AGI PRECONSTRUCTION

Your outside estimating team

www.agipreconstruction.com

SELECTED PROJECT SAMPLE 01 | ELECTRICAL

Quantity Takeoff & Estimate Package

Wellness studio build-out, California

- Project overview and quantity classification
- Labor hours by system
- Line-item quantity register (52 lines, sheet-referenced)
- Scope and responsibility matrix
- Assumptions, exclusions and RFI log
- Drawing and addenda log (34 sheets)
- Reference excerpts from the drawings
- QA status and how to use this package

Prepared from historical bid documents. Project, owner, contractor and design-team names are removed. AGI supplies quantities and labor hours. Your team keeps pricing, markup and the final number.

Project overview

A commercial tenant improvement of about 1,600 usable SF: six treatment suites, a beauty bar, lobby and laundry, with an adjoining 803 SF separation area. The electrical scope covers power, lighting and controls, equipment connections, signage power and low-voltage infrastructure.

Building type	Commercial tenant improvement (wellness studio)	**Drawing set**	34 sheets, issue set 08/22/2026 (8 electrical / energy sheets)
Location	California, USA	**Takeoff lines**	52 lines across 12 systems
Trade	Electrical: power, lighting, controls, low voltage	**Installation labor**	817.15 hours (project management carried by the client)
Delivered as	Editable Excel workbook and this PDF	**RFIs logged**	9 bid-critical questions, each sheet-referenced

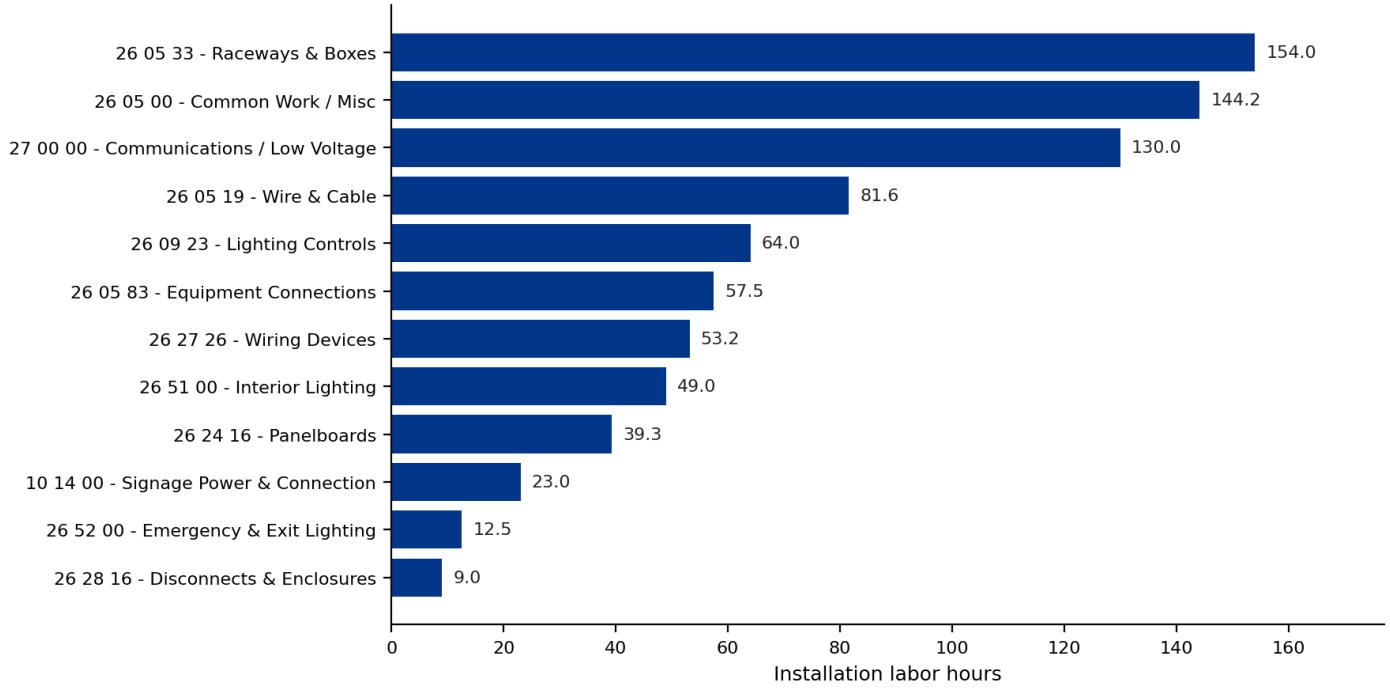
How every quantity is classified

Each line carries a basis tag, so a reader can see what was counted and what was allowed. Nothing is presented as measured unless it was counted from the plans or schedules.

Basis	Lines	Meaning
Defined	13	Quantity fixed by the documents (spec, schedule or single item).
Schedule count	3	Counted from the panel schedules on E-4.
Plan count	5	Counted from the plans (E-1, E-2) and reconciled to schedules.
Budget route	5	Length budgeted from the plans; field routing not issued.
Allowance	23	Lump-sum or unit allowance pending final selections or schedules.
Protected allowance	1	Allowance carried to protect an open scope item.
Open item	1	Carried on a stated assumption; an RFI is open.
Excluded	1	Not in the base scope; conditional alternate only.

