



2026 GDS Price List

Effective August 1, 2026

SEND ALL NEW JOBS TO:
newjob@gdsdesigngroup.com

Fire Alarm Drawings

Standard Fire Alarm (AHJ code analysis, CAD design, submittal to AHJ & prints for inspection)

Base Fee includes one floor, one phase, all initiating devices and all NAC's on a power supply or FACP	\$800	*
Additional floor, power supply or phase after the base fee, includes all initiating devices and all NAC's	\$550	*
Duplicate (identical) floor.....	\$350	*
Add SLC circuit and device address to plans (per 25 devices on a floor).....	\$100	

Small Fire Alarm (less than 20 total initiating & notification devices) \$600 *

Add to Existing Fire Alarm Systems

Fire Alarm Previously Done By GDS (less than 10 devices)	\$450	
Fire Alarm Previously Done By Others are priced as a new drawing		

Voice Evacuation (installed in conjunction with fire alarm base fee above, includes one amplifier (up to 4 speaker circuits)..... \$550 *

Each additional floor or amplifier (up to 4 speaker circuits) \$350

Fire Panel Replacement (FACP panel location on plans, one-line, FACP battery calcs & specification sheets only)..... \$450 *

Fee for AHJ's requiring additional items \$95/hr

Upgrade conventional to addressable panel..... \$550 *

Apartment or Hotel Fire Alarm Design

Base Fee \$750		
Plus each bedroom unit in each building	\$35	
Plus each floor in each building	\$550	
Each duplicate (identical) floor previously designed by GDS.....	\$450	
Each additional free-standing building (Clubhouse, Leasing office, etc.).....	\$550	
Each garage floor.....	\$450	

Dedicated Function Fire Alarm Systems (Sprinkler Monitoring, Kitchen Hood, Elevator Recall, Duct Detector, Fire Pump and similar specialized, stand-alone systems without notification inside the building)

Base Fee (Includes one floor, 1-25 devices)	\$550	
Each additional floor at same building (1-25 devices)	\$250	

Revision to Approved Plans (A change to an approved fire alarm plan before the plan has passed field inspection.)

Incidental changes - missing or incorrect information on plans	no charge	
Change to the original scope of work (includes up to 3 hours work)	\$350	
Each Hour After the first 3 Hours	\$75/hr	

As-Built Fire Alarm Plans (Changes that reflect modifications made during the installation process)..... \$75/hr

Bill of Materials (BOM) (Fire alarm layout and device quantities for bid purposes)

GDS provides fire alarm BOMs to customers with no upfront cost. Customers are charged if they are awarded a fire alarm project.

Base Fee (includes one floor with one power supply and all initiating devices)	\$150	
Each additional floor or power supply at same building.....	\$75	
Review layout done by your sales team by email or in person	No Charge	

Fire Alarm Stamping – Design by Others GDS does not stamp plans designed by others

File/Plan Conversion Fees

AutoCAD (.Dwg) File Format (Preferred Format).....	No Charge	
Convert Digital PDF To CAD (Excludes Scanned / Non-Convertible PDF's).....	No Charge	
Scanned PDF and Other Non-AutoCAD File Formats Used "As-Is"	No Charge	
Scanned PDF, Paper Copy, Hand-Drawn and Other File Formats Requiring Cleanup or Redrawing	\$95/hr	*

Other Services

GDS Hourly Rate (Labor to Create Drawings and To Provide Miscellaneous Cad Services)	\$95/hr	*
Reproduction Fees (Per Sheet Not Already Included in Drawing Set Above)	\$5	
Site Survey (Labor to Walk Job Site to Obtain Required Building Information (Up To 3 Hours Included).	\$285	*
Each Hour After the First 3 Hours	\$95	*

Expedite Fee (When Available, This Fee Moves Your Job to The Front Of Line To Be Started By The Next Available Designer At GDS)

Small (Less Than \$1,000), Medium (\$1,001-\$2,000), Large (\$2001 +).....	\$500/\$700/\$900	*
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* Price and/or description change from previous price list

When large floors are divided into separate sections, GDS treats each section as a floor for pricing purposes.

AHJ plan review and inspection fees are not included. All AHJ fees are paid by others.

Very large, very small or complex jobs will be priced individually and are not necessarily subject to this price list.

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Access Control Permit Drawings

Access Control Permit Drawings - The drawing set required by the Authority Having Jurisdiction (AHJ) to demonstrate that the electric locking devices installed as part of the access control system do not block the means of egress, according to the local & state codes. The typical drawing set includes a floor plan showing the access control devices being installed, a fail-safe diagram, specifications sheets, and other items required by the AHJ. GDS coordinates the submittal of the drawing set with our customers and the local AHJ, and prints the approved, red stamped plans for the field inspection.

Base Fee (Includes plan preparation, submittal and printed full size approved plans)	\$400	*
Each Electric Lock (up to 50 locks)	\$50	
Each Additional Floor (after the base fee)	\$200	
Each Electric Lock (each lock after 50)	\$25	

Existing Electric Locks Not Previously Done by GDS	\$95/hr	*
E-locks not in the path of exit & not previously done by GDS are added at an hourly rate when there are more than 10.		

