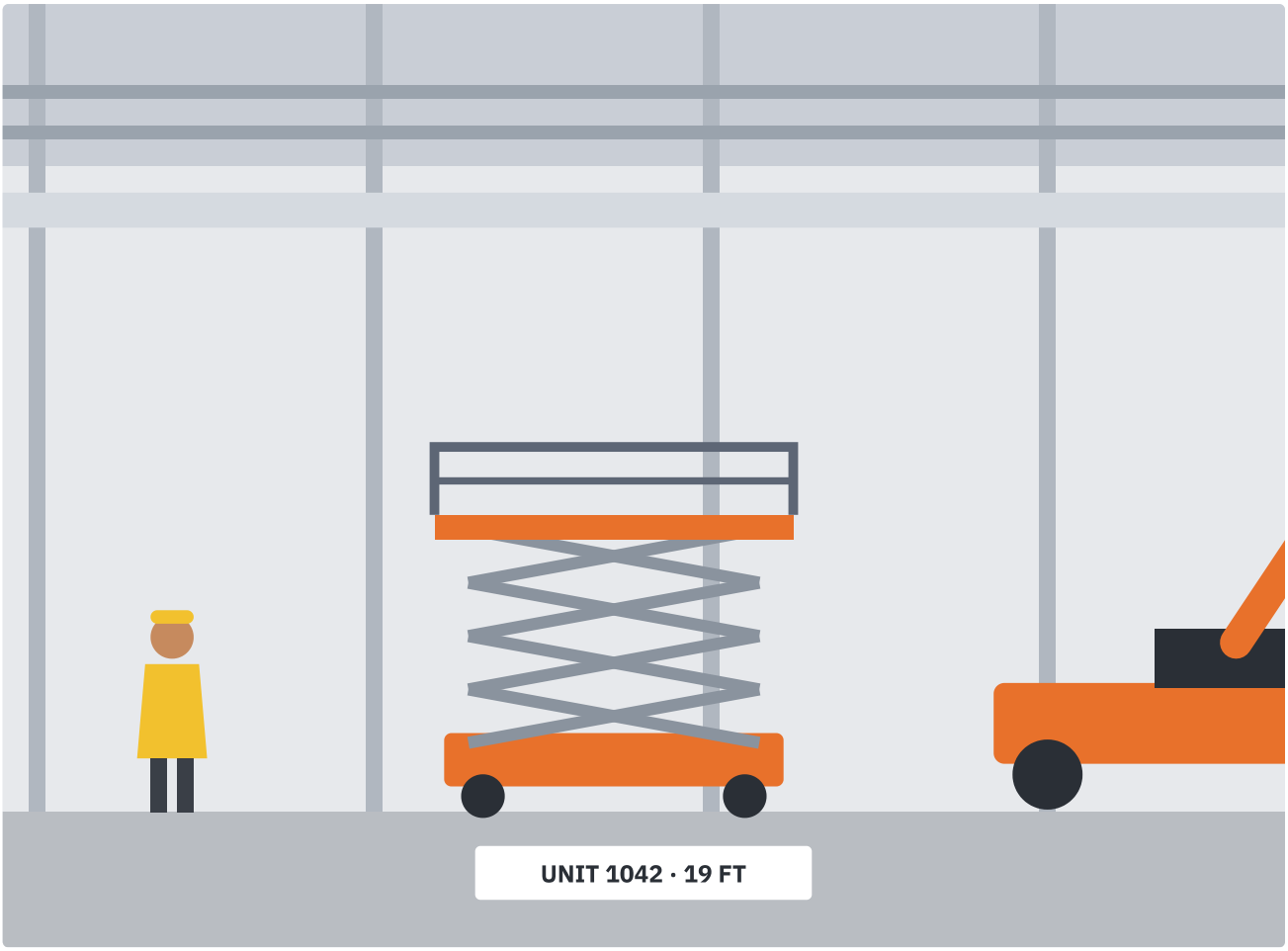


Electrical estimate

Tenant build-out for a 2,400 sq ft noodle bar at 1420 Larimer Street: new service panel, kitchen connections, dining lighting and code work.

ESTIMATE # RE-26-0417
ISSUED Oct 6, 2026
VALID UNTIL Nov 5, 2026

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Estimate summary

Priced from the architect's drawings, sheets E1.0 to E3.1, and our walk of the shell on September 29.

ESTIMATED TOTAL

$55,806.00

Materials, labor and permit

POINTS COUNTED

203

Devices, fixtures and connections

ON SITE

5 weeks

Rough-in to final inspection

ASSUMPTIONS

This estimate assumes the following. If any of them proves wrong, we price the change in writing before doing the work.

- The building's meter center has a 225 A position available, as the landlord's drawings show.
- Ceilings stay open until our rough-in inspection passes.
- Kitchen equipment matches the schedule on sheet K2.0, revision B.

How we priced it

Every line is a count from the drawings multiplied by our installed price per point, so you can check any figure against the plans.

CATEGORY	COUNT	SOURCE
Receptacles and switches	68 points	Sheet E2.0, power plan
Dedicated circuits	9 circuits	Sheet E2.1, equipment plan
Light fixtures	65 fixtures	Sheet E3.0, lighting plan
Kitchen connections	12 connections	Sheet K2.0, equipment schedule

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Scope of work

What our crew installs, and what stays with your general contractor or other trades.

Included

- New 225 A panel, feeder and grounding
- All branch circuits, devices and occupancy sensors
- Installing every light fixture and the dining dimming system
- Power to hoods, cooler, freezer and cooking equipment
- Shunt trip tied to the hood fire-suppression system
- Permit, inspections, testing and panel labeling

Not included

- Buying the decorative fixtures (see the allowance)
- Fire alarm, data cabling and security, by others
- Patching drywall and ceilings after rough-in
- Utility fees for a new meter, if the landlord requires one

Anything excluded can be priced on request.

