

AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 06: WOOD, PLASTICS & COMPOSITES

PROJECT NAME	Sample Commercial TI — Atlanta, GA
LOCATION	Atlanta, Georgia, USA
BUILDING TYPE	Commercial Tenant Improvement
AREA (GFA)	8,500 SF GFA
ESTIMATE NO.	AE-2026-SAMPLE-06
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 (\$)
06A — Interior Trim & Blocking	13,787.66	7,332.64	21,120.30
06B — Finish Carpentry & Casework	20,806.50	7,747.97	28,554.47
06C — Countertops & Backsplash	55,043.81	5,726.72	60,770.53
06D — Closets, Shelving & Pantry	11,344.15	3,618.10	14,962.25
06E — Architectural Millwork	25,160.27	5,720.39	30,880.66

SUBTOTAL (DIRECT COST)	\$156,288.21
OVERHEAD (10%)	\$15,628.82
PROFIT (10%)	\$15,628.82
CONTINGENCY (5%)	\$7,814.41
GRAND TOTAL (INCL. MARKUPS)	\$195,360.27

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

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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
06A — INTERIOR TRIM & BLOCKING												
DOOR & WINDOW TRIM												
06A.01	06 22 13 A01-A02-A03 A04-A14-A15	TRM-01: Interior Trim at Doors — Painted MDF Casing, 2-1/2" Colonial Profile, Both Sides Mfr: Windsor One or equal RSMMeans 2025 #06-22-13.10-0200	LF	5%	3,082.80	1.85	1.79	5,532.08	0.02	50.00	2,691.28	8,223.37
06A.02	06 22 13 A01-A02-A03	TRM-02: Interior Trim at Windows — Painted MDF Casing, 2-1/2" Colonial, Stool & Apron Mfr: Windsor One or equal RSMMeans 2025 #06-22-13.10-0300	LF	5%	1,478.40	2.10	2.04	3,011.50	0.02	50.00	1,577.45	4,588.95
BLOCKING & BACKING												
06A.03	06 05 23 A01-A39	2x4 Wood Blocking — Pressure Treated, at Grab Bars, Accessories & Casework Anchorage Mfr: Field fabricated PT lumber per AWPA C2 RSMMeans 2025 #06-05-23.10-0200	LF	10%	103.40	2.85	2.76	285.85	0.03	48.00	120.36	406.21
06A.04	06 05 23 A01-A39	5/8" THK Cementitious Backer Board — at All Wet Wall & Tile Substrate Locations Mfr: USG Durock or equal RSMMeans 2025 #06-05-23.10-0400	SF	5%	1,551.90	0.72	0.70	1,083.85	0.02	48.00	1,083.85	2,167.69
06A.05	06 05 23 A01-A39	Shadow Molding / Reveal Trim — Painted MDF, 3/4"x3/4" at ACT Perimeter & Transitions Mfr: Field fabricated RSMMeans 2025 #06-22-13.10-0500	LF	5%	3,328.50	1.20	1.16	3,874.37	0.01	48.00	1,859.70	5,734.07
06A — INTERIOR TRIM & BLOCKING SUBTOTAL								13,787.66			7,332.64	21,120.30
06B — FINISH CARPENTRY & CASEWORK												
BASE CABINETS												
06B.01	06 41 16 A01-A02 A03-A04-A39	BC-01: 2'-0"D Base Cabinets w/ Drawers — Paint Grade, 3/4" Plywood Box, Soft-Close Mfr: Custom or Semi-Custom Color: per finish schedule RSMMeans 2025 #06-41-16.10-0200	LF	0%	44.00	285.00	276.45	12,163.80	1.80	58.00	4,455.79	16,619.59
06B.02	06 41 16 A01-A02-A03	BC-02: 2'-6"D Base File Cabinets w/ Drawers — Paint Grade, Locking, Office Areas Mfr: Custom or Semi-Custom RSMMeans 2025 #06-41-16.10-0300	LF	0%	12.00	320.00	310.40	3,724.80	2.00	58.00	1,350.24	5,075.04
UPPER CABINETS												
06B.03	06 41 16 A01-A02-A03	UC-01: 1'-0"D Upper Cabinets — Paint Grade, 3/4" Plywood, Adjustable Shelf, Soft-Close Mfr: Custom or Semi-Custom Color: per finish schedule RSMMeans 2025 #06-41-16.10-0400	LF	0%	26.00	195.00	189.15	4,917.90	1.40	55.00	1,941.94	6,859.84
06B — FINISH CARPENTRY & CASEWORK SUBTOTAL								20,806.50			7,747.97	28,554.47