Accessory buildings at the same address are priced the same as an additional floor.
Jobs done in phases will have each phase priced the same as an additional floor.
Suites on the same floor that are required to be permitted separately by the AHJ are priced the same as an additional floor.
Jurisdictions with complex drawing requirements will be priced case-by-case.

Revision to Approved Plans

This is a change to a plan that was already approved by the AHJ, but before the plan passed field inspection, a change occurs that requires the plan to be resubmitted back to the AHJ for approval.

Incidental changes, such as missing or incorrect information on plans	no charge	
Change to the original scope of work, such as adding a new door or new floor layout	\$335	*
Each additional new door added to an approved plan	\$50	

Simple Shop Drawings

This is a simple device layout plan done concurrently with access control permit drawings. This plan is typically for the end user. It shows items on the permit set, plus other non-permitted items, such as control panels, power supplies, video recorders, cameras, burglar alarm sensors, keypads and similar devices. Shop drawings do not include cover sheet, one-line, details, elevations, panel layout, and point-to-point or hook-up drawings, which can be found on the GDS Access Control and Security Submittal / As-Built Drawing price list.

Each floor done <u>concurrent</u> with permit drawings (includes up to 25 devices not on the permit drawing, per floor)	\$200	
Each additional 10 devices (after the first 25, per floor)	\$95	*

Access Control Signage

Sign 1 "PUSH TO EXIT" (2"x5" plastic with Braille)	\$25
Sign 2 "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" (1.5"x24" plastic)	\$20
Sign 3 "PUSH/PULL TO RELEASE DOOR IN AN EMERGENCY" (5"x8" plastic with Braille)	\$45
Sign 4 "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS" (5"x8" plastic with Braille)	\$45
Sign 5 "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS" (5"x8" plastic with Braille)	\$45
Sign 6 "PUSH/LIFT TO CALL FOR RE-ENTRY" (4"x6" plastic with Braille)	\$45

File/Plan Conversion Fees

AutoCAD (.Dwg) File Format (Preferred Format)	No Charge
Convert Digital PDF To CAD (Excludes Scanned / Non-Convertible PDF's)	No Charge
Scanned PDF and Other Non-AutoCAD File Formats Used "As-Is"	No Charge
Scanned PDF, Paper Copy, Hand-Drawn and Other File Formats Requiring Cleanup or Redrawing	\$95/hr

Other Services

GDS Hourly Rate (Labor to Create Drawings and To Provide Miscellaneous Cad Services)	\$95/hr	*
Reproduction Fees (Per Sheet Not Already Included in Drawing Set Above)	\$5	
Site Survey (Labor to Walk Job Site to Obtain Required Building Information (Up To 3 Hours Included).	\$285	*
Each Hour After the First 3 Hours	\$95	*

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Access Control & Security Submittal / As-Built Drawings

Access Control Submittal / As-Built Drawings – The drawing package for enterprise level access control and security systems, usually designed by security consultants in a formal bid process with an exhaustive set of specifications to follow. GDS follows the specifications provided to create a drawing package with cover sheet, riser/one-line diagram, device layout plans, panel hook-up diagram, panel layout with point-to-point information, and associated details and hook-up drawings of devices being installed, based on the following:

Base Fee

Single Phase	\$500
Multi-Phase	\$250 per Phase

Security / CCTV Device Layout Sheets

Each Site Plan, Floor or Large Floor Section	\$100
Each Card Reader Single or Double Door (Includes All End-Of-Line Devices)	\$20
Each Security Single Device (Duress Button, Intercom, Code Blue, Elevator/Car Readers, etc.)	\$5
Each Camera (Includes All End of Line Devices)	\$5

Riser or One-Line Diagram

Each Site Plan or Floor (Up To 20K Sq Ft)	\$50
Each Card Reader Single or Double Door (Includes All End-Of-Line Devices)	\$10
Each Security Single Device (Duress Button, Intercom, Code Blue, Elevator/Car Readers, etc.)	\$5
Each Camera (Includes All End of Line Devices)	\$5

Panel Layout

Each Access Control Panel Wall Layout	\$100
Each 2 Reader Panel Detail	\$125
Each 4 Reader Panel Detail	\$150
Each 8 Reader Panel Detail	\$175
Each 16 Reader Panel Detail	\$250
Each 32 Reader Panel Detail	\$300

Hook-up Diagram

Each Existing Hook-Up Diagram with Minor Changes Required	\$75	*
Each New Hook-Up Diagram	\$95/hr	*

Details / Elevations

Each Existing Detail and Elevation with Minor Changes Required	\$75	*
Each New Detail and Elevation	\$95/hr	*

O&M Manuals

Documentation - Each Binder Tab in PDF Format	\$75	*
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Convert Submittal Drawing Set to As-Built Drawing Set	\$95/hr (or 20% of Submittal Cost)	*
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