

GENERAL SUMMARY

Prepared for:

Project ID:

Scope:

Wooden Framing



No. Of Floors:

3

Date:

09/20/23

SITE GSF

25,738

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 24,505	\$ 0.95
6000	Wood & Plastic	\$ 124,665	\$ 4.84
TOTAL TRADE COST		\$ 149,171	\$ 6
OVERHEAD AND PROFIT			
	15%	\$ 22,376	\$ 0.87
	INSURANCE	\$ 4,475	\$ 0.17
	3%	\$ 7,459	\$ 0.29
	CONTINGENCY	\$ 0	\$ 0.36
	5%		
	TAX		
	6.25%		
SUGGESTED BID		\$ 183,480	\$ 7

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope: **Wooden Framing**



Date: **09/20/23**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTIT Y	WASTAG E	QUANTIT Y W/ WASTAG E	UNIT MANHOU R	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,400.00	\$ 2,400.00
7			Scaffolding	SF	5904	0%	5904	0.000	\$ -	\$ -	\$ -	\$ 0.78	\$ 4,605
												SUBTOTAL	\$ 24,505

WOOD & PLASTIC

ROUGH CARPENTRY													
BEAM:													
8			3 (2x16) LVL Beam	LF	35	10%	39	0.050	\$ 45.00	\$ 2.25	\$ 27.99	\$ 30.24	\$ 1,164
9			2 (2x12) LVL Floor Beam	LF	65	10%	72	0.024	\$ 45.00	\$ 1.08	\$ 4.50	\$ 5.58	\$ 399
10			3 (2x10) LVL Beam	LF	29	10%	32	0.042	\$ 45.00	\$ 1.89	\$ 5.55	\$ 7.44	\$ 237
11			3 (2x8) LVL Beam	LF	33	10%	36	0.032	\$ 45.00	\$ 1.44	\$ 5.04	\$ 6.48	\$ 235
12			2 (2x12) Landing Beam @ Stair	LF	63	10%	69	0.024	\$ 45.00	\$ 1.08	\$ 4.50	\$ 5.58	\$ 387
13			3 (2X6) LVL Beam	LF	10	10%	11	0.030	\$ 45.00	\$ 1.35	\$ 3.30	\$ 4.65	\$ 51
14			(2) 1-3/4"X11-7/8" Lvl Beam	LF	278	10%	306	0.024	\$ 45.00	\$ 1.08	\$ 18.50	\$ 19.58	\$ 5,988
HEADER:													
15			3 (2x10) Header	LF	136	10%	150	0.042	\$ 45.00	\$ 1.89	\$ 5.55	\$ 7.44	\$ 1,113
16			2x6 Top Plate	LF	370	10%	407	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 667
17			2 (2x10) Header	LF	42	10%	46	0.024	\$ 45.00	\$ 1.08	\$ 3.70	\$ 4.78	\$ 221
18			3 (2x6) Top Plate	LF	124	10%	136	0.030	\$ 45.00	\$ 1.35	\$ 3.30	\$ 4.65	\$ 634
19			2 (2x4) Header	LF	137	10%	151	0.020	\$ 45.00	\$ 0.90	\$ 1.70	\$ 2.60	\$ 392
20			3 (2x10) Header	LF	13	10%	14	0.042	\$ 45.00	\$ 1.89	\$ 5.55	\$ 7.44	\$ 106
21			3 (2x8) Header	LF	49	10%	54	0.032	\$ 45.00	\$ 1.44	\$ 5.04	\$ 6.48	\$ 349
22			2 (2x6) Top Plate	LF	4	10%	4	0.020	\$ 45.00	\$ 0.90	\$ 2.20	\$ 3.10	\$ 14
23			2 (2x6) Header	LF	7	10%	8	0.020	\$ 45.00	\$ 0.90	\$ 2.20	\$ 3.10	\$ 24
WOOD POST													
24			4X4 Wood Post (8'-9" H)	EA	2	0%	2	0.300	\$ 45.00	\$ 13.50	\$ 37.19	\$ 50.69	\$ 101
25			4X4 Wood Post (10'-6" H)	EA	2	0%	2	0.325	\$ 45.00	\$ 14.63	\$ 44.63	\$ 59.25	\$ 119
26			10X10 Wood Post (8'-9" H)	EA	1	0%	1	0.450	\$ 45.00	\$ 20.25	\$ 188.13	\$ 208.38	\$ 208
27			6x6 Post @ Stair (3'-6" H)	EA	6	0%	6	0.250	\$ 45.00	\$ 11.25	\$ 16.98	\$ 28.23	\$ 169
28			6x6 Post @ Railing	EA	2	0%	2	0.250	\$ 45.00	\$ 11.25	\$ 16.98	\$ 28.23	\$ 56
BLOCKING													
29			4 (2X12) Rim Blocking	LF	45	10%	50	0.680	\$ 45.00	\$ 30.60	\$ 9.00	\$ 39.60	\$ 1,960
SHEATHING:													
30			3/4" Advantech T&G Plywood Subfloor Sheathing	SF	5271	10%	5798	0.016	\$ 45.00	\$ 0.72	\$ 1.65	\$ 2.37	\$ 13,741
31			5/8" CDX Plywood Sheathing @ Roofing	SF	3772	10%	4149	0.016	\$ 45.00	\$ 0.72	\$ 0.98	\$ 1.70	\$ 7,054
FLOOR JOISTS:													
2x6 P.T @ 16" O.C. Floor Joist (503 LF)				SF	665								
32			2x6 P.T Floor Joist @ 10'	EA	24	0%	24	0.120	\$ 45.00	\$ 5.40	\$ 11.00	\$ 16.40	\$ 394
33			2x6 P.T Floor Joist @ 8'	EA	17	0%	17	0.120	\$ 45.00	\$ 5.40	\$ 8.80	\$ 14.20	\$ 241

