

AUTHOR ESTIMATION LLC

Budget & Bid Estimate — Northgate Mixed-Use Development

3-Story Mixed-Use | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA

PROJECT NAME	Northgate Mixed-Use Development
LOCATION	Atlanta, Georgia, USA
BUILDING TYPE	3-Story Mixed-Use — Retail GF + Office FF & 2F
AREA (GFA)	15,000 SF GFA (5,000 SF per Floor)
ESTIMATE NO.	AE-2026-MASTER-01
DATE	May 2026
PREPARED BY	Author Estimation LLC
PRICING BASIS	RSMean 2025 — Atlanta, GA CCI 0.97
STATUS	SAMPLE / FOR REFERENCE ONLY

DIVISION / SECTION	DESCRIPTION	MATERIAL (\$)	LABOR (\$)	EQUIPMENT (\$)	SUBTOTAL (\$)
DIVISION 03 — CONCRETE					
03A	Slab on Grade & Footings	118,278.45	64,648.96	0.00	182,927.42
03B	Concrete Columns & Grade Beams	40,045.38	32,319.45	0.00	72,364.83
DIV 03 TOTAL		158,323.84	96,968.41	0.00	255,292.25
DIVISION 04 — MASONRY					
04A	CMU Walls, Grout & Reinforcing	308,362.95	116,336.17	0.00	424,699.13
DIV 04 TOTAL		308,362.95	116,336.17	0.00	424,699.13
DIVISION 05 — METALS					
05A	Structural Steel & Deck	98,909.45	22,341.47	0.00	121,250.91
05B	Stairs & Railings	22,043.25	7,162.68	0.00	29,205.93
DIV 05 TOTAL		120,952.70	29,504.15	0.00	150,456.84
DIVISION 07 — THERMAL & MOISTURE PROTECTION					
07A	Roofing System	21,125.73	11,196.83	0.00	32,322.56
07B	Waterproofing & Sealants	11,455.58	3,980.30	0.00	15,435.88
DIV 07 TOTAL		32,581.31	15,177.13	0.00	47,758.43
DIVISION 08 — OPENINGS					
08A	Hollow Metal Doors & Frames	17,169.00	4,933.03	0.00	22,102.03
08B	Storefronts, Windows & Hardware	109,925.25	20,285.03	0.00	130,210.28
DIV 08 TOTAL		127,094.25	25,218.06	0.00	152,312.31
DIVISION 09 — FINISHES					
09A	Drywall, GWB & ACT Ceilings	43,706.45	63,434.00	0.00	107,140.46
09B	Flooring & Tile	48,892.85	38,225.76	0.00	87,118.61
09C	Painting	8,958.73	18,528.55	0.00	27,487.28
DIV 09 TOTAL		101,558.03	120,188.32	0.00	221,746.35
DIVISION 10 — SPECIALTIES					
10A	Toilet Accessories & Signage	6,208.00	1,757.64	0.00	7,965.64
DIV 10 TOTAL		6,208.00	1,757.64	0.00	7,965.64
DIVISION 22 — PLUMBING					
22A	Domestic Water & Sanitary Piping	63,802.33	36,832.31	0.00	100,634.64
22B	Plumbing Fixtures & Equipment	8,400.20	3,637.69	0.00	12,037.89
DIV 22 TOTAL		72,202.53	40,470.01	0.00	112,672.54
DIVISION 23 — HVAC					
23A	Ductwork	22,139.39	23,405.16	0.00	45,544.54
23B	HVAC Equipment	31,058.43	9,189.00	0.00	40,247.43
DIV 23 TOTAL		53,197.82	32,594.16	0.00	85,791.98
DIVISION 26 — ELECTRICAL					
26A	Service, Distribution & Panels	43,777.19	30,027.16	0.00	73,804.35
26B	Devices & Lighting	33,522.23	21,490.54	0.00	55,012.77
26C	Fire Alarm	22,938.37	9,970.67	0.00	32,909.03
DIV 26 TOTAL		100,237.78	61,488.38	0.00	161,726.16
MATERIAL COST SUBTOTAL					\$1,080,719.20
PROJECT DIRECT COST					\$1,620,421.62

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GENERAL CONDITIONS & SITE OVERHEAD (8%)	\$129,633.73
OVERHEAD (10%)	\$162,042.16
PROFIT (10%)	\$162,042.16
CONTINGENCY (5%)	\$81,021.08
SALES TAX ON MATERIAL (8.25%)	\$89,159.33
LABOR BURDEN (\$0 — RSMEANS INCLUDED)	\$0.00
NORTHGATE MIXED-USE DEVELOPMENT — TOTAL GC BID	\$2,244,320.09



AUTHOR ESTIMATION LLC | NORTHGATE MIXED-USE DEVELOPMENT — BUDGET & BID ESTIMATE | AE-2026

3-Story Mixed-Use Commercial Building | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA | RSMMeans 2025 CCI 0.97

