

AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 03: CONCRETE

PROJECT NAME	Ablett Village Phase 1 — Multi-Family Residential, Building -1
LOCATION	Atlanta, Georgia, USA
BUILDING TYPE	Multi-Family Residential — Below-Grade Foundation & SOG
AREA (GFA)	26,650 SF SOG (Est.)
ESTIMATE NO.	AE-2026-SAMPLE-03
DATE	May 2026
PREPARED BY	Author Estimation LLC
PRICING BASIS	RSMeans 2025 — Adj. CCI 0.97 (Atlanta, GA)
CCI FACTOR	Atlanta, GA — 0.97
STATUS	SAMPLE / FOR REFERENCE ONLY

ESTIMATE SUMMARY

SECTION	MATERIAL (\$)	LABOR (\$)	SUBTOTAL (\$)
03A — Slab on Grade & Thickened Edge	148,757.98	43,202.67	191,960.65
03B — Continuous & Isolated Footings	63,306.82	66,549.42	129,856.25
03C — Stem Walls & Grade Beams	85,432.69	98,515.14	183,947.83
03D — Piers, Pilasters & Columns	8,480.81	10,167.71	18,648.52
03E — Formwork	194,306.30	142,202.84	336,509.14
03F — Reinforcing Steel	50,300.70	29,304.25	79,604.95

SUBTOTAL (DIRECT COST)	\$940,527.34
OVERHEAD (10%)	\$94,052.73
PROFIT (10%)	\$94,052.73
CONTINGENCY (5%)	\$47,026.37
GRAND TOTAL (INCL. MARKUPS)	\$1,175,659.17

This estimate is prepared for illustrative purposes only. Quantities derived from E308/E301 Building-1 concrete estimates, Ablett Village Phase 1. RSMeans 2025 adjusted for Atlanta, GA (CCI 0.97). Actual bids require site-specific takeoff and field verification.

AUTHOR ESTIMATION LLC | DIV 03 — CONCRETE | Ablett Village Phase 1, Building-1 | Est. No. AE-2026-SAMPLE-03

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
03A — SLAB ON GRADE & THICKENED EDGE												
SLAB ON GRADE												
03A.01	03 30 53 S1.01-2N S1.01-2S	5"THK Concrete Slab on Grade — 3000 PSI, Reinf. w/ 6×6-W2.9×W2.9 WWF, Broom Finish Mfr: Ready-Mix per ASTM C94 Vapor barrier below RSMMeans 2025 #03-30-53.40-0200	SF	3%	27,453.62	4.85	4.70	129,155.56	0.02	52.00	30,464.73	159,620.29
03A.02	03 30 53 S1.01-2N S1.01-2S	6×6-W2.9×W2.9 Welded Wire Fabric — ASTM A185, 6"×6" Grid, at All SOG Areas Mfr: Nucor or equal RSMMeans 2025 #03-22-11.10-0200	SF	5%	27,986.70	0.28	0.27	7,601.19	0.00	48.00	5,212.24	12,813.43
03A.03	03 30 53 S1.01-2N	12"THK Elevator Pit Slab — 4000 PSI, Reinf. w/ #4 Continuous EW, T&B 2'-0"×2'-0"×2'-0" Deep Sump Pit at Each Elevator RSMMeans 2025 #03-30-53.40-0400	SF	3%	236.90	18.50	17.95	4,251.17	0.09	55.00	1,074.28	5,325.45
THICKENED EDGE SLAB												
03A.04	03 30 53 S1.01-2N	WF1: 1'-0"W × 2'-0"THK Thickened Edge Slab — Under CMU Bearing Wall, #4 Continuous Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-0600	CY	3%	6.44	185.00	179.45	1,155.21	2.80	55.00	961.63	2,116.84
03A.05	03 30 53 S1.01-2N S1.01-2S	WF1: 1'-0"W × 3'-0"THK Thickened Edge Slab — Under Heavy Bearing Wall, #4 & #5 Continuous Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-0700	CY	3%	36.75	185.00	179.45	6,594.86	2.80	55.00	5,489.77	12,084.63
03A — SLAB ON GRADE & THICKENED EDGE SUBTOTAL								148,757.98			43,202.67	191,960.65
03B — CONTINUOUS & ISOLATED FOOTINGS												
CONTINUOUS FOOTINGS — WF1 SERIES												
03B.01	03 30 53 S1.01-2N S1.01-2S S5/2	WF1: 2'-0"W × 1'-0"THK Continuous Concrete Footing — 3000 PSI, (3) #5 Cont. T&B Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-0800	CY	3%	6.43	175.00	169.75	1,091.02	3.20	55.00	1,097.25	2,188.27
03B.02	03 30 53 S1.01-2N S1.01-2S S5/2	WF1: 3'-0"W × 1'-0"THK Continuous Concrete Footing — 3000 PSI, (4) #5 Cont. T&B Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-0900	CY	3%	230.25	175.00	169.75	39,084.29	3.20	55.00	39,307.63	78,391.92
ISOLATED FOOTINGS — F SERIES												
03B.03	03 30 53 S1.01-2N S1.01-2S	F4: 4'-0"W × 4'-0"L × 1'-0"THK Isolated Column Footing — 3000 PSI, (5) #5 EW T&B Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-1000	CY	3%	6.11	195.00	189.15	1,155.31	3.80	58.00	1,305.80	2,461.11

