

**GENERAL SUMMARY**

Prepared for: San Diego, California 92111  
 Project ID:  
 Scope: Carpentry  
 No. Of Floors: 2  
 Date: 10/16/23



BUILDING GSF		1,724	
DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirments	\$ 24,300	\$ 14.10
6000	Wood & Plastics	\$ 73,768	\$ 42.79
<b>TOTAL TRADE COST</b>		<b>\$ 98,068</b>	<b>\$ 57</b>
<b>OVERHEAD AND PROFIT</b>			
	20%	\$ 19,614	\$ 11.38
INSURANCE	3%	\$ 2,942	\$ 2
CONTINGENCY	5%	\$ 4,903	\$ 3
TAX	7.25%	\$ 0	\$ 4
<b>TOTAL TRADE COST</b>		<b>\$ 125,527</b>	<b>\$ 77</b>



**DETAILED BREAKDOWN OF ITEMS**

Prepared for: San Diego, California 92111  
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Date: 10/16/23

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
<b>GENERAL REQUIREMENTS</b>															
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -		\$ -		
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00		
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00		
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00		
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00		
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 500.00	\$ 500		
												<b>SUBTOTAL</b>	\$ 24,300		
<b>WOOD &amp; PLASTIC</b>															
<b>ROUGH CARPENTRY</b>															
<b>FLOOR FRAMING:</b>															
<b>FLOOR JOISTS:</b>															
TJI 360 x 11-7/8" Floor Joists @ 16" O.C (744 LF)															
8			TJI 360 x 11-7/8" Floor Joists: 16 LF	EA	12	0%	12	0.325	\$ 48.00	\$ 15.60	\$ 120.00	\$ 135.60	\$ 1,627		
9			TJI 360 x 11-7/8" Floor Joists: 12 LF	EA	16	0%	16	0.250	\$ 48.00	\$ 12.00	\$ 90.00	\$ 102.00	\$ 1,632		
10			TJI 360 x 11-7/8" Floor Joists: 24 LF	EA	15	0%	15	0.500	\$ 48.00	\$ 24.00	\$ 180.00	\$ 204.00	\$ 3,060		
<b>DECK JOISTS:</b>															
2" x 6" Deck Joists @ 16" O.C (24 LF)															
11			2" x 6" Deck Joists: 4 LF	EA	6	0%	6	0.075	\$ 48.00	\$ 3.60	\$ 4.50	\$ 8.10	\$ 49		
4" x10" Deck Joists @ 32" O.C (70 LF)															
12			4" x10" Deck Joists: 10 LF	EA	7	0%	7	0.200	\$ 48.00	\$ 9.60	\$ 91.00	\$ 100.60	\$ 704		
<b>RIM JOISTS:</b>															
5-1/4" x 11-7/8" Rim Joist (10 LF)															
13			5-1/4" x 11-7/8" Rim Joist: 2 LF	EA	2	0%	2	0.280	\$ 48.00	\$ 13.44	\$ 321.90	\$ 335.34	\$ 671		