A1.0/ A1.1/ A1.2

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope: **Wooden Framing**



Date: **09/20/23**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTIT Y	WASTAG E	QUANTIT Y W/ WASTAG E	UNIT MANHOU R	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
34			2x6 P.T Floor Joist @ 4'	EA	12	0%	12	0.050	\$ 45.00	\$ 2.25	\$ 4.40	\$ 6.65	\$ 80
35			2x6 P.T Floor Joist @ 12'	EA	5	0%	5	0.160	\$ 45.00	\$ 7.20	\$ 13.20	\$ 20.40	\$ 102
36			2x6 P.T Floor Joist @ 14'	EA	5	0%	5	0.200	\$ 45.00	\$ 9.00	\$ 15.40	\$ 24.40	\$ 122
			2x12 @ 16" O.C. Floor Joist (3456 LF)	SF	4606								
37			2x12 Floor Joist @ 12'	EA	28	0%	28	0.220	\$ 45.00	\$ 9.90	\$ 27.00	\$ 36.90	\$ 1,033
38			2x12 Floor Joist @ 16'	EA	58	0%	58	0.250	\$ 45.00	\$ 11.25	\$ 36.00	\$ 47.25	\$ 2,741
39			2x12 Floor Joist @ 10'	EA	50	0%	50	0.200	\$ 45.00	\$ 9.00	\$ 22.50	\$ 31.50	\$ 1,575
40			2x12 Floor Joist @ 8'	EA	64	0%	64	0.200	\$ 45.00	\$ 9.00	\$ 18.00	\$ 27.00	\$ 1,728
41			2x12 Floor Joist @ 18'	EA	11	0%	11	0.300	\$ 45.00	\$ 13.50	\$ 40.50	\$ 54.00	\$ 594
42			2x12 Floor Joist @ 4'	EA	10	0%	10	0.120	\$ 45.00	\$ 5.40	\$ 9.00	\$ 14.40	\$ 144
43			2x12 Floor Joist @ 26'	EA	43	0%	43	0.420	\$ 45.00	\$ 18.90	\$ 58.50	\$ 77.40	\$ 3,328
44			2x12 Floor Joist @ 6'	EA	23	0%	23	0.160	\$ 45.00	\$ 7.20	\$ 13.50	\$ 20.70	\$ 476
			CEILING JOISTS:										
			2X10 @16" O.C. Ceiling Joist (1543 LF)	SF	2044								
45			2x10 Ceiling Joist @ 8'	EA	50	0%	50	0.120	\$ 45.00	\$ 5.40	\$ 14.80	\$ 20.20	\$ 1,010
46			2x10 Ceiling Joist @ 4'	EA	7	0%	7	0.050	\$ 45.00	\$ 2.25	\$ 7.40	\$ 9.65	\$ 68
47			2x10 Ceiling Joist @ 16'	EA	45	0%	45	0.230	\$ 45.00	\$ 10.35	\$ 29.60	\$ 39.95	\$ 1,798
48			2x10 Ceiling Joist @ 12'	EA	17	0%	17	0.200	\$ 45.00	\$ 9.00	\$ 22.20	\$ 31.20	\$ 530
49			2x10 Ceiling Joist @ 10'	EA	34	0%	34	0.180	\$ 45.00	\$ 8.10	\$ 18.50	\$ 26.60	\$ 904
			RAFTERS:										
			2x12 Roof Rafters: Pitch 12:12 (1513 LF)	SF	2022								
50			2x12 Roof Rafter @ 6'	EA	26	0%	26	0.120	\$ 45.00	\$ 5.40	\$ 13.50	\$ 18.90	\$ 491
51			2x12 Roof Rafter @ 5'	EA	29	0%	29	0.100	\$ 45.00	\$ 4.50	\$ 11.25	\$ 15.75	\$ 457
