FIELDINTEL CONSULTING, LLC

ROUGH ORDER OF MAGNITUDE COST REPORT

Mesa, Arizona
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ROM Cost Report: Sample Industrial Warehouse

Prepared for: Example Client, Inc. (SAMPLE REPORT, illustrative only)

Date: August 17, 2026

Location: Phoenix, AZ

Building type: Tilt-panel industrial warehouse

Square footage: 120,000 sq ft

Stories: 1

General Trades (Per-Trade, Not Summed)

TRADE	MATERIAL (EST.)	LABOR (EST.)	MEDIAN	PLANNING RANGE (P25-P75)	TARIFF-ADJUSTED (+20%)
Electrical	$302,400	$561,600	$864,000	$297,600 to $2,679,600	$924,480
Concrete	$376,740	$202,860	$579,600	$163,200 to $2,108,400	$654,948
Roofing	$203,580	$109,620	$313,200	$110,400 to $600,000	$353,916
HVAC/ Mechanical	$429,600	$429,600	$859,200	$306,000 to $2,055,600	$945,120

Each trade is shown on its own. These figures are deliberately not summed into one total, since a blended figure across dissimilar trades implies more precision than the underlying data supports.

DAS / ERRCS (Additional Scope)

DAS/ERRCS: ERRCS/Public Safety, Full Turnkey (material + labor + commissioning + RF services)

Parts & Smarts (materials, design/commissioning, RF services)	**$150,253 to $162,687**
Labor	**$155,500 to $162,568**
Category total planning range	**$305,753 to $325,255**

Priced against total campus square footage, consistent with FieldIntel's scope-basis convention for connected structures over 50,000 sq ft.

This category's rate is derived from a comparable ERRCS full-turnkey installation of similar scale and building type, priced 2025, scaled to this property's square footage and escalated to a 2026 planning range.

Notes & Assumptions

- **Code note:** based on building size (120,000 sq ft, at or above 50,000 sq ft), this project may be required to have a DAS/ERRCS system under Arizona code (IFC §510-type applicability). This is an Arizona-specific starting point, not independently verified for other states. Always confirm with your local AHJ.
- **General trades:** figures are a rough planning anchor, not a controlled per-project estimate. The median is a rough planning anchor; the low-high range reflects real variation in project type and finish level across a large historical dataset, not estimating precision.
- **Material/labor split:** each trade's material and labor figures (and the tariff adjustment, if applied) are an industry-typical estimate applied to FieldIntel's real blended rate, not a measured breakdown from FieldIntel's own bid data. FieldIntel's underlying dataset has one blended bid amount per trade, no material/labor split at the source.
- **DAS/ERRCS:** figures are a Rough Order of Magnitude planning range, not a quote. Each rate is derived from a single historical proposal per scope category (n=1), scaled to the subject property's square footage and adjusted for researched 2026 market trends (tariffs on electronics, copper pricing, electrical contractor labor rates). Actual pricing depends on site-specific conditions, RF environment, and current material and labor costs at time of bid.
- Nothing in this report should be presented as firm pricing. Get a real subcontractor or vendor quote before bidding or presenting a number to a client.

Invoice ROM-2026-001

General trade ROM item: Electrical	$75
General trade ROM item: Concrete	$75
General trade ROM item: Roofing	$75
General trade ROM item: HVAC/Mechanical	$75
DAS/ERRCS ROM item: Category B	$300
Payment terms	Net 15
Payment instructions	larry@field-intel.com
W-9	Available on request
Amount due	**$600**