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
DIVISION 03 — CONCRETE												
03A — Slab on Grade & Footings												
03A.01	03 30 53 S1.01	5"THK Slab on Grade — 3000 PSI, 6×6-W2.9 WWF, Broom Finish Mfr: Ready-Mix ASTM C94 RSMMeans 2025 #03-30-53.40-0200	SF	3%	15,450.00	4.85	4.70	72,684.53	0.02	52.00	17,144.56	89,829.08
03A.02	03 30 53 S1.01	WF1: 3'-0"W × 1'-0"THK Continuous Footing — 3000 PSI, (4) #5 Cont. T&B Mfr: Ready-Mix ASTM C94 RSMMeans 2025 #03-30-53.40-0900	CY	3%	190.55	175.00	169.75	32,345.86	3.20	55.00	32,530.70	64,876.56
03A.03	03 30 53 S1.01	F5: 5'-0"×5'-0"×1'-0" Isolated Column Footing — 3000 PSI, (6) #5 EW T&B Mfr: Ready-Mix ASTM C94 RSMMeans 2025 #03-30-53.40-1100	CY	3%	70.04	195.00	189.15	13,248.07	3.80	58.00	14,973.71	28,221.78
03A — SOG & FOOTINGS SUBTOTAL								118,278.45			64,648.96	182,927.42
03B — Concrete Columns & Grade Beams												
03B.01	03 30 53 S2.01	18"×18" Concrete Column — 4000 PSI, (8) #7 Vert + #4 Ties @ 8" O.C. Mfr: Ready-Mix ASTM C94 RSMMeans 2025 #03-30-53.40-1700	CY	3%	43.26	285.00	276.45	11,959.23	5.50	62.00	14,309.11	26,268.34
03B.02	03 11 13 S2.01	Column Formwork — Prefab Fiber Tube, 18"DIA, all columns RSMMeans 2025 #03-11-13.23-0200	SF	5%	1,764.00	4.20	4.07	7,186.54	0.07	55.00	6,399.44	13,585.98
03B.03	03 21 11 S1.01	#5 & #7 Deformed Rebar — ASTM A615 Gr.60, Footings, Columns & Grade Beams Mfr: Nucor or equal RSMMeans 2025 #03-21-11.60-0300	LB	5%	29,925.00	0.72	0.70	20,899.62	0.01	50.00	11,610.90	32,510.52
03B — COLUMNS & GRADE BEAMS SUBTOTAL								40,045.38			32,319.45	72,364.83
DIVISION 03 — CONCRETE TOTAL								158,323.84			96,968.41	255,292.25
DIVISION 04 — MASONRY												
04A — CMU Exterior & Interior Walls												
04A.01	04 22 00 A-4 / S2.1	TYPE-4: 12"THK CMU Exterior Load-Bearing Wall — 14'-0"H, Full Grout, ASTM C90 Grade N Mfr: Oldcastle or equal RSMMeans 2025 #04-22-00.23-0600	SF	3%	8,652.00	16.50	16.01	138,475.26	0.11	55.00	50,774.26	189,249.52

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SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
04A.02	04 22 00 A-3 / S1.1	TYPE-3: 8"THK CMU Interior Load-Bearing Wall — 14'-0"H, Core Fill, ASTM C90 Mfr: Oldcastle or equal RSMMeans 2025 #04-22-00.23-0200	SF	3%	4,326.00	12.80	12.42	53,711.62	0.10	52.00	20,729.33	74,440.94
04A.03	04 43 00 A-6 / A-07	Smooth Modular Cast Stone Vencer — Exterior Walls & Entry Feature Mfr: Corinthian Cast Stone or equal RSMMeans 2025 #04-43-00.20-0200	SF	3%	3,296.00	28.50	27.65	91,117.92	0.16	62.00	30,724.32	121,842.24
04A.04	04 05 19 S1.1	CMU Core Grout — 3000 PSI Non-Shrink, Pumped, ASTM C476 RSMMeans 2025 #04-05-19.23-0200	CY	5%	99.75	165.00	160.05	15,964.99	1.80	52.00	9,056.50	25,021.49
04A.05	03 21 11 S1.1	#5 Rebar — ASTM A615 Gr.60, Vertical & Bond Beam Reinforcing Mfr: Nucor or equal RSMMeans 2025 #03-21-11.60-0300	LB	5%	13,020.00	0.72	0.70	9,093.17	0.01	50.00	5,051.76	14,144.93
04A — MASONRY SUBTOTAL								308,362.95			116,336.17	424,699.13
DIVISION 04 — MASONRY TOTAL								308,362.95			116,336.17	424,699.13
DIVISION 05 — METALS												
05A — Structural Steel												
05A.01	05 12 23 S1.1 / S2.1	W10×49 Wide Flange Steel Column — A992 Grade 50, Shop Primed, Typical Mfr: Nucor or equal RSMMeans 2025 #05-12-23.13-0200	LF	0%	480.00	42.50	41.23	19,788.00	0.09	72.00	2,849.47	22,637.47
05A.02	05 12 23 S1.1	W16×36 Wide Flange Steel Beam — A992 Grade 50, Shop Primed, Typical Mfr: Nucor or equal RSMMeans 2025 #05-12-23.13-0400	LF	0%	1,840.00	22.80	22.12	40,693.44	0.07	72.00	8,352.86	49,046.30
05A.03	05 31 23 S4.1	3" Composite Steel Deck — 20 GA Galvanized, A653, over Framing Mfr: Vercor PLB-36 or equal RSMMeans 2025 #05-31-23.10-0200	SF	5%	10,290.00	3.85	3.73	38,428.01	0.02	62.00	11,139.13	49,567.14
05A — STRUCTURAL STEEL SUBTOTAL								98,909.45			22,341.47	121,250.91
05B — Stairs & Railings												
05B.01	05 51 13 A-210	Steel Stair Assembly — Painted, W-Stringer, Concrete Pan Treads, 14 Risers Mfr: Custom Fab RSMMeans 2025 #05-51-13.10-0200	FLT	0%	3.00	4,850.00	4,704.50	14,113.50	28.00	72.00	5,866.56	19,980.06

