

ITEM #	DESCRIPTION	QTY.	F.C	QTY. W/ FC.	UNIT	UNIT COST	ITEM COST	TRADE COST
<b>STRUCTURAL FRAMING</b>								\$ -
<b>1st FLOOR AND LOW ROOF</b>								
<b>Drywall Studs</b>								
1	2 x 4 - 12'-0" High	117	0%	117	ea		\$ -	
2	2 x 6 - 12'-0" High	513	0%	513	ea		\$ -	
3	2 x 4 - 10'-0" Top and Bottom Plate	47	0%	47	ea		\$ -	
4	2 x 6 - 10'-0" Top and Bottom Plate	205	0%	205	ea		\$ -	
<b>Stud Post</b>								
5	(2) 2 x 6 - 12'-0" High	18	0%	18	ea		\$ -	
6	(3) 2 x 6 - 12'-0" High	2	0%	2	ea		\$ -	
7	(4) 2 x 6 - 12'-0" High	1	0%	1	ea		\$ -	
8	(5) 2 x 4 - 12'-0" High	3	0%	3	ea		\$ -	
9	(5) 2 x 6 - 12'-0" High	2	0%	2	ea		\$ -	
<b>Floor Joist / Headers / Trusses</b>								
10	(2) 2 x 8 - 8'	4	0%	4	ea		\$ -	
11	(2) 2 x 8 - 10'	1	0%	1	ea		\$ -	
12	(2) 2 x 10 - 8'	2	0%	2	ea		\$ -	
13	(2) 2 x 12 - 10'	5	0%	5	ea		\$ -	
14	(2) 2 x 12 - 8'	1	0%	1	ea		\$ -	
15	(3) 2 x 8 - 8'	6	0%	6	ea		\$ -	
16	(3) 2 x 8 - 10'	5	0%	5	ea		\$ -	
17	(3) 2 x 10 - 8'	1	0%	1	ea		\$ -	
18	(3) 2 x 12 - 8'	5	0%	5	ea		\$ -	
19	(3) 2 x 12 - 14'	1	0%	1	ea		\$ -	
20	2 x 12 FJ - 12'	25	0%	25	ea		\$ -	
21	2 x 12 FJ - 8'	3	0%	3	ea		\$ -	
22	24" Floor Trusses (90)	1,480	0%	1,480	lf		\$ -	
<b>LVLs</b>								
23	(2) 3/4 x 18 LVL - 18'	1	0%	1	ea		\$ -	
24	(2) 1-3/4 x 14 LVL - 13'	1	0%	1	ea		\$ -	
25	(2) 1-3/4 x 14 LVL - 14'	3	0%	3	ea		\$ -	
26	(2) 1-3/4 x 16 LVL - 15'	1	0%	1	ea		\$ -	
27	(2) 1-3/4 x 24 LVL - 21'	1	0%	1	ea		\$ -	
28	(3) 1-3/4 x 14 LVL - 6'	1	0%	1	ea		\$ -	
29	(3) 1-3/4 x 14 LVL - 17'	3	0%	3	ea		\$ -	
30	(3) 1-3/4 x 14 LVL - 11'	2	0%	2	ea		\$ -	
31	(3) 1-3/4 x 14 LVL - 10'	1	0%	1	ea		\$ -	
32	(3) 1-3/4 x 18 LVL - 19'	1	0%	1	ea		\$ -	
33	(3) 1-3/4 x 18 LVL - 21'	1	0%	1	ea		\$ -	
34	(3) 1-3/4 x 20 LVL - 16'	1	0%	1	ea		\$ -	
35	(4) 1-3/4 x 24 LVL - 25'	2	0%	2	ea		\$ -	
36	(2) 1-3/4 x 11-7/8 LVL - 9'	1	0%	1	ea		\$ -	
37	(2) 1-3/4 x 11-7/8 LVL - 10'	1	0%	1	ea		\$ -	
38	(2) 1-3/4 x 11-7/8 LVL - 11'	1	0%	1	ea		\$ -	
39	(2) 1-3/4 x 11-7/8 LVL - 14'	2	0%	2	ea		\$ -	
40	(2) 1-3/4 x 11-7/8 LVL - 15'	1	0%	1	ea		\$ -	
41	(3) 1-3/4 x 11-7/8 LVL - 9'	1	0%	1	ea		\$ -	
42	(3) 1-3/4 x 11-7/8 LVL - 14'	1	0%	1	ea		\$ -	
<b>Ceiling Joist</b>								
43	2 x 6 CJ - 8'	61	0%	61	ea		\$ -	