<b>DOUBLE JOISTS:</b>															
TJI 360 x 11-7/8" Double Joist (16 LF)															
14	S2.0, S3.0, A103	PLAN NOTES	TJI 360 x 11-7/8" Double Joists (22 LF)	EA	2	0%	2	0.450	\$ 48.00	\$ 21.60	\$ 165.00	\$ 186.60	\$ 373		
15			TJI 360 x 11-7/8" Double Joists (24 LF)	EA	2	0%	2	0.500	\$ 48.00	\$ 24.00	\$ 180.00	\$ 204.00	\$ 408		
<b>ROOF TRUSSES:</b>															
Roof Trusses @ 24" O.C (1558 SF)															
17			Roof Truss: 2 LF	EA	8	0%	8	0.050	\$ 48.00	\$ 2.40	\$ 17.00	\$ 19.40	\$ 155		
18			Roof Truss: 8 LF	EA	6	0%	6	0.185	\$ 48.00	\$ 8.88	\$ 68.00	\$ 76.88	\$ 461		
19			Roof Truss: 6 LF	EA	8	0%	8	0.140	\$ 48.00	\$ 6.72	\$ 51.00	\$ 57.72	\$ 462		
20			Roof Truss: 4 LF	EA	8	0%	8	0.100	\$ 48.00	\$ 4.80	\$ 34.00	\$ 38.80	\$ 310		
21			Roof Truss: 10 LF	EA	27	0%	27	0.230	\$ 48.00	\$ 11.04	\$ 85.00	\$ 96.04	\$ 2,593		
22			Roof Truss: 16 LF	EA	1	0%	1	0.370	\$ 48.00	\$ 17.76	\$ 136.00	\$ 153.76	\$ 154		
23			Roof Truss: 18 LF	EA	3	0%	3	0.415	\$ 48.00	\$ 19.92	\$ 153.00	\$ 172.92	\$ 519		
24			Roof Truss: 28 LF	EA	2	0%	2	0.650	\$ 48.00	\$ 31.20	\$ 238.00	\$ 269.20	\$ 538		
25			Roof Truss: 26 LF	EA	7	0%	7	0.600	\$ 48.00	\$ 28.80	\$ 221.00	\$ 249.80	\$ 1,749		
26			Roof Truss: 24 LF	EA	1	0%	1	0.550	\$ 48.00	\$ 26.40	\$ 204.00	\$ 230.40	\$ 230		
27			Roof Truss: 12 LF	EA	4	0%	4	0.280	\$ 48.00	\$ 13.44	\$ 102.00	\$ 115.44	\$ 462		
28			Roof Truss: 14 LF	EA	4	0%	4	0.300	\$ 48.00	\$ 14.40	\$ 119.00	\$ 133.40	\$ 534		
<b>MISCELLANEOUS TRUSSES</b>															
<b>HIP JACKS (30 LF)</b>															
29			HIP Jacks: 10 LF	EA	3	0%	3	0.230	\$ 48.00	\$ 11.04	\$ 82.50	\$ 93.54	\$ 281		
<b>HIP TERM TRUSS (72 LF)</b>															
30	S3.0	PLAN NOTES	HIP Term Truss: 18 LF	EA	1	0%	1	0.415	\$ 48.00	\$ 19.92	\$ 148.50	\$ 168.42	\$ 168		
31			HIP Term Truss: 26 LF	EA	1	0%	1	0.600	\$ 48.00	\$ 28.80	\$ 214.50	\$ 243.30	\$ 243		
32			HIP Term Truss: 28 LF	EA	1	0%	1	0.650	\$ 48.00	\$ 31.20	\$ 231.00	\$ 262.20	\$ 262		
<b>GIRDER DRAG TRUSS (16 LF)</b>															
33			Girder Drag Truss: 16 LF	EA	1	0%	1	0.500	\$ 48.00	\$ 24.00	\$ 232.00	\$ 256.00	\$ 256		
<b>BEAM:</b>															
34			LVL Beam 3-1/2" x 11-7/8"	LF	58	5%	61	0.024	\$ 48.00	\$ 1.15	\$ 17.75	\$ 18.90	\$ 1,146		

