

# AUTHOR ESTIMATION LLC

## CONSTRUCTION COST ESTIMATE — DIVISION 09: FINISHES

<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-09
<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 (\$)
09A — Drywall & Metal Framing	14,793.31	28,424.20	43,217.51
09B — Tile	9,231.61	13,419.34	22,650.95
09C — Flooring	34,578.72	27,659.07	62,237.79
09D — ACT Ceilings	19,783.01	23,471.54	43,254.56
09E — Painting	7,630.35	19,194.04	26,824.39
<b>SUBTOTAL (DIRECT COST)</b>			<b>\$198,185.19</b>
OVERHEAD (10%)			\$19,818.52
PROFIT (10%)			\$19,818.52
CONTINGENCY (5%)			\$9,909.26
<b>GRAND TOTAL (INCL. MARKUPS)</b>			<b>\$247,731.49</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.

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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
<b>09A — DRYWALL &amp; METAL FRAMING</b>												
<b>METAL STUD FRAMING — ClarkDietrich or equal</b>												
09A.01	09 22 16 A2.1 / A3.1	FRM-01: 3-5/8" 20 GA. Metal Stud @ 16" O.C. — Non-Bearing Interior Partitions, Slab to Deck Mfr: ClarkDietrich or equal   RSMMeans 2025 #09-22-16.13-0200	SF wall	10%	5,082.00	0.92	0.89	4,535.18	0.02	62.00	6,723.89	11,259.07
09A.02	09 22 16 A2.1 / P1.1	FRM-02: 6" 20 GA. Metal Stud @ 16" O.C. — Plumbing Walls & Shaft Walls, Slab to Deck Mfr: ClarkDietrich or equal   RSMMeans 2025 #09-22-16.13-0400	SF wall	10%	822.80	1.20	1.16	957.74	0.03	62.00	1,237.08	2,194.82
<b>GYPSON BOARD — USG Sheetrock or equal</b>												
09A.03	09 29 00 A3.1 / A4.1	GWB-01: 5/8" Type X Gypsum Board — Both Sides Metal Stud Partition, Level 4 Finish Mfr: USG Sheetrock or equal   RSMMeans 2025 #09-29-00.30-0200	SF	10%	10,164.00	0.58	0.56	5,718.27	0.02	58.00	10,292.88	16,011.15
09A.04	09 29 00 A6.1 / A7.1	GWB-02: 1/2" Standard Gypsum Board — Single Layer Ceiling, Level 4 Finish Mfr: USG Sheetrock or equal   RSMMeans 2025 #09-29-00.30-0100	SF	10%	6,292.00	0.42	0.41	2,563.36	0.02	58.00	7,787.73	10,351.10
09A.05	09 29 00 A3.1 / M1.1	GWB-03: 5/8" Type X Gypsum Board — Fire-Rated Ceiling at Mechanical & Utility Rooms Mfr: USG Sheetrock Fire-Shield   RSMMeans 2025 #09-29-00.30-0300	SF	10%	1,694.00	0.62	0.60	1,018.77	0.03	58.00	2,382.61	3,401.38
<b>09A — DRYWALL &amp; METAL FRAMING SUBTOTAL</b>								<b>14,793.31</b>			<b>28,424.20</b>	<b>43,217.51</b>
<b>09B — TILE</b>												
09B.01	09 30 13 A10.1 / T1.1	CT-01: 12"×12" Glazed Ceramic Floor Tile — Restrooms & Lobby, Thinset, Stacked Bond Mfr: Daltile Keystones or equal   Color: per finish schedule   RSMMeans 2025 #09-30-13.10-0200	SF	10%	822.80	3.85	3.73	3,072.75	0.10	65.00	4,928.37	8,001.11
09B.02	09 30 13 A10.1 / T1.1	PT-01: 24"×24" Polished Porcelain Floor Tile — Reception Area, Large Format Thinset Mfr: Daltile Vibe or equal   Color: per finish schedule   RSMMeans 2025 #09-30-13.10-0600	SF	10%	508.20	6.20	6.01	3,056.31	0.11	65.00	3,524.62	6,580.94
09B.03	09 30 13 A10.1 / T1.1	CT-02: 4"×4" Glazed Ceramic Wall Tile — Restroom Wainscot to 48" AFF, Thinset Mfr: Daltile Keystones or equal   Color: per finish schedule   RSMMeans 2025 #09-30-13.30-0100	SF	10%	459.80	4.50	4.37	2,007.03	0.12	68.00	3,639.41	5,646.44
09B.04	09 30 13 A10.1	GRT-01: Sanded Tile Grout — Color-Matched, 3/16" Joint, All Tile Areas Mfr: Mapei Keracolor S or equal   RSMMeans 2025 #09-30-13.10-0800	SF	5%	1,631.70	0.38	0.37	601.44	0.01	55.00	1,044.61	1,646.06

