108.08	
			Feeder Conduits														
12	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1-1/2" EMT Conduit	25	LF	10%	27.50	0.080	2.2	$ 4.03	$ 110.91	$ -	$ -	$ 2.56	$ 70.53	$ 181.44	
13	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3" EMT Conduit	20	LF	10%	22.00	0.160	3.5	$ 9.93	$ 218.37	$ -	$ -	$ 5.13	$ 112.85	$ 331.22	
			Terminations														
14	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #6CU Wire Heat Shrink Tubing For #6 CU Wire	2	EA	0%	2.00	0.200	0.4	$ 4.63	$ 9.26	$ -	$ -	$ 6.41	$ 12.82	$ 22.08	
15	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #2 CU Wire Heat Shrink Tubing For #2 CU Wire	2	EA	0%	2.00	0.300	0.6	$ 5.20	$ 10.40	$ -	$ -	$ 9.62	$ 19.24	$ 29.64	
16	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #1/0 CU Wire Heat Shrink Tubing For #1/0 CU Wire	6	EA	0%	6.00	0.400	2.4	$ 12.84	$ 77.04	$ -	$ -	$ 12.82	$ 76.94	$ 153.98	
17	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #250 KCMIL CU Wire Heat Shrink Tubing For #250 KCMIL CU Wire	8	EA	0%	8.00	0.600	4.8	$ 16.57	$ 132.56	$ -	$ -	$ 19.24	$ 153.89	$ 286.45	
			Panels														
18	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Panel H6: 400A, 480/277Wye, 3Ph, 4W, Main MCB, 42KIC, 60 Poles Surface Mounted NEMA 1R (SQUARE D)	1	EA	0%	1.00	16.000	16.0		$ -	$ -	$ -	$ 512.96	$ 512.96	$ 512.96	
19	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Panel H7: 800A, 480/277Wye, 3Ph, 4W, Main MCB, 65KIC, 42 Poles Surface Mounted NEMA 1R (SQUARE D)	1	EA	0%	1.00	24.000	24.0		$ -	$ -	$ -	$ 769.44	$ 769.44	$ 769.44	
20	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Panel L7: 250A, 120/208Wye, 3Ph, 4W, Main MCB, 10KIC, 42 Poles Surface Mounted NEMA 1R (SQUARE D)	1	EA	0%	1.00	12.000	12.0		$ -	$ -	$ -	$ 384.72	$ 384.72	$ 384.72	
			Breakers														
21	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/15A Circuit Breaker	1	EA	0%	1.00	0.300	0.3	$ 19.86	$ 19.86	$ -	$ -	$ 9.62	$ 9.62	$ 29.48	
22	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/20A Circuit Breaker	25	EA	0%	25.00	0.300	7.5	$ 19.86	$ 496.50	$ -	$ -	$ 9.62	$ 240.45	$ 736.95	
23	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/20A Circuit Breaker (in Existing L2 Panel)	8	EA	0%	8.00	0.300	2.4	$ 19.86	$ 158.88	$ -	$ -	$ 9.62	$ 76.94	$ 235.82	
24	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/20A Circuit Breaker (in Existing L4 Panel)	14	EA	0%	14.00	0.300	4.2	$ 19.86	$ 278.04	$ -	$ -	$ 9.62	$ 134.65	$ 412.69	
25	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/20A Circuit Breaker GFCI (in Existing L2 Panel)	10	EA	0%	10.00	0.300	3.0	$ 159.03	$ 1,590.30	$ -	$ -	$ 9.62	$ 96.18	$ 1,686.48	
26	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1P/20A Circuit Breaker HACR (in Existing L2 Panel)	1	EA	0%	1.00	0.300	0.3	$ 19.86	$ 19.86	$ -	$ -	$ 9.62	$ 9.62	$ 29.48	
27	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2P/20A Circuit Breaker GFCI (in Existing L2 Panel)	1	EA	0%	1.00	0.400	0.4	$ 281.88	$ 281.88	$ -	$ -	$ 12.82	$ 12.82	$ 294.70	
28	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2P/30A Circuit Breaker	21	EA	0%	21.00	0.400	8.4	$ 45.72	$ 960.12	$ -	$ -	$ 12.82	$ 269.30	$ 1,229.42	
29	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2P/30AF/30AT Circuit Breaker	36	EA	0%	36.00	0.400	14.4	$ 45.72	$ 1,645.92	$ -	$ -	$ 12.82	$ 461.66	$ 2,107.58	
30	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/35A Circuit Breaker HACR	1	EA	0%	1.00	0.600	0.6	$ 587.64	$ 587.64	$ -	$ -	$ 19.24	$ 19.24	$ 606.88	
31	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/50A Circuit Breaker HACR (in Existing H2 Panel)	1	EA	0%	1.00	0.600	0.6	$ 587.64	$ 587.64	$ -	$ -	$ 19.24	$ 19.24	$ 606.88	
32	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/60A Circuit Breaker (in Existing H2 Panel)	1	EA	0%	1.00	0.600	0.6	$ 587.64	$ 587.64	$ -	$ -	$ 19.24	$ 19.24	$ 606.88	
33	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/150A Circuit Breaker (in Existing H2 Panel)	1	EA	0%	1.00	1.500	1.5	$ 1,774.50	$ 1,774.50	$ -	$ -	$ 48.09	$ 48.09	$ 1,822.59	
34	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/200AF/125AT Circuit Breaker	1	EA	0%	1.00	1.500	1.5	$ 1,774.50	$ 1,774.50	$ -	$ -	$ 48.09	$ 48.09	$ 1,822.59	
35	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/250A Main Circuit Breaker	1	EA	0%	1.00	1.500	1.5		$ -	$ -	$ -	$ 48.09	$ 48.09	$ 48.09	
36	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/400A Main Circuit Breaker	1	EA	0%	1.00	3.000	3.0		$ -	$ -	$ -	$ 96.18	$ 96.18	$ 96.18	
37	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/400AF/400AT Circuit Breaker (in Existing MDP Panel)	2	EA	0%	2.00	3.000	6.0		$ -	$ -	$ -	$ 96.18	$ 192.36	$ 192.36	
38	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/800A Main Circuit Breaker	1	EA	0%	1.00	5.000	5.0		$ -	$ -	$ -	$ 160.30	$ 160.30	$ 160.30	
39	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/800AF/800AT Circuit Breaker (in Existing MDP Panel)	1	EA	0%	1.00	5.000	5.0		$ -	$ -	$ -	$ 160.30	$ 160.30	$ 160.30	
			Transformers														
40	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	T-L7: 75 kVA, 480V, 208Y/120V Transformer	1	EA	0%	1.00	10.000	10.0		$ -	$ -	$ -	$ 320.60	$ 320.60	$ 320.60	
			Grounding														
41	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3/4"X15' Ground Rod	1	EA	0%	1.00	1.500	1.5		$ -	$ -	$ -	$ 48.09	$ 48.09	$ 48.09	
42	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#2 CU Grounding Wire in 3/4" Conduit	20	LF	0%	20.00	0.061	1.2	$ 4.31	$ 86.10	$ -	$ -	$ 1.96	$ 39.11	$ 125.21	
43	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Exothermic Weld Molds	1	EA	0%	1.00	0.500	0.5	$ 31.96	$ 31.96	$ -	$ -	$ 16.03	$ 16.03	$ 47.99	
44	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Grounding Clamp & Connector	1	EA	0%	1.00	0.300	0.3		$ -	$ -	$ -	$ 9.62	$ 9.62	$ 9.62	
			POWER														
			Power Conductors														
45	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#12 AWG CU THHN	7347	LF	10%	8081.70	0.006	48.5	$ 0.29	$ 2,343.69	$ -	$ -	$ 0.19	$ 1,554.60	$ 3,898.29	
46	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#10 AWG CU THHN	23354	LF	10%	25689.40	0.007	179.8	$ 0.44	$ 11,303.34	$ -	$ -	$ 0.22	$ 5,765.22	$ 17,068.55	
47	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#8 AWG CU THHN	465	LF	10%	511.50	0.009	4.6	$ 0.81	$ 414.32	$ -	$ -	$ 0.29	$ 147.59	$ 561.90	
48	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#6 AWG CU THHN	1337	LF	10%	1470.70	0.011	16.2	$ 1.25	$ 1,838.38	$ -	$ -	$ 0.35	$ 518.66	$ 2,357.03	
49	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#3/0 AWG CU THHN	888	LF	10%	976.80	0.025	24.4	$ 6.61	$ 6,456.65	$ -	$ -	$ 0.80	$ 782.91	$ 7,239.55	
			Power Conduits														
50	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3/4" EMT Conduit	9976	LF	10%	10973.60	0.045	493.8	$ 1.11	$ 12,125.83	$ -	$ -	$ 1.44	$ 15,831.61	$ 27,957.44	
51	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1" EMT Conduit	210	LF	10%	231.00	0.055	12.7	$ 1.99	$ 459.00	$ -	$ -	$ 1.76	$ 407.32	$ 866.32	
52	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1" EMT Conduit With Pull String (For Telecom Outlet)	24	LF	10%	26.40	0.055	1.5	$ 1.99	$ 52.46	$ -	$ -	$ 1.76	$ 46.55	$ 99.01	