Labor hours by system

Installation labor hours extended from the quantity register. Labor units are the estimator's project-specific productivity assumptions; the client can replace them with its own units and the workbook recalculates.



Total installation labor: 817.15 hours across 12 active systems. Fire alarm is carried at zero as a conditional alternate.

Quantity register

Line-item quantities with sheet references, labor units and labor hours. Pricing columns are intentionally blank in the workbook: the client prices and owns the final number.

ID	System	Description	Size / type	Sheet	Unit	Qty	Hrs/unit	Hours	Basis and notes
G-01	26 05 00	Mobilization and initial site set-up		Bid docs	LS	1	20	20.00	**Defined.** Retail-center access and delivery restrictions apply.
G-02	26 05 00	Layout, trade coordination and submittal preparation		E-0	LS	1	16	16.00	**Defined.**
G-03	26 05 00	Electrical demolition, safe-off and debris	~803 SF	Bid docs	SF	803	0.05	40.15	**Allowance.** No demolition plan issued; limited accessible-work allowance. Concealed conditions excluded (RFI-06).
G-04	26 05 00	Temporary power and temporary lighting, set-up and removal		Bid docs	LS	1	20	20.00	**Allowance.**
G-05	26 24 16	Existing 400A service and panels LP-A / LP-B: field verification and testing	400A; 2 panels	E-4	LS	1	12	12.00	**Open item.** Assumes reuse with no upgrade (RFI-02).
G-06	26 05 00	Testing, circuit labeling, panel directories, punch list and closeout		E-0	LS	1	48	48.00	**Defined.**
D-01	26 24 16	Branch breakers, one-pole	20A 1P	E-4	EA	34	0.35	11.90	**Schedule count.** Panel-schedule count plus one protected washer circuit; make and AIC to be verified.
D-02	26 24 16	Branch breakers, two-pole (sauna circuits)	20A 2P	E-4	EA	6	0.6	3.60	**Schedule count.**
D-03	26 24 16	Branch breakers, two-pole (two dryers, new condensing unit)	30A 2P	E-4	EA	3	0.6	1.80	**Schedule count.**
D-04	26 24 16	Panel hardware, filler plates, directories and miscellaneous		E-0, E-4	LS	1	10	10.00	**Allowance.**
D-05	26 05 33	EMT branch raceway	3/4"	E-1, E-2	LF	1,400	0.08	112.00	**Budget route.** Budget route takeoff; field routing not issued. Reconcile after site walk.
D-06	26 05 33	EMT fittings, supports and bushings		E-0	LS	1	12	12.00	**Allowance.**
D-07	26 05 19	Copper conductors THHN/THWN	#12	E-0, E-4	LF	4,150	0.012	49.80	**Budget route.** Includes protected quantity for second washer; final routes field verified.
D-08	26 05 19	Copper conductors THHN/THWN (two dryers, new condensing unit)	#10	E-4	LF	450	0.015	6.75	**Budget route.**
D-09	26 05 19	MC cable for whips and branches	12/2	E-0	LF	500	0.05	25.00	**Budget route.**
D-10	26 05 33	Boxes, covers, grounding and supports		E-0, E-1, E-2	LS	1	30	30.00	**Allowance.**
P-01	26 27 26	Commercial duplex receptacles and plates	20A	E-2	EA	31	0.45	13.95	**Plan count.** Includes reception, beverage, refrigerator and beauty-bar power points, plus one protected second-washer receptacle.
P-02	26 27 26	GFCI receptacles and covers	20A GFCI	E-2	EA	15	0.7	10.50	**Plan count.** Wet-area coordination.
P-03	26 27 26	Sauna receptacles	208V 20A, 6-20R	E-2, E-4	EA	6	1	6.00	**Defined.**
P-04	26 27 26	Cold-plunge GFCI weatherproof in-use outlet assemblies	120V	E-2, E-4	EA	6	1	6.00	**Defined.**
P-05	26 27 26	Dryer receptacles and plates	30A	E-4	EA	2	1	2.00	**Defined.**
P-06	26 27 26	TV recessed power and media boxes		E-2	EA	7	1.1	7.70	**Allowance.** Final cabling schedule not issued (RFI-03).

