

AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 04: MASONRY

PROJECT NAME	Arthur A. Sample Institutional
LOCATION	Atlanta, Georgia, USA
BUILDING TYPE	Institutional — K-8 School, New Construction
AREA (GFA)	28,500 SF GFA (Est.)
ESTIMATE NO.	AE-2026-SAMPLE-04
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 (\$)
04A — 8" CMU Load-Bearing Walls	62,530.77	24,112.26	86,643.03
04B — 12" CMU Load-Bearing Walls	109,452.60	40,166.07	149,618.67
04C — CMU Parapet Walls	18,856.31	6,634.99	25,491.30
04D — CMU Half Walls & Site Walls	183,920.32	61,731.45	245,651.77
04E — Reinforcing, Grout & Accessories	52,546.71	29,733.52	82,280.23

SUBTOTAL (DIRECT COST)	\$589,685.00
OVERHEAD (10%)	\$58,968.50
PROFIT (10%)	\$58,968.50
CONTINGENCY (5%)	\$29,484.25
GRAND TOTAL (INCL. MARKUPS)	\$737,106.26

This estimate is prepared for illustrative purposes only. Quantities derived from CMU wall schedule for Arthur A. Richards PreK-8 project. RSMeans 2025 pricing adjusted for Atlanta, GA (CCI 0.97). Actual bids require site-specific takeoff and field verification.

AUTHOR ESTIMATION LLC | DIV 04 — MASONRY | Arthur A. Richards PreK-8 School — Atlanta, GA | Est. No. AE-2026-SAMPLE-04

SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY / WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
04A — 8" CMU LOAD-BEARING WALLS												
TYPE-3: 8"THK CMU w/ Core Fill — Interior Load-Bearing Partitions												
04A.01	04 22 00 A-3 / S1.1	TYPE-3: 8"THK CMU Wall w/ Core Fill — 14'-0"H, Hollow Load-Bearing, Interior Bearing Partition Mfr: Oldcastle or equal ASTM C90, Grade N, Type I RSMMeans 2025 #04-22-00.23-0200	SF	3%	151.41	12.80	12.42	1,879.91	0.10	52.00	725.53	2,605.43
04A.02	04 22 00 A-3 / S1.1	TYPE-3: 8"THK CMU Wall w/ Core Fill — 18'-0"H, Hollow Load-Bearing, Interior Bearing Partition Mfr: Oldcastle or equal ASTM C90, Grade N, Type I RSMMeans 2025 #04-22-00.23-0200	SF	3%	2,734.65	12.80	12.42	33,953.41	0.10	52.00	13,103.90	47,057.31
04A.03	04 22 00 A-3A / S1.2	TYPE-3A: 8"THK CMU Wall w/ Core Fill — 18'-0"H, w/ Pilaster Reinforcement at Corners Mfr: Oldcastle or equal ASTM C90, Grade N RSMMeans 2025 #04-22-00.23-0300	SF	3%	1,323.55	13.50	13.10	17,331.89	0.10	52.00	6,675.99	24,007.87
04A.04	04 22 00 A-3B / S1.2	TYPE-3B: 8"THK CMU Wall w/ Core Fill — 18'-0"H, Bond Beam at Top, Grouted Full Height Mfr: Oldcastle or equal ASTM C90, Grade N RSMMeans 2025 #04-22-00.23-0400	SF	3%	389.34	14.20	13.77	5,362.77	0.11	52.00	2,062.02	7,424.79
TYPE-5: 8"THK CMU Half Wall — Gymnasium & Common Area Dividers												
04A.05	04 22 00 A-5 / A-5A	TYPE-5 / TYPE-5A: 8"THK CMU Half Wall w/ Core Fill — 5'-0"H, Site & Interior Screen Walls Mfr: Oldcastle or equal ASTM C90, Grade N RSMMeans 2025 #04-22-00.23-0500	SF	3%	322.39	12.80	12.42	4,002.79	0.10	52.00	1,544.83	5,547.62
04A — 8" CMU LOAD-BEARING WALLS SUBTOTAL								62,530.77			24,112.26	86,643.03
04B — 12" CMU LOAD-BEARING WALLS												
TYPE-4: 12"THK CMU w/ Core Fill — Exterior Load-Bearing Walls												
04B.01	04 22 00 A-4 / S2.1	TYPE-4: 12"THK CMU Wall w/ Core Fill — 14'-0"H, Exterior Load-Bearing, Full Grout at Cores Mfr: Oldcastle or equal ASTM C90, Grade N, Type I RSMMeans 2025 #04-22-00.23-0600	SF	3%	846.66	16.50	16.01	13,550.79	0.11	55.00	4,968.62	18,519.42
04B.02	04 22 00 A-4 / S2.1	TYPE-4: 12"THK CMU Wall w/ Core Fill — 20'-0"H, Exterior Load-Bearing, Full Grout at Cores Mfr: Oldcastle or equal ASTM C90, Grade N, Type I RSMMeans 2025 #04-22-00.23-0600	SF	3%	1,545.00	16.50	16.01	24,727.73	0.11	55.00	9,066.83	33,794.56
04B.03	04 22 00 A-4 / S2.2	TYPE-4: 12"THK CMU Wall w/ Core Fill — 21'-8"H, Exterior Load-Bearing, Full Grout at Cores Mfr: Oldcastle or equal ASTM C90, Grade N RSMMeans 2025 #04-22-00.23-0600	SF	3%	2,486.42	16.50	16.01	39,795.15	0.11	55.00	14,591.56	54,386.71