53	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1-1/2" EMT Conduit	338	LF	10%	371.97	0.080	29.8	$ 4.03	$ 1,500.13	$ -	$ -	$ 2.56	$ 954.02	$ 2,454.15	
54	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2" EMT Conduit	293	LF	10%	322.00	0.100	32.2	$ 4.82	$ 1,551.73	$ -	$ -	$ 3.21	$ 1,032.34	$ 2,584.07	
55	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1" LFMC Conduit	6	LF	10%	6.60	0.080	0.5	$ 2.90	$ 19.14	$ -	$ -	$ 2.56	$ 16.93	$ 36.07	
56	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1-1/2" LFMC Conduit	6	LF	10%	6.60	0.100	0.7	$ 7.10	$ 46.86	$ -	$ -	$ 3.21	$ 21.16	$ 68.02	
57	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2" LFMC Conduit	3	LF	10%	3.30	0.120	0.4		$ -	$ -	$ -	$ 3.85	$ 12.70	$ 12.70	
58	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3/4" PVC SCH 40 Conduit	8	LF	10%	8.80	0.035	0.3	$ 0.45	$ 3.96	$ -	$ -	$ 1.12	$ 9.87	$ 13.83	
59	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1" PVC SCH 40 Conduit With Pull String (For Telecom Outlet)	8	LF	10%	8.80	0.040	0.4	$ 0.66	$ 5.81	$ -	$ -	$ 1.28	$ 11.29	$ 17.09	
60	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	1-1/2" RGS Conduit	3	LF	10%	3.30	0.150	0.5	$ 9.44	$ 31.15	$ -	$ -	$ 4.81	$ 15.87	$ 47.02	
			Terminations														
61	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #8CU Wire Heat Shrink Tubing For #8 CU Wire	6	EA	0%	6.00	0.150	0.9	$ 5.39	$ 32.34	$ -	$ -	$ 4.81	$ 28.85	$ 61.19	
62	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #6 CU Wire Heat Shrink Tubing For #6 CU Wire	14	EA	0%	14.00	0.200	2.8	$ 4.63	$ 64.82	$ -	$ -	$ 6.41	$ 89.77	$ 154.59	
63	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Compression Lugs CU With 1- Hole, #3/0 CU Wire Heat Shrink Tubing For #3/0 CU Wire	6	EA	0%	6.00	0.500	3.0	$ 14.71	$ 88.26	$ -	$ -	$ 16.03	$ 96.18	$ 184.44	
			Saw Cut														
64	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Sawcut & Repair Concrete For Conduit Installation	8	LF	0%	8.00	0.500	4.0		$ -	$ -	$ -	$ 16.03	$ 128.24	$ 128.24	
			Power Devices														
65	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	15A, Heavy Duty Toggle Switch	5	EA	0%	5.00	0.500	2.5	$ 48.32	$ 241.60	$ -	$ -	$ 16.03	$ 80.15	$ 321.75	
66	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	20A, Duplex Receptacle	19	EA	0%	19.00	0.600	11.4	$ 42.69	$ 811.11	$ -	$ -	$ 19.24	$ 365.48	$ 1,176.59	
67	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	20A, Duplex Receptacle Above Counter, GFCI	3	EA	0%	3.00	0.700	2.1	$ 49.43	$ 148.29	$ -	$ -	$ 22.44	$ 67.33	$ 215.62	
68	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	20A, Duplex Receptacle GFCI	5	EA	0%	5.00	0.700	3.5	$ 49.43	$ 247.15	$ -	$ -	$ 22.44	$ 112.21	$ 359.36	
69	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	20A, Quad Receptacle	38	EA	0%	38.00	0.900	34.2	$ 77.64	$ 2,950.32	$ -	$ -	$ 28.85	$ 1,096.45	$ 4,046.77	
70	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	20A, Receptacle (L6-20R) For Skinny Hot Box	1	EA	0%	1.00	0.600	0.6	$ 49.41	$ 49.41	$ -	$ -	$ 19.24	$ 19.24	$ 68.65	
71	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	30A, Dedicated Single Receptacle, HUBBELL; HBL20443 (L16-30R)	57	EA	0%	57.00	1.000	57.0	$ 223.03	$ 12,712.71	$ -	$ -	$ 32.06	$ 1,827.42	$ 14,540.13	
72	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Floor Surface Mounted Quad Receptacle	12	EA	0%	12.00	1.500	18.0		$ -	$ -	$ -	$ 48.09	$ 577.08	$ 577.08	
73	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Floor Surface Mounted Quad Receptacle With Combo Outlet	1	EA	0%	1.00	2.000	2.0		$ -	$ -	$ -	$ 64.12	$ 64.12	$ 64.12	
74	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Wall Mounted Box With Quad Receptacle & Data Outlet	1	EA	0%	1.00	1.000	1.0		$ -	$ -	$ -	$ 32.06	$ 32.06	$ 32.06	
			Disconnect Switches														
75	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2P/30A Non Fused Disconnect Switch NEMA 1R (For WH)	1	EA	0%	1.00	2.000	2.0	$ 143.76	$ 143.76	$ -	$ -	$ 64.12	$ 64.12	$ 207.88	
76	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	2P/60A Fused Disconnect Switch NEMA 3R (For AHU)	1	EA	0%	1.00	2.500	2.5	$ 264.79	$ 264.79	$ -	$ -	$ 80.15	$ 80.15	$ 344.94	
77	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/30A Fused Disconnect Switch NEMA 1R (For VAV)	1	EA	0%	1.00	2.000	2.0	$ 152.70	$ 152.70	$ -	$ -	$ 64.12	$ 64.12	$ 216.82	
78	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/60A Fused Disconnect Switch NEMA 1R (For Peddy Blaster)	1	EA	0%	1.00	2.500	2.5	$ 321.59	$ 321.59	$ -	$ -	$ 80.15	$ 80.15	$ 401.74	
79	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3P/200A Fused Disconnect Switch MEMA 1R (For Peddy Blaster)	1	EA	0%	1.00	5.000	5.0		$ -	$ -	$ -	$ 160.30	$ 160.30	$ 160.30	
			LIGHTING														
			Lighting Conductors														
80	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	#10 AWG CU THHN	844	LF	10%	928.32	0.007	6.5	$ 0.44	$ 408.46	$ -	$ -	$ 0.22	$ 208.33	$ 616.80	
			Lighting Conduits														
81	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	3/4" EMT Conduit	281	LF	10%	309.44	0.045	13.9	$ 1.11	$ 341.93	$ -	$ -	$ 1.44	$ 446.43	$ 788.36	
			Lighting Fixtures														
82	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	B: 2'x2' Recessed Troffer LED Light (Schedule Not Given)	25	EA	0%	25.00	1.000	25.0	$ 151.20	$ 3,780.00	$ -	$ -	$ 32.06	$ 801.50	$ 4,581.50	
83	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	BE: 2'x2' Recessed Troffer LED Light With Battery Backup (Schedule Not Given)	8	EA	0%	8.00	1.200	9.6	$ 328.33	$ 2,626.64	$ -	$ -	$ 38.47	$ 307.78	$ 2,934.42	
84	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	X2: Exit Sign Ceiling Mounted	2	EA	0%	2.00	0.800	1.6	$ 82.34	$ 164.68	$ -	$ -	$ 25.65	$ 51.30	$ 215.98	
			Lighting Controls														
85	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Ceiling Mounted Occupancy Sensor, CMR PDT 10	4	EA	0%	4.00	0.600	2.4	$ 181.96	$ 727.84	$ -	$ -	$ 19.24	$ 76.94	$ 804.78	
86	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Wall Mounted Occupancy Sensor Dimming Switch With (1) Button, ON/OFF	1	EA	0%	1.00	0.600	0.6	$ 125.30	$ 125.30	$ -	$ -	$ 19.24	$ 19.24	$ 144.54	
87	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Wall Mounted Occupancy Sensor Switch With (1) Button, ON/OFF, WSX-PDT-VA	6	EA	0%	6.00	0.500	3.0	$ 101.60	$ 609.60	$ -	$ -	$ 16.03	$ 96.18	$ 705.78	
88	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Wall-Mounted Single Pole Switch With On/Off Control	2	EA	0%	2.00	0.500	1.0	$ 48.32	$ 96.64	$ -	$ -	$ 16.03	$ 32.06	$ 128.70	
			Temporary Service For Power And Lighting														
89	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Temporary Allowance For Power And Lighting (44962 SF)	1	LS	0%	1.00	0.000	0.0		$ -	$ -	$ -	$ -	$ -	$ -	
			Testing														
90	E0.0.2, E0.1.2, E1.1.2, E1.2.2, E	Electrical	Testing Of All Cables And Circuit Wiring After Installation	1	LS	0%	1.00	16.000	16.0	$ -	$ -	$ -	$ -	$ 512.96	$ 512.96	$ 512.96	
							LABOR HOURS	1233.390	MATERIAL COST	$ 78,235.55	EQUIPMENT COST	$ -	LABOR COST	$ 39,542.49	SUBTOTAL		$ 117,778.04

