

# Sage Construction and Real Estate Solutions

## Electrical Knowledgebase

For faster and more accurate estimating, Electrical Knowledgebase is a pre-built database of prices that you can begin using immediately.

Developed for use exclusively with Estimating, a Sage Construction and Real Estate application, nothing compares to the way Electrical Knowledgebase allows contractors to prepare conceptual estimates, even detailed estimates, immediately upon loading the software.

Eliminating the often tedious and time-consuming process of individual item takeoff, the built-in intelligence prompts you for minimal input to calculate quantities and costs of a given assembly. Thousands of industry-standard item prices are included and ready to go without building your database from scratch.

Electrical Knowledgebase includes Smart Assemblies and modeling capabilities, so you can take off a complete system in a single step—assemblies such as branch power distribution and feeders, devices, and lighting. And each assembly or model is backed by complete item and labor detail plus the designed-in intelligence to simplify any complex estimate. Labor rates conform to NECA levels 1, 2, and 3 and material items are updated regularly by Trade Service's TRA-SER Premier program.

You can also set up and tap into item pricing and labor production rates honed to fit your custom requirements. This allows you to use a predefined price for negotiated work or net prices based on agreements with a particular vendor. You may also want to adjust labor rates to account for the degree of installation difficulty, weather, or other conditions that can affect the job. Choose one combination of pricing and labor factors for a hard-bid job, another for negotiated work, and still another for a change order.

### Features and Efficiencies

- Quickly take off hundreds or even thousands of items thanks to Smart Assemblies with built-in intelligence.
- Set up models for any type of work such as commercial, hospital, schools, industrial, multi-family, and more.
- Configure multiple crews using criteria for unions, prevailing wage, or interstate work.
- Easily search and sort items thanks to TRA-SER Pro commodity code descriptions on every item.
- With Job Cost phase codes you can easily integrate with accounting applications.
- Generate material lists in a meaningful format for efficient material purchasing.
- Customize items with up to 20 prices for each and set up for automatic updates
- Associate up to 10 labor rates to each item for accuracy under any conditions.

### BENEFITS

- Start generating estimates immediately using a number of prebuilt models and assemblies
- Easily customize to support multiple labor rates (crew and/or complexity specific) and item pricing
- Generate highly accurate detailed or conceptual estimates in a fraction of the time it's currently taking you
- Easily create or reprice estimates based on NECA labor rates (levels 1, 2 & 3) and Trade Services TRA-SER Pro material pricing updates
- Eliminate the time-consuming task of item takeoff using Smart Assemblies and modeling capabilities

**Create Interview**

Model Name: 1006 - Take-off Switches & Receptacles w/ Cable by Device Count  
 Model Reference: Building A Floor 1

**Rough-In Takeoff Model**

Use this model to take-off switches with either armored cable or NM (romex) w/ supports, boxes, and plates.

When building a new or modifying an existing model, always be careful that your formula logic within a nested assembly variable does not generate a value outside the parameters of the minimum or maximum default values of that assembly variable. In particular, watch for any formula logic that will generate a zero (0) value in a variable with a minimum default value of 1.

Select Cable Type: 2  
 Select Framing Material: 1  
 Select Ring Height: 2  
 Select Device Color: 3  
 Select Plate Color: 15=15 Amp Switch, 20=20 Amp Switch

SWITCHES:  
 Select Switch Amp Rating:  
 Enter Switch Cable Conductor Size (e.g., #14, #12, #10, etc.):  
 Enter the Quantity of 1-gang, SP Switches:  
 Enter the Quantity of 2-gang, SP Switches:  
 Enter the Quantity of 3-gang, SP Switches:  
 Enter the Quantity of 4-gang, SP Switches:  
 Enter the Quantity of 1-gang, 3-Way Switches:  
 Enter the Quantity of 2-gang, 3-Way Switches:

Estimating - C:\Databases\EK - [Colwell Industries]

