Cost Comparison

Sr No	Company	Base Bid	Alternate Deduct	Bid Total
1	Electrical 1	$211,400	-	$211,400
2	Electrical 2	$321,570	($28,500)	$293,070
3	Electrical 3	$264,585	($38,152)	$226,433
4	Electrical 4	$259,165	-	$259,165
5	**Electrical 5**	**$278,700**	**-**	**$278,700**
6	Our Estimate	$303,466		$303,466

Remarks

1: On Price	Electrical 1 is the clear low bidder at $211,400 but does not include lighting fixtures & fire alarm
2: On Scope	Electrical 5 is carrying the most complete package of all the companies.
3: Economical (Price + Scope)	Electrical 3 & Electrical 5 are both good competitors but Electrical 5 is slightly better

Recommendation

Out of all the bid Electrical 5 & Electrical 3 are the main competitors but Electrical 5 is providing fire alarm in its scope at $22,315 which makes its bid even after excluding fire alarm much better which would be at $256,385.

Based on the Price & Scope I would recommend Electrical 5.

Itemized Comparision						
Line Item	**Electrical 1**	**Electrical 2**	**Electrical 3**	**Electrical 4**	**Electrical 5**	**Our Estimate**
General branch power / receptacles	Included	Included	Included	Included	Included	Included
GFCI / specialty / dedicated receptacles	Included	Included	Included	Included	Included	Included
Low-voltage / data rough-in (pathways, boxes, stub-ups only)	Included	Included (J-box/data stubs, TV box)	Included (conduit/boxes only)	Included (ceiling stub-in only, no full raceway)	Included	Included
Lighting fixtures — furnish & install	Partial (112 total; most reused/owner stock, allownce for L2A, L2B, UC1, W1 as contractor furnished)	Included (full fixture schedule per 2E2.3)	Included (owner-approved package; VE deduct offered)	Partial (Type UC fixture NOT included)	Included	Included
Lighting controls (switches, occupancy/vacancy sensors)	Included (local/code basis)	Included (sensors, power packs, LV switches itemized)	Included (complete system)	Not Included	Included (bundled w/ fixtures)	Included
Fire alarm rough-in (boxes, conduit pathways, sleeves, fire caulking)	Not Included	Not Included	Included (rough-in only)	Not Included	Included (full scope)	Not Included
Fire alarm devices, wiring, monitoring, AHJ acceptance testing	Not Included	Not Included	Not Included	Not Included	Included	Not Included
Panels / transformers / feeders	Included (HP2D, LP2D, LP2D1, T-LP2D, T-LP2D1)	Included (Panel HP2D/LP2D/LP2D1, 45kVA owner-stock + 30kVA new transformer)	Included (1 new 30kVA transformer, 3 new panelboards)	Included (1x 225A panel+feeder, 2 transformers, 2 panels)	Included	Included
CT / eGauge metering	Included (new CTs, connect to existing eGauge)	Included (new CTs, connect to existing Egauge)	Not Specified	Included (connection to existing metering)	Not Specified	Not Specified
Conference room fire-rated floor box / X-ray scanning allowance	Included (1, w/ X-ray allowance)	Partial (poke-thru floor box listed, no X-ray note)	Not Specified	Not Included (X-ray proofing explicitly excluded)	Included (GPR & coring for new poke-thru device)	Included
Mechanical equipment power / final connections	Included	Included (FC, FPB, exhaust fan, condensate pump, HP-1)	Included	Included (equipment furnished by others)	Included	Included
MC cable as wiring method	Not Included (rigid conduit only)	Partial (EMT primarily; 1 switch noted MC)	Not Specified	Not Specified	Not Specified	Not Included
Permits & inspection fees	Not Specified	Not Included	Not Included	Not Included	Included	Not Included
Demolition / make-safe	Included	Included (8x demo strip light)	Included	Included (minimal, during rough-in)	Included (bundled in Demo & General Expenses)	Included
Testing, device labeling, closeout documentation (as-built/O&M)	Included	Not Specified	Included	Included (submittals & record drawings)	Included	Included
Total Price	**$211,400**	**$321,570**	**$532,970**	**$259,165**	**$278,700**	**$303,466**

