

AUTHOR ESTIMATION LLC

CONSTRUCTION COST ESTIMATE — DIVISION 26: ELECTRICAL

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-26
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 (\$)
26A — Service & Distribution	7,625.82	2,650.38	10,276.20
26B — Branch Circuit Wiring	19,553.28	19,987.94	39,541.22
26C — Lighting	12,697.30	4,907.42	17,604.72
26D — Devices & Low Voltage	3,470.18	5,020.82	8,490.99
26E — Fire Alarm	10,282.00	3,365.51	13,647.51

SUBTOTAL (DIRECT COST)	\$89,560.65
OVERHEAD (10%)	\$8,956.07
PROFIT (10%)	\$8,956.07
CONTINGENCY (5%)	\$4,478.03
GRAND TOTAL (INCL. MARKUPS)	\$111,950.81

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 drawings, specifications, and field verification.

AUTHOR ESTIMATION LLC | DIV 26 — ELECTRICAL | Sample Commercial TI — Atlanta, GA | Est. No. AE-2026-SAMPLE-26

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
26A — SERVICE & DISTRIBUTION												
PANELBOARDS & SWITCHGEAR — Square D QO or equal												
26A.01	26 24 16 E-001 / E-101	MDP: Main Distribution Panelboard — 400A, 120/208V 3Ø 4W, 42-Ckt MLO, NEMA 1 Mfr: Square D QO or equal RSMMeans 2025 #26-24-16.20-0200	EA	0%	1.00	3,850.00	3,734.50	3,734.50	14.00	72.00	977.76	4,712.26
26A.02	26 24 16 E-101	LP-1: Lighting Panel — 100A, 120/208V, 24-Ckt MCB, NEMA 1, Fed from MDP Mfr: Square D QO or equal RSMMeans 2025 #26-24-16.20-0300	EA	0%	1.00	1,250.00	1,212.50	1,212.50	8.00	68.00	527.68	1,740.18
26A.03	26 24 16 E-101	PP-1: Power Panel — 100A, 120/208V, 24-Ckt MCB, NEMA 1, Dedicated HVAC & Equipment Mfr: Square D QO or equal RSMMeans 2025 #26-24-16.20-0400	EA	0%	1.00	1,250.00	1,212.50	1,212.50	8.00	68.00	527.68	1,740.18
SERVICE ENTRANCE & FEEDER CONDUIT												
26A.04	26 05 33 E-001	2" EMT Conduit — Feeder from MDP to LP-1 & PP-1, Above Ceiling RSMMeans 2025 #26-05-33.13-0400	LF	10%	203.50	5.20	5.04	1,026.45	0.04	65.00	487.57	1,514.02
26A.05	26 05 19 E-001	#2 AWG THHN/THWN-2 — 400A Service Feeder, 4-Wire, MDP to Utility POCO Mfr: Southwire or equal RSMMeans 2025 #26-05-19.20-0600	LF	10%	93.50	4.85	4.70	439.87	0.02	65.00	129.69	569.56
26A — SERVICE & DISTRIBUTION SUBTOTAL								7,625.82			2,650.38	10,276.20
26B — BRANCH CIRCUIT WIRING												
EMT CONDUIT & WIRE — All Branch Circuits												
26B.01	26 05 33 E-101 / E-201	3/4" EMT Conduit — 20A Branch Circuits, All Above-Ceiling Runs RSMMeans 2025 #26-05-33.13-0200	LF	10%	4,224.00	2.85	2.76	11,677.25	0.03	62.00	7,112.88	18,790.13
26B.02	26 05 19 E-101 / E-201	#12 AWG THHN/THWN-2 — 20A Branch Circuit Wire, All Lighting & Receptacle Circuits Mfr: Southwire or equal RSMMeans 2025 #26-05-19.20-0200	LF	10%	10,560.00	0.48	0.47	4,916.74	0.01	58.00	4,752.84	9,669.58
26B.03	26 05 19 E-101	#10 AWG THHN/THWN-2 — 30A Dedicated Circuits, HVAC Equipment Connections Mfr: Southwire or equal RSMMeans 2025 #26-05-19.20-0300	LF	10%	924.00	0.68	0.66	609.47	0.01	58.00	519.84	1,129.31
26B.04	26 05 33 E-101	4" Square Steel Box + Plaster Ring — All Outlet, Switch & Junction Boxes Mfr: Raco or equal RSMMeans 2025 #26-05-33.13-0600	EA	0%	285.00	8.50	8.25	2,349.83	0.50	55.00	7,602.38	9,952.20
26B — BRANCH CIRCUIT WIRING SUBTOTAL								19,553.28			19,987.94	39,541.22

AUTHOR ESTIMATION LLC | DIV 26 — ELECTRICAL | Sample Commercial TI — Atlanta, GA | Est. No. AE-2026-SAMPLE-26