Panel load summary

LOAD	CONNECTED	DEMAND
Kitchen equipment	61 kVA	42 kVA
Lighting	9 kVA	9 kVA
Receptacles and POS	14 kVA	10 kVA
Hoods, cooler and freezer	11 kVA	11 kVA
Total on a 225 A, 208 V service	95 kVA	72 kVA

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Estimate

Quantities are counted from the drawings; prices are installed prices per point, including labor and materials.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Service and distribution					
1	**New 225 A, 120/208 V panelboard** Code: SD-PNL 42-circuit panel in the back corridor, replacing the shell's 100 A panel.	1 ea	$6,850.00	–	0%	$6,850.00
2	**Feeder from the building meter center** Code: SD-FDR Conductors: 4 × 4/0 AL in 2 in EMT	85 ft	$62.00	–	0%	$5,270.00
3	**Grounding, bonding and panel schedule** Code: SD-GND	1 lot	$940.00	–	0%	$940.00
					Subtotal: Service and distribution	**$13,060.00**
	Branch circuits and devices					
4	**Duplex receptacles, dining and bar** Code: BC-REC Price per point: box, device, plate and an average 25 ft of MC cable.	34 points	$168.00	–	0%	$5,712.00
5	**GFCI receptacles, kitchen and restrooms** Code: BC-GFI	18 points	$214.00	–	0%	$3,852.00
6	**Dedicated 20 A circuits, POS and bar equipment** Code: BC-DED	9 circuits	$395.00	–	0%	$3,555.00
7	**Switches and occupancy sensors** Code: BC-SW	16 points	$156.00	–	0%	$2,496.00
					Subtotal: Branch circuits and devices	**$15,615.00**
	Lighting					
8	**Install owner-selected pendants and downlights** Code: LT-INS Labor and wiring only; the fixtures are in the allowance on page 6.	42 fixtures	$118.00	–	0%	$4,956.00
9	**LED troffers, kitchen and storage** Code: LT-TRF	14 fixtures	$285.00	–	0%	$3,990.00
10	**Emergency lights and exit signs** Code: LT-EGR	9 ea	$235.00	–	0%	$2,115.00
11	**Dimming system for the dining room, 4 zones** Code: LT-DIM	1 system	$2,480.00	–	0%	$2,480.00
					Subtotal: Lighting	**$13,541.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Kitchen equipment connections					
12	**Hood fans and make-up air connections** Code: KE-HOOD	3 connections	$640.00	–	0%	$1,920.00
13	**Walk-in cooler and freezer circuits** Code: KE-WIC	2 connections	$780.00	–	0%	$1,560.00
14	**Fryers, ranges and dishwasher, 208 V** Code: KE-208	6 connections	$520.00	–	0%	$3,120.00
15	**Hood fire-suppression shunt trip** Code: KE-SHT	1 system	$1,150.00	–	0%	$1,150.00
			Subtotal: Kitchen equipment connections			**$7,750.00**
	Permits, testing and job costs					
16	**Denver electrical permit and inspections** Code: PJ-PRM	1 permit	$1,240.00	–	0%	$1,240.00
17	**Lift rental for 12 ft ceilings** Code: PJ-LFT	3 weeks	$420.00	–	0%	$1,260.00
18	**Testing, labeling and as-built panel schedule** Code: PJ-TST	1 lot	$680.00	–	0%	$680.00
19	**Contingency, 5% of the work** Code: PJ-CON For conditions in the existing shell we cannot see. Unused contingency is not billed.	1 lot	$2,660.00	–	0%	$2,660.00
			Subtotal: Permits, testing and job costs			**$5,840.00**

Subtotal	$55,806.00
Sales tax (paid by us on materials, not charged on this build-out)	$0.00
Estimated total	**$55,806.00**

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Fixture allowance

You are still choosing the decorative fixtures, so they are budgeted, not priced. You pay their actual cost: less if they cost less, more if they cost more.

ALLOWANCE	BUDGET	WHAT IT COVERS
Pendants over the bar and tables	$8,400.00	24 pendants at about $350 each, delivered
Dining downlights	$3,060.00	18 trimless LED downlights at about $170 each

We give you a written change order for any difference before ordering.

Alternates

EV charger in the alley One 48 A Level 2 charger for the delivery van.	dedicated 60 A circuit, permit included	**$3,950** added to the total
Patio heater circuits Four 240 V circuits for infrared heaters.	weatherproof controls, heaters by owner	**$2,280** added to the total
Sign circuit and timer Exterior sign power with an astronomical timer.	required by code, if not by the sign maker	**$720** added to the total

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Schedule

Five weeks on site, coordinated with your general contractor's framing and ceiling dates.

WEEK 1

Panel and feeder

Panel set, feeder pulled, temporary power.

WEEKS 2–3

Rough-in

Boxes, conduit and cable; rough inspection.

WEEK 4

Kitchen connections

Equipment wired as it is set.

WEEK 5

Trim and final

Devices, fixtures, testing, final inspection.

About this estimate

1. Estimate, not contract

1.1 Accepting this estimate lets us write a subcontract on these prices. Prices are held until Nov 5, 2026; copper and aluminum prices are the most likely to move after that.

2. Changes

2.1 Added points are billed at the per-point prices above. Equipment changes after the K2.0 schedule are priced before the work is done.

3. Payments under the contract

3.1 Monthly progress billing for work in place, 5% retainage released at final inspection.

Accept this estimate

Sign to accept the estimate and ask us to prepare the subcontract on these prices.

OWNER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Estimate RE-26-0417, valid until Nov 5, 2026.

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