ILLUSTRATIVE EXAMPLE · Fictional project, owner and GC, created to show the format of a Dimsou scope summary. Not based on any client's documents.

Elementary school classroom addition and renovation (fictional example)

LOCATION	OWNER	BIDDING TO	DELIVERY
Example County, USA	Public school district	3 GCs invited	Design-bid-build, public
BID DUE	**PRE-BID WALK**	**RFI DEADLINE**	**EST. SIZE (OUR TRADE)**
Thu, 2:00 pm local	Day 6 (non-mandatory)	Day 12 (per Add. 2)	~$850k–$1.1M

Recommendation: Bid

Fits our size range and region, and we have history with two of the three GCs. Main risk is switchgear lead time against the summer install window; carry a gear-release clarification.

SCOPE IN (OUR TRADE)

SECTION	SUMMARY	WHERE
26 05 19	Building wire and cable, copper only. MC cable allowed in concealed partitions only.	Spec p. 26-05-19/3
26 05 26	Grounding and bonding, including new service ground and bonding to existing building ground.	E-001, E-601
26 05 33	Raceways and boxes. EMT indoors, PVC-coated RGS for exterior exposed runs.	Spec 26 05 33
26 24 13	New 1200A, 480/277V switchboard for the addition, fed from utility pad-mount (transformer by utility).	E-601 (rev. Add. 1)
26 24 16	Four panelboards (two 480V, two 208V) and one 75 kVA dry-type transformer.	E-602 schedules
26 27 26	Wiring devices, tamper-resistant receptacles throughout classrooms.	E-201 to E-204
26 09 23	Networked lighting controls with occupancy and daylight sensors; programming and owner training (4 hrs).	E-301, spec 26 09 23
26 51 19	LED interior lighting, fixture schedule on E-501. Substitutions require prior approval 10 days before bid.	E-501
28 31 11	Fire alarm: extend existing addressable system into addition, new devices and NAC panel. Confirm whether this is in our package or a separate FA sub (see questions).	FA-101, FA-102
27 05 28	Low-voltage pathways only: sleeves, J-hooks and boxes. Cabling and devices by owner's vendor.	T-101

SCOPE OUT / BY OTHERS

- Utility transformer and primary (by utility)
- Data cabling, WAPs, security and AV devices (owner's vendor)
- Site lighting poles and bases (civil; we wire only, see Alt. 3)
- Mechanical equipment control wiring (Div. 23 controls sub)
- Temporary power: GC provides per 01 50 00

ALTERNATES

- **Alt 1:** Replace existing gym lighting with LED high-bays (add)
- **Alt 2:** Emergency generator and ATS for the addition (add)
- **Alt 3:** Wire and connect 6 site lighting poles (add)

Each alternate priced separately on the bid form, section 00 41 13.

ADDENDA LOG

ADDENDUM	WHAT CHANGED FOR OUR TRADE	IMPACT
Add. 1	Switchboard revised from 1000A to 1200A; panel schedule on E-601 reissued; two added classroom circuits on E-202.	Re-price gear
Add. 2	RFI deadline extended to day 12; pre-bid sign-in sheet issued (12 subs attended); no drawing changes for Div. 26.	Info only

RED FLAGS

ITEM	WHY IT MATTERS	SEVERITY
Liquidated damages	$1,500/day on substantial completion (00 52 13). Ties directly to the gear risk below.	High
Switchgear lead time	Install window is summer break (about 10 weeks). Current gear lead times may exceed the window if not released at award.	High
Prevailing wage	Public project; certified payroll required. Use the prevailing-wage labor rates in the estimate.	Medium
Occupied campus	Shutdowns of existing service limited to weekends with 7 days' notice (01 14 00). Add weekend premium time.	Medium
Bid bond	5% bid bond required if bidding direct; confirm whether the GCs require it from subs.	Low

BID / NO-BID SCORE (YOUR RULES)

RULE	THIS JOB	SCORE
Size: $250k–$2M for our trade	~$850k–$1.1M	2 / 2
Location: within 60 miles of shop	Inside range	2 / 2
GC relationship	Worked with 2 of 3 bidding GCs	2 / 2
Schedule fits crew availability	Summer install overlaps one other job	1 / 2
Past win rate on similar public K–12 work	Moderate	1 / 2
Contract risk (LDs, bonds, terms)	LDs plus gear risk	1 / 2

Total: 9 / 12 (bid threshold: 8) **Recommendation: Bid**

TAKEOFF PREP: SHEETS FOR OUR TRADE

- E-001 Legend, notes, one-line (rev. Add. 1)
- E-201 to E-204 Power plans, levels 1–2
- E-301 to E-302 Lighting and controls plans
- E-501 Fixture schedule
- E-601 to E-602 Switchboard and panel schedules
- FA-101 to FA-102 Fire alarm plans
- T-101 Low-voltage pathways

22 of 148 drawing sheets and 14 spec sections apply to our trade. Superseded sheets removed.

QUESTIONS TO SEND AS RFIS

- Is fire alarm (28 31 11) in the electrical package or a separate contract?
- Can switchgear be released for fabrication at notice of award?
- Is MC cable acceptable in classroom demising walls (conflict between 26 05 19 and general note 7 on E-001)?

Estimator sign-off

Reviewed by: _____ Date: _____