Atlanta Gas Light
Estimate Detail
Project: 25CONV-COMM-3740-1185 Old Clear Creek Rd Ellijay GA 30536
Date: 11/25/2025

Item No.	Element	Quantity	Unit	Rate $	Total $
1	**Land**	**$7,500**			
1.1	**Land Cost**	**$0**			
1.11	Temporary Workspace	0.00	acre	0.00	0
1.2	**Acquisition Labor & Expenses**	**$7,500**			
1.21	ROW allowance, including survey, staking & land agent	1	sum	$ 7,500.00	$ 7,500.00
2	**Outside Services**	**$37,500**			
2.1	**NDE Contractor**	**$0**			
2.11		0	sum	0.00	0
2.2	**Environmental**	**$37,500**			
2.21	Costs for a survey, report, & BMP guidance figure	1	sum	$ 37,500.00	37,500
2.3	**Engineering Design**	**$0**			
2.32		0	sum	0.00	0
2.4	**Program Management**	**$0**			
2.41		0	sum	0.00	0
2.5	**Land Management**	**$0**			
2.51		0	sum	0.00	0
2.6	**Public Relations**	**$0**			
2.61		0	sum	0.00	0
2.7	**Materials Procurement**	**$0**			
2.71		0	sum	0.00	0
2.8	**Legal Cost**	**$0**			
2.81		0	sum	0.00	0

2.9	**Construction Supervision**	**$0**			
2.91		0	sum	0.00	0
2.10	**Taps and Stops**	**$0**			
3	**Materials, including freight and tax**	**$ 62,992.91**			
3.1	**Pipe**	**$ 54,198.95**			
3.11	6" PLS PIPE	1,665.00	lf	$ 17.03	$ 28,354.95
3.12	4" PLS PIPE	3,500.00	lf	$ 6.84	$ 23,940.00
3.13	2" PLS PIPE	560.00	lf	$ 3.40	$ 1,904.00
3.2	**Valves & Actuators**	**$0**			
3.21	Included in 3.1		ea	$ -	$ -
3.3	**Fittings**	**$0**			
3.31	Other fittings Included in 3.1		ea	$ -	$ -
3.4	**Miscellaneous Materials**	**$8,794**			
3.41	Included in 3.1		ea	$ -	$ -
3.42	Meter Set Equipment	1	ea	$ 8,793.96	$ 8,793.96
4	**Construction**	**$330,692**			
4.1	**Permitting**	**$15,000**			
4.11	Local Permitting & Traffic Control	1	sum	$ 15,000	$ 15,000
4.2	**Construction**	**$ 315,692.10**			
4.21	6" PLS MAIN INSTALL	1,665.00	lf	$ 71.46	$ 118,980.90
4.22	4" PLS MAIN INSTALL	3,500.00	lf	$ 52.44	$ 183,540.00
4.23	2" PLS SVC INSTALL	560.00	lf	$ 23.52	$ 13,171.20
4.3	**HDD**	**$0**			
4.31		$ -	ea	$ -	$ -
	subtotal	**438,685**			
5	**Contingency**	**43,869**			
5.1	General Contingency 10%				$ 43,868.50
6	**Escalation**	**0**			
6.1					

7	**Labor**	**2,500**			
7.1	Direct Internal Labor				$ 2,500.00
8	**Finance Cost**	**17,021**			
8.1	AFUDC				$ 17,020.98
	Total				**500,000**

Atlanta Gas Light
Estimate Detail
Project: 25COMM-1780-49 CROOK RD Senoia GA 30276
Date: 01/13/2026

Item No.	Element	Quantity	Unit	Rate $	Total $
1	**Land**	**$7,500**			
1.1	**Land Cost**	**$0**			
1.11	Temporary Workspace	0.00	acre	0.00	0
1.2	**Acquisition Labor & Expenses**	**$7,500**			
1.21	ROW allowance, including survey, staking & land agent	1	sum	$ 7,500.00	$ 7,500.00
2	**Outside Services**	**$0**			
2.1	**NDE Contractor**	**$0**			
2.11		0	sum	0.00	0
2.2	**Environmental**	**$0**			
2.21		0	sum	0.00	0
2.3	**Engineering Design**	**$0**			
2.31		0	sum	0.00	0
2.4	**Program Management**	**$0**			
2.41		0	sum	0.00	0
2.5	**Land Management**	**$0**			
2.51		0	sum	0.00	0

2.6	**Public Relations**	**$0**			
2.61		0	sum	0.00	0
2.7	**Materials Procurement**	**$0**			
2.71		0	sum	0.00	0
2.8	**Legal Cost**	**$0**			
2.81		0	sum	0.00	0
2.9	**Construction Supervision**	**$0**			
2.91		0	sum	0.00	0
2.10	**Taps and Stops**	**$0**			
3	**Materials, including freight and tax**	**$ 26,082.12**			
3.1	**Pipe**	**$ 17,863.50**			
3.11	4" PLS	2,300.00	lf	$ 7.44	$ 17,112.00
3.12	1-1/4" PLS	450.00	lf	$ 1.67	$ 751.50
3.2	**Valves & Actuators**	**$0**			
3.21	Included in 3.1		ea	$ -	$ -
3.3	**Fittings**	**$0**			
3.31	Other fittings Included in 3.1		ea	$ -	$ -
3.4	**Miscellaneous Materials**	**$8,219**			
3.41	Included in 3.1		ea	$ -	$ -
3.42	Meter Set Equipment	1	ea	$ 8,219	$ 8,218.62
4	**Construction**	**$299,186**			
4.1	**Permitting**	**$7,500**			
4.11	Local Permitting & Traffic Control	1	sum	$ 7,500	$ 7,500

4.2	**Construction**	**$291,686**			
4.21	4" PLS Main	2,300.00	lf	$ 109.80	$ 252,540.00
4.22	1-1/4" PLS SVC	450.00	lf	$ 86.99	$ 39,145.50
4.3	**HDD**	**$0**			
4.31		$ -	ea	$ -	$ -
	subtotal	**332,768**			
5	**Contingency**	**33,277**			
5.1	General Contingency 10%				$ 33,276.76
6	**Escalation**	**0**			
6.1					
7	**Labor**	**2,500**			
7.1	Direct Internal Labor				$ 2,500.00
8	**Finance Cost**	**12,911**			
8.1	AFUDC				$ 12,911.38
	Total				**380,000**

MFR-6: Cost to Serve

Line	Type	Project	Footage Size/Type	Estimated Engineering Costs*	Income Tax Gross-Up	Financing Cost Gross-Up	Cost to Serve
1	Commercial	Gilmer	1,665' x 6" plastic 3,500' x 4" plastic 560' x 2" plastic	$ 500,000	$ 78,610	$ 3,030	$ 581,640
2	Commercial	Coweta	2,300' x 4" plastic 450' x 1-1/4" plastic	$ 380,000	$ 59,744	$ 2,303	$ 442,046
3							
			Total:	**$ 880,000**	**$ 138,354**	**$ 5,333**	**$ 1,023,686**

Income Tax Ratio	Finance Ratio
0.15722	0.00606

*Estimates are Stage Gate 1 with an interval of +50%/-30%