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06C — COUNTERTOPS & BACKSPLASH												
COUNTERTOPS												
06C.01	06 41 16 A01-A02-A03-A39	PL-2: Plastic Laminate Countertop — 3/4" Particleboard Core, Post-Formed, Break Room & Admin Mfr: Wilsonart or equal Color: per finish schedule RSMMeans 2025 #06-41-16.30-0200	SF	5%	38.85	28.00	27.16	1,055.17	0.08	52.00	156.77	1,211.93
06C.02	06 41 16 BD-45 QDS-48	QDS: 3/4" Quartz Surface Countertop — over 3/4" Plywood Substrate, All Wet Areas Mfr: Caesarstone or equal Color: per finish schedule RSMMeans 2025 #06-41-16.30-0400	SF	5%	721.35	68.00	65.96	47,580.25	0.12	62.00	5,205.84	52,786.08
BACKSPLASH												
06C.03	06 41 16 A01-A02 PL-2-PL-4	PL-4: 4"H Solid Surface Backsplash & Side Splash — at All Countertop Locations Mfr: Corian or equal Color: per finish schedule RSMMeans 2025 #06-41-16.30-0600	LF	5%	300.30	22.00	21.34	6,408.40	0.03	50.00	364.11	6,772.52
06C — COUNTERTOPS & BACKSPLASH SUBTOTAL								55,043.81			5,726.72	60,770.53
06D — CLOSETS, SHELVING & PANTRY												
06D.01	06 41 16 A01-A02-A03	CLO-01: 1'-0"D Closet w/ Rod & Shelves — Paint Grade Plywood, Adjustable, All Closets Mfr: Custom RSMMeans 2025 #06-41-16.10-0600	LF	0%	29.00	95.00	92.15	2,672.35	1.00	50.00	1,406.50	4,078.85
06D.02	06 41 16 A01-A02-A03	12"D (3) Open Shelving — Paint Grade MDF, Fixed, at Copy Rooms & Storage Areas Mfr: Custom RSMMeans 2025 #06-41-16.10-0700	LF	0%	30.00	48.00	46.56	1,396.80	0.60	48.00	838.08	2,234.88
06D.03	06 41 16 A01-A39	PAN-01: 2'-9"D × 5'-2"W × 7'-10"H Pantry Cabinet — Full-Height, Painted, w/ Adjustable Shelves Mfr: Custom RSMMeans 2025 #06-41-16.10-0800	EA	0%	2.00	1,850.00	1,794.50	3,589.00	6.00	58.00	675.12	4,264.12
06D.04	06 41 16 A01-A39	KC-01: 3'-9"W × 6'-7"L Kitchen Island — Base Cabinet w/ Extended Countertop Overhang Mfr: Custom RSMMeans 2025 #06-41-16.10-0900	EA	0%	1.00	3,800.00	3,686.00	3,686.00	12.00	60.00	698.40	4,384.40
06D — CLOSETS, SHELVING & PANTRY SUBTOTAL								11,344.15			3,618.10	14,962.25
06E — ARCHITECTURAL MILLWORK												
06E.01	06 41 16 A39 / A14-A15	BENCH-01: 1'-3"D × 4'-0"L Entry Bench w/ Coat Hooks — Painted MDF w/ Solid Wood Edge Mfr: Custom RSMMeans 2025 #06-41-16.20-0200	EA	0%	3.00	680.00	659.60	1,978.80	4.50	55.00	720.23	2,699.03

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06E.02	06 22 16 A01-A02-A03	BASE-01: 4"H Hardwood Wall Base — Painted, at All Office & Corridor Perimeters Mfr: Windsor One or equal RSMeans 2025 #06-22-16.10-0200	LF	5%	4,272.45	2.85	2.76	11,811.19	0.01	48.00	2,387.10	14,198.29
06E.03	06 41 16 A39	WP-01: Wood Wall Panel — Feature Wall, Full-Height Slat Panel, Reception Area (60 LF) Mfr: Custom 3/4" MDF Slats @ 2" O.C., Paint Grade RSMeans 2025 #06-41-16.20-0400	SF	5%	504.00	18.50	17.95	9,044.28	0.07	58.00	1,843.08	10,887.36
06E.04	06 22 13 A01-A02-A03	MOLD-01: DGWM24 Angle Molding / J-Bead Edge Trim — at All ACT & Drywall Transitions Mfr: USG or equal RSMeans 2025 #06-22-13.10-0600	LF	5%	1,653.75	1.45	1.41	2,326.00	0.01	48.00	769.99	3,095.99
06E — ARCHITECTURAL MILLWORK SUBTOTAL								25,160.27			5,720.39	30,880.66
MAT SUBTOTAL (for sales tax basis)												\$126,142.39
DIV 06 DIRECT COST												\$156,288.21
OVERHEAD (10%)												\$15,628.82
PROFIT (10%)												\$15,628.82
CONTINGENCY (5%)												\$7,814.41
SALES TAX ON MATERIAL ONLY (0%)												\$0.00
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)												\$0.00
DIV 06 TOTAL BID												\$195,360.27