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05B.02	05 52 13 A-210	1-1/2"DIA Wall-Mounted Steel Handrail — Painted, Both Sides All Stairs Mfr: Custom Fab RSMMeans 2025 #05-52-13.10-0200	LF	0%	186.00	22.50	21.83	4,059.45	0.07	62.00	727.09	4,786.54
05B.03	05 52 13 A-211	3'-6"H Exterior Guardrail — 2"×2" Galvanized Steel Tube, Terrace & Entry Mfr: Custom Fab RSMMeans 2025 #05-52-13.10-0500	LF	0%	95.00	42.00	40.74	3,870.30	0.10	65.00	569.03	4,439.33
05B — STAIRS & RAILINGS SUBTOTAL								22,043.25			7,162.68	29,205.93
DIVISION 05 — METALS TOTAL								120,952.70			29,504.15	150,456.84
DIVISION 07 — THERMAL & MOISTURE PROTECTION												
07A — Roofing System												
07A.01	07 52 16 A-301	R1: 60 Mil TPO Roofing Membrane — Fully Adhered, White, ENERGY STAR Mfr: Carlisle SynTec Sure-Weld or equal RSMMeans 2025 #07-52-16.10-0200	SF	5%	5,460.00	1.85	1.79	9,797.97	0.02	62.00	7,224.02	17,021.99
07A.02	07 22 16 A-301	Polyisocyanurate Roof Insulation — 3" Tapered, R-20 Min, Mechanically Fastened Mfr: Atlas ACFoam or equal RSMMeans 2025 #07-22-16.10-0200	SF	5%	5,460.00	0.82	0.80	4,342.88	0.01	52.00	2,203.22	6,546.10
07A.03	07 62 00 A-3	Prefinished Metal Coping — 22 GA, 1'-0"W, at All Parapet Walls Mfr: Hickman Metal Edge or equal RSMMeans 2025 #07-62-00.10-0200	LF	5%	504.00	12.50	12.13	6,111.00	0.06	58.00	1,559.53	7,670.53
07A.04	07 71 23 A-3	6" Aluminum "K" Gutter + 3"×4" Downspout — All Eave Conditions Mfr: Alcoa or equal RSMMeans 2025 #07-71-23.10-0200	LF	5%	173.25	5.20	5.04	873.87	0.03	50.00	210.07	1,083.94
07A — ROOFING SUBTOTAL								21,125.73			11,196.83	32,322.56
07B — Waterproofing & Sealants												
07B.01	07 13 13 A-301	Below-Grade Waterproofing Membrane — Self-Adhered SBS-Modified, at Foundation Walls Mfr: Grace Bituthene or equal RSMMeans 2025 #07-13-13.10-0200	SF	5%	3,360.00	2.85	2.76	9,288.72	0.02	55.00	3,226.61	12,515.33
07B.02	07 92 13 A-301	Backer Rod + Polyurethane Sealant — All Exterior Joints, Windows, Storefronts Mfr: Sonolastic NP1 or equal RSMMeans 2025 #07-92-13.10-0200	LF	5%	1,942.50	1.15	1.12	2,166.86	0.01	50.00	753.69	2,920.55
07B — WATERPROOFING SUBTOTAL								11,455.58			3,980.30	15,435.88

