AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 08: OPENINGS

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-08
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 ($)
08A — Hollow Metal Doors & Frames	16,218.40	4,588.10	20,806.50
08B — Wood Doors	13,429.65	2,839.00	16,268.65
08C — Storefronts & Curtainwall	26,157.34	5,583.47	31,740.80
08D — Windows	18,022.60	2,496.78	20,519.38
08E — Door Hardware	14,637.30	2,594.94	17,232.24

SUBTOTAL (DIRECT COST)	**$106,567.57**
OVERHEAD (10%)	$10,656.76
PROFIT (10%)	$10,656.76
CONTINGENCY (5%)	$5,328.38
GRAND TOTAL (INCL. MARKUPS)	**$133,209.47**

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 08 — OPENINGS | Sample Commercial TI — Atlanta, GA | Est. No. AE-2026-SAMPLE-08													
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
08A — HOLLOW METAL DOORS & FRAMES												
EXTERIOR HM DOORS												
08A.01	08 11 13 A210.01	DR-EXT-A: 3'-0"W × 7'-0"H × 1-3/4"THK Hollow Metal Door — Insulated, Exterior, Prime Painted Mfr: Ceco Door or equal | 18 GA Face Sheet | RSMeans 2025 #08-11-13.23-0100	EA	0%	4.00	485.00	470.45	1,881.80	2.50	62.00	601.40	2,483.20
08A.02	08 11 13 A210.01	FR-EXT-A: HM Frame — 16 GA Welded, 4-7/8" Throat, KD, Exterior — Matching DR-EXT-A Mfr: Ceco Door or equal | RSMeans 2025 #08-11-13.23-0300	EA	0%	4.00	225.00	218.25	873.00	1.20	58.00	270.05	1,143.05
INTERIOR HM DOORS												
08A.03	08 11 13 A210.01 A210.02	DR-INT-A: 3'-0"W × 7'-0"H × 1-3/4"THK Hollow Metal Door — Interior, Prime Painted, Flush Mfr: Ceco Door or equal | 18 GA Face Sheet | RSMeans 2025 #08-11-13.23-0200	EA	0%	18.00	385.00	373.45	6,722.10	1.80	58.00	1,822.82	8,544.92
08A.04	08 11 13 A210.01 A210.02	DR-INT-B: (2) 3'-0"W × 7'-0"H × 1-3/4"THK HM Double Door — Interior, Prime Painted, Flush Mfr: Ceco Door or equal | 18 GA Face Sheet | RSMeans 2025 #08-11-13.23-0250	EA	0%	4.00	720.00	698.40	2,793.60	3.20	58.00	720.13	3,513.73
08A.05	08 11 13 A210.01 A210.02	FR-INT-A: HM Frame — 16 GA Welded, 4-7/8" Throat, KD, Interior — Matching DR-INT-A & DR-INT-B Mfr: Ceco Door or equal | RSMeans 2025 #08-11-13.23-0400	EA	0%	22.00	185.00	179.45	3,947.90	1.00	55.00	1,173.70	5,121.60
08A — HOLLOW METAL DOORS & FRAMES SUBTOTAL								**16,218.40**			**4,588.10**	**20,806.50**
08B — WOOD DOORS												
08B.01	08 14 16 A220.01	DR-WD-A: 3'-0"W × 8'-0"H × 1-3/4"THK Solid Core Wood Door — Veneer, Paint Grade, Interior Mfr: Eggers Industries or equal | FSC Certified Core | RSMeans 2025 #08-14-16.20-0200	EA	0%	12.00	420.00	407.40	4,888.80	1.50	58.00	1,012.68	5,901.48
08B.02	08 14 16 A220.01	DR-WD-B: 3'-0"W × 8'-0"H × 1-3/4"THK Solid Core Wood Door — Vision Lite, Paint Grade Mfr: Eggers Industries or equal | 5" × 20" Lite Kit | RSMeans 2025 #08-14-16.20-0400	EA	0%	6.00	520.00	504.40	3,026.40	1.50	58.00	506.34	3,532.74
08B.03	08 14 16 A220.01	DR-WD-C: (2) 3'-0"W × 8'-0"H × 1-3/4"THK Solid Core Wood Double Door — Conference Entry Mfr: Eggers Industries or equal | Paint Grade | RSMeans 2025 #08-14-16.20-0600	EA	0%	3.00	880.00	853.60	2,560.80	2.80	58.00	472.58	3,033.38
08B.04	08 14 16 A220.01	FR-WD-A: Wood Frame — Paint Grade, Matching Door Type, Interior Offices Mfr: Eggers Industries or equal | RSMeans 2025 #08-14-16.20-0800	EA	0%	21.00	145.00	140.65	2,953.65	0.80	52.00	847.39	3,801.04
08B — WOOD DOORS SUBTOTAL								**13,429.65**			**2,839.00**	**16,268.65**