TOTAL MATERIAL COST	$	78,236
TOTAL LABOR COST	$	39,863
TOTAL EQUIPMET COST	$	-
TOTAL LABOR HOURS		1,243

PRICING NOTES & QA | ROBERTS ROAD-X3 PHASE II - ELECTRICAL

Roberts Road X3 Phase II, Kennedy Space Center FL 32899 (Brevard County) | Electrical | Davis-Bacon prevailing wage (federal) | Priced 2026-10-08 | Takeoff only; no plans or specs provided

1. EXECUTIVE PRICING SUMMARY

#	Item	Workbook (live)	Independent calc	Variance	Basis / cell reference
1	Base Bid Price (block 1)	$155,378.82	$155,378.82	$0.00	PROPOSAL SUMMARY E41

#	Direct cost component (all sheets)	Value	Notes
1	Material (before tax)	$78,235.55	Sum of line material, all detail sheets
2	Labor (base wage + fringe)	$39,863.09	Sum of line labor at the rate the template formula actually uses
3	Equipment	$0.00	Line equipment (template: unit equipment x labor hours)
4	Additional costs carried in summary rows	$2,506.00	Div-01 items with no template line; itemized in section 6
5	Total labor hours	1,243.4	All detail sheets

#	Count	Value	Notes
1	Takeoff line items reviewed	90	All quantity lines on all detail sheets, incl. Div-01 template lines
2	Line items priced (non-zero)	83	
3	Lines left blank with NEED QUOTATION fill	18	Material not priced: no published price found, or fixture/equipment per FEDES rule. Listed in section 7
4	Allowances	1	Section 8
5	Discrepancies identified	6	Section 9
6	High / critical risks	2	Section 13
7	Template formula issues	0	Section 15

No plans or specifications were provided. Quantities priced as received.
Davis-Bacon WD FL20260196 Mod 1 sets a FLOOR of $17.38 + $4.46 for electricians. Local market median ($28.10) is higher, so labor is priced at market; the DB minimum is met in base + cash fringe.

Panels, transformer, main breakers and 400A/800A frames are left blank (NEED QUOTATION): no complete published price, and kA ratings could not be matched to the panel schedule.

2. PRICING METHODOLOGY

- Only input cells written. No formula, sheet, merge, unit or quantity changed.
- Labor = crew composite (OEWS market median + 15% fringe) x unit hours x quantity; statutory burden through LABOR TAX.
- Material = published 2026 distributor web prices (Elliott Electric, Standard Electric Supply, 1000Bulbs, Zoro) seen 2026-10-08.
- EMT priced with couplings every 10 ft and a connector every 50 ft; straps, boxes for pulls and fittings beyond that are not in the takeoff.
- Devices priced with a 4 in square box, plaster ring and stainless plate.