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DIVISION 07 — THERMAL & MOISTURE TOTAL								32,581.31			15,177.13	47,758.43
DIVISION 08 — OPENINGS												
08A — Hollow Metal Doors & Frames												
08A.01	08 11 13 A210.01	DR-EXT-A: 3'-0"W×7'-0"H×1-3/4" HM Door — Insulated, Exterior, Prime Painted Mfr: Ceco Door or equal RSMMeans 2025 #08-11-13.23-0100	EA	0%	6.00	485.00	470.45	2,822.70	2.50	62.00	902.10	3,724.80
08A.02	08 11 13 A210.02	DR-INT-A: 3'-0"W×7'-0"H×1-3/4" HM Door — Interior, Prime Painted, Flush Mfr: Ceco Door or equal RSMMeans 2025 #08-11-13.23-0200	EA	0%	24.00	385.00	373.45	8,962.80	1.80	58.00	2,430.43	11,393.23
08A.03	08 11 13 A210.01	FR-INT-A: HM Frame — 16 GA Welded, 4-7/8" Throat, KD, Interior Mfr: Ceco Door or equal RSMMeans 2025 #08-11-13.23-0400	EA	0%	30.00	185.00	179.45	5,383.50	1.00	55.00	1,600.50	6,984.00
08A — HM DOORS & FRAMES SUBTOTAL								17,169.00			4,933.03	22,102.03
08B — Storefronts & Windows												
08B.01	08 44 13 A301.01	SF-A: Aluminum Storefront — 2"×4-1/2" Thermally Broken, Entry & Ground Floor Mfr: Kawneer 350 UT or equal 1" IG RSMMeans 2025 #08-44-13.10-0100	SF	5%	1,942.50	42.00	40.74	79,137.45	0.12	68.00	15,375.28	94,512.73
08B.02	08 51 13 A302.01	WIN-A: Aluminum Fixed Window — Thermally Broken, 1" IG, Low-E, Exterior Mfr: Kawneer or equal Clear Anodized RSMMeans 2025 #08-51-13.23-0200	EA	0%	18.00	1,250.00	1,212.50	21,825.00	2.80	65.00	3,177.72	25,002.72
08B.03	08 71 13 A901	HW-SET-NSA0: Hardware Set — Cont. Hinge, Mortise Lock ND80PDEU, Closer 4040XP Mfr: Allegion Schlage All Interior HM Doors RSMMeans 2025 #08-71-13.10-0200	EA	0%	24.00	385.00	373.45	8,962.80	1.20	62.00	1,732.03	10,694.83
08B — STOREFRONTS, WINDOWS & HARDWARE SUBTOTAL								109,925.25			20,285.03	130,210.28
DIVISION 08 — OPENINGS TOTAL								127,094.25			25,218.06	152,312.31
DIVISION 09 — FINISHES												
09A — Drywall & Metal Framing												
09A.01	09 22 16 A2.1	FRM-01: 3-5/8" 20 GA. Metal Stud @ 16" O.C. — Non-Bearing Interior Partitions, Slab to Deck Mfr: ClarkDietrich or equal RSMMeans 2025 #09-22-16.13-0200	SF wall	10%	13,640.00	0.92	0.89	12,172.34	0.02	62.00	18,046.81	30,219.15

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09A.02	09 29 00 A3.1	GWB-01: 5/8" Type X Gypsum Board — Both Sides Metal Stud Partition, Level 4 Finish Mfr: USG Sheetrock or equal RSMMeans 2025 #09-29-00.30-0200	SF	10%	27,280.00	0.58	0.56	15,347.73	0.02	58.00	27,625.91	42,973.64
09A.03	09 51 13 CR1.1	ACT-01: 2'x2' Armstrong Cortega 704 Tegular — 9/16" Exposed Tee Grid, 9'-0" AFF Mfr: Armstrong World Industries RSMMeans 2025 #09-51-13.10-0200	SF	10%	9,020.00	1.85	1.79	16,186.39	0.04	58.00	17,761.28	33,947.67
09A — DRYWALL, GWB & ACT SUBTOTAL								43,706.45			63,434.00	107,140.46
09B — Flooring & Tile												
09B.01	09 65 13 F1.1	FL-01: LVT Plank — 6"×48", 6 Mil Wear Layer, Click-Lock, Office Areas Mfr: Shaw Floorte or equal RSMMeans 2025 #09-65-13.10-0400	SF	10%	7,480.00	3.20	3.10	23,217.92	0.03	55.00	11,971.74	35,189.66
09B.02	09 30 13 T1.1	CT-01: 24"×24" Polished Porcelain — Lobby, Retail Floor, Thinset Mfr: Daltile Vibe or equal RSMMeans 2025 #09-30-13.10-0600	SF	10%	2,640.00	6.20	6.01	15,876.96	0.11	65.00	18,309.72	34,186.68
09B.03	09 65 33	WB-01: 4"H Rubber Cove Base — Continuous Roll, Adhesive, All Areas Mfr: Roppe or equal RSMMeans 2025 #09-65-33.10-0100	LF	5%	5,460.00	1.85	1.79	9,797.97	0.03	50.00	7,944.30	17,742.27
09B — FLOORING & TILE SUBTOTAL								48,892.85			38,225.76	87,118.61
09C — Painting												
09C.01	09 91 23 PT-0	PT-0: PVA Drywall Primer — 1 Coat, All New Gypsum Board Mfr: Sherwin-Williams B28W101 RSMMeans 2025 #09-91-23.10-0100	SF	5%	26,040.00	0.12	0.12	3,031.06	0.01	48.00	6,062.11	9,093.17
09C.02	09 91 23 PT-1	PT-1: 1 Coat Primer + 2 Coats Eggshell Latex — All Drywall Walls Mfr: Sherwin-Williams ProMar 200 Zero VOC RSMMeans 2025 #09-91-23.10-0200	SF	5%	19,530.00	0.22	0.21	4,167.70	0.01	50.00	7,577.64	11,745.34
09C.03	09 91 23 PT-2	PT-2: 1 Coat Primer + 2 Coats Flat Latex — All Ceilings Mfr: Sherwin-Williams ProMar 200 Zero VOC RSMMeans 2025 #09-91-23.10-0400	SF	5%	10,080.00	0.18	0.17	1,759.97	0.01	50.00	4,888.80	6,648.77
09C — PAINTING SUBTOTAL								8,958.73			18,528.55	27,487.28
DIVISION 09 — FINISHES TOTAL								101,558.03			120,188.32	221,746.35
DIVISION 10 — SPECIALTIES												