**DETAILED BREAKDOWN OF ITEMS**

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
35	S2.0	PLAN NOTES	LVL Beam 3-1/2" x 14"	LF	29	5%	30	0.026	\$ 48.00	\$ 1.25	\$ 26.99	\$ 28.24	\$ 846		
36			LVL Beam 5-1/4" x 11-7/8"	LF	33	5%	35	0.028	\$ 48.00	\$ 1.34	\$ 32.19	\$ 33.53	\$ 1,165		
37			7" x 11-7/8" LVL Beam	LF	23	5%	24	0.032	\$ 48.00	\$ 1.54	\$ 42.50	\$ 44.04	\$ 1,062		
38			(3) TJI360 x 11-7/8" Floor Beam	LF	103	5%	108	0.042	\$ 48.00	\$ 2.02	\$ 22.50	\$ 24.52	\$ 2,659		
39			Douglas Fir#1 6x10 Beam	LF	29	5%	30	0.022	\$ 48.00	\$ 1.06	\$ 16.18	\$ 17.24	\$ 523		
			<b>HEADER:</b>												
40	S2.0 S3.0	PLAN NOTES	4" x 6" Header	LF	85	5%	89	0.014	\$ 48.00	\$ 0.67	\$ 4.85	\$ 5.52	\$ 494		
41			4" x 8" Header	LF	25	5%	27	0.016	\$ 48.00	\$ 0.77	\$ 7.10	\$ 7.87	\$ 210		
42			4" x 10" Header	LF	7	5%	7	0.018	\$ 48.00	\$ 0.86	\$ 8.85	\$ 9.71	\$ 70		
43			4" x 12" Header	LF	11	5%	11	0.022	\$ 48.00	\$ 1.06	\$ 10.75	\$ 11.81	\$ 132		
44			6" x 8" Header	LF	12	5%	13	0.022	\$ 48.00	\$ 1.06	\$ 12.63	\$ 13.69	\$ 173		
			<b>STRINGERS</b>												
45	A201	PLAN NOTES	6" x 16" Stringer	LF	55	5%	58	0.021	\$ 48.00	\$ 1.01	\$ 5.52	\$ 6.53	\$ 379		
			<b>POST:</b>												
46	S2.0, S3.0	PLAN NOTES	4" x 4" Posts (8'-0" H)	EA	7	0%	7	0.160	\$ 48.00	\$ 7.68	\$ 14.80	\$ 22.48	\$ 157		
47			4" x 4" Post (10'-0" H)	EA	11	0%	11	0.200	\$ 48.00	\$ 9.60	\$ 18.50	\$ 28.10	\$ 309		
48			4" x 6" Post (10'-0" H)	EA	6	0%	6	0.220	\$ 48.00	\$ 10.56	\$ 35.80	\$ 46.36	\$ 278		
49			6" x 6" Post (6'-0" H)	EA	2	0%	2	0.160	\$ 48.00	\$ 7.68	\$ 25.50	\$ 33.18	\$ 66		
50			6" x 6" Post (10'-0" H)	EA	3	0%	3	0.250	\$ 48.00	\$ 12.00	\$ 42.50	\$ 54.50	\$ 164		
					<b>DOUBLE STUDS:</b>										
51			2" x 4" Double Studs (10'-0" H)	EA	13	0%	13	0.160	\$ 48.00	\$ 7.68	\$ 8.50	\$ 16.18	\$ 210		
					<b>HOLDOWNS &amp; CONNECTORS</b>										
					<b>POST BASE &amp; HOLDOWNS</b>										
52					ABU' for 4" x 4" Post	EA	6	0%	6	0.160	\$ 48.00	\$ 7.68	\$ 30.32	\$ 38.00	\$ 228
53			HDU5' for 4" x 4" Post	EA	12	0%	12	0.200	\$ 48.00	\$ 9.60	\$ 42.99	\$ 52.59	\$ 631		
54			ABU' for 4" x 6" Post	EA	6	0%	6	0.160	\$ 48.00	\$ 7.68	\$ 34.50	\$ 42.18	\$ 253		
