PREMIUM ESTIMATING LLC
Construction Cost Estimating • Quantity Takeoffs
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(850) 343-4090

GENERAL SUMMARY

Framing / Carpentry estimate · sample

Project: Gaines Residence
Building: Residential - Custom Home
Scope: Division 06 - Wood framing, beams, sheathing, stairs, decking, trim
Estimate No.: PE-SAMPLE-CARPENTRY
Prepared by: Darren Wood, Senior Estimator

DIVISION	DESCRIPTION	TOTAL COST	% OF TOTAL
06 00 00	Wood, Plastics & Composites	$177,118	100.0%
	TOTAL TRADE COST	**$177,118**	**100.0%**
	Contingencies & Insurance	$8,856	5.0%
	Overhead & Profit	$35,424	20.0%
	TOTAL BASE BID	**$221,398**	

Detailed line items, quantities, labor hours and unit pricing are on the 'Estimate' tab.

Sample estimate: project address, dates and client details removed for confidentiality.

Sample estimate – Framing / Carpentry estimate. For format reference only. © Premium Estimating LLC – premiumestimatings.com – (850) 343-4090. Not for reuse or re

FRAMING / CARPENTRY ESTIMATE

Sample estimate · Residential - Custom Home · Quantity takeoff with labor & material pricing

Project: Gaines Residence
Building: Residential - Custom Home
Scope: Division 06 - Wood framing, beams, sheathing, stairs, decking, trim

Estimate No.: PE-SAMPLE-CARPENTRY
Prepared by: Darren Wood, Senior Estimator
Trade: Framing / Carpentry

S#	Dwg.	CSI	DESCRIPTION / SPECIFICATION	QTY.	WASTE	QTY W/ WASTE	UNIT	UNIT LABOR HR	TOTAL LABOR HR	LABOR RATE /HR	UNIT LABOR COST	TOTAL LABOR COST	UNIT MAT. COST	TOTAL MAT. COST	UNIT PRICE (L+M)	TOTAL
DIVISION 06 – WOOD, PLASTICS & COMPOSITES																
			Hand Rails													
1		06 00 00	OAK Handrail	38.00	5%	39.90	LF	0.450	17.96	$62.00	$27.90	$1,113.21	$55.12	$2,199.29	$83.02	$3,312.50
			Stairs													
2		06 00 00	(3'-6") Wide Wood Stairs OAK Tread: 5 PTD. Riser: 6	1.00	5%	1.05	EA	3.250	3.41	$62.00	$201.50	$211.58	$1,050.00	$1,102.50	$1,251.50	$1,314.08
3		06 00 00	(3'-10") Wide Wood Stairs OAK Tread: 8 PTD. Riser: 9	1.00	5%	1.05	EA	3.500	3.68	$62.00	$217.00	$227.85	$1,150.00	$1,207.50	$1,367.00	$1,435.35
4		06 00 00	(3'-10") Wide Wood Stairs OAK Tread: 9 PTD. Riser: 10	2.00	5%	2.10	EA	3.750	7.88	$62.00	$232.50	$488.25	$1,250.00	$2,625.00	$1,482.50	$3,113.25
5		06 00 00	Stair Landing	58.00	5%	60.90	SF	0.100	6.09	$62.00	$6.20	$377.58	$22.00	$1,339.80	$28.20	$1,717.38
6		06 00 00	(3) 2x12 Stringers	37.00	5%	38.85	LF	0.096	3.73	$62.00	$5.95	$231.24	$7.62	$296.04	$13.57	$527.27
			Decking													
7		06 00 00	Deck	675.00	5%	708.75	SF	0.045	31.89	$62.00	$2.79	$1,977.41	$4.50	$3,189.38	$7.29	$5,166.79
			Wood Posts													
8		06 00 00	TRTD. 6x6 POST	40.00	5%	42.00	LF	0.065	2.73	$62.00	$4.03	$169.26	$8.50	$357.00	$12.53	$526.26
			Wood Columns													
9		06 00 00	MetWood Column	133.00	5%	139.65	LF	0.035	4.89	$62.00	$2.17	$303.04	$4.02	$561.39	$6.19	$864.43
			Beams and Hardware													
10		06 00 00	2x6 STRONGBACK	267.00	5%	280.35	LF	0.150	42.05	$62.00	$9.30	$2,607.26	$2.28	$637.80	$11.58	$3,245.05
11		06 00 00	DB1: 2 Plies Treated LVL Beam	26.00	5%	27.30	LF	0.300	8.19	$62.00	$18.60	$507.78	$7.15	$195.20	$25.75	$702.98
12		06 00 00	DB2: 2 Plies Treated LVL Beam	52.00	5%	54.60	LF	0.300	16.38	$62.00	$18.60	$1,015.56	$7.15	$390.39	$25.75	$1,405.95
13		06 00 00	DB-3: 2 Plies Treated LVL Beam	19.00	5%	19.95	LF	0.300	5.99	$62.00	$18.60	$371.07	$7.15	$142.64	$25.75	$513.71
14		06 00 00	FB1: 1 Plies Treated LVL Beam	9.00	5%	9.45	LF	0.250	2.36	$62.00	$15.50	$146.48	$6.50	$61.43	$22.00	$207.90
15		06 00 00	FB2: 3Plies 2x12 Lumber	9.00	5%	9.45	LF	0.200	1.89	$62.00	$12.40	$117.18	$5.85	$55.28	$18.25	$172.46
16		06 00 00	FB4: 3 Plies Treated LVL Beam	13.00	5%	13.65	LF	0.300	4.10	$62.00	$18.60	$253.89	$7.15	$97.60	$25.75	$351.49
17		06 00 00	FB5: 2 Plies Treated LVL Beam	18.00	5%	18.90	LF	0.300	5.67	$62.00	$18.60	$351.54	$7.15	$135.14	$25.75	$486.68
18		06 00 00	FB-6: 2 Plies Treated LVL Beam	8.00	5%	8.40	LF	0.300	2.52	$62.00	$18.60	$156.24	$7.15	$60.06	$25.75	$216.30
19		06 00 00	TRTD. 2x12 SOLID BRIDGING	52.00	5%	54.60	LF	0.120	6.55	$62.00	$7.44	$406.22	$3.25	$177.45	$10.69	$583.67
			Floor Joists													
20		06 00 00	2x12 Floor Joist @ 12" O.C (647 SF)	653.00	5%	685.65	LF	0.035	24.00	$62.00	$2.17	$1,487.86	$2.54	$1,741.55	$4.71	$3,229.41
21		06 00 00	2x12 Floor Joist @ 16" O.C (620 SF)	462.00	5%	485.10	LF	0.035	16.98	$62.00	$2.17	$1,052.67	$2.54	$1,232.15	$4.71	$2,284.82
22		06 00 00	Floor Trusses	0.00	0%	0.00	EA	0.000	0.00	$60.00	$0.00	-	$0.00	-	$0.00	-
23		06 00 00	18" MFD. WD. FLOOR TRUSSES @ 24" O.C.	4,652.00	5%	4,884.60	SF	0.065	317.50	$62.00	$4.03	$19,684.94	$6.23	$30,431.06	$10.26	$50,116.00
24		06 00 00	Roof Framing	0.00	0%	0.00	EA	0.000	0.00	$60.00	$0.00	-	$0.00	-	$0.00	-
25		06 00 00	RB2: 3 Plies LVL Beam	40.00	5%	42.00	LF	0.300	12.60	$62.00	$18.60	$781.20	$7.15	$300.30	$25.75	$1,081.50
26		06 00 00	RB3: 2 Plies LVL Beam	21.00	5%	22.05	LF	0.300	6.62	$62.00	$18.60	$410.13	$7.15	$157.66	$25.75	$567.79
27		06 00 00	RB4: 3 Plies Lumber	20.00	5%	21.00	LF	0.300	6.30	$62.00	$18.60	$390.60	$7.15	$150.15	$25.75	$540.75
28		06 00 00	RB5: 3 Plies LVL Beam	14.00	5%	14.70	LF	0.300	4.41	$62.00	$18.60	$273.42	$7.15	$105.11	$25.75	$378.53
29		06 00 00	MFD. WD. ROOF TRUSSES @ 24" O.C.	5,070.00	5%	5,323.50	SF	0.065	346.03	$62.00	$4.03	$21,453.71	$6.23	$33,165.41	$10.26	$54,619.11
30		06 00 00	Roof Beam (3) 2x12	53.00	5%	55.65	LF	0.066	3.67	$62.00	$4.09	$227.72	$7.62	$424.05	$11.71	$651.77