52			2x12 Roof Rafter @ 4'	EA	64	0%	64	0.100	\$ 45.00	\$ 4.50	\$ 9.00	\$ 13.50	\$ 864
53			2x12 Roof Rafter @ 2'	EA	20	0%	20	0.050	\$ 45.00	\$ 2.25	\$ 4.50	\$ 6.75	\$ 135
54			2x12 Roof Rafter @ 1'	EA	23	0%	23	0.050	\$ 45.00	\$ 2.25	\$ 2.25	\$ 4.50	\$ 104
55			2x12 Roof Rafter @ 3'	EA	16	0%	16	0.060	\$ 45.00	\$ 2.70	\$ 6.75	\$ 9.45	\$ 151
56			2x12 Roof Rafter @ 17'	EA	41	0%	41	0.385	\$ 45.00	\$ 17.33	\$ 38.25	\$ 55.58	\$ 2,279
57			2x12 Roof Rafter @ 18'	EA	15	0%	15	0.385	\$ 45.00	\$ 17.33	\$ 40.50	\$ 57.83	\$ 867
58			2x12 Roof Rafter @ 7'	EA	10	0%	10	0.140	\$ 45.00	\$ 6.30	\$ 15.75	\$ 22.05	\$ 221
59			2x12 Roof Rafter @ 11'	EA	8	0%	8	0.200	\$ 45.00	\$ 9.00	\$ 24.75	\$ 33.75	\$ 270
60			2x12 Roof Rafter @ 9'	EA	19	0%	19	0.180	\$ 45.00	\$ 8.10	\$ 20.25	\$ 28.35	\$ 539
61			2x12 Roof Rafter @ 10'	EA	5	0%	5	0.200	\$ 45.00	\$ 9.00	\$ 22.50	\$ 31.50	\$ 158
62			2x12 Roof Rafter @ 8'	EA	8	0%	8	0.160	\$ 45.00	\$ 7.20	\$ 18.00	\$ 25.20	\$ 202
63			2x12 Roof Rafter @ 14'	EA	3	0%	3	0.250	\$ 45.00	\$ 11.25	\$ 31.50	\$ 42.75	\$ 128
64			2x12 Roof Rafter @ 16'	EA	3	0%	3	0.265	\$ 45.00	\$ 11.93	\$ 36.00	\$ 47.93	\$ 144
65			2x12 Roof Rafter @ 12'	EA	7	0%	7	0.200	\$ 45.00	\$ 9.00	\$ 27.00	\$ 36.00	\$ 252
66			2x12 Roof Rafter @ 13'	EA	2	0%	2	0.250	\$ 45.00	\$ 11.25	\$ 29.25	\$ 40.50	\$ 81
67			2x12 Roof Rafter @ 15'	EA	1	0%	1	0.260	\$ 45.00	\$ 11.70	\$ 33.75	\$ 45.45	\$ 45
			2x8 Roof Rafters: Pitch 7:12 (106 LF)	SF	137								
68			2x8 Roof Rafter @ 3'	EA	17	0%	17	0.050	\$ 45.00	\$ 2.25	\$ 5.04	\$ 7.29	\$ 124
69			2x8 Roof Rafter @ 8'	EA	5	0%	5	0.065	\$ 45.00	\$ 2.93	\$ 13.44	\$ 16.37	\$ 82
70			2x8 Roof Rafter @ 7'	EA	5	0%	5	0.060	\$ 45.00	\$ 2.70	\$ 11.76	\$ 14.46	\$ 72
			2x10 Roof Rafters: Pitch 3:12 (29 LF)	SF	40								
71			2x10 Roof Rafter @ 10'	EA	3	0%	3	0.230	\$ 45.00	\$ 10.35	\$ 18.50	\$ 28.85	\$ 87
			2x10 Roof Rafters: Pitch 4:12 (258 LF)	SF	344								
72			2x10 Roof Rafter @ 10'	EA	9	0%	9	0.200	\$ 45.00	\$ 9.00	\$ 18.50	\$ 27.50	\$ 248
73			2x10 Roof Rafter @ 9'	EA	4	0%	4	0.200	\$ 45.00	\$ 9.00	\$ 16.65	\$ 25.65	\$ 103