44	2 x 6 CJ - 10'	13	0%	13	ea		\$ -	
45	2 x 6 CJ - 12'	12	0%	12	ea		\$ -	
46	2 x 8 CJ - 12'	5	0%	5	ea		\$ -	
47	2 x 10 CJ - 8'	3	0%	3	ea		\$ -	
48	2 x 10 CJ - 12'	1	0%	1	ea		\$ -	
49	2 x 10 CJ - 14'	9	0%	9	ea		\$ -	
50	2 x 10 CJ - 16'	19	0%	19	ea		\$ -	
<b>Roof</b>								
51	2 x 10 - 8'	4	0%	4	ea		\$ -	
52	2 x 10 - 10'	5	0%	5	ea		\$ -	
53	2 x 10 - 12'	9	0%	9	ea		\$ -	
54	2 x 10 - 14'	4	0%	4	ea		\$ -	
55	2 x 10 - 16'	3	0%	3	ea		\$ -	
56	2 x 8 Rafter - 8'	65	0%	65	ea		\$ -	
57	2 x 8 Rafter - 10'	28	0%	28	ea		\$ -	
58	2 x 8 Rafter - 12'	15	0%	15	ea		\$ -	
59	2 x 8 Rafter - 14'	6	0%	6	ea		\$ -	
60	2 x 8 Rafter - 16'	24	0%	24	ea		\$ -	
61	2 x 8 Rafter - 18'	2	0%	2	ea		\$ -	
62	2 x 8 Rafter - 20'	7	0%	7	ea		\$ -	
63	2 x 6 Outlookers - 8'	13	0%	13	ea		\$ -	
64	2x8 ledger - 12'	3	0%	3	ea		\$ -	
<b>Misc.</b>								
65	Support Points	14	0%	14	ea		\$ -	
66	Simpson U410	2	0%	2	ea		\$ -	
67	Simpson LUS210-2	6	0%	6	ea		\$ -	
68	Simpson HGUS412 Hanger	1	0%	1	ea		\$ -	
69	Simpson HHUS.50/14 Hanger	1	0%	1	ea		\$ -	

ITEM #	DESCRIPTION	QTY.	F.C	QTY. W/ FC.	UNIT	UNIT COST	ITEM COST	TRADE COST			
<b>2nd FLOOR AND UPPER ROOF</b>											
<b>Drywall Studs</b>											
70	2 x 4 - 10'-0" High	152	0%	152	ea		\$ -				
71	2 x 6 - 10'-0" High	332	0%	332	ea		\$ -				
72	2 x 4 - 10'-0" Top and Bottom Plate	61	0%	61	ea		\$ -				
73	2 x 6 - 10'-0" Top and Bottom Plate	133	0%	133	ea		\$ -				
<b>Stud Post</b>											
74	(4) 2 x 6 - 10'-0" High	2	0%	2	ea		\$ -				
75	(5) 2 x 6 - 10'-0" High	2	0%	2	ea		\$ -				
<b>Header/Beam</b>											
76	(2) 2x8 - 8'	3	0%	3	ea		\$ -				
77	(2) 2x10 - 8'	2	0%	2	ea		\$ -				
78	(2) 2x10 - 10'	2	0%	2	ea		\$ -				
79	(2) 2x12 - 12'	6	0%	6	ea		\$ -				
80	(2) 2x12 - 8'	2	0%	2	ea		\$ -				
81	(3) 2x8 - 8'	3	0%	3	ea		\$ -				
82	(3) 2x10 - 8'	1	0%	1	ea		\$ -				
83	(3) 2x12 - 8'	3	0%	3	ea		\$ -				
84	(3) 2x12 - 14'	3	0%	3	ea		\$ -				
<b>LVLs</b>											
85	(2) 1-3/4x11-7/8 LVL - 12'	1	0%	1	ea		\$ -				
86	(2) 1-3/4x11-7/8 LVL - 14'	1	0%	1	ea		\$ -				
87	(2) 1-3/4x11-7/8 LVL - 15'	2	0%	2	ea		\$ -				
88	(3) 1-3/4x11-7/8 LVL - 16'	1	0%	1	ea		\$ -				
89	(4) 1-3/4x24 LVL - 25'	2	0%	2	ea		\$ -				
<b>Ceiling Joist</b>											