3. WAGE BUILD-UP

#	Classification	Base wage $/hr	Fringe $/hr	Rate (base+fringe)	Statutory burden	Loaded $/hr	Source / effective date
1	Electrician (47-2111) - market median; exceeds DB $17.38 + $4.46	$28.10	$4.21	$32.31	$3.10	$35.41	OEWS May 2025 Palm Bay-Melbourne-Titusville MSA median $28.10 [S1]; Davis-Bacon FL20260196 Mod 1 ELECTRICIAN $17.38 + $4.46 fringe [S2]
2	Working foreman, 1st-line supervisor (47-1011)	$36.67	$5.50	$42.17	$4.01	$46.18	OEWS May 2025 Palm Bay MSA median $36.67 [S1]
3	Electrician helper (47-3013) - paid as DB Laborer min $12.07 + $1.81	$18.44	$2.77	$21.21	$2.07	$23.28	OEWS May 2025 Palm Bay MSA median $18.44 [S1]; DB laborer $12.07 + $1.81 [S2]

#	Statutory burden component	Rate	Source
1	FICA (employer)	7.65%	
2	FUTA effective	0.07%	FL not a 2025 credit-reduction state [S4]
3	FL reemployment tax 2.7% on $7,000 (new employer; effective)	0.32%	FL DOR 2026 [S4]
4	FL workers comp class 5190 $2.97/$100	2.97%	Third-party pages citing 2026 NCCI FL manual rates; official filing not opened [S4]

#	Division / sheet	Crew	Rate entered	Burden on rate	Cell
1	DETAILED TAKEOFF DIV-01 GENERAL REQUIREMENTS	Helper	$21.21	9.76%	DETAILED TAKEOFF!O11

2	DETAILED TAKEOFF DIV-02 EXISTING CONDITIONS / DEMOLITION	3 electricians + 1 working foreman + 1	$32.06	9.58%	DETAILED TAKEOFF!O21
3	DETAILED TAKEOFF DIV-26 ELECTRICAL	3 electricians + 1 working foreman + 1	$32.06	9.58%	DETAILED TAKEOFF!O27

Summary block 'BASE BID PRICE': LABOR TAX D23 = 9.58% (labor-weighted burden of the divisions in the block); MATERIAL SALES TAX D20 = 7.00%; OH 10%, profit 10%.
- Davis-Bacon check: electrician package $28.10 + $4.22 fringe = $32.32/hr vs required $21.84 total; helper package $21.21 vs laborer $13.88. Compliant if fringe shortfall vs DB fringe is paid in cash (it is far exceeded in base).

- EO 13658 minimum $13.65/hr (May 11 - Dec 31, 2026) appears on the WD; all rates carried exceed it.
- No electrician apprentice/helper classification on the WD; helpers must be paid as a listed classification or registered apprentices.

4. MATERIAL PRICING BASIS AND LABOR PRODUCTIVITY

Ref	Material / item	Unit	Price carried	Source	Notes
S3	Copper THHN/XHHW-2 wire	LF	0.29 to 11.63	Elliott Electric	
S3	EMT and set-screw fittings	LF/EA	0.52 to 87.56	Elliott Electric	
S3	Square D QO/EDB/PowerPact breakers	EA	19.86 to 2,558.69	Standard Electric	Typical list is higher
S3	Hubbell/Eaton devices, boxes, plates	EA	2.84 to 211.43	Elliott, Standard	
S3	Lithonia troffers, exit, Sensor Switch controls	EA	82.34 to 328.33	Elliott, 1000Bulbs	Fixture schedule not given in takeoff
S3	Safety switches	EA	143.76 to 321.59	Standard Electric,	

Labor production rates (unit hours) are FEDES estimator judgment for the stated conditions. No published RSMeans, NECA, MCAA or NRCA unit-hour data could be accessed during this review; each rate is shown on the line table in section 18 so it can be checked against company history.

5. SALES TAX BASIS

- Florida 6% + Brevard County surtax 1.0% (two 0.5% levies, both expiring 12/31/2026) = 7.0% [S5]. If materials are bought in 2027, recheck the 2027 DR-15DSS.
- Contractor on a federal job is the ultimate consumer and pays tax on materials unless NASA buys direct under Rule 12A-1.094(4) [S5]. Labor not taxed.

6. DIVISION 01 / GENERAL REQUIREMENTS BASIS

#	Item	Location	Carried	Status	Basis
1	Permit	row 12	$0.00	N/A	Federal property; NASA/KSC review instead of county permit assumed.
2	Site development / variance / private inspections / site plan	rows 13-15,17	$0.00	N/A	Not applicable.
3	Debris haul off	row 16	$0.00	N/A - gap	No published Brevard dumpster or tipping fee found; small volume, assumed GC/contractor truck. Not invented.
4	Project Supervision	PROPOSAL	$0.00	N/A	Working foreman in crew composite; PM in overhead
5	Submittals	PROPOSAL SUMMARY	$554.00	Carried	12 MH: gear, fixture, device and sensor submittals; federal project submittal register
6	Temporary Facilities	PROPOSAL	$0.00	N/A	Temporary power is a takeoff line (NEED QUOTATION)
7	Project Schedule	PROPOSAL	$0.00	N/A	Not priced; may be required on NASA work
8	Office Overheads	PROPOSAL	$0.00	N/A	Inside 10% overhead
9	Closeout	PROPOSAL	$739.00	Carried	16 MH: as-builts, panel schedules, test reports, O&M
10	Permits	PROPOSAL	$0.00	N/A	Federal property: no county electrical permit assumed
11	Allowances	PROPOSAL SUMMARY	$646.00	Carried	Davis-Bacon certified payroll (WH-347) admin: 2 MH/week x ~7 weeks at foreman loaded rate. Duration from ~1,240 MH / 5-person crew
12	Mobilization	PROPOSAL SUMMARY	$567.00	Carried	2 mobilizations x 8 MH; KSC badging/escort time NOT included (no published figure)
13	Sub-Contracts	PROPOSAL	$0.00	N/A	None

7. VENDOR QUOTES REQUIRED / NEED QUOTATION LINES

#	Sheet!row	Item	Qty	Unit	Labor carried?	Reason material is blank
1	DETAILED TAKEOFF!46	Panel H6: 400A, 480/277Wye, 3Ph, 4W, Main MCB,	1	EA	Yes	Assembled panelboard price not published (vendor quote)
2	DETAILED TAKEOFF!47	Panel H7: 800A, 480/277Wye, 3Ph, 4W, Main MCB,	1	EA	Yes	Assembled panelboard price not published (vendor quote)
3	DETAILED TAKEOFF!48	Panel L7: 250A, 120/208Wye, 3Ph, 4W, Main MCB,	1	EA	Yes	Assembled panelboard price not published (vendor quote)
4	DETAILED TAKEOFF!65	3P/250A Main	1	EA	Yes	Main breaker included in panel quote
5	DETAILED TAKEOFF!66	3P/400A Main	1	EA	Yes	Main breaker included in panel quote