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10A — Toilet Accessories & Signage												
10A.01	10 28 00 A-39	TA-01: Toilet Accessories Set — Grab Bars, TP Holder, Towel Ring, Mirror — per Restroom Mfr: Bobrick or equal RSMMeans 2025 #10-28-00.10-0200	SET	0%	6.00	385.00	373.45	2,240.70	2.50	52.00	756.60	2,997.30
10A.02	10 14 53 A-39	SIGN-01: ADA-Compliant Room Signage — Tactile Text + Braille, All Rooms Mfr: APCO or equal RSMMeans 2025 #10-14-53.10-0200	EA	0%	28.00	85.00	82.45	2,308.60	0.50	48.00	651.84	2,960.44
10A.03	10 44 13 A-39	FEC-01: Fire Extinguisher Cabinet — Semi-Recessed, Surface-Mounted, per Floor Mfr: Larsen or equal RSMMeans 2025 #10-44-13.13-0200	EA	0%	6.00	285.00	276.45	1,658.70	1.20	50.00	349.20	2,007.90
10A — SPECIALTIES SUBTOTAL								6,208.00			1,757.64	7,965.64
DIVISION 10 — SPECIALTIES TOTAL								6,208.00			1,757.64	7,965.64
DIVISION 22 — PLUMBING												
22A — Domestic Water & Sanitary Piping												
22A.01	22 11 16 M101	1/2" & 3/4"DIA Domestic Cold Water Pipe — Type L Copper, Soldered, w/ Fittings Mfr: Mueller Industries or equal RSMMeans 2025 #22-11-16.23-0200	LF	10%	2,024.00	5.20	5.04	10,209.06	0.06	62.00	7,059.95	17,269.01
22A.02	22 11 16 M101	1"DIA & 1-1/2"DIA Domestic Hot Water Pipe — Type L Copper, Insulated, w/ Fittings Mfr: Mueller Industries or equal RSMMeans 2025 #22-11-16.23-1000	LF	10%	1,628.00	8.50	8.25	13,422.86	0.07	62.00	7,049.37	20,472.23
22A.03	22 13 16 M101	3"DIA & 4"DIA Sanitary Waste — Cast Iron No-Hub Above Grade, PVC Sch.40 Underground Mfr: Tyler Pipe or equal RSMMeans 2025 #22-13-16.13-0400	LF	10%	2,904.00	13.20	12.80	37,182.82	0.12	62.00	20,957.59	58,140.40
22A.04	22 14 23 M101	Roof Drains — Cast Iron, 3"DIA, Clamping Ring, Dome Strainer Mfr: Zurn Z100 or equal RSMMeans 2025 #22-14-23.13-0200	EA	0%	8.00	385.00	373.45	2,987.60	3.50	65.00	1,765.40	4,753.00
22A — PIPING & DRAINS SUBTOTAL								63,802.33			36,832.31	100,634.64
22B — Plumbing Fixtures & Equipment												
22B.01	22 42 13 P-1	WC: Floor-Mounted Water Closet — P-1: Vitreous China, 1.28 GPF, ADA Mfr: American Standard or equal RSMMeans 2025 #22-42-13.13-0200	EA	0%	8.00	385.00	373.45	2,987.60	3.50	62.00	1,683.92	4,671.52

AUTHOR ESTIMATION LLC | NORTHGATE MIXED-USE DEVELOPMENT — BUDGET & BID ESTIMATE | AE-2026

3-Story Mixed-Use Commercial Building | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA | RSMMeans 2025 CCI 0.97

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
22B.02	22 41 39 P-3	LAV: Counter-Top Lavatory — P-3: Vitreous China, Single Bowl, Pop-Up Drain Mfr: American Standard Cadet or equal RSMMeans 2025 #22-41-39.13-0200	EA	0%	8.00	285.00	276.45	2,211.60	2.80	58.00	1,260.22	3,471.82
22B.03	22 33 30 M101	HWH: Electric Storage Water Heater — 80 Gallon, 240V, 4.5kW Mfr: A.O. Smith or equal ENERGY STAR RSMMeans 2025 #22-33-30.13-0200	EA	0%	2.00	1,650.00	1,600.50	3,201.00	5.50	65.00	693.55	3,894.55
22B — FIXTURES & EQUIPMENT SUBTOTAL								8,400.20			3,637.69	12,037.89
DIVISION 22 — PLUMBING TOTAL								72,202.53			40,470.01	112,672.54
DIVISION 23 — HVAC												
23A — Ductwork												
23A.01	23 31 13 M201	Rectangular Supply Duct — 24 GA Galvanized, 6"×6" to 16"×12", SMACNA Class 1 RSMMeans 2025 #23-31-13.13-0300	LB	5%	2,982.00	2.85	2.76	8,243.74	0.06	62.00	10,760.25	19,003.99
23A.02	23 31 13 M201	Rectangular Return Duct — 24 GA Galvanized, 18"×12" to 36"×24", Main Trunks RSMMeans 2025 #23-31-13.13-0500	LB	5%	3,864.00	3.20	3.10	11,993.86	0.05	65.00	11,694.01	23,687.87
23A.03	23 31 13 M201	6"DIA Insulated Flexible Duct — R-6, Class 1, at All Diffuser Connections Mfr: Flexmaster or equal RSMMeans 2025 #23-31-13.33-0200	LF	5%	509.25	3.85	3.73	1,901.79	0.04	55.00	950.90	2,852.69
23A — DUCTWORK SUBTOTAL								22,139.39			23,405.16	45,544.54
23B — Equipment												
23B.01	23 74 13 AHU-1	AHU-1: Packaged Rooftop Unit — 10 Ton, 2-Stage Cooling, Gas Heat, 14 SEER2 Mfr: Carrier WeatherMaker or equal RSMMeans 2025 #23-74-13.10-0300	EA	0%	1.00	12,500.00	12,125.00	12,125.00	28.00	68.00	1,846.88	13,971.88
23B.02	23 74 13 AHU-2 / AHU-3	AHU-2 & AHU-3: Packaged Rooftop Unit — 5 Ton Each, 2-Stage, Gas Heat, 14 SEER2 Mfr: Carrier WeatherMaker or equal RSMMeans 2025 #23-74-13.10-0200	EA	0%	2.00	5,850.00	5,674.50	11,349.00	18.00	68.00	2,374.56	13,723.56
23B.03	23 37 13 S-1 / R-1	S-1: Supply Diffuser 24"×24" + R-1: Return Grille 24"×24" — Lay-In, White Mfr: Titus or equal RSMMeans 2025 #23-37-13.13-0200	EA	0%	28.00	85.00	82.45	2,308.60	0.80	58.00	1,260.22	3,568.82

