

# AUTHOR ESTIMATION LLC

## CONSTRUCTION COST ESTIMATE — DIVISION 07: THERMAL & MOISTURE PROTECTION

<b>PROJECT NAME</b>	Sample Commercial TI — Atlanta, GA
<b>LOCATION</b>	Atlanta, Georgia, USA
<b>BUILDING TYPE</b>	Commercial Tenant Improvement
<b>AREA (GFA)</b>	8,500 SF GFA
<b>ESTIMATE NO.</b>	AE-2026-SAMPLE-07
<b>DATE</b>	May 2026
<b>PREPARED BY</b>	Author Estimation LLC
<b>PRICING BASIS</b>	RSMeans 2025 — Adj. CCI 0.97 (Atlanta, GA)
<b>CCI FACTOR</b>	Atlanta, GA — 0.97
<b>STATUS</b>	SAMPLE / FOR REFERENCE ONLY

### ESTIMATE SUMMARY

SECTION	MATERIAL (\$)	LABOR (\$)	SUBTOTAL (\$)
07A — Roofing Membrane & Assembly	35,727.94	24,237.79	59,965.73
07B — Roof Insulation	13,927.13	7,198.57	21,125.71
07C — Flashings & Sheet Metal	26,833.71	7,239.59	34,073.30
07D — Soffit, Fascia & Gutters	8,491.97	2,079.47	10,571.44
07E — Air Barriers & Sealants	5,190.21	1,815.70	7,005.91

<b>SUBTOTAL (DIRECT COST)</b>	<b>\$132,742.08</b>
OVERHEAD (10%)	\$13,274.21
PROFIT (10%)	\$13,274.21
CONTINGENCY (5%)	\$6,637.10
<b>GRAND TOTAL (INCL. MARKUPS)</b>	<b>\$165,927.60</b>

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.

**AUTHOR ESTIMATION LLC | DIV 07 — THERMAL & MOISTURE PROTECTION | Sample Commercial TI — Atlanta, GA | Est. No. AE-2026-SAMPLE-07**