AUTHOR ESTIMATION LLC | DIV 03 — CONCRETE | Ablett Village Phase 1, Building-1 | Est. No. AE-2026-SAMPLE-03

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
03B.04	03 30 53 S1.01-2N S1.01-2S	F5: 5'-0"W × 5'-0"L × 1'-0"THK Isolated Column Footing — 3000 PSI, (6) #5 EW T&B F6: 6'-0"W × 6'-0"L × 1'-6"THK & F7: 7'-0"W × 7'-0"L × 1'-6"THK — (6) #6 EW T&B Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-1100	CY	3%	116.18	195.00	189.15	21,976.20	3.80	58.00	24,838.74	46,814.95
03B — CONTINUOUS & ISOLATED FOOTINGS SUBTOTAL								63,306.82			66,549.42	129,856.25
03C — STEM WALLS & GRADE BEAMS												
CONCRETE STEM WALLS												
03C.01	03 30 53 S1.01-2N S1.01-2S	10"THK Concrete Stem Wall — 3000 PSI, #5 Cont. Rebar Horiz. & Vert. @ 12" EW Post-Applied Waterproofing Membrane on Exterior Face RSMMeans 2025 #03-30-53.40-1200	CY	3%	176.72	215.00	208.55	36,854.35	4.20	58.00	41,756.84	78,611.19
03C.02	03 30 53 S1.01-2N S1.01-2S	12"THK Concrete Stem Wall — 3000 PSI, #4 & #5 Cont. Rebar Horiz. & Vert. @ 12" EW RSMMeans 2025 #03-30-53.40-1300	CY	3%	176.72	225.00	218.25	38,568.51	4.50	58.00	44,739.47	83,307.98
03C.03	03 30 53 S1.01-2N S1.01-2S	14"THK Concrete Stem Wall — 3000 PSI, #5 Cont. Rebar Horiz. & Vert. @ 12" EW RSMMeans 2025 #03-30-53.40-1400	CY	3%	30.55	235.00	227.95	6,963.83	4.80	58.00	8,249.91	15,213.74
STEP FOOTINGS & ELEVATOR PIT WALLS												
03C.04	03 30 53 S1.01-2N S1.01-2S	12"THK Concrete Pit Wall — 4000 PSI, 5'-0"H, #4 @ 12" EW, at Elevator Pit 2'-0"×2'-0"×2'-0" Deep Sump Pit RSMMeans 2025 #03-30-53.40-1500	CY	3%	13.96	225.00	218.25	3,046.01	4.80	58.00	3,768.92	6,814.93
03C — STEM WALLS & GRADE BEAMS SUBTOTAL								85,432.69			98,515.14	183,947.83
03D — PIERS, PILASTERS & COLUMNS												
03D.01	03 30 53 S1.01-2N S1.01-2S	P12×28: 12"×28" Concrete Pilaster — 4000 PSI, at Exterior Shear Wall, (6) #5 Vert + #4 Ties @ 8" Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-1600	CY	3%	5.97	285.00	276.45	1,651.51	5.50	62.00	1,976.02	3,627.53
03D.02	03 30 53 S1.01-2N S1.01-2S	P18: 18"×18" Concrete Pier / Pilaster — 4000 PSI, (8) #6 Vert + #4 Ties @ 8" O.C. Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-1700	CY	3%	14.26	285.00	276.45	3,940.85	5.50	62.00	4,715.19	8,656.04
03D.03	03 30 53 S1.01-2N	16"×16" Concrete Pier — 4000 PSI, (8) #5 Vert + #4 @ 8" Ties, at Canopy Supports Mfr: Ready-Mix per ASTM C94 RSMMeans 2025 #03-30-53.40-1800	CY	3%	0.27	285.00	276.45	74.03	5.50	62.00	88.58	162.61