6	DETAILED TAKEOFF!67	3P/400AF/400AT Circuit Breaker (in	2	EA	Yes	400A frame/kA not confirmed for 42-65 kAIC panels
7	DETAILED TAKEOFF!68	3P/800A Main	1	EA	Yes	Main breaker included in panel quote
8	DETAILED TAKEOFF!69	3P/800AF/800AT Circuit Breaker (in	1	EA	Yes	800A frame/kA not confirmed
9	DETAILED TAKEOFF!72	T-L7: 75 kVA, 480V,	1	EA	Yes	75 kVA dry-type new price not published (vendor quote)
10	DETAILED TAKEOFF!75	3/4"X15' Ground Rod	1	EA	Yes	3/4 x 15 ft rod not found (10 ft is $80.57)
11	DETAILED TAKEOFF!78	Grounding Clamp &	1	EA	Yes	Ground clamp price not found
12	DETAILED TAKEOFF!96	2" LFMC Conduit	3.3	LF	Yes	2 in LFMC price not found
13	DETAILED TAKEOFF!107	Sawcut & Repair Concrete For	8	LF	Yes	Concrete patch material/saw rental not priced
14	DETAILED TAKEOFF!117	Floor Surface	12	EA	Yes	Surface floor/wall box with quad receptacle not found
15	DETAILED TAKEOFF!118	Floor Surface Mounted Quad	1	EA	Yes	Surface floor/wall box with quad receptacle not found
16	DETAILED TAKEOFF!119	Wall Mounted Box	1	EA	Yes	Surface floor/wall box with quad receptacle not found
17	DETAILED TAKEOFF!126	3P/200A Fused	1	EA	Yes	New 600V 200A HD switch not found (240V D324N $976.33 only)
18	DETAILED TAKEOFF!147	Temporary Allowance For	1	LS	No	Temporary power/lighting allowance has no stated value; needs GC allowance or quote

8. ALLOWANCES

#	Item	Qty / unit	Allowance $	Basis	Included	Excluded	Why exact pricing cannot be set
1	Certified payroll administration (in ALLOWANCES row)	~7 weeks	$646.00	2 MH/week at foreman loaded rate	Weekly WH-347 reports	Payroll service fees	Duration estimated from labor hours

9. TAKEOFF DISCREPANCIES (PRICED AS RECEIVED)

#	Issue	Takeoff	Expected /	Reference	Priced as	Exposure	Detail
1	#10 wire far exceeds what 3/4 in EMT length suggests?	#10 23,354 LF vs 3/4 EMT 9,976 LF	2.3 conductors per conduit run is	rows 82-89	As received	None	Ratio is normal; #12 only 7,347 LF is low for 38 quad receptacles, check.
2	Receptacle catalog conflict	"30A dedicated single receptacle,	HBL20443 is a non-NEMA 480V 3-	row 116 vs Hubbell listing [S3]	Priced as HBL20443	If L16-30R: different price	57 units: confirm with engineer.
3	Feeder conductors listed as "XHHN"	#1/0 and 250 kcmil	XHHN is not a	rows 32-33	XHHW-2	Low	
4	Disconnects marked "NEMA 1R"/"MEMA 1R"	rows 122-126	NEMA 1 or 3R	text	3R where	Low	
5	Feeder conduit 25 LF + 20 LF for 4 feeders of 75-80 LF	rows 36-37	Feeder conductor length ~75-80 ft per	rows 30-37	As received	$1,000 to $3,000 conduit possibly	Conduit length looks short vs conductor length.
6	Fixtures "schedule not given"	33 troffers	Fixture type unknown	rows 136-137	Lithonia STAKS	Moderate	

10. MISSING / ADDITIONAL SCOPE

#	Scope item	Reference	Carried?	Carried $	Exposure range	Notes
1	Panelboards, transformer, main breakers, 400A/800A breakers (NEED QUOTATION)	Section 7	Labor only	$0	$35,000 to $70,000	Gear quote required
2	Pull boxes, straps, supports, fittings beyond couplings/connectors	Practice	No	$0	$2,000 to $5,000	
3	KSC badging, escort, security processing time	Federal site	No	$0	not quantified	No published figure
4	Temporary power and lighting (44,962 SF) - allowance line with no value	row 147	No	$0	not quantified	Needs GC allowance amount
5	Fuses for fusible disconnects	rows 123-126	No	$0	$200 to $600	
6	Arc-flash study / labeling, short-circuit coordination	NFPA 70E / NEC 110.16	No	$0	$3,000 to $8,000	Common on federal jobs
7	Fire alarm, low voltage, data cabling	Div 27/28	No	$0	n/a	Not in this takeoff

11. KEY ASSUMPTIONS

- Renovation in an occupied/secured federal facility; normal working hours.
- Davis-Bacon applies; contractor files weekly certified payroll.
- Existing L2, L4, H2 and MDP panels accept the new breakers listed.
- Materials at published distributor web prices.

12. EXCLUSIONS

- Gear on NEED QUOTATION lines (panels, transformer, mains, 400A/800A breakers).
- Temporary power allowance value.
- KSC badging/escort costs, security delays.
- Arc-flash study, fire alarm, low voltage.

- Concrete patch material and saw rental.
- Overtime/shift work.

13. DOLLAR EXPOSURE / RISK ITEMS

#	Risk	Reason	Carried	Low impact	High impact	Rating	Notes
1	Gear not priced	Assembled panels/transformer	labor only	$35,000	$70,000	CRITICAL	Get Square D gear quote
2	No drawings	Quantities	as received	-$5,000	$10,000	HIGH	
3	Federal site access	Badging, escorts, inspections slow	$0	$2,000	$10,000	MODERATE	
4	HBL20443 vs L16-30R conflict	57 receptacles	$211.43 ea	-$6,000	$3,000	MODERATE	
5	Labor productivity	Judgment-based	see section 18	-$10,000	$12,000	MODERATE	+/- 20%
6	Brevard surtax sunset 12/31/2026	Rate may change	7.0%	-$500	$500	LOW	

14. TAKEOFF-TO-ESTIMATE RECONCILIATION

#	Sheet / division	Takeoff lines	Priced	Need quotation	Material $	Labor $	Notes
1	DETAILED TAKEOFF DIV-01	6	0	0	$0.00	$0.00	
2	DETAILED TAKEOFF DIV-02	1	1	0	$0.00	$320.60	
3	DETAILED TAKEOFF DIV-26	83	82	18	$78,235.55	$39,542.49	

Every takeoff line is carried at its takeoff quantity, unit and division. No quantity, unit, description or formula was changed. Div-01 template quantities were entered only where a cost is carried (section 6).

15. MATHEMATICAL QA AND TEMPLATE FORMULA ISSUES

Independent calculation: every line recomputed in Python as qty x (1 + waste) x unit rate, then the template's own summary formulas evaluated against those independent line values. Result 155,378.82. Workbook after full LibreOffice recalculation: see section 1 variance column (live).

#	Issue (formula not modified)	Cells	Dollar impact now	Detail

16. DEVIL'S ADVOCATE REVIEW

#	Area	Challenge and
1	Scope	The bid is not complete without the gear quote; gear is usually 25-40% of a job like this.
2	Labor	Market median used instead of the Davis-Bacon minimum, which is much lower. Using the DB floor would understate real cost.
3	Materials	Breaker prices are distributor sale prices; typical list is 13-30% higher.
4	Commercial	7% tax on materials; OH 10%, profit 10%. Certified payroll carried in the ALLOWANCES row.