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
26C — LIGHTING												
INTERIOR LIGHTING — Per Fixture Schedule												
26C.01	26 51 13 E-201 / L-1	L-1: 2'x4' LED Lay-In Troffer — 4000K, 4,600 LM, 0-10V Dimming, Lay-In at ACT Grid Mfr: Lithonia 2GTL4 or equal RSMMeans 2025 #26-51-13.13-0200	EA	0%	28.00	185.00	179.45	5,024.60	1.20	62.00	2,020.70	7,045.30
26C.02	26 51 13 E-201 / L-2	L-2: 6" LED Downlight — 4000K, 1,200 LM, 0-10V Dimming, Lobby & Reception Mfr: Lithonia DLJB6 or equal RSMMeans 2025 #26-51-13.13-0400	EA	0%	18.00	145.00	140.65	2,531.70	1.00	62.00	1,082.52	3,614.22
26C.03	26 51 13 E-201 / L-3	L-3: LED Linear Pendant — 4000K, 3,500 LM, Indirect/Direct, Conference Room Mfr: Lithonia LNVL or equal RSMMeans 2025 #26-51-13.13-0600	EA	0%	8.00	385.00	373.45	2,987.60	1.50	62.00	721.68	3,709.28
26C.04	26 51 13 E-201 / EL-1	EL-1: LED Emergency/Exit Combo — Battery Backup, Red Face, All Egress Paths Mfr: Lithonia ELM4 or equal RSMMeans 2025 #26-51-13.13-0800	EA	0%	12.00	185.00	179.45	2,153.40	1.50	62.00	1,082.52	3,235.92
26C — LIGHTING SUBTOTAL								12,697.30			4,907.42	17,604.72
26D — DEVICES & LOW VOLTAGE												
WIRING DEVICES — Leviton Commercial Grade or equal												
26D.01	26 27 26 E-201 / R-1	R-1: Duplex Receptacle — 20A, 125V, Commercial Grade, White, w/ Wallplate Mfr: Leviton 5362 or equal RSMMeans 2025 #26-27-26.20-0200	EA	0%	95.00	12.50	12.13	1,151.88	0.50	55.00	2,534.13	3,686.00
26D.02	26 27 26 E-201 / GFI	GFI: GFCI Duplex Receptacle — 20A, 125V, Tamper Resistant, All Wet Locations Mfr: Leviton GFNT2 or equal RSMMeans 2025 #26-27-26.20-0300	EA	0%	18.00	28.00	27.16	488.88	0.60	55.00	576.18	1,065.06
26D.03	26 27 13 E-201 / S-1	S-1: Single-Pole Switch 20A + S-3: 3-Way Switch 20A — 120V, Commercial Grade Mfr: Leviton 5601/5603 or equal RSMMeans 2025 #26-27-13.20-0200	EA	0%	48.00	14.50	14.07	675.12	0.50	55.00	1,280.40	1,955.52
26D.04	26 09 23 E-201	Occupancy Sensor — Ceiling-Mounted, 360°, PIR, 120V, All Private Offices Mfr: Wattstopper CI-300 or equal RSMMeans 2025 #26-09-23.13-0200	EA	0%	14.00	85.00	82.45	1,154.30	0.80	58.00	630.11	1,784.41
26D — DEVICES & LOW VOLTAGE SUBTOTAL								3,470.18			5,020.82	8,490.99
26E — FIRE ALARM												
28 31 11 FA-001	26E.01	FA Panel: Addressable Fire Alarm Control Panel — 2-Zone, 120V, UL Listed Mfr: Notifier NFS2-3030 or equal RSMMeans 2025 #28-31-11.10-0200	EA	0%	1.00	4,850.00	4,704.50	4,704.50	12.00	68.00	791.52	5,496.02
28 31 11 FA-001	26E.02	Smoke Detector — Addressable, Photoelectric, Ceiling-Mounted, All Areas Mfr: System Sensor 2351E or equal RSMMeans 2025 #28-31-11.10-0400	EA	0%	28.00	95.00	92.15	2,580.20	0.80	62.00	1,347.14	3,927.34
28 31 11 FA-001	26E.03	Horn/Strobe — Addressable, ADA-Compliant, Wall-Mounted, All Egress Paths Mfr: System Sensor SPSCWL or equal RSMMeans 2025 #28-31-11.10-0500	EA	0%	12.00	185.00	179.45	2,153.40	1.20	62.00	866.02	3,019.42

AUTHOR ESTIMATION LLC | DIV 26 — ELECTRICAL | Sample Commercial TI — Atlanta, GA | Est. No. AE-2026-SAMPLE-26

