

AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 05: METALS

PROJECT NAME	Ablett Village Phase 1 — Sample Multi-Family Residential
LOCATION	Atlanta, Georgia, USA
BUILDING TYPE	Multi-Family Residential — 6 Buildings (TH2/3/4, A3/B3/C3)
AREA (GFA)	42,000 SF GFA (Est.)
ESTIMATE NO.	AE-2026-SAMPLE-05
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 (\$)
05A — Structural Steel Framing	98,393.89	30,503.71	128,897.60
05B — Steel Stairs	59,024.50	25,282.08	84,306.58
05C — Handrails & Guardrails	28,857.99	4,669.91	33,527.89
05D — Misc. Metals & Embeds	15,158.80	7,856.17	23,014.97

SUBTOTAL (DIRECT COST)	\$269,747.04
OVERHEAD (10%)	\$26,974.70
PROFIT (10%)	\$26,974.70
CONTINGENCY (5%)	\$13,487.35
GRAND TOTAL (INCL. MARKUPS)	\$337,183.80

This estimate is prepared for illustrative purposes only. All quantities and unit rates are representative samples based on Ablett Village Phase 1 project data. RSMeans 2025 pricing adjusted for Atlanta, GA (CCI 0.97). Actual bids require site-specific takeoff and verification.

AUTHOR ESTIMATION LLC | DIV 05 — METALS | Ablett Village Phase 1 — Multi-Family Residential | Est. No. AE-2026-SAMPLE-05

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
05A — STRUCTURAL STEEL FRAMING												
WIDE FLANGE COLUMNS & BEAMS												
05A.01	05 12 23 S1.1 / S2.1	STL-COL-01: W8×31 Wide Flange Steel Column — A992 Grade 50, Shop Primed, Typical Floor Mfr: Nucor or equal Erectd Plumb ±1/16" RSMMeans 2025 #05-12-23.13-0200	LF	0%	840.00	28.50	27.65	23,221.80	0.09	72.00	4,986.58	28,208.38
05A.02	05 12 23 S1.1 / S2.1	STL-BM-01: W12×26 Wide Flange Steel Beam — A992 Grade 50, Shop Primed, Typical Framing Mfr: Nucor or equal RSMMeans 2025 #05-12-23.13-0400	LF	0%	1,620.00	18.20	17.65	28,599.48	0.07	72.00	7,354.15	35,953.63
05A.03	05 12 23 S3.1	STL-BM-02: W8×18 Wide Flange Steel Beam — A992 Grade 50, Shop Primed, Corridor & Balcony Mfr: Nucor or equal RSMMeans 2025 #05-12-23.13-0500	LF	0%	980.00	12.80	12.42	12,167.68	0.06	72.00	3,969.71	16,137.39
STEEL DECK & CONNECTIONS												
05A.04	05 31 23 S4.1	DECK-01: 3" Composite Steel Deck — 20 GA, Galvanized, A653, over Steel Framing Mfr: Verco PLB-36 or equal RSMMeans 2025 #05-31-23.10-0200	SF	5%	7,140.00	3.85	3.73	26,664.33	0.02	62.00	7,729.19	34,393.52
05A.05	05 12 23 S5.1	BASE PLATE & ANCHOR BOLTS — 3/4"Ø A307 Bolts, Grout Bed, at All Column Bases Mfr: Field fabricated RSMMeans 2025 #05-12-23.13-0800	EA	0%	28.00	285.00	276.45	7,740.60	3.50	68.00	6,464.08	14,204.68
05A — STRUCTURAL STEEL FRAMING SUBTOTAL								98,393.89			30,503.71	128,897.60
05B — STEEL STAIRS												
INTERIOR STAIR ASSEMBLIES — BUILDINGS TH2/3/4, A3/B3/C3												
05B.01	05 51 13 A-210 / S6.1	STR-INT-01: Steel Stair Assembly — Painted, W-Stringer, Concrete-Filled Pan Treads, 12 Risers 8" × 8" × 1/2"THK Abrasive Quarry Tile Finish at Risers Mfr: Custom Fab RSMMeans 2025 #05-51-13.10-0200	FLT	0%	6.00	4,850.00	4,704.50	28,227.00	28.00	72.00	11,733.12	39,960.12
05B.02	05 51 13 A-210 / S6.1	STR-INT-02: Steel Stair Assembly — Painted, W-Stringer, Concrete-Filled Pan Treads, 8 Risers 8" × 8" × 1/2"THK Abrasive Quarry Tile Finish at Risers Mfr: Custom Fab RSMMeans 2025 #05-51-13.10-0300	FLT	0%	3.00	3,650.00	3,540.50	10,621.50	22.00	72.00	4,609.44	15,230.94
EXTERIOR STAIR ASSEMBLIES												
05B.03	05 51 13 A-211 / S6.2	STR-EXT-01: Exterior Steel Stair Assembly — Galvanized, W-Stringer, Open Grating Treads, 8 Risers RAM Mounted at Buildings B3 & C3 Mfr: Custom Fab RSMMeans 2025 #05-51-13.10-0500	FLT	0%	4.00	5,200.00	5,044.00	20,176.00	32.00	72.00	8,939.52	29,115.52
05B — STEEL STAIRS SUBTOTAL								59,024.50			25,282.08	84,306.58