ID	System	Description	Size / type	Sheet	Unit	Qty	Hrs/unit	Hours	Basis and notes
P-07	26 27 26	Backlit-mirror recessed outlets and boxes		E-1	EA	10	0.7	7.00	**Allowance.** Six suite plus four beauty-bar mirrors. E-1 and EN-1 quantities conflict (RFI-04).
E-01	26 05 83	Sauna and cold-plunge final branch connections		E-2, E-4	EA	12	1.5	18.00	**Defined.** Equipment furnished by others.
E-02	26 05 83	Laundry final connections (two washers, two dryers)		E-4	EA	4	1.5	6.00	**Allowance.** Equipment furnished by others. Two-stack basis.
E-03	26 05 83	New air handler and condensing unit final power connections		M-3, E-2 to E-4	EA	2	2.5	5.00	**Defined.**
E-04	26 05 83	Exhaust fans (8) and dryer booster fans (2): final power connections		M-1, E-0	EA	10	1	10.00	**Defined.** Control and interlock coordination included.
E-05	26 05 83	Water heater and recirculation pump final connections		P-series, E-4	EA	2	2	4.00	**Allowance.**
E-06	26 05 83	Existing air handler and condensing unit disconnect and reconnect		M-3, E-3, E-4	EA	2	1.25	2.50	**Allowance.** Only if coordination requires a temporary disconnect.
E-07	26 28 16	Disconnects, cords and local equipment hardware		E-0, E-3, M-3	EA	6	1.5	9.00	**Allowance.** Includes booster-fan interlock hardware.
E-08	26 05 83	Red-light therapy dedicated branch circuit	208-240V 30A, L6-30R	Bid docs	LS	1	12	12.00	**Protected allowance.** One circuit only; equipment by owner/vendor. Location subject to written coordination.
L-01	26 51 00	Type A 2x2 LED panel fixtures	Type A	E-1, EN-1	EA	4	1	4.00	**Plan count.**
L-02	26 51 00	Type D 4" trimless downlights	Type D	E-1, EN-1	EA	25	1.2	30.00	**Plan count.** Final approved model pending (RFI-04).
L-03	26 51 00	Type Mb 36" beauty-bar backlit mirrors	Type Mb	E-1	EA	4	1.5	6.00	**Allowance.** Final model pending (RFI-04).
L-04	26 51 00	Type Ms 24x36 suite backlit mirrors	Type Ms	E-1	EA	6	1.5	9.00	**Allowance.** Final model pending (RFI-04).
L-05	26 52 00	Type Z emergency battery units	Type Z	E-1	EA	11	1	11.00	**Plan count.** Quantity corrected from 7 to 11 after plan reconciliation.
L-06	26 52 00	Type OZ exit / emergency unit	Type OZ	E-1	EA	1	1.5	1.50	**Defined.**
L-07	26 51 00	Fixture accessories and approved-model contingency		E-1	LS	1	0	0.00	**Allowance.** No labor carried.
C-01	26 09 23	Title 24 lighting controls: sensors, time switch, daylighting, demand-response interface		EN-1, EN-2, E-4	LS	1	56	56.00	**Allowance.** Control schedule not issued (RFI-05).
C-02	26 09 23	Certified Title 24 acceptance testing and coordination		EN-2	LS	1	8	8.00	**Allowance.** Third-party testing; one retest visit reserved.
S-01	10 14 00	Exterior sign power, J-box and final connection		E-1, E-4	LS	1	12	12.00	**Defined.** Sign furnished by others.
S-02	10 14 00	Backlit suite-number signs and drivers		E-1	EA	6	1.5	9.00	**Allowance.** E-1 markup conflicts with responsibility matrix (RFI-07).
S-03	10 14 00	Lobby feature-sign recessed outlet and final connection		Bid docs	EA	1	2	2.00	**Defined.**
LV-01	27 00 00	Cat6A CMP cable	Cat6A	Bid docs, E-2	LF	1,100	0.035	38.50	**Budget route.** Eleven-run budget pending cabling schedule (RFI-03).
LV-02	27 00 00	Cat6A jacks, terminations and patch cords	T568B, both ends	Bid docs	EA	22	0.75	16.50	**Allowance.** 22 terminations (11 runs x 2 ends).
LV-03	27 00 00	Low-voltage pathways, sleeves and backboxes	Per run	Bid docs	EA	11	2.5	27.50	**Allowance.** Eleven runs.
LV-04	27 00 00	9U rack, patch panel, shelf, UPS and rack PDU		Bid docs	LS	1	16	16.00	**Allowance.**
LV-05	27 00 00	32" TVs, mounts and HDMI accessories		E-2	EA	7	1.5	10.50	**Allowance.**
LV-06	27 00 00	Speakers and mounts		Bid docs	EA	4	1.5	6.00	**Allowance.** Final layout not issued.
LV-07	27 00 00	Mounting hardware for 3 owner access points and 4 owner cameras		Bid docs	EA	7	1	7.00	**Defined.** Devices furnished and programmed by owner.

ID	System	Description	Size / type	Sheet	Unit	Qty	Hrs/unit	Hours	Basis and notes
LV-08	27 00 00	ISP demarc coordination and miscellaneous low-voltage materials		Bid docs	LS	1	8	8.00	**Allowance.** Endpoint schedule still required.
ALT-01	28 31 00	Fire alarm: deferred design, permit, devices, programming and testing		E-0, E-2	LS	1	0	0.00	**Excluded (conditional alternate).** Not in base scope. Added only if the GC assigns it in writing (RFI-08).
								817.15	**Total installation labor hours**

Scope and responsibility matrix

What the takeoff includes, who furnishes what, what is excluded, and what is carried as an allowance or conditional alternate.