A1.3

DETAILED BREAKDOWN OF ITEMS

Prepared for:
 Project ID:
 Scope: **Wooden Framing**



Date: **09/20/23**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTIT Y	WASTAG E	QUANTIT Y W/ WASTAG E	UNIT MANHOU R	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
138			2 x 6 Top & Bottom Plates	LF	300	10%	330	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 541
			2 X 4 Interior Wall As: (186 LF, 8'-6"H)	SF	1581								
139			2 x 4 Studs @ 16" O.C	LF	1189	10%	1308	0.012	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 1,818
140			2 x 4 Top & Bottom Plates	LF	558	10%	614	0.012	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 853
			2 X 6 Demising Wall As: (30 LF, 8'-6"H)	SF	510								
141			(2) 2 x 6 Studs @ 16" O.C	LF	765	10%	841	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 1,379
142			2 x 6 Top & Bottom Plates	LF	90	10%	99	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 162
			KING & JACK STUDS										
143			2 x 6 Jack Stud	LF	459	10%	505	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 828
144			2 x 4 Jack Stud	LF	387	10%	426	0.012	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 592
145			2 x 6 King Stud	LF	807	10%	888	0.012	\$ 45.00	\$ 0.54	\$ 1.10	\$ 1.64	\$ 1,456
146			2 x 4 King Stud	LF	505	10%	556	0.012	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 772
												SUBTOTAL	\$ 124,665
												PROJECTED COST	\$ 149,171
OVERHEAD AND PROFIT												15%	\$ 22,376
INSURANCE												3%	\$ 4,475
CONTINGENCY												5%	\$ 7,459
TAX												6.25%	\$ 0
SUGGESTED BID													\$ 183,480