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3-Story Mixed-Use Commercial Building | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA | RSMMeans 2025 CCI 0.97

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
23B.04	23 07 13 M201	Duct Insulation — 2" Fiberglass R-8 Duct Wrap, All Supply in Unconditioned Space Mfr: Johns Manville or equal RSMMeans 2025 #23-07-13.13-0200	SF	5%	2,940.00	1.85	1.79	5,275.83	0.03	52.00	3,707.34	8,983.17
23B — HVAC EQUIPMENT SUBTOTAL								31,058.43			9,189.00	40,247.43
DIVISION 23 — HVAC TOTAL								53,197.82			32,594.16	85,791.98
DIVISION 26 — ELECTRICAL												
26A — Service, Distribution & Panels												
26A.01	26 24 16 E001	MDP: Main Distribution Panel — 400A, 120/208V 3-Phase, 42-Circuit MLO Mfr: Square D QO or equal RSMMeans 2025 #26-24-16.20-0200	EA	0%	1.00	3,850.00	3,734.50	3,734.50	14.00	72.00	977.76	4,712.26
26A.02	26 24 16 E001	LP-1/LP-2/LP-3: Lighting Panels — 100A, 120/208V, 24-Circuit, 1 per Floor Mfr: Square D QO or equal RSMMeans 2025 #26-24-16.20-0300	EA	0%	3.00	1,250.00	1,212.50	3,637.50	8.00	72.00	1,676.16	5,313.66
26A.03	26 05 33 E001	3/4"DIA EMT Conduit — All Branch Circuit Wiring, Above Ceiling RSMMeans 2025 #26-05-33.13-0200	LF	10%	9,240.00	2.85	2.76	25,543.98	0.03	65.00	16,312.30	41,856.28
26A.04	26 05 19 E001	#12 AWG THHN/THWN Branch Circuit Wire — 20A Circuits, All Runs Mfr: Southwire or equal RSMMeans 2025 #26-05-19.20-0200	LF	10%	20,460.00	0.48	0.47	9,526.18	0.01	62.00	9,843.72	19,369.89
26A.05	26 05 19 E001	#10 AWG THHN/THWN HVAC Equipment Wire — Dedicated Circuits to All AHUs Mfr: Southwire or equal RSMMeans 2025 #26-05-19.20-0300	LF	10%	2,024.00	0.68	0.66	1,335.03	0.01	62.00	1,217.23	2,552.26
26A — SERVICE & DISTRIBUTION SUBTOTAL								43,777.19			30,027.16	73,804.35
26B — Devices & Lighting												
26B.01	26 27 26 E-101	R-1: Duplex Receptacle — 20A, 125V, Commercial Grade, White Mfr: Leviton or equal RSMMeans 2025 #26-27-26.20-0200	EA	0%	185.00	12.50	12.13	2,243.13	0.50	58.00	5,204.05	7,447.18
26B.02	26 27 26 E-101	GFI: GFCI Duplex Receptacle — 20A, 125V, All Wet Locations Mfr: Leviton or equal RSMMeans 2025 #26-27-26.20-0300	EA	0%	28.00	28.00	27.16	760.48	0.60	58.00	945.17	1,705.65

AUTHOR ESTIMATION LLC | NORTHGATE MIXED-USE DEVELOPMENT — BUDGET & BID ESTIMATE | AE-2026

3-Story Mixed-Use Commercial Building | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA | RSMMeans 2025 CCI 0.97