Electrical Bid Levelling Descriptions				
Description	**Company**	**Quantity**	**Unit**	**Price**
Power devices / receptacle locations	Electrical 1	110	LOC	
Low-voltage / data rough-in locations	Electrical 1	33	LOC	
Lighting fixtures (allowance for L2A, L2B, UC1, W1 new; ~112 total incl. reused)	Electrical 1	112	EA	
Lighting controls	Electrical 1			
Panels / feeders / transformers (HP2D, LP2D, LP2D1, T-LP2D, T-LP2D1)	Electrical 1			
CT / eGauge metering	Electrical 1			
Conference room fire-rated floor box w/ X-ray allowance	Electrical 1	1	EA	
Mechanical equipment power / connections	Electrical 1			
Testing, labeling, closeout	Electrical 1			
Electrical 1 — Base Bid Total	**Electrical 1**			**$211,400**
New CTs and connect to existing Egauge meter	Electrical 2	1	EA	
Feeders from DHP2 to HP2D	Electrical 2	1	EA	
Panel HP2D	Electrical 2	1	EA	
45kVA Transformer (owner stock)	Electrical 2	1	EA	
Panel LP2D	Electrical 2	1	EA	
30kVA Transformer	Electrical 2	1	EA	
Panel LP2D1	Electrical 2	1	EA	
Demo strip light	Electrical 2	8	EA	
TV Box, Duplex/Data/Data, 3-gang	Electrical 2	1	EA	
Poke Thru Floor Box, Duplex/Data	Electrical 2	1	EA	
GFCI Duplex Receptacle, EMT	Electrical 2	18	EA	
Controlled GFI Duplex Receptacle, EMT	Electrical 2	2	EA	
Ground Bar on Phone Board + #6 to Building Ground	Electrical 2	1	EA	
J-box and Stub Up for 2-way Comms	Electrical 2	1	EA	
GFCI Quadplex Receptacle, EMT	Electrical 2	4	EA	
120v 20A Connection to Condensate Pump	Electrical 2	3	EA	
Controlled Duplex Receptacle, Half, EMT	Electrical 2	21	EA	
Duplex Receptacle, EMT	Electrical 2	49	EA	
Controlled Quadplex Receptacle, Half, EMT	Electrical 2	17	EA	
Quadplex Receptacle, EMT	Electrical 2	24	EA	
Quadplex Receptacle, EMT (3-circuit)	Electrical 2	2	EA	
J-box and Data Stub Up, 1"	Electrical 2	71	EA	
6-20R Receptacle, EMT	Electrical 2	3	EA	
L6-30R 30A 208v Receptacle, EMT	Electrical 2	1	EA	
J-box and Data Stub Up, 3/4"	Electrical 2	3	EA	
Single Pole Switch, MC	Electrical 2	1	EA	
120v Connection to TF-2-1	Electrical 2	1	EA	
20A 208v Connection to FC	Electrical 2	4	EA	
20A 277v Connection to FPB	Electrical 2	4	EA	
Type B Fixture	Electrical 2	13	EA	
Type L1 Fixture	Electrical 2	18	EA	
Type L2A Fixture	Electrical 2	42	EA	
Type L2A EM Fixture	Electrical 2	3	EA	
Type L2B Fixture	Electrical 2	11	EA	
Type L2B EM Fixture	Electrical 2	7	EA	
Type L3 Fixture	Electrical 2	4	EA	
Type L3E Fixture	Electrical 2	4	EA	
Type L4 Fixture	Electrical 2	2	EA	
Type R1 Fixture	Electrical 2	3	EA	
Type W1 Fixture (120v connection only, fixture by others)	Electrical 2	2	EA	
Type X Fixture	Electrical 2	3	EA	
Type X1 Fixture	Electrical 2	5	EA	
Type UC1 Fixture	Electrical 2	4	EA	
Occupancy Sensor, Wall Mt, MC	Electrical 2	17	EA	
Ceiling Sensor, Low Voltage	Electrical 2	20	EA	
Ceiling Sensor, Low Voltage, VS	Electrical 2	3	EA	
Power Pack	Electrical 2	14	EA	
Low Voltage Switch	Electrical 2	12	EA	

Strut Support	Electrical 2	8	EA	
120v Connection to Exhaust Fan, T/O Switch	Electrical 2	1	EA	
35A 480v Connection to HP-1	Electrical 2	1	EA	
WP GFCI Duplex Receptacle, EMT, 10ft	Electrical 2	2	EA	
Electrical 2 — Base Bid Total	**Electrical 2**			**$321,570**
Electrical 2 — Alternate Lighting Deduct	Electrical 2			($28,500)
Electrical 2 — Adjusted Bid Total	**Electrical 2**			**$293,070**
Debris cleanup	Electrical 3			
Remove existing branch wiring/devices/conduit (demolished partitions)	Electrical 3			
Remove abandoned electrical equipment and wiring	Electrical 3			
Remove and salvage existing fixtures designated for reuse	Electrical 3			
New dry-type transformer	Electrical 3			
New panelboards, complete w/ breakers, grounding, labeling	Electrical 3			
Conduit, fittings, supports, copper conductors for branch circuitry	Electrical 3			
New electrical devices (general, dedicated, GFCI, specialty lab, 208V, breakroom, conference, workstation, mfg/tool shop, wet lab, server room, mechanical)	Electrical 3			
Owner-approved lighting package	Electrical 3			
Complete lighting control system	Electrical 3			
Fire alarm rough-in only (boxes, raceway, pathways, sleeves, fire caulking)	Electrical 3			
Security/access control rough-in only	Electrical 3			
Conduit and boxes for low-voltage rough-in	Electrical 3			
Device labels per NEC	Electrical 3			
Voltage testing at all new devices	Electrical 3			
Closeout documentation (as-built, O&M manuals)	Electrical 3			
Electrical 3 — Base Bid Total	**Electrical 3**			**$264,585**
Electrical 3 — VE Lighting Package Deduct	Electrical 3			($38,152)
Electrical 3 — Adjusted Bid Total	**Electrical 3**			**$226,433**
Lighting fixtures as specified (Type UC fixture NOT included)	Electrical 4			
Lighting control system (3rd-party commissioning excluded)	Electrical 4			
Branch power as specified	Electrical 4			
Connections to Mechanical and Plumbing equipment (equipment by others)	Electrical 4			
225A 480/277V 3-phase panel and feeder	Electrical 4			
Transformers	Electrical 4			
208/120V 3-phase panels	Electrical 4			
Conduit stub-in to ceiling for Voice/Data, Security, CCTV, Special Systems	Electrical 4			
Electrical demolition (minimal, during rough-in stage)	Electrical 4			
Electrical 4 — Base Bid Total	**Electrical 4**			**$259,165**
Lighting & Controls	Electrical 5			$ 145,050.00
Distribution & Feeders	Electrical 5			$ 28,000.00
Branch Wiring & Devices	Electrical 5			$ 63,895.00
Mechanical	Electrical 5			$ 3,550.00
Data Pathways	Electrical 5			$ 9,395.00
Fire Alarm (via Pye Barker sub)	Electrical 5			$ 22,315.00
Demo & General Expenses	Electrical 5			$ 6,495.00
Electrical 5 — Quote Total	**Electrical 5**			**$278,700**