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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
09B.05	09 30 13 A10.1	TRM-01: Schluter-RENO Tile Edge Trim — Aluminum, Satin, 3/8" — All Tile-to-Floor Transitions Mfr: Schluter Systems   RSMMeans 2025 #09-30-13.90-0100	LF	5%	132.30	3.85	3.73	494.07	0.04	55.00	282.33	776.40
<b>09B — TILE SUBTOTAL</b>								<b>9,231.61</b>			<b>13,419.34</b>	<b>22,650.95</b>
<b>09C — FLOORING</b>												
09C.01	09 65 13 A11.1 / F1.1	FL-01: Resilient LVT Plank — 6"x48", 6 Mil Wear Layer, Click-Lock — Open Office & Private Offices Mfr: Shaw Floorte or equal   Color: per finish schedule   RSMMeans 2025 #09-65-13.10-0400	SF	10%	5,808.00	3.20	3.10	18,028.03	0.03	55.00	9,295.70	27,323.74
09C.02	09 68 13 A11.1 / F2.1	CPT-01: 32 oz. Loop Pile Commercial Carpet — Glue-Down — Conference Rooms & Corridors Mfr: Shaw Contract or equal   Color: per finish schedule   RSMMeans 2025 #09-68-13.10-0200	SY	10%	387.20	28.50	27.65	10,704.14	0.18	52.00	3,515.47	14,219.61
09C.03	09 65 33 A11.1	WB-01: 4"H Rubber Cove Base — Continuous Roll, Adhesive — All Areas Except Tile Mfr: Roppe or equal   Color: per finish schedule   RSMMeans 2025 #09-65-33.10-0100	LF	5%	1,631.70	1.85	1.79	2,928.09	0.03	50.00	2,374.12	5,302.21
09C.04	09 65 33 A11.1	TRN-01: Aluminum Carpet Transition Strip — 1-3/4" Wide, Screwed — All Carpet-to-Hard Floor Changes Mfr: Schluter-RENO or equal   RSMMeans 2025 #09-65-33.10-0500	LF	5%	104.74	2.20	2.13	223.51	0.03	48.00	121.91	345.42
09C.05	09 22 13 A11.1	GWB-04: Joint Tape & Compound — Level 4 Finish (3-Coat + Skim), All New Drywall Mfr: USG Durabond / Ready-Mixed   RSMMeans 2025 #09-29-00.60-0200	SF	5%	15,435.00	0.18	0.17	2,694.95	0.02	55.00	12,351.86	15,046.81
<b>09C — FLOORING SUBTOTAL</b>								<b>34,578.72</b>			<b>27,659.07</b>	<b>62,237.79</b>
<b>09D — ACT CEILINGS</b>												
09D.01	09 51 13 A8.1 / CR1.1	ACT-01: 2'x2' Armstrong Cortega 704 Tegular Tile — 9/16" Exposed Tee Grid System, 9'-0" AFF Mfr: Armstrong World Industries   NRC: 0.55   RSMMeans 2025 #09-51-13.10-0200	SF	10%	8,228.00	1.85	1.79	14,765.15	0.04	58.00	16,201.75	30,966.90
09D.02	09 51 13 A8.1 / CR1.1	ACT-02: 2'x4' Armstrong BioGuard 943 — Washable Cleanroom Tile, 9/16" Grid — Restrooms & Janitor Mfr: Armstrong World Industries   NRC: 0.70   RSMMeans 2025 #09-51-13.10-0400	SF	10%	580.80	2.85	2.76	1,605.62	0.04	58.00	1,241.68	2,847.30
09D.03	09 51 13 A8.1 / A3.1	SFT-01: Drywall Soffit — Metal Stud Framed, 5/8" GWB, Level 4 Finish — ACT Perimeter Border, 24" Wide Mfr: USG   RSMMeans 2025 #09-51-13.80-0100	LF	10%	338.80	8.50	8.25	2,793.41	0.25	62.00	5,093.86	7,887.26