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
<b>07A — ROOFING MEMBRANE &amp; ASSEMBLY</b>												
07A.01	07 52 16 A-301 / A-302	R1: High Albedo Single-Ply TPO Roofing Membrane — 60 Mil, Fully Adhered, White, Low-Slope Roof Mfr: Carlisle SynTec Sure-Weld or equal   ENERGY STAR Rated   RSMMeans 2025 #07-52-16.10-0200	SF	5%	7,854.00	1.85	1.79	14,094.00	0.02	62.00	10,391.47	24,485.47
07A.02	07 52 16 A-301	F4: Adhered Single-Ply TPO Membrane at Parapet Walls & Vertical Surfaces — 60 Mil Mfr: Carlisle SynTec Sure-Weld or equal   RSMMeans 2025 #07-52-16.10-0300	SF	5%	714.00	2.10	2.04	1,454.42	0.03	62.00	1,202.32	2,656.74
07A.03	07 52 16 A-301	R2: Asphalt Shingle Roofing System — Architectural Grade, 30-Year, at Sloped Roof Areas Mfr: GAF Timberline HDZ or equal   Class A Fire Rated   RSMMeans 2025 #07-31-13.20-0200	SF	10%	2,035.00	0.98	0.95	1,934.47	0.02	55.00	1,954.21	3,888.68
07A.04	07 46 46 A-302	PREFINISHED SLOPED METAL PANEL SYSTEM — Standing Seam, 24 GA, Concealed Fastener Mfr: Berridge Manufacturing or equal   Kynar 500 Finish   RSMMeans 2025 #07-46-46.10-0100	SF	5%	2,457.00	4.85	4.70	11,558.96	0.05	65.00	6,971.12	18,530.08
07A.05	07 52 16 A-301	ROOF CRICKET — Tapered, TPO-Covered, at All Chimney & Mechanical Penetrations Mfr: Field fabricated   RSMMeans 2025 #07-52-16.50-0100	SF	5%	152.25	3.50	3.40	516.89	0.06	58.00	471.11	988.00
07A.06	07 72 33 A-450	RD: Roof Drain — Cast Iron, 4" Outlet, Clamping Ring, Dome Strainer Mfr: Zurn Z100 or equal   RSMMeans 2025 #07-72-33.10-0200	EA	0%	12.00	285.00	276.45	3,317.40	2.50	62.00	1,804.20	5,121.60
07A.07	07 72 33 A-450	OD: Overflow Drain — Cast Iron, 4" Outlet, Clamping Ring, No Strainer Mfr: Zurn Z100-OD or equal   RSMMeans 2025 #07-72-33.10-0300	EA	0%	12.00	245.00	237.65	2,851.80	2.00	62.00	1,443.36	4,295.16
<b>07A — ROOFING MEMBRANE &amp; ASSEMBLY SUBTOTAL</b>								<b>35,727.94</b>			<b>24,237.79</b>	<b>59,965.73</b>
<b>07B — ROOF INSULATION</b>												
07B.01	07 22 16 A-301	INS-01: Polyisocyanurate Roof Insulation — 3" Tapered, R-20 Min, Mechanically Fastened Mfr: Atlas ACFoam or equal   Min 20-Year Warranty   RSMMeans 2025 #07-22-16.10-0200	SF	5%	7,854.00	0.82	0.80	6,247.07	0.01	52.00	3,169.25	9,416.32
07B.02	07 22 16 A-301	INS-02: Cover Board — 1/2" Gypsum Fiber Roof Board over ISO at TPO Areas Mfr: DensDeck Prime or equal   RSMMeans 2025 #07-22-16.10-0400	SF	5%	7,854.00	0.38	0.37	2,894.98	0.01	48.00	2,194.09	5,089.08
07B.03	07 21 16 A-121A	INS-03: R-60 Batt Insulation — Blown Fiberglass, at Roof Deck/Attic Mfr: Owens Corning or equal   RSMMeans 2025 #07-21-16.10-0400	SF	5%	1,452.15	1.42	1.38	2,000.19	0.01	48.00	676.12	2,676.31