17. EXTERNAL SOURCES (all accessed 2026-10-08 unless noted)

Ref	Source	Used for	Data / effective	URL
S1	O*NET Local Wages (BLS OEWS May 2025), Palm Bay-Melbourne-Titusville MSA	Electrician $28.10, helper $18.44,	May 2025	https://www.onetonline.org/link/localwages/47-2111.00?st=FL
S2	SAM.gov Davis-Bacon WD FL20260196 Mod 1 (Building, Brevard)	Electrician $17.38+$4.46;	2026-05-18	https://sam.gov/wage-determinations
S3	Elliott Electric, Standard Electric Supply, 1000Bulbs, Zoro, SupplyHouse	Material prices	seen 2026-10-08	see research file electrical_prices.md
S4	FL DOR reemployment tax; third-party NCCI FL 5190 rate; Federal Register FUTA	Burden	2026	
S5	FL DOR DR-15DSS 2026; Rules 12A-1.094, 12A-1.051	7.0% Brevard;	2026	https://floridarevenue.com/Forms_library/current/dr15dss_26.pdf

Hallucination control: a separate reviewer re-opened a 42-item sample of these source pages (prices, wage rates, tax rates, unemployment and WC rates) and confirmed all 42 against the live pages on 2026-10-08.

18. LINE PRICING BASIS (EVERY LINE)

Row	Description	Qty w/ waste	Unit hrs	Unit material	Ext. material	Ext. labor	Basis / source ref / flag
DETAI	Permit (.07% of project value) [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI	Site development [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI	Variance [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI	Private inspections [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI	Debris haul off [load]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI	Site plan [Fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
DETAI LED	Existing Circuit Breakers to Be Removed [EA]	40	0.25	$0.00	$0.00	$320.60	Remove breaker 0.25 MH; no material
DETAI	#6 AWG CU THHN [LF]	27.5	0.011	$1.25	$34.38	$9.70	Southwire THHN #6 $1.25/ft [S3]; 0.011 MH/LF
DETAI	#2 AWG CU THHN [LF]	22	0.016	$3.20	$70.40	$11.29	Southwire THHN #2 $3.2/ft [S3]; 0.016 MH/LF

DETAILED	#1/0 AWG CU XHHN [LF]	82.5	0.02	$4.91	$405.07	$52.90	Southwire XHHW-2 (takeoff says XHHN) #1/0 $4.91/ft [S3]; 0.02 MH/LF
DETAILED	#250 KCMIL CU XHHN [LF]	88	0.03	$11.63	$1,023.44	$84.64	Southwire XHHW-2 (takeoff says XHHN) #250 $11.63/ft [S3]; 0.03 MH/LF
DETAILED TAKE	1-1/2" EMT Conduit [LF]	27.5	0.08	$4.03	$110.91	$70.53	EMT 1-1/2 in $37.09/10 ft + set-screw coupling $2.74/10 ft + connector $2.5/50 ft [S3] = $4.033/LF; 0.08 MH/LF (straps not priced)
DETAILED TAKE	3" EMT Conduit [LF]	22	0.16	$9.93	$218.37	$112.85	EMT 3 in $87.56/10 ft + set-screw coupling $9.12/10 ft + connector $12.92/50 ft [S3] = $9.926/LF; 0.16 MH/LF (straps not priced)
DETAILED	Compression Lugs CU With 1- Hole, #6CU Wire Heat Shrink Tubing For #6 CU Wire [EA]	2	0.2	$4.63	$9.26	$12.82	1-hole Cu lug #6 $4.63 [S3] (heat shrink not priced); 0.2 MH
DETAILED	Compression Lugs CU With 1- Hole, #2 CU Wire Heat Shrink Tubing For #2 CU Wire [EA]	2	0.3	$5.20	$10.40	$19.24	1-hole Cu lug #2 $5.2 [S3] (heat shrink not priced); 0.3 MH
DETAILED	Compression Lugs CU With 1- Hole, #1/0 CU Wire Heat Shrink Tubing For #1/0 CU Wire [EA]	6	0.4	$12.84	$77.04	$76.94	1-hole Cu lug #1/0 $12.84 [S3] (heat shrink not priced); 0.4 MH
DETAILED TAKE	Compression Lugs CU With 1- Hole, #250 KCMIL CU Wire Heat Shrink Tubing For #250 KCMIL CU Wire [EA]	8	0.6	$16.57	$132.56	$153.89	1-hole Cu lug #250 $16.57 [S3] (heat shrink not priced); 0.6 MH
DETAILED TAKE	Panel H6: 400A, 480/277Wye, 3Ph, 4W, Main MCB, 42KIC, 60 Poles Surface Mounted NEMA 1R (SQUARE D) [EA]	1	16	NEED QUOTE	$0.00	$512.96	Set, level, terminate 16 MH
DETAILED TAKE	Panel H7: 800A, 480/277Wye, 3Ph, 4W, Main MCB, 65KIC, 42 Poles Surface Mounted NEMA 1R (SQUARE D) [EA]	1	24	NEED QUOTE	$0.00	$769.44	Set, level, terminate 24 MH
DETAILED TAKE	Panel L7: 250A, 120/208Wye, 3Ph, 4W, Main MCB, 10KIC, 42 Poles Surface Mounted NEMA 1R (SQUARE D) [EA]	1	12	NEED QUOTE	$0.00	$384.72	Set, level, terminate 12 MH
DETAIL	1P/15A Circuit Breaker [EA]	1	0.3	$19.86	$19.86	$9.62	Square D QO115 $19.86 [S3]; 0.3 MH
DETAIL	1P/20A Circuit Breaker [EA]	25	0.3	$19.86	$496.50	$240.45	Square D QO120 $19.86 [S3]; 0.3 MH
DETAILED	1P/20A Circuit Breaker (in Existing L2 Panel) [EA]	8	0.3	$19.86	$158.88	$76.94	Square D QO120 $19.86 [S3]; 0.3 MH; voltage class of existing panel to be confirmed
DETAILED	1P/20A Circuit Breaker (in Existing L4 Panel) [EA]	14	0.3	$19.86	$278.04	$134.65	Square D QO120 $19.86 [S3]; 0.3 MH; voltage class of existing panel to be confirmed
DETAILED	1P/20A Circuit Breaker GFCI (in Existing L2 Panel) [EA]	10	0.3	$159.03	$1,590.30	$96.18	Square D QO120GFI $159.03 [S3]; 0.3 MH; voltage class of existing panel to be confirmed
DETAILED	1P/20A Circuit Breaker HACR (in Existing L2 Panel) [EA]	1	0.3	$19.86	$19.86	$9.62	Square D QO120 (HACR rated) $19.86 [S3]; 0.3 MH; voltage class of existing panel to be confirmed
DETAILED	2P/20A Circuit Breaker GFCI (in Existing L2 Panel) [EA]	1	0.4	$281.88	$281.88	$12.82	Square D QO220GFI $281.88 [S3]; 0.4 MH; voltage class of existing panel to be confirmed
DETAIL	2P/30A Circuit Breaker [EA]	21	0.4	$45.72	$960.12	$269.30	Square D QO230 $45.72 [S3]; 0.4 MH
DETAIL	2P/30AF/30AT Circuit Breaker [EA]	36	0.4	$45.72	$1,645.92	$461.66	Square D QO230 $45.72 [S3]; 0.4 MH
DETAIL	3P/35A Circuit Breaker HACR [EA]	1	0.6	$587.64	$587.64	$19.24	Square D EDB34035 (480V) $587.64 [S3]; 0.6 MH
DETAILED	3P/50A Circuit Breaker HACR (in Existing H2 Panel) [EA]	1	0.6	$587.64	$587.64	$19.24	Square D EDB34050 (480V; existing H2 is 480V) $587.64 [S3]; 0.6 MH; voltage class of existing panel to be confirmed
DETAILED	3P/60A Circuit Breaker (in Existing H2 Panel) [EA]	1	0.6	$587.64	$587.64	$19.24	Square D EDB34060 (480V) $587.64 [S3]; 0.6 MH; voltage class of existing panel to be confirmed
DETAILED	3P/150A Circuit Breaker (in Existing H2 Panel) [EA]	1	1.5	$1,774.50	$1,774.50	$48.09	Square D HDL36150 $1774.5 [S3]; 1.5 MH; voltage class of existing panel to be confirmed
DETAIL	3P/200AF/125AT Circuit Breaker [EA]	1	1.5	$1,774.50	$1,774.50	$48.09	Square D HDL36125 $1774.5 [S3]; 1.5 MH
DETAIL	3P/250A Main Circuit Breaker [EA]	1	1.5	NEED QUOTE	$0.00	$48.09	1.5 MH; main breaker normally ships with the panel
DETAIL	3P/400A Main Circuit Breaker [EA]	1	3	NEED QUOTE	$0.00	$96.18	3.0 MH; main breaker normally ships with the panel
DETAILED	3P/400AF/400AT Circuit Breaker (in Existing MDP Panel) [EA]	2	3	NEED QUOTE	$0.00	$192.36	3.0 MH
DETAIL	3P/800A Main Circuit Breaker [EA]	1	5	NEED QUOTE	$0.00	$160.30	5.0 MH; main breaker normally ships with the panel
DETAILED	3P/800AF/800AT Circuit Breaker (in Existing MDP Panel) [EA]	1	5	NEED QUOTE	$0.00	$160.30	5.0 MH
DETAILED	T-L7: 75 kVA, 480V, 208Y/120V Transformer [EA]	1	10	NEED QUOTE	$0.00	$320.60	Set and terminate 10 MH
DETAIL	3/4"X15' Ground Rod [EA]	1	1.5	NEED QUOTE	$0.00	$48.09	1.5 MH
DETAIL	#2 CU Grounding Wire in 3/4" Conduit [LF]	20	0.061	$4.31	$86.10	$39.11	#2 THHN $3.20/ft + 3/4 EMT $1.105/ft [S3]; 0.061 MH/LF
DETAIL	Exothermic Weld Molds [EA]	1	0.5	$31.96	$31.96	$16.03	Cadweld #115 shot $31.96 [S3]; mold not priced; 0.5 MH
DETAIL	Grounding Clamp & Connector [EA]	1	0.3	NEED QUOTE	$0.00	$9.62	0.3 MH
DETAIL	#12 AWG CU THHN [LF]	8081.7	0.006	$0.29	$2,343.69	$1,554.60	Southwire THHN #12 $0.29/ft [S3]; 0.006 MH/LF
DETAIL	#10 AWG CU THHN [LF]	25689.4	0.007	$0.44	$11,303.34	$5,765.22	Southwire THHN #10 $0.44/ft [S3]; 0.007 MH/LF