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
26B.03	26 27 13 E-101	S-1: Single-Pole Switch — 20A, 120V, Commercial Grade + 3-Way at Corridors Mfr: Leviton or equal RSMMeans 2025 #26-27-13.20-0200	EA	0%	95.00	14.50	14.07	1,336.18	0.50	58.00	2,672.35	4,008.53
26B.04	26 51 13 E-201	L-1: 2'x4' LED Lay-In Fixture — 4000K, 4600 LM, Dimming, at ACT Grid Mfr: Lithonia 2GTL4 or equal RSMMeans 2025 #26-51-13.13-0200	EA	0%	85.00	185.00	179.45	15,253.25	1.20	65.00	6,431.10	21,684.35
26B.05	26 51 13 E-201	L-2: LED Downlight — 6" Aperture, 4000K, 1200 LM, Dimming, Lobbies & Retail Mfr: Lithonia DLJB6 or equal RSMMeans 2025 #26-51-13.13-0400	EA	0%	48.00	145.00	140.65	6,751.20	1.00	65.00	3,026.40	9,777.60
26B.06	26 51 13 E-201	L-3: LED Wall Sconce — 4000K, Corridor & Entry Locations Mfr: Lithonia or equal RSMMeans 2025 #26-51-13.13-0600	EA	0%	22.00	185.00	179.45	3,947.90	1.20	62.00	1,587.70	5,535.60
26B.07	26 51 13 E-201	EL-1: Emergency/Exit Light — LED, Battery Backup, Red Face, All Egress Paths Mfr: Lithonia ELM4 or equal RSMMeans 2025 #26-51-13.13-0800	EA	0%	18.00	185.00	179.45	3,230.10	1.50	62.00	1,623.78	4,853.88
26B — DEVICES & LIGHTING SUBTOTAL								33,522.23			21,490.54	55,012.77
26C — Fire Alarm												
26C.01	28 31 11 FA-001	FA Panel: Addressable Fire Alarm Control Panel — 2-Zone, UL Listed Mfr: Notifier NFS2-3030 or equal RSMMeans 2025 #28-31-11.10-0200	EA	0%	1.00	4,850.00	4,704.50	4,704.50	12.00	68.00	791.52	5,496.02
26C.02	28 31 11 FA-001	Smoke Detectors — Addressable, Photoelectric, Ceiling-Mounted, All Areas Mfr: System Sensor or equal RSMMeans 2025 #28-31-11.10-0400	EA	0%	65.00	95.00	92.15	5,989.75	0.80	62.00	3,127.28	9,117.03
26C.03	28 31 11 FA-001	Pull Stations + Horns/Strobes — Addressable, ADA Compliant, All Egress Points Mfr: System Sensor or equal RSMMeans 2025 #28-31-11.10-0600	EA	0%	18.00	185.00	179.45	3,230.10	1.20	62.00	1,299.02	4,529.12
26C.04	26 05 33 FA-001	1/2"DIA Conduit + Wiring — Fire Alarm System, All Devices RSMMeans 2025 #26-05-33.13-0100	LF	10%	4,224.00	2.20	2.13	9,014.02	0.02	58.00	4,752.84	13,766.86
26C — FIRE ALARM SUBTOTAL								22,938.37			9,970.67	32,909.03
DIVISION 26 — ELECTRICAL TOTAL								100,237.78			61,488.38	161,726.16

AUTHOR ESTIMATION LLC | NORTHGATE MIXED-USE DEVELOPMENT — BUDGET & BID ESTIMATE | AE-2026

3-Story Mixed-Use Commercial Building | Retail Ground Floor + Office Upper Floors | 15,000 SF GFA | Atlanta, GA | RSMMeans 2025 CCI 0.97

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY W/ WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
MATERIAL COST SUBTOTAL (for sales tax basis)											\$1,080,719.20	
PROJECT DIRECT COST											\$1,620,421.62	
GENERAL CONDITIONS & SITE OVERHEAD (8%)											\$129,633.73	
OVERHEAD (10%)											\$162,042.16	
PROFIT (10%)											\$162,042.16	
CONTINGENCY (5%)											\$81,021.08	
SALES TAX ON MATERIAL ONLY (8.25%)											\$89,159.33	
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)											\$0.00	
NORTHGATE MIXED-USE DEVELOPMENT — TOTAL GC BID											\$2,244,320.09	

NOTE: All quantities are representative samples for illustrative purposes. RSMMeans 2025 pricing adjusted for Atlanta, GA (CCI 0.97). Actual bids require site-specific drawings, specifications, and field verification. Electrical (Div 26) includes fire alarm per AHJ requirements.

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97 applied to all material and labor.
2. Building: 3-story mixed-use, steel + CMU structure, 5,000 SF per floor, 15,000 SF GFA total.
3. Ground floor: retail/restaurant. Floors 2–3: open-plan office. Rooftop: mechanical & parapet.
4. All labor rates are RSMeans burdened rates — labor burden NOT added separately.
5. Wastage applied per division: 3% concrete, 5% masonry/steel, 10% drywall/framing, 5–10% MEP piping.
6. All below-grade waterproofing included. Post-applied membrane at foundation walls.
7. General conditions and site overhead estimated at 8% of direct cost — adjust per project complexity.
8. Sales tax applied to material cost only (8.25%) — not to total project cost or labor.
9. All equipment pricing includes standard manufacturer startup; excludes commissioning reports.