INCLUDED IN THE TAKEOFF	BY OTHERS / OWNER-FURNISHED	EXCLUDED	ALLOWANCES AND ALTERNATES
- Demolition and temporary conditions: field verification, circuit tracing, safe-off, demolition in the ~803 SF separation area, temporary power and life-safety continuity. - Existing distribution: reuse of the existing 400A service and panels LP-A / LP-B, branch breakers, circuit identification and directories. - Raceways, wiring and devices: branch raceways, conductors, boxes, receptacles, GFCI protection and specialty outlets. - Lighting, mirrors and emergency/exit units, with Title 24 controls and certified acceptance testing. - Wellness-equipment circuits (sauna, cold plunge, red-light), laundry circuits, and mechanical / plumbing equipment connections. - Signage power, structured cabling, AV, rack and owner-equipment mounting; closeout, testing and as-built markups.	- Saunas, cold plunges, red-light equipment and laundry appliances (furnished and assembled by others) - Mechanical and plumbing equipment - Owner network gateway, PoE switch, access points and cameras; IT programming and cloud setup - Exterior and logo sign faces - Factory controls, equipment startup and commissioning - Finish patching, painting, scanning, trenching, coring, roofing and waterproofing	- Fire alarm: design, permit, devices, programming and testing. Conditional alternate only if assigned by the GC in writing (RFI-08). - Service, meter, feeder or panel replacement or capacity upgrades, and correction of unidentified concealed defects (RFI-02). - Owner-furnished equipment (saunas, plunges, red-light, laundry, mechanical and plumbing equipment, network gateway and switch, access points, cameras), factory controls, startup and IT programming. - Scanning, trenching, saw cutting, coring, structural work, in-wall blocking, finish patching, painting, roofing and waterproofing. - Bonds, builder's risk, project-specific insurance, permit-expediting premiums, premium-time and acceleration.	- Lighting, mirror and suite-sign procurement - Lighting-control equipment and programming - Structured cabling, AV and camera infrastructure - Title 24 acceptance testing, including one retest reserve - Electrical permit and inspection - Conditional: fire-alarm alternate (if assigned in writing) - Conditional: deductive alternate if low-voltage package is awarded separately - Conditional: bond premium if required

Assumptions and clarifications

1. The issue set dated 08/22/2026 governs. Sheets A-2.1 and E100 are referenced but were not supplied; work shown only on them is excluded until issued (RFI-01).
2. Visible review comments on E-1 and E-2 are treated as direction where unambiguous (RFI-01).
3. The existing 400A service, feeders and panels are complete, code-compliant, reusable and have capacity for the scheduled work (RFI-02).
4. Laundry is priced on the two-washer, two-dryer basis; one washer circuit is carried as a protected quantity (E-4 shows one washer).
5. Raceway and conductor lengths are budget routes from E-1 and E-2, not field-measured runs; reconcile after a site walk.
6. Labor units are estimator productivity assumptions for this project, not a published labor-unit book. The client may substitute its own units.
7. Quantities are installation labor hours only; project management and supervision are carried by the client.
8. Fixture, mirror, sign and controls models follow approved submittals; model changes require written reconciliation.

RFI and clarification log

Nine bid-critical questions were issued before bid close. Each states the question, the sheets affected, the impact, and the basis the estimate uses if no answer arrives, so pending items never become silent scope.

ID	Question	Sheets	Status
RFI-01	Governing bid set, missing Sheet A-2.1, unresolved review comments on E-1 / E-2	A cover, A-2, E-1, E-2	Issued; no response recorded at package date
RFI-02	Existing 400A service and reusable panel conditions (make, AIC, breaker inventory)	A-1.3, E-4	Issued; no response recorded at package date
RFI-03	Structured cabling, AV and camera responsibility; owner cabling and device schedule	A-1.3, E-0, E-2	Issued; no response recorded at package date
RFI-04	Final fixture and backlit-mirror schedule; emergency/exit quantities	E-1, EN-1	Issued; no response recorded at package date
RFI-05	Title 24 controls package and who carries acceptance testing and forms	EN-1, EN-2, E-4	Issued; no response recorded at package date
RFI-06	Electrical demolition and life-safety plan for the ~803 SF separation area	A-2, E-1, E-2	Issued; no response recorded at package date
RFI-07	Backlit suite-number signs: who furnishes, and the power / final-connection boundary	E-1	Issued; no response recorded at package date
RFI-08	Fire alarm: design, permit, and installation responsibility	E-0, E-2	Issued; no response recorded at package date
RFI-09	Subcontract bond requirement and conditional pricing	Bid docs	Issued; no response recorded at package date