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SR #	DWG REF / CSI CODE	ITEM DESCRIPTION	UOM	WASTAGE (%)	QTY / WASTAGE	MAT UNIT RATE (NAT)	CCI ADJ RATE (ATL)	MAT TOTAL	LABOR HRS/UNIT	LABOR RATE/HR	LABOR TOTAL	LINE TOTAL
04B.04	04 22 00 A-4A / S2.2	TYPE-4 / TYPE-4A: 12"THK CMU Wall w/ Core Fill — 22'-3"H, Exterior, Bond Beam at Top Mfr: Oldcastle or equal ASTM C90, Grade N RSMMeans 2025 #04-22-00.23-0700	SF	3%	1,880.78	17.20	16.68	31,378.93	0.12	55.00	11,539.06	42,917.99
04B — 12" CMU LOAD-BEARING WALLS SUBTOTAL								109,452.60			40,166.07	149,618.67
04C — CMU PARAPET WALLS												
04C.01	04 22 00 A-4 / A-450	TYPE-4: 12"THK CMU Parapet Wall w/ Core Fill — 1'-8"H, at Roof Perimeter Mfr: Oldcastle or equal ASTM C90 Cap Block at Top RSMMeans 2025 #04-22-00.23-0800	SF	3%	116.39	17.20	16.68	1,941.85	0.12	55.00	714.08	2,655.93
04C.02	04 22 00 A-4 / A-450	TYPE-4: 12"THK CMU Parapet Wall w/ Core Fill — 3'-0"H, at Roof Perimeter, Typical Mfr: Oldcastle or equal ASTM C90 Cap Block at Top RSMMeans 2025 #04-22-00.23-0800	SF	3%	523.24	17.20	16.68	8,729.74	0.12	55.00	3,210.21	11,939.94
04C.03	04 22 00 A-4A / A-450	TYPE-4A: 12"THK CMU Parapet Wall w/ Core Fill — 2'-0"H, at Mechanical Screen Perimeter Mfr: Oldcastle or equal ASTM C90 Cap Block at Top RSMMeans 2025 #04-22-00.23-0900	SF	3%	296.64	17.20	16.68	4,949.14	0.12	55.00	1,819.96	6,769.10
04C.04	04 73 00 A-450	CMU Cap Block — Split-Face, 4"H x 8"W, Mortar-Set, at All Parapet Top Courses Mfr: Oldcastle or equal RSMMeans 2025 #04-73-00.10-0200	LF	3%	392.43	8.50	8.25	3,235.59	0.05	52.00	890.74	4,126.32
04C — CMU PARAPET WALLS SUBTOTAL								18,856.31			6,634.99	25,491.30
04D — CMU HALF WALLS & SITE SCREEN WALLS												
04D.01	04 22 00 A-5	SITE-CMU-01: 8"THK CMU Site Screen Wall — 6'-0"H, Exterior, Grouted, w/ Brick Veneer Face Mfr: Oldcastle or equal ASTM C90 RSMMeans 2025 #04-22-00.23-1000	SF	3%	432.60	13.80	13.39	5,790.78	0.10	52.00	2,182.03	7,972.82
04D.02	04 43 00 A-5 / A-06	BRICK VENEER: Modular Red Brick Face Veneer — at CMU Site Walls, Running Bond Mfr: Boral Bricks or equal ASTM C216, Grade SW RSMMeans 2025 #04-43-00.10-0200	SF	3%	432.60	14.20	13.77	5,958.63	0.12	55.00	2,769.51	8,728.14
04D.03	04 22 00 A-6 / A-07	CAST STONE VENEER: Smooth Modular Cast Stone Veneer Unit — Exterior Walls, Sill Courses Mfr: Corinthian Cast Stone or equal RSMMeans 2025 #04-43-00.20-0200	SF	3%	5,755.64	28.50	27.65	159,114.67	0.16	62.00	53,652.35	212,767.02
04D.04	04 22 00 A-6 / A-07	1'-3"H Cast Stone Base Course — at All Exterior CMU Wall Base Conditions Mfr: Corinthian Cast Stone or equal RSMMeans 2025 #04-43-00.20-0300	LF	3%	611.82	22.00	21.34	13,056.24	0.09	62.00	3,127.56	16,183.80
04D — CMU HALF WALLS & SITE SCREEN WALLS SUBTOTAL								183,920.32			61,731.45	245,651.77