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09D.04	09 51 13 A8.1	Wall Angle — Perimeter at ACT Grid, L-Shaped, Snap-In Mfr: Armstrong or equal   RSMMeans 2025 #09-51-13.10-0600	LF	5%	1,029.00	0.62	0.60	618.84	0.02	52.00	934.25	1,553.09
<b>09D — ACT CEILINGS SUBTOTAL</b>								<b>19,783.01</b>			<b>23,471.54</b>	<b>43,254.56</b>
<b>09E — PAINTING</b>												
09E.01	09 91 23 A21.1 / PT-0	PT-0: 1 Coat PVA Drywall Primer — All New Gypsum Board Prior to Finish Coats Mfr: Sherwin-Williams PVA Drywall Primer B28W101   RSMMeans 2025 #09-91-23.10-0100	SF	5%	21,168.00	0.12	0.12	2,463.96	0.01	48.00	4,927.91	7,391.87
09E.02	09 91 23 A21.1 / PT-1	PT-1: 1 Coat PVA Primer + 2 Coats Eggshell Latex — All New Drywall Walls Mfr: Sherwin-Williams ProMar 200 Zero VOC   Color: per finish schedule   RSMMeans 2025 #09-91-23.10-0200	SF	5%	13,891.50	0.22	0.21	2,964.45	0.01	50.00	5,389.90	8,354.35
09E.03	09 91 23 A21.1 / PT-2	PT-2: 1 Coat PVA Primer + 2 Coats Flat Latex — All Drywall & GWB Ceilings Mfr: Sherwin-Williams ProMar 200 Zero VOC   Color: per finish schedule   RSMMeans 2025 #09-91-23.10-0400	SF	5%	7,276.50	0.18	0.17	1,270.48	0.01	50.00	3,529.10	4,799.58
09E.04	09 91 23 A21.1 / PT-3	PT-3: 2 Coats Semi-Gloss Latex — All Interior Millwork, Casework & Trim (Brush Applied) Mfr: Sherwin-Williams ProMar 200 Zero VOC   RSMMeans 2025 #09-91-23.10-0600	LF	5%	2,425.50	0.28	0.27	658.77	0.03	50.00	2,940.92	3,599.68
09E.05	09 91 23 A21.1 / DR-1	PT-4: 2 Coats Semi-Gloss Latex — HM Door Faces (Both Sides) + HM Frame DR-1: 3'-0"W×6'-8"H HM Door   All Interior Doors per Door Schedule   RSMMeans 2025 #09-91-23.10-0800	EA	5%	33.08	8.50	8.25	272.70	1.50	50.00	2,406.21	2,678.91
<b>09E — PAINTING SUBTOTAL</b>								<b>7,630.35</b>			<b>19,194.04</b>	<b>26,824.39</b>
MAT SUBTOTAL (for sales tax basis)											\$86,017.01	
<b>DIRECT COST</b>											<b>\$198,185.19</b>	
OVERHEAD (10%)											\$19,818.52	
PROFIT (10%)											\$19,818.52	
CONTINGENCY (5%)											\$9,909.26	
SALES TAX ON MATERIAL ONLY (0%)											\$0.00	
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)											\$0.00	
<b>TOTAL BID</b>											<b>\$247,731.49</b>	