08C — STOREFRONTS & CURTAINWALL												
08C.01	08 44 13 A301.01	SF-A: Aluminum Storefront System — 2" × 4-1/2" Thermally Broken Framing, Entry Lobby Mfr: Kawneer 350 UT or equal | Clear Anodized | 1" Insulating Glass | RSMeans 2025 #08-44-13.10-0100	SF	5%	299.25	42.00	40.74	12,191.45	0.12	68.00	2,368.62	14,560.07
08C.02	08 44 13 A301.01	SF-B: Aluminum Storefront System — 2" × 4-1/2" Thermally Broken, Interior Demising Mfr: Kawneer 350 UT or equal | Clear Anodized | Tempered Glass | RSMeans 2025 #08-44-13.10-0200	SF	5%	173.25	38.00	36.86	6,386.00	0.11	65.00	1,201.58	7,587.57
08C.03	08 42 26 A301.02	SF-DR-A: Aluminum Storefront Door — 3'-0"W × 7'-0"H, Thermally Broken, Entry Mfr: Kawneer or equal | Clear Anodized | Panic Hardware by Sec 08 72 | RSMeans 2025 #08-42-26.10-0100	EA	0%	3.00	1,850.00	1,794.50	5,383.50	3.50	68.00	692.58	6,076.08
08C.04	08 44 13 A301.03	SF-SILL: Aluminum Sill Flashing — Continuous, All Storefront Perimeter Mfr: Kawneer or equal | .062" Aluminum | RSMeans 2025 #08-44-13.10-0500	LF	5%	152.25	8.50	8.25	1,255.30	0.08	62.00	732.51	1,987.81
08C.05	08 44 13 A301.01	GLAZ-SEAL: Structural Silicone Sealant — All Storefront Glass Perimeter, Interior & Exterior Mfr: Dow Corning 795 or equal | RSMeans 2025 #08-44-13.10-0700	LF	5%	441.00	2.20	2.13	941.09	0.03	55.00	588.18	1,529.28
08C — STOREFRONTS & CURTAINWALL SUBTOTAL								**26,157.34**			**5,583.47**	**31,740.80**
08D — WINDOWS												
08D.01	08 51 13 A302.01	WIN-A: 8'-0"W × 5'-0"H Aluminum Fixed Window — Thermally Broken, 1" Insulating Glass, Exterior Mfr: Kawneer or equal | Clear Anodized | Low-E Coating | RSMeans 2025 #08-51-13.23-0200	EA	0%	6.00	1,250.00	1,212.50	7,275.00	2.80	65.00	1,059.24	8,334.24
08D.02	08 51 13 A302.01	WIN-B: 10'-0"W × 8'-0"H Aluminum Fixed Window — Thermally Broken, 1" Insulating Glass, Exterior Mfr: Kawneer or equal | Clear Anodized | Low-E Coating | RSMeans 2025 #08-51-13.23-0400	EA	0%	4.00	1,850.00	1,794.50	7,178.00	3.50	65.00	882.70	8,060.70
08D.03	08 51 13 A302.02	WIN-C: 3'-0"W × 9'-0"H Aluminum Fixed Window — Thermally Broken, 1" Insulating Glass Mfr: Kawneer or equal | Clear Anodized | Low-E Coating | RSMeans 2025 #08-51-13.23-0600	EA	0%	4.00	920.00	892.40	3,569.60	2.20	65.00	554.84	4,124.44
08D — WINDOWS SUBTOTAL								**18,022.60**			**2,496.78**	**20,519.38**
08E — DOOR HARDWARE												
08E.01	08 71 13 A901	HW-SET-NSA0: Cont. Hinge 224XY EPT 628, Mortise Lock ND80PDEU ATH 626, Door Closer 4040XP AL, Kick Plate Standard Interior Office HM Door | Mfr: Allegion Schlage | RSMeans 2025 #08-71-13.10-0200	EA	0%	18.00	385.00	373.45	6,722.10	1.20	62.00	1,299.02	8,021.12
08E.02	08 71 13 A901	HW-SET-NSM1: Cont. Hinge 224XY EPT 628, Mortise Lock ND70PDEU 626, Closer 4040XP, Wall Stop Interior HM Door w/ Privacy | Mfr: Allegion Schlage | RSMeans 2025 #08-71-13.10-0300	EA	0%	8.00	320.00	310.40	2,483.20	1.00	62.00	481.12	2,964.32
08E.03	08 71 13 A901	HW-SET-NDA1: Cont. Hinge 224XY EPT 628, Mortise Lock ND80PDEU ATH 626, Panic Device PS914 Stairwell / Exit HM Door | Mfr: Allegion Schlage | RSMeans 2025 #08-71-13.10-0400	EA	0%	4.00	620.00	601.40	2,405.60	1.50	62.00	360.84	2,766.44