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
28 31 11 FA-001	26E.04	Pull Station — Single-Action, Addressable, ADA, All Egress Doors Mfr: System Sensor MPS1 or equal RSMMeans 2025 #28-31-11.10-0600	EA	0%	6.00	145.00	140.65	843.90	1.00	62.00	360.84	1,204.74
26E — FIRE ALARM SUBTOTAL								10,282.00			3,365.51	13,647.51
MAT SUBTOTAL (for sales tax basis)												\$53,628.58
DIV 26 DIRECT COST												\$89,560.65
OVERHEAD (10%)												\$8,956.07
PROFIT (10%)												\$8,956.07
CONTINGENCY (5%)												\$4,478.03
SALES TAX ON MATERIAL ONLY (8.25%)												\$4,424.36
LABOR BURDEN (INCLUDED IN RSMEANS RATES — \$0)												\$0.00
DIV 26 TOTAL BID												\$116,375.17

ASSUMPTIONS & EXCLUSIONS | DIV 26 — ELECTRICAL | Author Estimation LLC

GENERAL ASSUMPTIONS

1. Pricing based on RSMeans 2025 — Atlanta, GA CCI 0.97.
2. All wiring in 3/4" EMT conduit above ceiling; flexible conduit at final connections to equipment.
3. Service: 400A, 120/208V, 3-phase, 4-wire from utility POCO to MDP.
4. All branch circuits #12 AWG THHN minimum; HVAC circuits #10 AWG.
5. All devices commercial grade (20A rated) — not residential grade.
6. All lighting fixtures LED, 4000K color temperature unless noted.
7. Fire alarm addressable system — all devices on one loop.
8. 10% overage on conduit LF and wire LF for bends, offsets, and waste.

SCOPE INCLUSIONS

1. Main distribution panelboard (MDP), lighting panel (LP-1), power panel (PP-1).
2. Service entrance conduit and feeders from utility point of connection.
3. All branch circuit conduit and wiring — lighting, receptacles, HVAC, equipment.
4. All outlet, switch, and junction boxes.
5. L-1 LED lay-in troffers, L-2 downlights, L-3 linear pendants per fixture schedule.
6. EL-1 emergency/exit combo fixtures — all egress paths.
7. Receptacles (R-1 duplex, GFI) and switches (S-1 single-pole, S-3 3-way) per device schedule.
8. Occupancy sensors — all private offices.
9. Addressable fire alarm panel, smoke detectors, horn/strobes, pull stations.
10. All fire alarm conduit and wiring — complete system.

SCOPE EXCLUSIONS

1. Utility service transformer and primary side work (POCO scope).
2. Emergency generator and automatic transfer switch (see Division 26 32 00).
3. UPS systems (see Division 26 33 00).
4. Data, telecom, and AV cabling (see Division 27).
5. Security and access control systems (see Division 28).
6. Building automation system (BAS) controls (see Division 25).
7. Electrical connections to kitchen equipment (see Division 11).
8. Dimming system controls beyond occupancy sensors (see alternate ALT-26-03).
9. Electrical permit fees (see Division 01 — General Requirements).

MEASUREMENT CONVENTIONS

- M-1. Conduit LF = centerline length from panel to device; 10% added for bends and offsets.
- M-2. Wire LF = conduit LF × number of conductors in run; add 10% for pulls and terminations.
- M-3. Fixtures and devices counted EA per electrical drawings and device schedules.
- M-4. Panel circuits counted per panel schedule — verify with electrical engineer.
- M-5. Fire alarm devices counted EA per fire alarm drawings — verify with AHJ for code compliance.
- M-6. Emergency fixtures located per life safety plan — verify egress path coverage with AHJ.

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. Copper wire pricing subject to market fluctuation.
- Licensed electrical contractor required per Georgia State Electrical Code.
- Fire alarm system requires AHJ approval and third-party inspection — not included in this estimate.

ALTERNATES — DIV 26 — ELECTRICAL | Author Estimation LLC

ALT #	CSI CODE	DESCRIPTION	ADD (\$)	DEDUCT (\$)	NOTES
ALT-26-01	26 24 16	UPGRADE: MDP from 400A to 600A — Future Capacity for Building Expansion Square D QO 600A MLO, 42-circuit	\$4,200.00		MDP only
ALT-26-02	26 51 13	UPGRADE: L-1 Lay-In Troffers to Tunable White (2700K-6500K) Circadian rhythm lighting — all open office areas	\$6,800.00		All L-1 fixtures
ALT-26-03	26 09 23	ADD: Lutron QS Wireless Dimming System — All Lighting Zones Scene control, daylight harvesting, app integration	\$14,500.00		Full TI scope
ALT-26-04	26 27 26	ADD: USB-A/C Charging Receptacles in lieu of Standard Duplex 20A, 125V + 2×USB ports — conference rooms and offices	\$3,800.00		Conference + offices
ALT-26-05	26 27 26	ADD: EV Charging Rough-In — (4) Level 2 EVSE Circuits 240V/40A dedicated circuits + conduit stub, EVSE by owner	\$8,400.00		Parking/lobby only
ALT-26-06	26 51 13	DEDUCT: Omit Occupancy Sensors — Manual Switching Only Remove 14 EA occupancy sensors and associated wiring		\$2,800.00	Private offices only