90	2x6 - 8'	74	0%	74	ea		\$ -				
91	2x6 - 10'	26	0%	26	ea		\$ -				
92	2x6 - 16'	3	0%	3	ea		\$ -				
93	2x8 - 12'	12	0%	12	ea		\$ -				
94	2x8 - 14'	24	0%	24	ea		\$ -				
95	2x10 - 14'	20	0%	20	ea		\$ -				
96	2x10 - 16'	16	0%	16	ea		\$ -				
<b>Roof</b>											
97	2x6 - 8'	6	0%	6	ea		\$ -				
98	2x8 - 8'	71	0%	71	ea		\$ -				
99	2x8 - 10'	19	0%	19	ea		\$ -				
100	2x8 - 12'	26	0%	26	ea		\$ -				
101	2x8 - 14'	28	0%	28	ea		\$ -				
102	2x8 - 16'	12	0%	12	ea		\$ -				
103	2x8 - 18'	18	0%	18	ea		\$ -				
104	2x8 - 20'	15	0%	15	ea		\$ -				
105	2x8 - 22'	2	0%	2	ea		\$ -				
106	2x8 - 24'	1	0%	1	ea		\$ -				
107	2x10 - 8'	1	0%	1	ea		\$ -				
108	2x10 - 10'	7	0%	7	ea		\$ -				
109	2x10 - 12'	7	0%	7	ea		\$ -				
110	2x10 - 14'	6	0%	6	ea		\$ -				
111	2x10 - 16'	2	0%	2	ea		\$ -				
112	2x10 - 18'	1	0%	1	ea		\$ -				
<b>Misc.</b>											
113	Support Points	25	0%	25	ea		\$ -				
114	Simpson LU210-3 Hanger	2	0%	2	ea		\$ -				
115	Simpson LUS210-2 Hanger	3	0%	3	ea		\$ -				
116	Simpson NU410 Hanger	4	0%	4	ea		\$ -				
<b>SUB TOTAL</b>							\$	-	\$	-	
<b>CONTINGENCY</b>							5%	\$	-	\$	-
<b>OVERHEAD AND PROFIT</b>							25%	\$	-	\$	-
<b>TOTAL BASE BID</b>							\$	-	\$	-	
<b>General Exclusions:</b> Any kind of Demolition, Electrical, Structure, Steel, Mechanical, Plumbing and/or HVAC work, controlled inspection, contaminated material, architect and engineering fees, security, building charges, permit and sign off, asbestos removal, protection of adjoining building (if any), any work not mentioned above.											
<b>Note</b>					<b>Legend</b>						
1	The drawings are scaled as per the mentioned scales on the plans.				FC.	= Difficulty or Waster Factor					
2	The prices used are standard prices, unless otherwise noted.				sf	= square feet					
3	We did not find vented soffit location in plans, So Non-Vented James Hardie soffit is assumed everywhere				lf	= linear feet					
4	Exclusions				ea	= each					
1	Anything not mentioned above.				cy	= cubic yard					
2	Union Wages.				sy	= square yard					
3					loc	= location					
4					ls	= lump sum					
5					lb	= pounds					
					DIV.	= Division					
					sf flr.	= square feet floor					