## ASSUMPTIONS & EXCLUSIONS | DIV 09 — FINISHES | Author Estimation LLC

### GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All drywall framing 20 GA galvanized steel studs per ASTM C645.
3. Level 4 finish throughout; Level 3 in utility/MEP rooms; Level 5 only where noted on drawings.
4. PVA primer (PT-0) is a separate line item — not bundled into finish coat quantities.
5. Tile grout is a separate line item — not bundled into tile install rate.
6. All ACT grid includes main tees, cross tees, and wall angle.
7. 10% wastage on framing and GWB; 5% on flooring, paint, and tile grout.

### SCOPE INCLUSIONS

1. Metal stud framing — 3-5/8" and 6" non-bearing partitions, slab to deck.
2. 5/8" Type X GWB both sides all partitions; 1/2" standard on ceilings.
3. Joint tape and compound — Level 4 finish, all new drywall.
4. Ceramic and porcelain tile — floor and wall per finish schedule.
5. Tile grout, edge trim, and transition strips.
6. LVT plank flooring — office and corridor areas.
7. Commercial carpet — conference rooms and selected offices.
8. Rubber cove base throughout; carpet transition strips at all changes.
9. 2'x2' ACT and 2'x4' BioGuard tile per ceiling plan.
10. Drywall soffit and wall angle at ACT perimeter.
11. Full paint scope — PVA primer through finish coats, all surfaces.

### SCOPE EXCLUSIONS

1. Specialty wall coverings, wallpaper, or fabric panels.
2. Exterior painting (see Division 07).
3. Epoxy flooring or concrete staining (see Division 03 35 00).
4. Toilet accessories (see Division 10).
5. Toilet partitions (see Division 10).
6. Millwork and casework (see Division 06).

### MEASUREMENT CONVENTIONS

- M-1. Drywall SF = surface area; both sides of partition = 2x stud-wall SF.
- M-2. Carpet measured in SY (SF ÷ 9); 10% overage for pattern match and seam waste.
- M-3. ACT SF = ceiling plan area only. Wall angle measured separately as perimeter LF.
- M-4. Paint SF = room perimeter x wall height. Openings >20 SF deducted.
- M-5. Tile grout SF = net tile SF. Tile base (bullnose) = LF of tile perimeter.
- M-6. PVA primer SF = total new GWB SF — same as GWB-01 + GWB-02 + GWB-03 quantities.
- M-7. Drywall soffit measured in LF; 24" depth assumed unless drawing specifies otherwise.

### 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 09 — FINISHES | Author Estimation LLC**

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-09-01	09 68 13	UPGRADE: Carpet to 40 oz. Cut Pile (Shaw Contract) in lieu of 32 oz. Loop Higher durability — conference rooms and private offices	\$3,200.00		All carpet areas
ALT-09-02	09 30 13	UPGRADE: Epoxy Terrazzo Reception Floor in lieu of Polished Porcelain 3/8" divider strip, custom color — premium lobby finish	\$12,500.00		Reception area only
ALT-09-03	09 29 00	ADD: Level 5 Finish — All Walls, Executive Floor Only Additional skim coat + Level 5 sand finish	\$6,500.00		Executive floor only
ALT-09-04	09 51 23	UPGRADE: Standard ACT to Armstrong Ultima 2844 Specialty Tile Higher NRC rating, conference rooms only	\$3,100.00		Conference rooms only
ALT-09-05	09 91 23	ADD: Epoxy Floor Coating at Mechanical & Storage Rooms 2-part epoxy, 1 coat primer + 2 coats finish, anti-slip aggregate	\$5,800.00		Mech/storage only
ALT-09-06	09 29 00	DEDUCT: Omit Wood Slat Feature Wall — Standard Drywall Paint Only Remove 480 SF wood panel scope — reception area		\$9,800.00	Reception wall only