07B.04	07 21 13 A-121A S112A	INS-04: Sprayed Foam Insulation — 2 lb. Closed-Cell, 2" Min, Infill at Metal Deck Ribs Mfr: Lapolla FOAM-LOK 2000 4G or equal   RSMMeans 2025 #07-21-29.10-0200	SF	5%	1,551.90	1.85	1.79	2,784.88	0.01	55.00	1,159.11	3,944.00
<b>07B — ROOF INSULATION SUBTOTAL</b>								<b>13,927.13</b>			<b>7,198.57</b>	<b>21,125.71</b>
<b>07C — FLASHINGS &amp; SHEET METAL</b>												
07 62 00 A-3 / A- 450	07C.01	Prefinished Metal Coping — 22 GA, 1'-0"W, Stainless Steel Cap with 4" Fascia Return Mfr: Hickman Metal Edge or equal   Custom Color   RSMMeans 2025 #07-62-00.10- 0200	LF	5%	1,753.50	12.50	12.13	21,261.19	0.06	58.00	5,425.86	26,687.04
07C.02	07 62 00 A-3	Drip Edge Flashing — Brown Aluminum, Continuous, at All Eave & Rake Conditions Mfr: Amerimax or equal   .019" Aluminum   RSMMeans 2025 #07-62-00.10-0400	LF	5%	476.70	2.85	2.76	1,317.84	0.02	52.00	432.81	1,750.64
07C.03	07 62 00 A-3	Step Flashing — 24 GA Galvanized, at All Roof-to-Wall & Roof-to-Dormer Conditions Mfr: Field fabricated   RSMMeans 2025 #07-62-00.10-0600	LF	5%	254.10	3.20	3.10	788.73	0.02	52.00	281.97	1,070.70
07C.04	07 62 00 A-3 / A- 450	Counter Flashing — 24 GA Corrosion-Resistant, at All Wall-Reglet & Parapet Conditions Mfr: Field fabricated   RSMMeans 2025 #07-62-00.10-0800	LF	5%	871.50	4.10	3.98	3,465.96	0.03	52.00	1,098.96	4,564.92
<b>07C — FLASHINGS &amp; SHEET METAL SUBTOTAL</b>								<b>26,833.71</b>			<b>7,239.59</b>	<b>34,073.30</b>
<b>07D — SOFFIT, FASCIA &amp; GUTTERS</b>												
07D.01	07 46 33 A-3	2'-0"D Prefinished Aluminum Soffit Panels — Vented, Concealed Fastener Mfr: Gentek or equal   Custom Color   RSMMeans 2025 #07-46-33.10-0200	LF	5%	590.10	8.20	7.95	4,693.66	0.04	52.00	1,041.76	5,735.42
07D.02	07 46 33 A-3	1x8 PVC Fascia Board — Primed, at All Eave & Rake Edges Mfr: Azek or equal   RSMMeans 2025 #07-46-33.10-0400	LF	5%	315.00	3.85	3.73	1,176.37	0.02	50.00	305.55	1,481.92
07D.03	07 71 23 A-3	Aluminum "K" Gutter — 6" Half-Round, Bronze Colored, w/ Wire Strainer Mfr: Alcoa or equal   RSMMeans 2025 #07-71-23.10-0200	LF	5%	235.20	5.20	5.04	1,186.35	0.03	50.00	285.18	1,471.53
07D.04	07 71 23 A-3	Prefinished Aluminum Downspout — 3" x4" Rectangular, at All Gutter Outlets Mfr: Alcoa or equal   RSMMeans 2025 #07-71-23.10-0400	EA	0%	8.00	185.00	179.45	1,435.60	1.20	48.00	446.98	1,882.58
<b>07D — SOFFIT, FASCIA &amp; GUTTERS SUBTOTAL</b>								<b>8,491.97</b>			<b>2,079.47</b>	<b>10,571.44</b>

07E — AIR BARRIERS & SEALANTS												
07E.01	07 25 00 A-301	Butyl Sealing Tape — 1" Wide, Self-Adhesive, at All Membrane Laps & Penetrations Mfr: Carlisle Tape or equal   RSMeans 2025 #07-25-00.10-0200	LF	5%	638.40	0.48	0.47	297.24	0.00	48.00	118.90	416.13
07E.02	07 92 13 A-301	Continuous Backer Rod & Sealant — 3/8" Rod + Polyurethane Sealant, All Roof Perimeter Joints Mfr: Sonolastic NP1 or equal   RSMeans 2025 #07-92-13.10-0200	LF	5%	3,328.50	1.15	1.12	3,712.94	0.01	50.00	1,291.46	5,004.40
07E.03	07 25 00 A-301	Adhesive-Backed Flexible Flashing — 6" Wide, Self-Adhered, at All Penetrations & Curbs Mfr: Grace Vycor Plus or equal   RSMeans 2025 #07-25-00.10-0400	LF	5%	255.15	2.20	2.13	544.49	0.01	50.00	123.75	668.24
07E.04	07 25 00 A-301	Ice & Water Shield — SBS-Modified Bitumen, Self-Adhered, at All Eave & Valley Conditions Mfr: Grace Ice & Water Shield or equal   RSMeans 2025 #07-25-00.10-0600	SF	5%	1,008.00	0.65	0.63	635.54	0.01	48.00	281.59	917.14
<b>07E — AIR BARRIERS &amp; SEALANTS SUBTOTAL</b>								<b>5,190.21</b>			<b>1,815.70</b>	<b>7,005.91</b>
MAT SUBTOTAL (for sales tax basis)											\$90,170.96	
<b>DIV 07 DIRECT COST</b>											<b>\$132,742.08</b>	
OVERHEAD (10%)											\$13,274.21	
PROFIT (10%)											\$13,274.21	
CONTINGENCY (5%)											\$6,637.10	
SALES TAX ON MATERIAL ONLY											\$0.00	
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)											\$0.00	
<b>DIV 07 TOTAL BID</b>											<b>\$165,927.60</b>	

#### GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. 5% wastage on membrane SF, flashings LF, and sealants LF; 10% on shingles and metal panels.
3. All roof assemblies assume new construction on prepared structural deck.
4. All metal surfaces factory-primed; field painting under Division 09.
5. Roof membrane warranty minimum 20-year NDL from manufacturer.
6. All penetrations and curbs assumed per mechanical drawings — confirm with MEP trades.

#### SCOPE INCLUSIONS

1. TPO single-ply roofing membrane — low-slope areas.
2. Architectural shingle roofing — sloped areas per roof plan.
3. Standing seam metal panel roofing — per roof plan.
4. Polyisocyanurate and cover board insulation — per roof assembly drawings.
5. Blown and sprayed foam insulation at attic and metal deck conditions.
6. Prefinished metal coping at all parapet walls.
7. Drip edge, step flashing, counter flashing, and all perimeter sheet metal.
8. Gutters, downspouts, soffit, and fascia — per drawings.
9. Roof drains and overflow drains — supply and install.
10. Sealants, backer rod, butyl tape, and ice & water shield.

#### SCOPE EXCLUSIONS

1. Structural roof deck and framing (see Division 05 or 06).
2. Roof hatches and access ladders (see Division 08 or 11).
3. HVAC curbs and equipment pads (see Division 23).
4. Skylight systems (see Division 08 62 00).
5. Plumbing roof penetration sleeves (see Division 22).
6. Exterior wall cladding and EIFS systems (see Division 07 24 00, if applicable).
7. Testing, inspection, and roofing consultant fees.

#### MEASUREMENT CONVENTIONS

- M-1.** Roofing SF = horizontal plan area; pitch multiplier applied to sloped areas (e.g. 7:12 pitch × 1.085).
- M-2.** Membrane SF includes 12" minimum lap at all seams — base qty from plan area only.
- M-3.** Coping LF = perimeter of all parapets at top of wall — measured at centerline.
- M-4.** Gutter LF = eave length only. Downspout EA per drawing — verify with civil/grading for leader routing.
- M-5.** Flashing LF = length of each condition — step, counter, drip edge measured separately.
- M-6.** Roof drain EA counted per drain schedule — confirm with plumbing drawings.
- M-7.** Insulation SF = same as roofing plan area — measure once, apply to both membrane and insulation layers.
- M-8.** Sealant LF = perimeter of all penetrations + parapet base + expansion joints.

#### 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 07 — THERMAL & MOISTURE PROTECTION | Author Estimation LLC**

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-07-01	07 52 16	UPGRADE: 80 Mil TPO in lieu of 60 Mil — All Low-Slope Roof Areas Extended warranty from 20-year to 30-year NDL	\$4,800.00		All TPO areas
ALT-07-02	07 31 13	UPGRADE: Owens Corning Duration Storm (Class 4 Impact) in lieu of Standard Arch Shingles Class 4 impact rated — insurance discount eligible	\$2,200.00		Sloped roof areas only
ALT-07-03	07 46 46	UPGRADE: Standing Seam Metal Roof — Extend to ALL Sloped Areas in lieu of Shingles Berridge Manufacturing, Kynar 500, concealed fastener	\$28,500.00		Replace shingle scope entirely
ALT-07-04	07 22 16	ADD: Tapered ISO Insulation — Increase from R-20 to R-30 Min (1.5" Additional ISO) Additional layer mechanically fastened below cover board	\$5,600.00		All low-slope areas
ALT-07-05	07 71 23	UPGRADE: Copper Half-Round Gutters in lieu of Aluminum 16 oz Copper, Soldered Joints — Raymond Residence spec	\$8,200.00		All gutter locations