



Commercial Estimating & Bid Support — Rates

For stores, restaurants, and commercial remodels. Starting prices below; every engagement starts with a written scope and a quote you approve before work begins.

01 / PER PROJECT

Commercial Estimates & Bids From \$300

- Store, restaurant & tenant-improvement takeoffs
- Restaurant MEP: hood/exhaust, grease trap, gas & power
- Scope sheets, inclusions & exclusions
- Proposal & bid-submission support

02 / MONTHLY

Contractor Back Office From \$750/month

- Bid calendars, RFQs & sub quote follow-up
- Invoice prep & receivables follow-up
- Submittal, RFI & document control
- Closeout & warranty checklist support

03 / AS NEEDED

MEP & Scope Support \$75/hour

- Restaurant MEP & hood/exhaust scope reviews
- Change orders, addenda & existing-condition pricing
- Permit / spec / drawing gap review
- Ongoing preconstruction & project admin

LIVE US PRICING — NO GUESSING

Equipment & materials

Live US supplier & material pricing — no stale book rates.

Labor — current rates

Union scale · prevailing wage (Davis-Bacon & state) · open-shop market rates.

Every number traceable

You see what's quoted, what's assumed, and where each price came from.

TYPICAL COMMERCIAL ESTIMATE RANGES (PER PROJECT)

Scope	Examples	Typical range	Turnaround
Light	Single-trade scope for a store or small remodel	\$250–\$500	Same-day or 5 hrs available
Mid	Retail fit-out or restaurant base remodel, 1–2 trades	\$500–\$1,000	5–7 business days
Complex	Restaurant remodel, full MEP (hood, grease trap, plumbing, electrical)	\$1,000–\$2,500	7–10 business days
Full bid package	Multi-trade tenant improvement, vendor coordination, GC submission	\$1,500–\$3,500	8–12 business days

Same-day or 5-hour turnaround available on small, single-trade projects.

MONTHLY PACKAGES

Package	Hours	Price
Starter — Bid & Lead Tracker	10 /mo	\$750
Essential — Back-Office Coordination	20 /mo	\$1,400
Priority — Fractional Operations	40 /mo	\$2,400

QUICK QUOTES (COMMERCIAL)

Restaurant MEP & existing-conditions review	\$250–\$600
Kitchen hood / exhaust & HVAC verify	\$150–\$400
Permit, spec & addendum review	\$150–\$300
Change-order documentation & pricing	\$400–\$1,000
Bid package assembly (GC, tenant improvement)	\$350–\$800

Clear Terms

Scope first: written quote & deliverables approved before work begins.

Revisions: one round included on the same drawing set.

Existing conditions: what the drawings don't show is quoted as separate work.

Rush: +25% for 48–72 hr turnaround; +50% for under 48 hrs. **Small projects:** same-day or 5-hour turnaround available.

Payment: 50% deposit to start, balance before delivery (projects); packages billed monthly.

Why Constructive Edge

20+ years of MEP experience — restaurant & retail construction is MEP-heavy, and that's exactly the lane.

All trades supported — HVAC, plumbing, electrical, and specialty trades.

One source for estimating, bid coordination, and back-office support.

Confidential: your plans, bids, and pricing are never shared.

Have a commercial project on your plate? Book a free 15-minute discovery call — no obligation.

BOOK A FREE CALL