SCOPE INCLUSIONS — BY DIVISION

- Div 03** SOG, footings, isolated column footings, columns, grade beams, formwork, rebar.
- Div 04** 12"THK CMU exterior walls, 8"THK CMU interior walls, cast stone veneer, grout, rebar.
- Div 05** Wide flange columns and beams, composite steel deck, stairs, handrails, guardrails.
- Div 07** TPO roofing, ISO insulation, metal coping, gutters/downspouts, below-grade waterproofing, sealants.
- Div 08** HM doors and frames, aluminum storefront, fixed windows, door hardware sets.
- Div 09** Metal stud framing, GWB, ACT ceilings, LVT flooring, porcelain tile, rubber base, painting.
- Div 10** Toilet accessories, ADA signage, fire extinguisher cabinets.
- Div 22** Domestic cold and hot water piping, sanitary waste and vent, roof drains, fixtures, water heaters.
- Div 23** Rectangular and flex ductwork, rooftop package units, diffusers, grilles, duct insulation.
- Div 26** Main distribution panel, lighting panels, branch wiring, receptacles, switches, lighting fixtures, fire alarm.

SCOPE EXCLUSIONS

1. Site work — earthwork, grading, paving, site utilities (see Division 31–33).
2. Structural foundations beyond shown (geotechnical report required).
3. Elevator/lift systems (see Division 14).
4. Plumbing gas piping (separate contract or Division 22 50 00).
5. Data, telecom, AV, and security systems (see Division 27–28).
6. Building automation system / DDC controls (see Division 25).
7. Kitchen equipment for retail/food service (see Division 11).
8. Furniture, fixtures, and equipment (FF&E — owner-furnished).
9. Permits, inspections, and special inspection fees (see Division 01).
10. Test, adjust, and balance (TAB) for HVAC — separate contract.
11. Architectural and structural design fees.

MEASUREMENT CONVENTIONS

- M-1.** Concrete CY = $(L \times W \times D) \div 27$; 3% overage. Rebar: #5=1.043 LB/LF, #7=2.044 LB/LF.
- M-2.** CMU SF = LF of wall \times height (single face). Deduct openings >2 SF.
- M-3.** Steel LF = centerline per member. Deck SF = plan area. Stairs = FLT (one flight per run).
- M-4.** Roofing SF = horizontal plan area. Pitch multiplier applied to sloped areas.
- M-5.** Door/window EA per schedule. Storefront SF = gross rough opening area.
- M-6.** Drywall SF = surface area; both sides of partition = $2 \times$ stud wall SF. Level 4 throughout.
- M-7.** Flooring SF = net plan area. Carpet SY = $SF \div 9 + 10\%$ seam waste.
- M-8.** Piping LF = centerline length + 10% fittings allowance.
- M-9.** Duct LB = $SF \times 1.126$ (24 GA rect.) or $SF \times 0.906$ (26 GA circular).
- M-10.** Electrical conduit LF = centerline + 15% for bends and offsets.

LABOR & COMPLIANCE

- All labor rates are RSMeans 2025 burdened rates — payroll taxes, insurance, and benefits INCLUDED.
- Prevailing wage / union labor NOT included. Open shop labor rates applied throughout.
- Pricing valid 30 days from bid date. Material escalation (copper, steel, lumber) beyond this excluded.
- Licensed tradespeople required per Georgia State codes — verify subcontractor licensing before award.
- Special inspection required per IBC for structural concrete and masonry — not included in this estimate.

ALTERNATES — NORTHGATE MIXED-USE DEVELOPMENT | Author Estimation LLC

The following alternates are available for client consideration. Pricing is additive to or deductive from the base bid.

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-01	03 30 53	UPGRADE: Concrete Mix Design to 4000 PSI Throughout (all SOG & footings) Improves durability, reduces curing time, meets premium GC spec	\$18,400.00		All concrete
ALT-02	04 43 00	UPGRADE: Cast Stone Veneer to Full-Bed Natural Limestone Ashlar at Entry Elevation 4" thick, thermal finish — premium institutional appearance	\$34,200.00		Entry elevation only
ALT-03	05 52 13	UPGRADE: Painted Steel Handrails to Stainless Steel Tube (1-1/2"DIA Brushed) All interior and exterior railing locations	\$14,800.00		All railings
ALT-04	07 52 16	UPGRADE: 60 Mil to 80 Mil TPO — 30-Year NDL Manufacturer Warranty Upgraded membrane only — no change to insulation	\$6,200.00		Roof only
ALT-05	08 44 13	UPGRADE: Storefront to Curtainwall System — Entry Lobby + Ground Floor Perimeter Kawneer Trifab 451T or equal, thermally broken	\$28,500.00		GF perimeter
ALT-06	09 65 13	UPGRADE: LVT Plank to Polished Concrete — All Office Areas (Floors 2 & 3) Grind, polish Level 2, concrete dye, sealer		\$24,800.00	Floors 2 & 3
ALT-07	23 74 13	UPGRADE: Rooftop Package Units to VRF System — Mitsubishi CITY MULTI Single outdoor unit, heat recovery, zone-by-zone control	\$42,500.00		Full HVAC
ALT-08	26 51 13	ADD: Dimming Controls + Occupancy Sensors — All Office Areas Lutron QS Wireless or equal, per-zone control	\$18,600.00		Floors 2 & 3 only
ALT-09	26 27 26	ADD: EV Charging Rough-In — (4) Level 2 EVSE Circuits in Parking/Lobby 240V/40A dedicated circuits + conduit stub, EVSE by owner	\$8,400.00		Ground floor only
ALT-10	03 30 53	DEDUCT: Reduce Column Footings from F5 to F4 (if load permits per EOR) Coordinate with structural engineer before award		\$12,800.00	EOR approval required