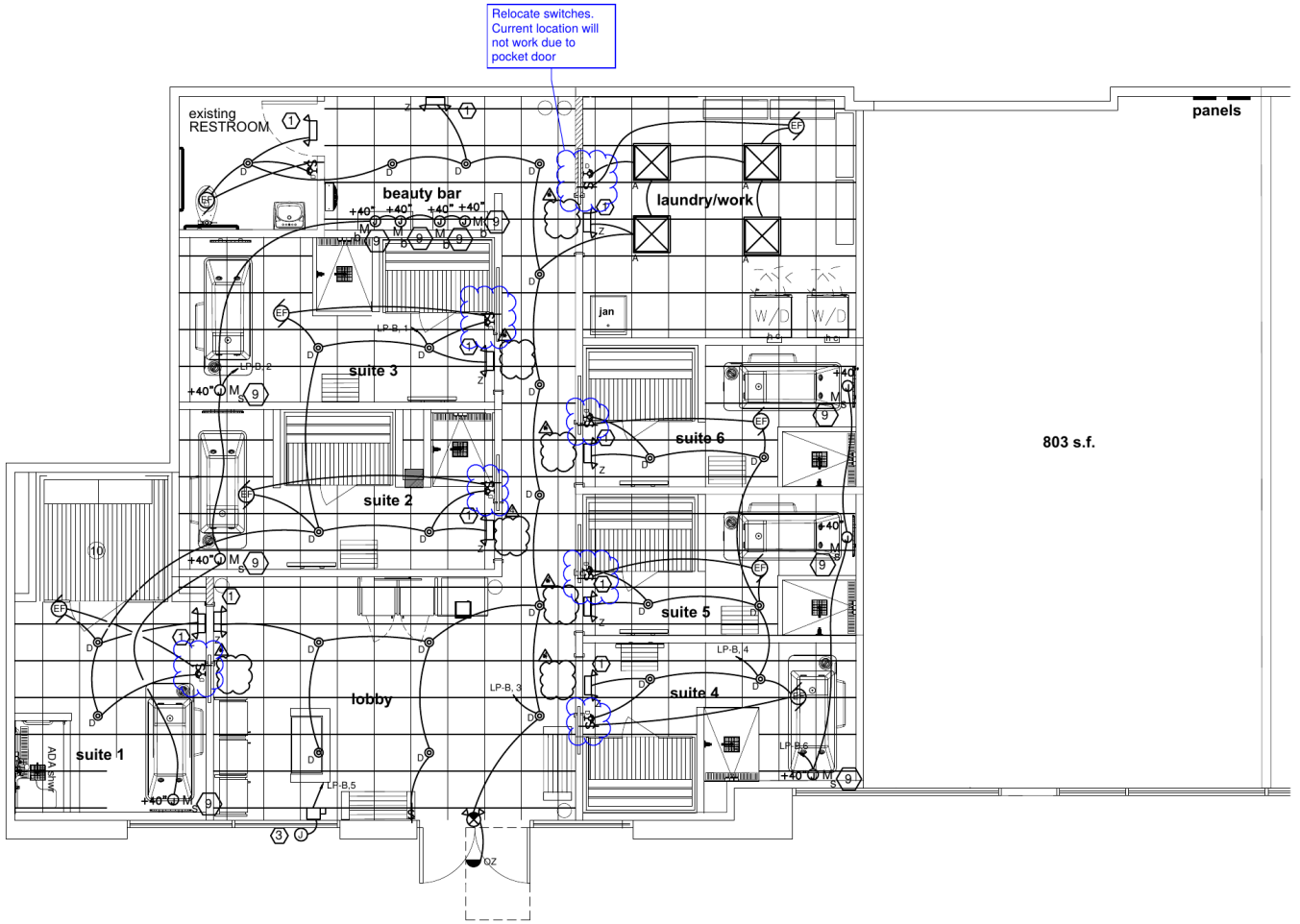
Drawing and addenda log

Every sheet in the issue set was reviewed. Sheets that carry no electrical scope are logged and marked N. No addenda were issued in the bid basis. Sheets A-2.1 and E100 are referenced in the set but were not supplied (RFI-01).

Sheet	Title	Incl.	Note	Sheet	Title	Incl.	Note
A-1	Cover, code data and general notes	Y	Reference	**M-3**	Mechanical schedules and notes	Y	Equipment connections
A-1.01	Site plan	N	Not electrical	**M-4**	Mechanical details	N	Not electrical
A-1.2	Accessibility notes	N	Not electrical	**P-0**	Plumbing notes	Y	Water heater and pump
A-1.3	Responsibility schedule	Y	Scope split by trade	**P-1**	Water floor plan	Y	Equipment coordination
A-2	Floor plan	Y	Backgrounds for E-1 / E-2; RFI-01 (A-2.1 missing)	**P-2**	Sanitary floor plan	N	Not electrical
A-3	Reflected ceiling plan	Y	Fixture and ceiling coordination	**P-3**	Plumbing details	N	Not electrical
A-4	Finish plan	N	Not electrical	**P-4**	Plumbing schedules	Y	Water heater and pump
A-4.1	Suite finish diagrams	N	Not electrical	**PE-1**	Plumbing / equipment sheet	N	Reviewed; no electrical scope identified
A-4.2	Finish details	N	Not electrical	**PE-2**	Plumbing / equipment sheet	N	Reviewed; no electrical scope identified
D-1	Details	N	Not electrical	**E-0**	Electrical specifications and general notes	Y	Core
D-2	Details and schedules	N	Not electrical	**E-1**	Lighting plan and fixture schedule	Y	Core; RFI-01, 04, 07
D-3	Door details	N	Not electrical	**E-2**	Power floor plan; voice/data/security notes	Y	Core; RFI-03, 06
D-4	Typical suite plan and beauty-bar section	Y	Suite equipment coordination	**E-3**	Part roof plan (electrical)	Y	Core
D-5	Details	N	Not electrical	**E-4**	Panel schedules, existing riser diagram, controls details	Y	Core; RFI-02, 05
M-0	Mechanical notes and specifications	Y	Equipment connections	**EN-1**	Title 24 lighting forms	Y	Controls scope; RFI-04, 05
M-1	HVAC floor plan	Y	Fan and unit connections	**EN-2**	Title 24 lighting forms	Y	Acceptance testing; RFI-05
M-2	Part roof plan	Y	Roof equipment	**EN-3**	Title 24 lighting load summary	Y	Controls scope