DETAI	#8 AWG CU THHN [LF]	511.5	0.009	$0.81	$414.32	$147.59	Southwire THHN #8 $0.81/ft [S3]; 0.009 MH/LF
DETAI	#6 AWG CU THHN [LF]	1470.7	0.011	$1.25	$1,838.38	$518.66	Southwire THHN #6 $1.25/ft [S3]; 0.011 MH/LF
DETAI	#3/0 AWG CU THHN [LF]	976.8	0.025	$6.61	$6,456.65	$782.91	Southwire THHN #3/0 $6.61/ft [S3]; 0.025 MH/LF
DETAILED TAKE	3/4" EMT Conduit [LF]	10973.6	0.045	$1.11	$12,125.83	$15,831.61	EMT 3/4 in $10.31/10 ft + set-screw coupling $0.64/10 ft + connector $0.52/50 ft [S3] = $1.105/LF; 0.045 MH/LF (straps not priced)
DETAILED	1" EMT Conduit [LF]	231	0.055	$1.99	$459.00	$407.32	EMT 1 in $18.69/10 ft + set-screw coupling $1.0/10 ft + connector $0.89/50 ft [S3] = $1.987/LF; 0.055 MH/LF (straps not priced)
DETAILED	1" EMT Conduit With Pull String (For Telecom Outlet) [LF]	26.4	0.055	$1.99	$52.46	$46.55	EMT 1 in $18.69/10 ft + set-screw coupling $1.0/10 ft + connector $0.89/50 ft [S3] = $1.987/LF; 0.055 MH/LF (straps not priced)
DETAILED TAKE	1-1/2" EMT Conduit [LF]	371.96	0.08	$4.03	$1,500.13	$954.02	EMT 1-1/2 in $37.09/10 ft + set-screw coupling $2.74/10 ft + connector $2.5/50 ft [S3] = $4.033/LF; 0.08 MH/LF (straps not priced)
DETAILED	2" EMT Conduit [LF]	322	0.1	$4.82	$1,551.73	$1,032.34	EMT 2 in $43.47/10 ft + set-screw coupling $4.0/10 ft + connector $3.58/50 ft [S3] = $4.819/LF; 0.1 MH/LF (straps not priced)
DETAILED	1" LFMC Conduit [LF]	6.6	0.08	$2.90	$19.14	$16.93	LFMC 1 in $2.9/ft (listing says Non-UL; confirm UL product) [S3]; 0.08 MH/LF
DETAILED	1-1/2" LFMC Conduit [LF]	6.6	0.1	$7.10	$46.86	$21.16	LFMC 1-1/2 in $7.1/ft (listing says Non-UL; confirm UL product) [S3]; 0.1 MH/LF
DETAI	2" LFMC Conduit [LF]	3.3	0.12	NEED QUOTE	$0.00	$12.70	0.12 MH/LF
DETAI	3/4" PVC SCH 40 Conduit [LF]	8.8	0.035	$0.45	$3.96	$9.87	PVC Sch 40 3/4 in $0.45/ft [S3]; 0.035 MH/LF
DETAILED	1" PVC SCH 40 Conduit With Pull String (For Telecom Outlet) [LF]	8.8	0.04	$0.66	$5.81	$11.29	PVC Sch 40 1 in $0.66/ft [S3]; 0.04 MH/LF
DETAI	1-1/2" RGS Conduit [LF]	3.3	0.15	$9.44	$31.15	$15.87	RGS 1-1/2 in $94.43/10 ft [S3]; 0.15 MH/LF
DETAILED	Compression Lugs CU With 1- Hole, #8CU Wire Heat Shrink Tubing For #8 CU Wire [EA]	6	0.15	$5.39	$32.34	$28.85	1-hole Cu lug #8 $5.39 [S3] (heat shrink not priced); 0.15 MH
DETAILED	Compression Lugs CU With 1- Hole, #6 CU Wire Heat Shrink Tubing For #6 CU Wire [EA]	14	0.2	$4.63	$64.82	$89.77	1-hole Cu lug #6 $4.63 [S3] (heat shrink not priced); 0.2 MH
DETAILED	Compression Lugs CU With 1- Hole, #3/0 CU Wire Heat Shrink Tubing For #3/0 CU Wire [EA]	6	0.5	$14.71	$88.26	$96.18	1-hole Cu lug #3/0 $14.71 [S3] (heat shrink not priced); 0.5 MH
DETAILED	Sawcut & Repair Concrete For Conduit Installation [LF]	8	0.5	NEED QUOTE	$0.00	$128.24	0.5 MH/LF
DETAI	15A, Heavy Duty Toggle Switch [EA]	5	0.5	$48.32	$241.60	$80.15	Hubbell HBL1221W $36.72 + box/ring/plate $11.60 [S3]; 0.5 MH
DETAI	20A, Duplex Receptacle [EA]	19	0.6	$42.69	$811.11	$365.48	Hubbell HBL5352W $31.09 + box/ring/plate [S3]; 0.6 MH
DETAI	20A, Duplex Receptacle Above Counter, GFCI [EA]	3	0.7	$49.43	$148.29	$67.33	Eaton SGFH20W $37.83 + box/ring/plate [S3]; 0.7 MH
DETAI	20A, Duplex Receptacle GFCI [EA]	5	0.7	$49.43	$247.15	$112.21	Eaton SGFH20W $37.83 + box/ring/plate [S3]; 0.7 MH
DETAILED	20A, Quad Receptacle [EA]	38	0.9	$77.64	$2,950.32	$1,096.45	2 x HBL5352W $31.09 + 4 in box/ring + 2 plates [S3] = $77.64; 0.9 MH
DETAI	20A, Receptacle (L6-20R) For Skinny Hot Box [EA]	1	0.6	$49.41	$49.41	$19.24	Hubbell HBL2320 $37.81 + box/ring/plate [S3]; 0.6 MH
DETAILED TAKE	30A, Dedicated Single Receptacle, HUBBELL, HBL20443 (L16-30R) [EA]	57	1	$223.03	$12,712.71	$1,827.42	Hubbell HBL20443 $211.43 (20-pk) + box/ring/plate [S3]; NOTE HBL20443 is a non-NEMA 480V 3-phase Hubbell-Lock, not an L16-30R; 1.0 MH
DETAI	Floor Surface Mounted Quad Receptacle [EA]	12	1.5	NEED QUOTE	$0.00	$577.08	1.5 MH
DETAILED	Floor Surface Mounted Quad Receptacle With Combo Outlet [EA]	1	2	NEED QUOTE	$0.00	$64.12	2.0 MH
DETAILED	Wall Mounted Box With Quad Receptacle & Data Outlet [EA]	1	1	NEED QUOTE	$0.00	$32.06	1.0 MH
DETAILED	2P/30A Non Fused Disconnect Switch NEMA 1R (For WH) [EA]	1	2	$143.76	$143.76	$64.12	Square D DU221RB 2P 30A non-fused NEMA 3R $143.76 (takeoff says "1R") [S3]; 2.0 MH
DETAILED	2P/60A Fused Disconnect Switch NEMA 3R (For AHU) [EA]	1	2.5	$264.79	$264.79	$80.15	Square D D222NRB 2P 60A fusible NEMA 3R $264.79 (higher of two listed prices) [S3]; 2.5 MH; fuses not priced
DETAILED	3P/30A Fused Disconnect Switch NEMA 1R (For VAV) [EA]	1	2	$152.70	$152.70	$64.12	Square D D321N 3P 30A NEMA 1 240V GD $152.70 [S3]; if VAV is 480V an H-series 600V switch is required; 2.0 MH
DETAILED	3P/60A Fused Disconnect Switch NEMA 1R (For Peddy Blaster) [EA]	1	2.5	$321.59	$321.59	$80.15	Square D H362N 3P 60A 600V HD NEMA 1 $321.59 [S3]; 2.5 MH; fuses not priced
DETAILED	3P/200A Fused Disconnect Switch MEMA 1R (For Peddy Blaster) [EA]	1	5	NEED QUOTE	$0.00	$160.30	5.0 MH
DETAI	#10 AWG CU THHN [LF]	928.32	0.007	$0.44	$408.46	$208.33	Southwire THHN #10 $0.44/ft [S3]; 0.007 MH/LF
DETAILED TAKE	3/4" EMT Conduit [LF]	309.44	0.045	$1.11	$341.93	$446.43	EMT 3/4 in $10.31/10 ft + set-screw coupling $0.64/10 ft + connector $0.52/50 ft [S3] = $1.105/LF; 0.045 MH/LF (straps not priced)
DETAILED	B: 2'x2' Recessed Troffer LED Light (Schedule Not Given) [EA]	25	1	$151.20	$3,780.00	$801.50	Lithonia STAKS 2x2 $151.20 [S3]; schedule not given; 1.0 MH
DETAILED	BE: 2'x2' Recessed Troffer LED Light With Battery Backup (Schedule Not Given) [EA]	8	1.2	$328.33	$2,626.64	$307.78	Lithonia STAKS 2x2 w/ 10W emergency $328.33 [S3]; schedule not given; 1.2 MH