Bid Item	Floor	System	Description	Quantity	Labor Quantity	Labor Amount	Material Unit Price	Extended Material	Extended Price	Labor Col	Price Table
<b>Base Bid</b>											
	Floor 01		Floor 1								
		Branch	Branch Wiring								
		Devices	Sheet E-1		383.60 hrs	21,535		5,961	27,496		
		Feeder	Sheet E-3		2,345.11 hrs	131,654		30,690	162,345		
			Sheet E-2								
			Feeder								
			2-1/2 RIGID/EMT STRUT CLAMP EG	140.00 ea	7.00 mh	393	102.30 /c	143	536	Item	Item
			12 THHN STR CU BLK 2500 WIRE	4,158.00 lf	37.42 mh	37,42	2,101 104.13 /m	433	2,534	Very Diffcult	Bid Price col 3
			10 THHN STR CU BLK 2500 WIRE	2,772.00 lf	31.05 mh	1,743	157.23 /m	438	2,179	Very Diffcult	Bid Price col 3
			4 THHN STR CU BLK 500R WIRE	2,772.00 lf	38.81 mh	2,179	604.66 /m	1,676	3,855	Item	Bid Price col 3
			2 THHN STR CU GRN 500R WIRE	1,386.00 lf	24.95 mh	1,401	949.53 /m	1,316	2,717	Item	Bid Price col 3
			14-6 ALICU SCR LUG	4.00 ea	1.24 mh	70	28.83 /c	1	71	Item	Bid Price col 3
			14-6 ALICU SCR LUG	6.00 ea	1.86 mh	104	28.83 /c	2	106	Item	Bid Price col 3
			6-250 ALICU SCR LUG	2.00 ea	2.00 mh	112	184.26 /c	4	116	Item	Bid Price col 3
			6-250 ALICU SCR LUG	2.00 ea	2.00 mh	112	184.26 /c	4	116	Item	Bid Price col 3
			6-250 ALICU SCR LUG	2.00 ea	2.00 mh	112	184.26 /c	4	116	Item	Bid Price col 3
			4 STR ALICU SPLIT BOLT	1.00 ea	0.60 mh	34	397.35 /c	4	38	Item	Bid Price col 3
			10 STR ALICU SPLIT BOLT	4.00 ea	2.00 mh	112	156.65 /c	6	119	Item	Bid Price col 3
			10 STR ALICU SPLIT BOLT	6.00 ea	3.00 mh	168	156.65 /c	9	178	Item	Bid Price col 3
			210-LB x 6500' POLY LINE	1,380.00 lf	2.76 mh	155	18.13 /ea	4	159	Item	Bid Price col 3
			Labor for EMT Conduit - 2-1/2"	-68.50 lf	-6.51 mh	(365)	- /lf	-	(365)	Item	Bid Price col 3
			2-1/2 EMT THINWALL CONDUIT	1,370.00 lf	130.15 mh	7,307	754.19 /c	10,332	17,639	Item	Bid Price col 3
			2-1/2 DIC INS GRD BUSH	4.00 ea	1.00 mh	68	935.56 /c	37	94	Item	Bid Price col 3
			2-1/2 DIC INS GRD BUSH	60.00 ea	17.00 mh	954	935.56 /c	636	1,591	Item	Bid Price col 3
			2-1/2 RT EMT COMP CONN	4.00 ea	2.00 mh	112	327.99 /c	13	125	Item	Bid Price col 3
			2-1/2 RT EMT COMP CONN	60.00 ea	34.00 mh	1,909	327.99 /c	223	2,132	Item	Bid Price col 3
			2-1/2 DIC RT EMT COMP CPLG	154.00 ea	107.80 mh	6,052	423.85 /c	653	6,705	Item	Bid Price col 3
			2-1/2 DIC RT EMT COMP CPLG	58.00 ea	39.20 mh	2,201	423.85 /c	237	2,438	Item	Bid Price col 3
			2-1/2 90D EMT EL	28.00 ea	4.48 mh	252	155.50 /ea	4,354	4,606	Item	Bid Price col 3
			2-1/2 EMT Field Bend	16.00 ea	8.00 mh	449	- /ea	-	449	Item	Bid Price col 3
			2-1/2 ALL LB THREADED BODY	16.00 ea	4.00 mh	225	4,408.07 /c	716	943	Item	Bid Price col 3
			12x12x6 IN SCR CVR BOX	34.00 ea	51.00 mh	2,863	16.91 /ea	575	3,438	Item	Bid Price col 3
		Gear	Switch Gear								
			Sheet E-4								
			LAG SCREW 1/4X1	16.00 ea	0.64 mh	36	4.70 /c	1	37	Item	Item

Grand Total: 599,344 Location: 8/28/2007

Answer a series of questions about your project and the knowledgebase generates extremely accurate project costs backed by extensive detail.

Electrical Knowledgebase is part of the Sage Construction and Real Estate family of fully integrated software created to streamline work and connect the people you depend on to build your business.