AUTHOR ESTIMATION LLC | DIV 05 — METALS | Ablett Village Phase 1 — Multi-Family Residential | Est. No. AE-2026-SAMPLE-05

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
05C — HANDRAILS & GUARDRAILS												
INTERIOR HANDRAILS — ALL BUILDINGS												
05C.01	05 52 13 A-210 / A-211	HR-01: 1-1/2"Ø Wall-Mounted Galvanized Steel Handrail — Painted, Both Sides at All Interior Stairs Buildings TH2/3/4, A3/B3/C3 Continuous w/ Wall Brackets @ 48" O.C. RSMMeans 2025 #05-52-13.10-0200	LF	0%	553.00	22.50	21.83	12,069.23	0.07	62.00	2,161.73	14,230.96
05C.02	05 52 13 A-210	HR-02: 1-1/2"Ø × 6"H Wall-Mounted Galvanized Steel Guardrail — Painted, at Elevated Landings Buildings A3 & B3 RSMMeans 2025 #05-52-13.10-0300	LF	0%	46.00	28.00	27.16	1,249.36	0.08	62.00	207.48	1,456.84
EXTERIOR RAILINGS — ALL BUILDINGS												
05C.03	05 52 13 A-211 / A-212	GR-EXT-01: 3'-6"H Exterior Guardrail — 2" × 2" Galvanized Steel Tube, Painted, at Balconies Buildings TH2/3/4 RSMMeans 2025 #05-52-13.10-0500	LF	0%	178.00	42.00	40.74	7,251.72	0.10	65.00	1,066.18	8,317.90
05C.04	05 52 13 A-211	GR-EXT-02: RAM-Mounted Exterior Railing — 3'-6"H, Galvanized Steel, at Exterior Stair Landings Buildings B3 & C3 Note: Details per structural drawings RSMMeans 2025 #05-52-13.10-0600	LF	0%	178.00	48.00	46.56	8,287.68	0.11	65.00	1,234.52	9,522.20
05C — HANDRAILS & GUARDRAILS SUBTOTAL								28,857.99			4,669.91	33,527.89
05D — MISCELLANEOUS METALS & EMBEDS												
05D.01	05 50 00 S7.1	EMBED-01: Weld Plate Embeds — 3/8"×6"×6" A36 Plate w/ (2) 3/4"Ø Headed Studs, at All Beam Connections Mfr: Field fabricated RSMMeans 2025 #05-50-00.10-0200	EA	0%	84.00	95.00	92.15	7,740.60	1.20	65.00	6,355.44	14,096.04
05D.02	05 12 23 S1.1	LINTELS: Steel Angle Lintel — L4×4×1/4", Galvanized, at All Masonry Openings Mfr: Field fabricated RSMMeans 2025 #05-12-23.13-1000	LF	5%	299.25	8.50	8.25	2,467.32	0.05	62.00	809.86	3,277.18
05D.03	05 52 13 A-212	GUARDRAIL-INT: 3'-6"H Painted Steel Interior Guardrail — at Open-to-Below Floor Openings Mfr: Custom Fab RSMMeans 2025 #05-52-13.10-0700	LF	0%	116.00	38.00	36.86	4,275.76	0.09	62.00	592.98	4,868.74
05D.04	05 50 00 S7.1	1-1/4"Ø Painted Steel Handrail — Continuous at All Interior Ramp Conditions Mfr: Custom Fab RSMMeans 2025 #05-52-13.10-0800	LF	0%	29.00	24.00	23.28	675.12	0.06	58.00	97.89	773.01
05D — MISCELLANEOUS METALS & EMBEDS SUBTOTAL								15,158.80			7,856.17	23,014.97
MAT SUBTOTAL (for sales tax basis)											\$201,435.17	