DETAILED	X2: Exit Sign Ceiling Mounted [EA]	2	0.8	$82.34	$164.68	$51.30	Lithonia LQM MVOLT battery $82.34 [S3]; 0.8 MH
DETAILED	Ceiling Mounted Occupancy Sensor, CMR PDT 10 [EA]	4	0.6	$181.96	$727.84	$76.94	Sensor Switch CMR PDT 10 $181.96 (sale; regular $367.79) [S3]; 0.6 MH
DETAILED	Wall Mounted Occupancy Sensor Dimming Switch With (1) Button, ON/OFF [EA]	1	0.6	$125.30	$125.30	$19.24	Sensor Switch WSXA PDT D $125.30 [S3]; 0.6 MH
DETAILED	Wall Mounted Occupancy Sensor Switch With (1) Button, ON/OFF, WSX-PDT-VA [EA]	6	0.5	$101.60	$609.60	$96.18	WSX-PDT-VA not found; WSXA PDT SA $101.60 comparable [S3]; 0.5 MH
DETAILED	Wall-Mounted Single Pole Switch With On/Off Control [EA]	2	0.5	$48.32	$96.64	$32.06	Hubbell HBL1221W $36.72 + box/ring/plate $11.60 [S3]; 0.5 MH
DETAILED	Temporary Allowance For Power And Lighting (44962 SF) [LS]	1	0	NEED QUOTE	$0.00	$0.00	No basis given
DETAILED	Testing Of All Cables And Circuit Wiring After Installation [LS]	1	16	$0.00	$0.00	$512.96	16 MH: insulation resistance and continuity testing of feeders and branch circuits (judgment)