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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
04E — REINFORCING, GROUT & ACCESSORIES												
04E.01	04 05 19 S1.1 / S2.1	CMU Core Grout — 3000 PSI Non-Shrink, Pumped, at All Grouted Core Conditions Mfr: Custom Grout per ASTM C476 RSMMeans 2025 #04-05-19.23-0200	CY	5%	194.25	165.00	160.05	31,089.71	1.80	52.00	17,636.35	48,726.06
04E.02	03 21 11 S1.1 / S2.1	CMU Vertical Reinforcing — #5 Rebar @ 48" O.C. Typical, Grouted Cells Mfr: Nucor or equal ASTM A615 Grade 60 RSMMeans 2025 #03-21-11.60-0200	LB	5%	19,425.00	0.72	0.70	13,566.42	0.01	50.00	7,536.90	21,103.32
04E.03	03 21 11 S2.1	CMU Bond Beam Reinforcing — (2) #5 Rebar Continuous, at Top Course & All Bond Beams Mfr: Nucor or equal ASTM A615 Grade 60 RSMMeans 2025 #03-21-11.60-0300	LB	5%	4,410.00	0.72	0.70	3,079.94	0.01	50.00	2,138.85	5,218.79
04E.04	04 05 23 S1.1	Masonry Joint Reinforcement — 9 GA Ladder Wire, Truss-Type, at 16" O.C. Vertical Mfr: Hohmann & Barnard or equal ASTM A82 RSMMeans 2025 #04-05-23.10-0200	LF	5%	7,140.00	0.42	0.41	2,908.84	0.01	48.00	1,994.63	4,903.47
04E.05	04 05 23 S1.1 / S2.1	Masonry Control Joints — PVC Waterstop, Sash Block, at Max. 20'-0" O.C. Mfr: Hohmann & Barnard DW-10 or equal RSMMeans 2025 #04-05-23.10-0400	LF	5%	509.25	3.85	3.73	1,901.79	0.02	48.00	426.79	2,328.59
04E — REINFORCING, GROUT & ACCESSORIES SUBTOTAL								52,546.71			29,733.52	82,280.23
MAT SUBTOTAL (for sales tax basis)												\$427,306.72
DIV 04 DIRECT COST												\$589,685.00
OVERHEAD (10%)												\$58,968.50
PROFIT (10%)												\$58,968.50
CONTINGENCY (5%)												\$29,484.25
SALES TAX ON MATERIAL ONLY (8.25%)												\$35,252.80
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)												\$0.00
DIV 04 TOTAL BID												\$772,359.06

ASSUMPTIONS & EXCLUSIONS | DIV 04 — MASONRY | Author Estimation LLC

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All CMU blocks ASTM C90, Grade N, Type I — hollow load-bearing units unless noted.
3. Mortar: Type S (1:0.5:4.5 cement:lime:sand) per ASTM C270 at all structural CMU.
4. All CMU cores grouted solid unless noted as "hollow" — grout mix per ASTM C476.
5. Vertical rebar: #5 @ 48" O.C. minimum; bond beam rebar: (2) #5 continuous — verify with EOR.
6. Masonry wall heights measured from top of slab/footing to underside of structure above.
7. Cast stone veneer by Corinthian Cast Stone or approved equal — verify lead time with supplier.