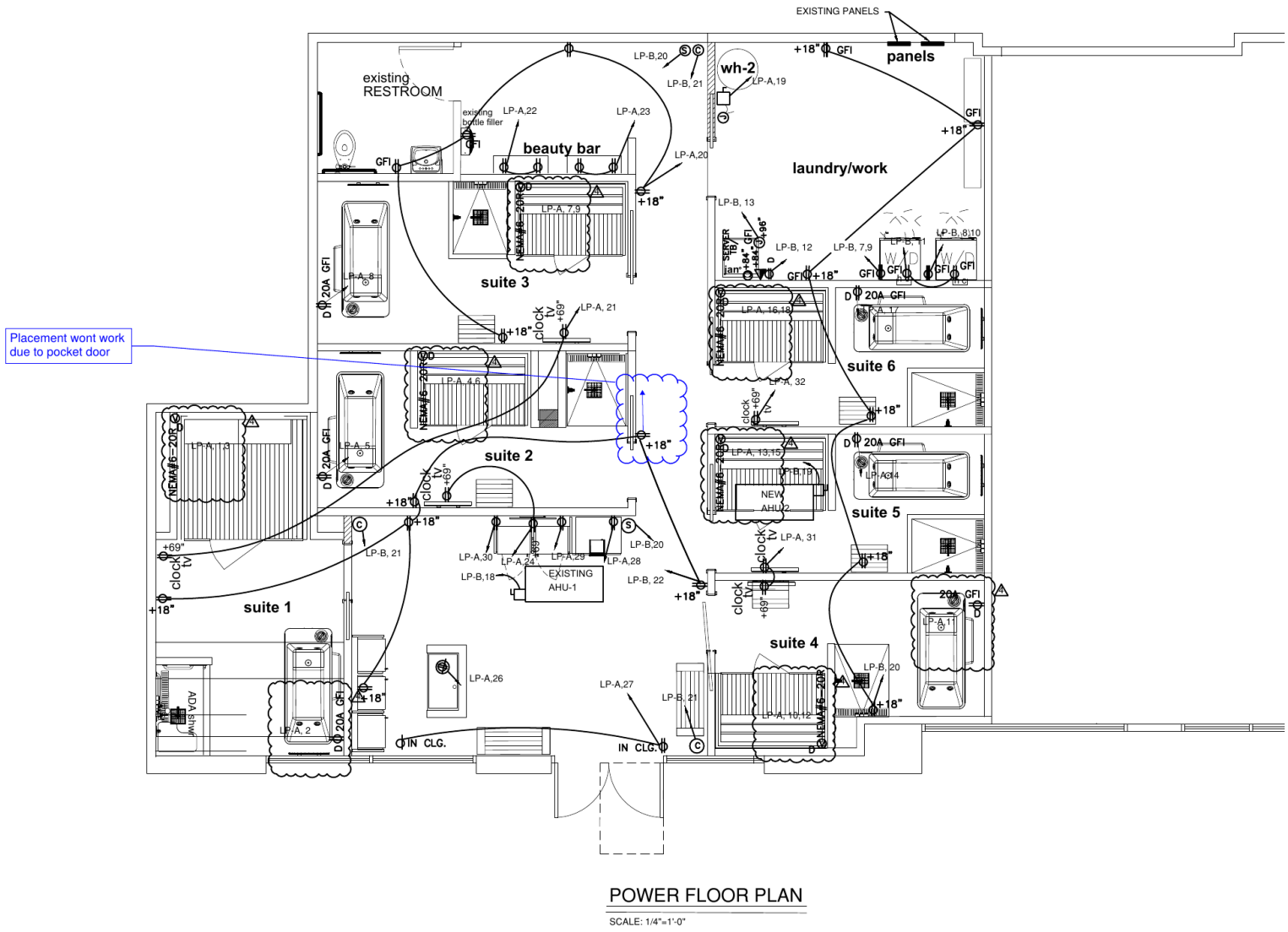
Reference excerpt: E-1 Lighting plan

Excerpt of the project drawings with title block and project identifiers removed. Blue markups are the design team's review comments as they appeared in the issue set (see RFI-01, RFI-04, RFI-07).



Reference excerpt: E-2 Power floor plan

Excerpt of the project drawings with title block and project identifiers removed (see RFI-02, RFI-03, RFI-06).



Reference excerpt: E-4 Panel schedules and existing riser

Excerpt of the project drawings with title block removed. Source for the breaker counts (D-01 to D-03) and the existing-service assumption (RFI-02).