AUTHOR ESTIMATION LLC | DIV 05 — METALS | Ablett Village Phase 1 — Multi-Family Residential | Est. No. AE-2026-SAMPLE-05

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
DIV 05 DIRECT COST												\$269,747.04
		OVERHEAD (10%)										\$26,974.70
		PROFIT (10%)										\$26,974.70
		CONTINGENCY (5%)										\$13,487.35
		SALES TAX ON MATERIAL ONLY (0%)										\$0.00
		LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)										\$0.00
DIV 05 TOTAL BID												\$337,183.80

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All structural steel A992 Grade 50 unless noted; miscellaneous metals A36.
3. All shop fabrication includes one coat shop primer — field paint under Division 09.
4. All exterior steel and railing galvanized per ASTM A123 unless noted as painted.
5. Stair flights priced per flight (FLT) — includes stringers, treads, risers, landing plates.
6. Quarry tile finish at stair risers included in stair flight unit price.
7. RAM-mounted railing details per structural drawings — verify embed requirements.

SCOPE INCLUSIONS

1. Wide flange columns and beams — all typical floor framing.
2. Composite steel deck over structural framing.
3. Column base plates and anchor bolts.
4. Steel stair assemblies — interior and exterior, all 6 buildings.
5. 8"×8"×1/2" abrasive quarry tile finish at all stair risers.
6. Interior wall-mounted handrails — both sides at all stair runs.
7. Exterior guardrails and RAM-mounted railings at balconies and stair landings.
8. Interior guardrails at all open-to-below floor openings.
9. Weld plate embeds and headed studs at all beam-to-column connections.
10. Steel angle lintels at all masonry openings.
11. Interior ramp handrails where applicable.

SCOPE EXCLUSIONS

1. Structural concrete and rebar (see Division 03).
2. Masonry bearing walls (see Division 04).
3. Field painting of all steel — shop primer only (see Division 09).
4. Mechanical equipment platforms and supports (see Division 23).
5. Elevator rails and structural supports (see Division 14).
6. Ornamental metal — decorative fabrications (see Division 05 71 00, if applicable).
7. Structural engineering, shop drawings, and third-party inspection fees.

MEASUREMENT CONVENTIONS

- M-1.** Structural steel LF = centerline length per member type — verified against structural framing plans.
- M-2.** Steel deck SF = plan area of deck; no deduction for openings <9 SF.
- M-3.** Stair flights priced per FLT (flight) — one flight = one stair run between landings.
- M-4.** Handrail and guardrail LF = centerline length; include returns and end caps in unit price.
- M-5.** Embeds counted EA per connection schedule on structural drawings.
- M-6.** Lintel LF = clear span + 8" minimum bearing each end (per AISC requirements).
- M-7.** RAM-mounted railing; verify embed locations with structural engineer before fabrication.

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. Market escalation beyond this window excluded.
- Steel pricing subject to market fluctuation — confirm mill pricing at time of bid.

ALTERNATES — DIV 05 — METALS | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-05-01	05 52 13	UPGRADE: Interior Handrails — Stainless Steel Tube (1-1/2"Ø, Brushed) in lieu of Painted Steel All interior stair handrails, all 6 buildings	\$12,400.00		All interior HR
ALT-05-02	05 51 13	UPGRADE: Stair Treads — Aluminum Abrasive Nosing in lieu of Quarry Tile at Risers Continuous extruded aluminum nosing, safety yellow	\$3,800.00		All stair flights
ALT-05-03	05 31 23	UPGRADE: 3" Composite Deck to 3-1/4" Composite Deck — Additional Depth for Reduced Shoring Verco PLB-36 3-1/4" or equal	\$5,200.00		All deck areas
ALT-05-04	05 52 13	ADD: Cable Railing System at Exterior Balconies in lieu of Steel Tube Guardrail 1/8"Ø Stainless Wire, Aluminum Posts @ 48" O.C.	\$18,600.00		Exterior balconies only
ALT-05-05	05 12 23	DEDUCT: Delete Composite Deck — Use Concrete Slab on Metal Deck (Non-Composite) Coordinate with structural engineer for redesign		\$8,400.00	All deck areas