08E.04	08 71 13 A901	HW-SET-RSA0: Cont. Hinge 224XY 628, Mortise Lock ND Series 626, Lever, Closer 4040XP, Door Stop Exterior HM Door | Mfr: Allegion Schlage | RSMeans 2025 #08-71-13.10-0500	EA	0%	4.00	780.00	756.60	3,026.40	1.80	65.00	453.96	3,480.36
08E — DOOR HARDWARE SUBTOTAL								**14,637.30**			**2,594.94**	**17,232.24**
MAT SUBTOTAL (for sales tax basis)												$88,465.29
DIV 08 DIRECT COST												**$106,567.57**
OVERHEAD (10%)												$10,656.76
PROFIT (10%)												$10,656.76
CONTINGENCY (5%)												$5,328.38
LABOR BURDEN (INCLUDED IN RSMEANS RATES — $0)												$0.00
DIV 08 TOTAL BID												**$133,209.47**

ASSUMPTIONS & EXCLUSIONS | DIV 08 — OPENINGS | Author Estimation LLC

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. 5% wastage on storefront SF; 0% on door and hardware items (counted by EA).
3. All HM doors and frames are factory-primed and field-painted under Division 09.
4. Hardware sets identified by set number as per door schedule — verify against IFC drawings.
5. Storefront and curtainwall glass supplied and installed as complete assembly.
6. All aluminum finishes: Clear Anodized (Class I) unless otherwise specified.

SCOPE INCLUSIONS

1. All HM door units — exterior and interior — per door schedule.
2. All HM frames — KD and welded — per door/frame schedule.
3. Solid core wood doors and frames — interior offices and corridors.
4. Aluminum storefront systems — framing, glass, and installation.
5. Aluminum fixed windows — complete with glazing and perimeter sealant.
6. Door hardware sets per hardware schedule — all functions included.
7. Structural silicone sealant at all storefront and window perimeters.
8. Continuous aluminum sill flashing at all storefront base conditions.

SCOPE EXCLUSIONS

1. Field painting of HM doors and frames (see Division 09 — Finishes).
2. Overhead coiling doors and grilles (see Division 08 80 00).
3. Automatic door operators (see Division 08 71 00 — if applicable).
4. Curtainwall structural engineering and shop drawings (allowance only).
5. Access control systems and electronic hardware (see Division 28).
6. Skylights (see Division 08 62 00 — if applicable).
7. Glass replacement allowance — existing glazed openings not included.

MEASUREMENT CONVENTIONS

M-1. Doors counted as EA per door schedule — each leaf = 1 EA (pair = 2 EA unless noted as set).
M-2. HM frames counted per opening — include all frame components in unit price.
M-3. Storefront SF = overall rough opening area including frame width.
M-4. Window SF = overall rough opening. Verify against window schedule for accurate areas.
M-5. Hardware sets counted per opening — hardware set # per door schedule.
M-6. Sealant LF = perimeter of all glazed openings (both sides where accessible).
M-7. Vision lites/sidelites priced per opening as complete unit — not measured separately.

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 08 — OPENINGS | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD ($)	DEDUCT ($)	NOTES
ALT-08-01	08 11 13	UPGRADE: HM Doors to Galvanized Steel — All Interior HM Doors in lieu of Prime Painted Full hot-dip galvanizing per ASTM A123	$3,800.00		All interior HM doors
ALT-08-02	08 14 16	ADD: Stain Grade Wood Veneer Doors in lieu of Paint Grade — Conference & Executive Offices White Oak veneer, clear finish	$4,200.00		Executive/conference only
ALT-08-03	08 44 13	UPGRADE: Storefront to Thermally Broken Curtainwall System — Entry Lobby Kawneer Trifab 451T or equal	$12,500.00		Entry lobby only
ALT-08-04	08 51 13	ADD: Motorized Solar Shades at All Exterior Windows Lutron QS Motorized, Blackout Fabric, Wire Included	$8,600.00		All exterior windows
ALT-08-05	08 71 13	ADD: Card Access Reader Prep at All HM Exterior & Stairwell Doors Conduit, junction box, reader cutout only — hardware by Div 28	$2,800.00		Exterior + stairwell doors