JOB NAME: — PANEL LP–A — JOB NO.:
RATING: 208/120V, 3PH, 4W, 200A — EXISTING — FIRST FLOOR

CIRCUIT DESCRIPTION	POLE	LOAD Kva	BKR.	CONDUIT & WIRE	A	B	C		CONDUIT & WIRE	BKR.	LOAD kVA	POLE	CIRCUIT DESCRIPTION
SAUNA SUITE 1	2	1.8 1.8		3/4"C–3#12,1#12G	1	2.8		2	3/4"C–2#12,1#12G	20	1.0	1	COLD PLUNGE TUB SUITE 1
					3		3.6	4	3/4"C–3#12,1#12G	20	1.8 1.8	2	SAUNA SUITE 2
COLD PLUNGE TUB SUITE 2	1	1.0	20		5			6					
SAUNA SUITE 3	2	1.8 1.8	20	3/4"C–3#12,1#12G	7	2.8		8	3/4"C–2#12,1#12G	20	1.0	1	COLD PLUNGE TUB SUITE 3
					9		3.6	10	3/4"C–3#12,1#12G	20	1.8 1.8	2	SAUNA SUITE 4
COLD PLUNG TUB SUITE 4	1	1.0	20	3/4"C–2#12,1#12G	11			12					
SAUNA SUITE 5	2	1.8 1.8	20	3/4"C–3#12,1#12G	13	2.8		14	3/4"C–2#12,1#12G	20	1.0	1	COLD PLUNGE TUB SUITE 5
					15		3.6	16	3/4"C–3#12,1#12G	20	1.8 1.8	2	SAUNA SUITE 6
COLD PLUNGE TUB SUITE 6	1	1.0	20	3/4"C–2#12,1#12G	17			18					
HOT WATER HEATER	1	1.0	20	3/4"C–2#12,1#12G	19	1.6		20	3/4"C–2#12,1#12G	20	0.6	1	RECEPTACLES SUITE 3, REST RM. CORR.
T.V. RECEPTACLES +69" SUITES 1 & 3	1	1.0	20	3/4"C–2#12,1#12G	21		2.0	22	3/4"C–2#10,1#10G	20	1.0	1	RECEPTACLES BEAUTY BAR
BEAUTY BAR RECEPTACLES +27"	1	1.0	20	3/4"C–2#12,1#12G	23			24	3/4"C–2#12,1#12G	20	1.0	1	T.V. RECEPTACLES SUITES 2 & LOBBY
RECEPTACLES +18" SUITES 1,2,LOBBY .	1	0.5	20	3/4"C–2#12,1#12G	25	1.5		26	3/4"C–2#12,1#12G	20	1.0	1	RECEPTACLES RECEPTION DESK
SHOW ROOM WINDOW RECEPTACLE	1	1.0	20	3/4"C–2#12,1#12G	27		2.0	28	3/4"C–2#12,1#12G	20	1.0	1	RECEPTACLES LOBBY
RECEPTACLE LOBBY	1	1.0	20	3/4"C–2#12,1#12G	29			30	3/4"C–2#12,1#12G	20	1.0	1	RECEPTACLES LOBBY
T.V. RECEPTACLES +69" SUITES 4 & 5	1	1.0	20	3/4"C–2#12,1#12G	31	1.0		32	3/4"C–2#12,1#12G	20	1.0	1	T.V. RECEPTACLES SUITES 6
SPARE					33			34					SPARE
SPARE					35			36					SPARE
SPARE					37			38					SPARE
SPARE					39			40					SPARE
SPARE					41			42					SPARE
				TOTAL (PHASE):		12.5	14.8	12.4					

ENCLOSURE TYPE: NEMA 1
MOUNTING: SURFACE
MAIN CIRCUIT BREAKER: 200A TOP FEED
INTERRUPT RATING: FIELD VERIFY 42,000 AIC
FED FROM: ELECTRICAL SERVICE

TOTAL CONN.: 39.7 kVA
TOTAL DEMAND: 39.7 kVA
DEMAND: 110.3 AMPS 208V

NOTES:
1. ALL BUSING TO BE COPPER
2. BOLT ON BREAKERS ONLY
3.
4. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY THE AIC RATINGS OF THE EXISTING ELECTRICAL SYSTEM AND USE THE HIGHEST RATING.
6.
7.
8.
9.
10.