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03D.04	03 30 53 S1.01-2N	11"D × 4'-10"W × 7"H Concrete Stair Steps — #4 × 4'-6" Long Rebar, Cast-in-Place #3 Nosing Bars at Each Tread Mfr: Ready-Mix RSMMeans 2025 #03-30-53.40-2000	CY	3%	10.95	265.00	257.05	2,814.41	5.80	55.00	3,387.92	6,202.33
03D — PIERS, PILASTERS & COLUMNS SUBTOTAL								8,480.81			10,167.71	18,648.52
03E — FORMWORK												
03E.01	03 11 13 S1.01-2N S1.01-2S	Formwork — Plywood Sheathing on Wood Framing, at All Stem Walls, Pit Walls & Piers Includes forming, bracing, stripping & reuse factor RSMMeans 2025 #03-11-13.23-0200	SF	5%	34,782.30	3.85	3.73	129,894.50	0.07	55.00	120,616.32	250,510.82
03E.02	03 11 13 S1.01-2N	Formwork — Footing Keyway Forms, Continuous at All Stem Wall / Footing Interfaces RSMMeans 2025 #03-11-13.23-0400	LF	5%	2,982.00	1.85	1.79	5,351.20	0.03	52.00	3,760.30	9,111.50
03E.03	03 11 13 S1.01-2N S1.01-2S	Formwork — Insulating Concrete Form (ICF) System, at Below-Grade Stem Walls (Alt.) Nudura or equal Remains in place, eliminates separate stripping RSMMeans 2025 #03-11-13.23-0600	SF	3%	7,425.27	8.20	7.95	59,060.60	0.05	55.00	17,826.22	76,886.81
03E — FORMWORK SUBTOTAL								194,306.30			142,202.84	336,509.14
03F — REINFORCING STEEL												
DEFORMED BARS — ASTM A615 GRADE 60												
03F.01	03 21 11 S1.01-2N S1.01-2S	#4 Deformed Rebar — ASTM A615 Gr. 60, at Footings, Slab Edge & Pit Walls Mfr: Nucor or equal 0.668 LB/LF RSMMeans 2025 #03-21-11.60-0200	LB	5%	5,507.25	0.72	0.70	3,846.26	0.01	50.00	2,136.81	5,983.08
03F.02	03 21 11 S1.01-2N S1.01-2S	#5 Deformed Rebar — ASTM A615 Gr. 60, at Stem Walls, Footings & Pilasters Mfr: Nucor or equal 1.043 LB/LF RSMMeans 2025 #03-21-11.60-0300	LB	5%	41,134.80	0.72	0.70	28,728.54	0.01	50.00	15,960.30	44,688.85
03F.03	03 21 11 S1.01-2N S1.01-2S	#6 Deformed Rebar — ASTM A615 Gr. 60, at Large Isolated Footings F6 & F7 Mfr: Nucor or equal 1.502 LB/LF RSMMeans 2025 #03-21-11.60-0400	LB	5%	13,734.00	0.76	0.74	10,124.70	0.01	50.00	5,994.89	16,119.60
03F.04	03 22 11 S1.01-2N S1.01-2S	6×6-W2.9×W2.9 Welded Wire Fabric — ASTM A185, at All Slab on Grade Areas Mfr: Insteel or equal RSMMeans 2025 #03-22-11.10-0200	LB	5%	27,986.70	0.28	0.27	7,601.19	0.00	48.00	5,212.24	12,813.43
03F — REINFORCING STEEL SUBTOTAL								50,300.70			29,304.25	79,604.95
MAT SUBTOTAL (for sales tax basis)												\$550,585.30

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DIV 03 DIRECT COST												\$940,527.34
		OVERHEAD (10%)										\$94,052.73
		PROFIT (10%)										\$94,052.73
		CONTINGENCY (5%)										\$47,026.37
		SALES TAX ON MATERIAL ONLY (0%)										\$0.00
		LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)										\$0.00
DIV 03 TOTAL BID												\$1,175,659.17

ASSUMPTIONS & EXCLUSIONS | DIV 03 — CONCRETE | Author Estimation LLC

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All concrete ready-mix per ASTM C94; 3000 PSI at slabs/footings, 4000 PSI at walls/piers.
3. All reinforcing steel ASTM A615 Grade 60 deformed bars; WWF ASTM A185.
4. Concrete placement by pump truck — pump cost included in CY unit rate.
5. All below-grade concrete receives post-applied waterproofing membrane (Section 03C items).
6. 3% wastage on concrete CY accounts for over-pour and form deflection.
7. Reinforcing bar weights: #3=0.376 LB/LF, #4=0.668, #5=1.043, #6=1.502, #7=2.044, #8=2.670.