SCOPE INCLUSIONS

1. 8"THK CMU load-bearing interior walls — Types 3, 3A, 3B at all heights per wall schedule.
2. 12"THK CMU load-bearing exterior walls — Types 4, 4A at all heights per wall schedule.
3. 12"THK CMU parapet walls — Types 4, 4A at roof perimeter and mechanical screen.
4. CMU cap block at all parapet top courses.
5. 8"THK CMU half walls and site screen walls — Types 5, 5A.
6. Brick veneer at exterior CMU site walls.
7. Cast stone smooth modular veneer at all exterior wall faces per drawing schedule.
8. 1'-3"H cast stone base course at all exterior wall conditions.
9. CMU core grout — pumped, all grouted core conditions.
10. Vertical and bond beam reinforcing — per structural drawings.
11. Masonry joint reinforcement (ladder wire) and control joints.

SCOPE EXCLUSIONS

1. Concrete footings and foundations supporting masonry walls (see Division 03).
2. Structural steel lintels at masonry openings (see Division 05).
3. Exterior paint or coating on CMU (see Division 09).
4. Waterproofing and damp-proofing at below-grade CMU (see Division 07).
5. Masonry cleaning and sealing (see Division 09 or 07).
6. Insulation at CMU cores beyond grout (see Division 07).
7. Third-party masonry inspection and testing (special inspection per IBC).

MEASUREMENT CONVENTIONS

- M-1. CMU wall quantity = LF of wall (from schedule) × height = SF of face area, both sides NOT doubled.
- M-2. Deduct openings >2 SF from gross SF — door and window openings deducted from wall quantities.
- M-3. Core grout CY calculated from grouted cell volume: 8"CMU = 0.67 CF/LF, 12"CMU = 1.0 CF/LF.
- M-4. Rebar LB converted from linear schedule: #5 bar = 1.043 LB/LF; include splices at 40 dia. min.
- M-5. Bond beam LF = total wall LF at each bond beam elevation; typically at top and mid-height.
- M-6. Joint reinforcement LF = wall SF ÷ 1.33 (every other course at 16" O.C.).
- M-7. Cast stone veneer SF = net wall face area per elevation drawings — verify against shop drawings.
- M-8. Control joint LF = wall length ÷ 20 (max spacing) × wall height; verify with masonry engineer.

ASSUMPTIONS & EXCLUSIONS | DIV 04 — MASONRY | 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. Material escalation beyond this window excluded.
- Special inspection required per IBC for structural masonry — not included in this estimate.

ALTERNATES — DIV 04 — MASONRY | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-04-01	04 22 00	UPGRADE: 8" CMU to Split-Face CMU — All Exposed Interior CMU Walls (Types 3 & 5) Split-face finish eliminates need for paint, institutional areas	\$18,400.00		All exposed interior CMU
ALT-04-02	04 43 00	UPGRADE: Brick Veneer to Full-Bed Natural Stone — At Entry Elevation Only Limestone ashlar, thermal finish, 2" thick	\$24,600.00		Entry elevation only
ALT-04-03	04 22 00	ADD: Insulated CMU (Foam-Filled Block) in lieu of Standard CMU at All Exterior Walls Blastcrete 4" foam insert per block — improves R-value to R-14	\$32,000.00		All exterior CMU walls
ALT-04-04	04 22 00	DEDUCT: Reduce Grout from Full Core Fill to Alternate Core Fill at 8" Interior Walls Grout every other core instead of solid grout — verify with EOR		\$14,500.00	Type-3 interior walls only
ALT-04-05	04 73 00	UPGRADE: Standard Cap Block to Precast Concrete Coping at All Parapet Walls 4"×12" precast coping, natural gray, continuous	\$8,800.00		All parapet conditions