55			MPB66Z' for 6" x 6" Post	EA	5	0%	5	0.220	\$ 48.00	\$ 10.56	\$ 210.81	\$ 221.37	\$ 1,107		
56			HDU2' for 2" x 4" Double Stud	EA	9	0%	9	0.180	\$ 48.00	\$ 8.64	\$ 27.43	\$ 36.07	\$ 325		
57			HDU4' for 2" x 4" Double Stud	EA	4	0%	4	0.200	\$ 48.00	\$ 9.60	\$ 31.66	\$ 41.26	\$ 165		
			<b>POST CAPS</b>												
58			CCQ' for 4" x 4" Post	EA	11	0%	11	0.200	\$ 48.00	\$ 9.60	\$ 126.82	\$ 136.42	\$ 1,501		
59			ECCQ' for 4" x 4" Post	EA	7	0%	7	0.220	\$ 48.00	\$ 10.56	\$ 219.99	\$ 230.55	\$ 1,614		
60			CCQ' for 4" x 6" Post	EA	3	0%	3	0.230	\$ 48.00	\$ 11.04	\$ 191.44	\$ 202.48	\$ 607		
61			ECCQ' for 4" x 6" Post	EA	3	0%	3	0.250	\$ 48.00	\$ 12.00	\$ 245.00	\$ 257.00	\$ 771		
62			CCQ' for 6" x 6" Post	EA	2	0%	2	0.250	\$ 48.00	\$ 12.00	\$ 204.50	\$ 216.50	\$ 433		
63			ECCLRQ' for 6" x 6" Post	EA	1	0%	1	0.300	\$ 48.00	\$ 14.40	\$ 345.94	\$ 360.34	\$ 360		
64			ECLLQ' for 6" x 6" Post	EA	3	0%	3	0.300	\$ 48.00	\$ 14.40	\$ 345.94	\$ 360.34	\$ 1,081		
			<b>JOIST HANGERS</b>												
65			HUCQ' for Beams	EA	9	0%	9	0.160	\$ 48.00	\$ 7.68	\$ 47.23	\$ 54.91	\$ 494		
			<b>STRAP TIES</b>												
66			MSTC40 (V) for 2" x 4" Double Stud	EA	13	0%	13	0.160	\$ 48.00	\$ 7.68	\$ 21.63	\$ 29.31	\$ 381		
67			MST37' for Connection Between Beams & Joints	LF	4	5%	4	0.010	\$ 48.00	\$ 0.48	\$ 4.00	\$ 4.48	\$ 19		
68			ST6224' for Connection Between Beams & Joints	LF	14	5%	15	0.010	\$ 48.00	\$ 0.48	\$ 3.50	\$ 3.98	\$ 59		
69			DSC2	LF	2	5%	2	0.320	\$ 48.00	\$ 15.36	\$ 66.42	\$ 81.78	\$ 172		
			<b>STEEL STRONG WALL</b>												
70			SSW 18" x 9"	EA	3	0%	3	1.200	\$ 48.00	\$ 57.60	\$ 956.89	\$ 1,014.49	\$ 3,043		
			<b>SHEATHING:</b>												
			<b>WALL SHEATHING:</b>												
			3/8" CDX Plywood	SF	3041										
71	S2.0, S3.0	S0.1 , A300	No. Of Sheets (4x8)	EA	105	0%	105	0.250	\$ 48.00	\$ 12.00	\$ 24.50	\$ 36.50	\$ 3,815		
72			Nails	EA	7839	0%	7839	0.008	\$ 48.00	\$ 0.38	\$ 0.05	\$ 0.43	\$ 3,402		
			15/32" CDX Plywood	SF	340										
73			No. Of Sheets (4x8)	EA	12	0%	12	0.250	\$ 48.00	\$ 12.00	\$ 26.52	\$ 38.52	\$ 450		
74			Nails	EA	877	0%	877	0.008	\$ 48.00	\$ 0.38	\$ 0.05	\$ 0.43	\$ 380		