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All millwork assumed custom or semi-custom shop-fabricated and site-installed.
3. All painted items prime-painted in shop; finish coat under Division 09.
4. Cabinet hardware (hinges, pulls, soft-close) included in casework unit price.
5. All wood blocking pressure-treated per AWPA C2 at wet and exterior conditions.
6. Countertop substrate (3/4" plywood) included in countertop unit price.

SCOPE INCLUSIONS

1. Interior door and window casing, stool, apron, and base trim.
2. Base and upper cabinets — all rooms per millwork schedule.
3. Countertops — plastic laminate and quartz surface — per finish schedule.
4. Backsplash — solid surface and tile substrate — at all countertop conditions.
5. Closet systems — rod, shelf, and bracket at all closet types.
6. Pantry cabinets, kitchen islands, and specialty casework.
7. Entry benches, coat hooks, and built-in seating.
8. Wood wall panels, shadow molding, and architectural millwork accents.
9. Hardwood wall base — painted, all non-tile areas.
10. Cementitious backer board at tile substrate locations.
11. Wood blocking and backing at all accessory and casework anchorage points.

SCOPE EXCLUSIONS

1. Tile and grout at backsplash areas (see Division 09 — Finishes).
2. Finish painting of all millwork (see Division 09 — Finishes).
3. Plumbing rough-in and connections at sink/countertop locations (see Division 22).
4. Toilet accessories, grab bars, and ADA hardware (see Division 10).
5. Residential appliances — refrigerator, dishwasher, microwave, range (see Division 11).
6. Structural rough framing (see Division 06 10 00, if applicable).
7. Exterior trim, sills, and casework (see Division 07 — if stucco or painted).

MEASUREMENT CONVENTIONS

- M-1. Base and upper cabinets measured in LF of run — include all fillers and end panels in unit price.
- M-2. Countertop SF = plan area including overhang; verify against millwork schedule.
- M-3. Backsplash LF = linear foot of countertop back edge + side splashes where applicable.
- M-4. Closet shelving LF = total interior closet width; depth and configuration priced into unit rate.
- M-5. Door casing LF = both sides × (2 jambs + header) per opening. Window casing LF = same convention.
- M-6. Wood base LF = room perimeter minus door openings. Verify against room finish schedule.
- M-7. Pantry and island cabinets priced EA per unit shown on millwork drawings — not broken into components.
- M-8. Wood wall panel SF = face area only; no deduction for slat gaps.

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.

ALTERNATES — DIV 06 — WOOD, PLASTICS & COMPOSITES | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-06-01	06 41 16	UPGRADE: Quartz Countertops to Caesarstone Calacatta Gold in lieu of Standard Quartz Premium slab, bookmatched at kitchen island	\$8,200.00		Kitchen & reception only
ALT-06-02	06 41 16	UPGRADE: Semi-Custom to Full-Custom Cabinetry — All Office Base & Upper Units Custom shop drawings, dovetail drawer boxes, inset doors	\$14,500.00		All casework
ALT-06-03	06 22 13	UPGRADE: MDF Trim to Solid Wood (Paint Grade Poplar) — All Door & Window Casing Solid poplar finger-jointed, primed	\$4,800.00		All interior trim
ALT-06-04	06 41 16	ADD: Butcher Block Countertop at Break Room in lieu of Plastic Laminate 1-1/2" Hard Maple, oil finish, 12 LF	\$2,200.00		Break room only
ALT-06-05	06 41 16	DEDUCT: Omit Wood Wall Panel Feature Wall (06E.03) — Paint-Grade Drywall Only Remove 480 SF wood slat panel scope entirely		\$9,800.00	Reception feature wall