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31		06 00 00	Cabinets	0.00	0%	0.00	EA	0.000	0.00	$60.00	$0.00	-	$0.00	-	$0.00	-
32		06 00 00	1S, 1R Cabinet	36.00	5%	37.80	LF	0.450	17.01	$62.00	$27.90	$1,054.62	$120.50	$4,554.90	$148.40	$5,609.52
33		06 00 00	Closet Cabinets	49.00	5%	51.45	LF	0.450	23.15	$62.00	$27.90	$1,435.46	$120.50	$6,199.73	$148.40	$7,635.18
34		06 00 00	Lower Cabinets	62.00	5%	65.10	LF	0.450	29.30	$62.00	$27.90	$1,816.29	$120.50	$7,844.55	$148.40	$9,660.84
35		06 00 00	Upper Cabinets	39.00	5%	40.95	LF	0.450	18.43	$62.00	$27.90	$1,142.51	$120.50	$4,934.48	$148.40	$6,076.98
			Sheathing													
36		06 00 00	Roof Sheathing	3,623.00	5%	3,804.15	SF	0.021	79.89	$62.00	$1.30	$4,953.00	$1.01	$3,849.80	$2.31	$8,802.80
			SUBTOTAL – DIVISION 06 – WOOD, PLASTICS & COMPOSITES						**1,083.8**			**$67,197**		**$109,922**		**$177,118**

Total Labor Hours	**1,083.8**
Total Labor Cost	**$67,197**
Total Material Cost	**$109,922**

TOTAL TRADE COST		**$177,118**
Contingencies & Insurance	5.0%	**$8,856**
Overhead & Profit	20.0%	**$35,424**
TOTAL BASE BID		**$221,398**

CLARIFICATIONS & EXCLUSIONS

1 Quantities are taken off from the construction drawings provided; pricing reflects local labor and material rates at the time of the estimate.

2 Unit labor hours are shown at the stated labor rate; material includes the waste allowance shown for each item.

3 Permits, utility company fees, testing and inspections are excluded unless listed above.

4 Sales tax and bonds are excluded unless listed above.

5 Work not shown in the drawings or not listed in this estimate is excluded.

6 SAMPLE: project address, dates and client details have been removed for confidentiality.

Prepared by: Darren Wood, Senior Estimator · Premium Estimating LLC · plans.premiume@gmail.com · (850) 343-4090

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