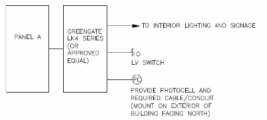
JOB NAME: — PANEL LP–B — JOB NO.:
RATING: 208/120V, 3PH, 4W, 200A — EXISTING — STORE ROOM

CIRCUIT	POLE	LOAD	BKR.	CONDUIT & WIRE	A	B	C		CONDUIT & WIRE	BKR.	LOAD kVA	POLE	CIRCUIT DESCRIPTION
LIGHTING SUITES 1 & 2	1	0.4	20	3/4"C–2#12,1#12G	1	0.8		2	3/4"C–2#12,1#12G	20	0.4	1	MIRROR LIGHTING SUITES 1,2,3 & DRY BAR
LIGHTING DRY BAR CORR.LAUNDRY, LOBBY	1	0.3	20	3/4"C–2#12,1#12G	3		1.0	4	3/4"C–2#12,1#12G	20	0.7	1	LIGHTING SUITES 4,5,& 6
OUTDOOR SIGN	1	1.1	20	3/4"C–2#12,1#12G	5			6		20	1.1	1	MIRROR LIGHTING4,5, & 6
CLOTHES DRYER	2	1.0 1.0	30	3/4"C–3#10,1#10G	7	2.0		8	3/4"C–3#10,1#10G	30	1.0 1.0	2	CLOTHES DRYER
					9		2.0	10					
WASHING MACHINE	1	1.0	20	3/4"C–2#12,1#12G	11			12	3/4"C–2#12,1#12G	20	1.0	1	RECEPTACLE +84" SERVER
SERVER JUNCTION BOX	1	1.0	20	3/4"C–2#12,1#12G	13	3.8		14	1"C–3#8,1#8G	45	2.8 2.8	2	EXISTING CONDENSING UNIT CU–2
NEW CONDENSING UNIT CU–2	2	2.0 2.0	30	1"C–3#8,1#8G	15		4.8	16					
					17			18	3/4"C–2#12,1#12G	20	1.0	1	EXISTING AHU–1
EXISTING AHU–2	1	1.0	20	3/4"C–2#12,1#12G	19	2.0		20	3/4"C–2#12,1#12G	20	1.0	1	SPEAKER SOUND
CAMERA	1	1.0	20	3/4"C–2#12,1#12G	21		1.0	22					SPARE
SPARE					23			24					SPARE
SPARE					25			26					SPARE
SPARE					27			28					SPARE
SPARE					29			30					SPARE
SPARE					31			32					SPARE
SPARE					33			34					SPARE
SPARE					35			36					SPARE
SPARE					37			38					SPARE
SPARE					39			40					SPARE
SPARE					41			42					SPARE
				TOTAL (PHASE):		8.6	8.8	7.2					

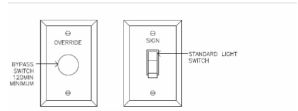
ENCLOSURE TYPE: NEMA 1
MOUNTING: SURFACE
MAIN LUG ONLY: 200A TOP FEED
INTERRUPT RATING: FIELD VERIFY 42,000AIC
FED FROM: ELECTRICAL SERVICE

TOTAL CONN.: 24.6 kVA
DEMAND: 24.6 kVA
DEMAND: 68.3 AMPS @ 208 V

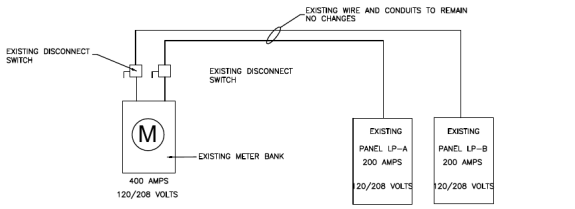
NOTES:
1. ALL BUSING TO BE COPPER
2. BOLT ON BREAKERS ONLY
3.
4. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY THE AIC RATINGS OF THE EXISTING ELECTRICAL SYSTEM AND USE THE HIGHEST RATING.
5. TOTAL AMPS CALCULATION
LIGHTING 5.0 KVA X 1.25 = 6.25 KVA
24.6-5.0 = 19.6 KVA
24.6 + 6.25 = 30.9 KVA - 85.3 AMPS
6.
7. PANEL LP-A = 110.3 AMPS + LP-B = 85.3 AMPS
TOTAL LOAD = 195.6 AMPS @ 208VOLTS
8.
9.



2 LIGHTING CONTROL SYSTEM
SCALE: NONE



3 DIMMER BANK DETAIL
SCALE: NONE



EXISTING ELECTRICAL RISER DIAGRAM
N.T.S.

QA status and how to use this package

This is a sample of AGI's standard electrical package. In a live engagement every check below is completed and initialed before issue.

Check	Status	Note
Sheets logged; electrical and coordination sheets marked included	**Done**	
Scale verified on every sheet	**Not re-verified (sample)**	Quantities carried from the project takeoff record
Addenda received and incorporated	**Done: none issued**	Nine RFIs logged and open
Every takeoff line has system, unit and sheet reference	**Done**	Checked programmatically
Waste factors applied consistently	**Done: none applied**	Client applies waste per line
Plan counts reconciled to schedules	**Pending (sample)**	Counts carried from the project record
Bid Recap check row reads OK	**Done**	
Exclusions, assumptions and RFIs reviewed with the client	**Not applicable (sample)**	
Independent reviewer spot-check	**Pending (sample)**	
Revision and issue date set on cover	**Done**	

Using the workbook

Open the Excel file, enter your labor rate and material pricing in the shaded cells, and the Bid Recap totals update. Change any labor unit to your own and every extension recalculates. Pricing, markup, overhead, profit and the final bid stay with your team.

To discuss a package for your next bid: **(858) 757-7244** | **sales@agipreconstruction.com** | www.agipreconstruction.com