SCOPE INCLUSIONS

1. 5"THK slab on grade with WWF reinforcement at all building footprints.
2. 12"THK elevator pit slab and 2'-0"×2'-0" sump pit at each elevator core.
3. 12"THK × 5'-0"H concrete pit walls at elevator pits.
4. Thickened edge slabs (WF1 series) under all bearing walls.
5. Continuous concrete footings (WF1 series) — all widths and thicknesses per schedule.
6. Isolated column footings (F4 through F7) — per footing schedule.
7. Concrete stem walls (10", 12", 14" THK) — full height per structural drawings.
8. Concrete pilasters P12×28 and P18×18 at shear walls and structural columns.
9. Concrete stair steps — cast-in-place with nosing bars.
10. All formwork — stem walls, pit walls, pilasters, footing keyways.
11. All reinforcing steel (#4 through #6 deformed bars and WWF).

SCOPE EXCLUSIONS

1. Earthwork — excavation, backfill, and hauling (see Division 31).
2. Underslab vapor barrier and rigid foam insulation (see Division 07).
3. Post-applied waterproofing membrane at stem walls (see Division 07).
4. Concrete floor finishing, grinding, or sealing (see Division 03 35 00).
5. Structural steel above grade (see Division 05).
6. CMU walls on top of footings (see Division 04).
7. Geotechnical testing, soils report, and special inspection fees.
8. Concrete pressure testing and lab testing (third-party special inspection).

MEASUREMENT CONVENTIONS

- M-1.** Concrete CY = $(L \times W \times D) \div 27$; add 3% for over-pour. Verify with structural drawings.
- M-2.** Slab SF = plan area — no deduction for columns <2 SF. Deduct openings >9 SF.
- M-3.** Formwork SF = contact area (both sides of wall + soffit where applicable).
- M-4.** Rebar LB = total LF × weight/LF per bar size; include lap splices at 40 diameters minimum.
- M-5.** WWF LB = SOG SF × 0.21 LB/SF (for W2.9×W2.9 mesh).
- M-6.** Stem wall CY calculated from plan LF × height × thickness ÷ 27; verify against structural.
- M-7.** Footing CY = $L \times W \times D \div 27$ per footing type × count from footing schedule.
- M-8.** Thickened edge CY = perimeter LF × cross-section area ÷ 27.

ASSUMPTIONS & EXCLUSIONS | DIV 03 — CONCRETE | Author Estimation LLC

LABOR & COMPLIANCE

- Labor burden included in RSMeans burdened labor rates — NOT added separately to this estimate.
- Prevailing wage / union labor NOT included. Open shop rates per RSMeans 2025.
- Pricing valid 30 days from bid date. Ready-mix pricing subject to fuel surcharge changes.
- Special inspection of concrete required per IBC — not included in this estimate.

ALTERNATES — DIV 03 — CONCRETE | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-03-01	03 30 53	UPGRADE: 3000 PSI to 4000 PSI Ready-Mix at All Slab on Grade Areas Improves durability and reduces finishing time	\$8,400.00		All SOG areas
ALT-03-02	03 21 11	UPGRADE: Epoxy-Coated Rebar (#5 & #6) at All Below-Grade Stem Walls ASTM A775 epoxy-coated; extended service life in wet conditions	\$14,200.00		Stem walls only
ALT-03-03	03 11 13	ADD: ICF (Insulating Concrete Form) System at All Below-Grade Stem Walls Nudura or equal — eliminates separate formwork stripping, adds R-22 insulation	\$22,800.00		All stem walls
ALT-03-04	03 30 53	UPGRADE: Fiber-Reinforced Concrete (1.5 LB/CY Polypropylene Fiber) at All SOG Reduces crack width, eliminates WWF at residential slabs		\$6,200.00	All SOG — replaces WWF
ALT-03-05	03 11 13	DEDUCT: Reduce Stem Wall Height from Design Height to 4'-0"H (all buildings) Coordinate with EOR — reduces footing excavation depth as well		\$38,500.00	All stem walls — EOR required