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			Shear Wall Sheathing	SF	2340								
75				EA	80	0%	80	0.250	\$ 48.00	\$ 12.00	\$ 32.50	\$ 44.50	\$ 3,579
76				EA	6033	0%	6033	0.008	\$ 48.00	\$ 0.38	\$ 0.05	\$ 0.43	\$ 2,618
			<b>FLOOR SHEATHING:</b>										
			48/24 Tongue & Groove Sheathing (Exposure 1) (928 SF) (Sheathing Glued W/ Subfloor Adhesive & Nailed) Size: 4' x 8'	SF	928								
77				EA	32	0%	32	0.300	\$ 48.00	\$ 14.40	\$ 58.50	\$ 72.90	\$ 2,326
78				EA	2393	0%	2393	0.008	\$ 48.00	\$ 0.38	\$ 0.05	\$ 0.43	\$ 1,038
			<b>ROOF SHEATHING:</b>										
			1/2" Plywood Sheathing @ Roof (1332 SF) Size: 4' x 8'	SF	1332								
79				EA	46	0%	46	0.280	\$ 48.00	\$ 13.44	\$ 32.50	\$ 45.94	\$ 2,103
80				EA	3434	0%	3434	0.008	\$ 48.00	\$ 0.38	\$ 0.05	\$ 0.43	\$ 1,490
			<b>DECK BOARDS:</b>										
81			2" x 8" Deck Boards	SF	29	0%	29	0.022	\$ 48.00	\$ 1.06	\$ 2.25	\$ 3.31	\$ 96
82			2" x 8" Deck Boards	SF	176	0%	176	0.022	\$ 48.00	\$ 1.06	\$ 2.25	\$ 3.31	\$ 582
			<b>WALL</b>										
83			2x4 Studs Wall @16" O.C (10'-0" H)	EA	202	0%	202	0.120	\$ 48.00	\$ 5.76	\$ 8.50	\$ 14.26	\$ 2,884
84			2x4 Studs Wall @16" O.C (8'-0" H)	EA	82	0%	82	0.100	\$ 48.00	\$ 4.80	\$ 6.80	\$ 11.60	\$ 951
85			2x4 Studs Wall @16" O.C (4'-0" H)	EA	18	0%	18	0.100	\$ 48.00	\$ 4.80	\$ 3.40	\$ 8.20	\$ 148
86			2x4 P.T Wood Plate @ Bottom (12'-0" LF) Material: Douglas Fir #2	EA	31	0%	31	0.160	\$ 48.00	\$ 7.68	\$ 11.04	\$ 18.72	\$ 580
87			2x4 P.T Wood Plate @ Top (12'-0" LF) Material: Douglas Fir #2	EA	62	0%	62	0.160	\$ 48.00	\$ 7.68	\$ 11.04	\$ 18.72	\$ 1,161
88			2x4 Wall Bracing	LF	371	5%	390	0.012	\$ 48.00	\$ 0.58	\$ 0.85	\$ 1.43	\$ 555
			<b>STAIRS:</b>										
89			42" High Guard Rail w/ Pickets @ 4" O.C Max and Support Posts	LF	38	0%	38	0.185	\$ 48.00	\$ 8.88	\$ 38.50	\$ 47.38	\$ 1,800
90			36" High Stair Handrail and Guard Rail	LF	19	5%	20	0.145	\$ 48.00	\$ 6.96	\$ 33.50	\$ 40.46	\$ 807
91			7-3/4" Wooden Stair Riser (4' Wide)	EA	17	0%	17	0.380	\$ 48.00	\$ 18.24	\$ 28.50	\$ 46.74	\$ 795
92			11" Inches Tread ,No Nosing (4' Wide)	EA	15	0%	15	0.420	\$ 48.00	\$ 20.16	\$ 38.56	\$ 58.72	\$ 881
												<b>SUBTOTAL</b>	\$ 73,768
												<b>PROJECTED COST</b>	\$ 98,068
<b>OVERHEAD AND PROFIT</b>												20%	\$ 19,614
<b>INSURANCE</b>												3%	\$ 2,942
<b>CONTINGENCY</b>												5%	\$ 4,903
<b>TAX</b>												7.25%	\$ 0
<b>SUGGESTED BID</b>													\$ 125,527