

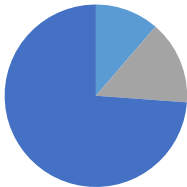
GENERAL SUMMARY			
BUILDING 1			
Prepared for:	Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 9		
Project ID:	.		
Scope:	Lumber & Hardware		
Date:	29-May-24		
BUILDING GSF	27,196		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 108,000	\$ 4
5000	Metals	\$ 224,789	\$ 8
6000	Wood, Plastics & Composites	\$ 784,720	\$ 29
TOTAL TRADE COST		\$ 1,117,509	\$ 41
OVERHEAD AND PROFIT	15%	\$ 167,626	\$ 6.16
INSURANCE	3%	\$ 33,525	\$ 1
CONTINGENCY	5%	\$ 55,875	\$ 2
TAX	10%	\$ 67,980	\$ 4
SUGGESTED BID		\$ 1,442,517	\$ 55
DIVISION COST COMPARISON			
■ General Requirements ■ Metals ■ Wood, Plastics & Composites			
BUILDING 2			
Prepared for:	Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006		
Project ID:	5292024		
Scope:	Lumber & Hardware		
Date:	29-May-24		
BUILDING GSF	23,000		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 106,000	\$ 4
5000	Metals	\$ 93,407	\$ 4
6000	Wood, Plastics & Composites	\$ 676,538	\$ 28
TOTAL TRADE COST		\$ 875,945	\$ 37
OVERHEAD AND PROFIT	15%	\$ 131,392	\$ 5.52
INSURANCE	3%	\$ 26,278	\$ 1
CONTINGENCY	5%	\$ 43,797	\$ 2
TAX	10%	\$ 58,957	\$ 4
SUGGESTED BID		\$ 1,136,369	\$ 49
DIVISION COST COMPARISON			
■ General Requirements ■ Metals ■ Wood, Plastics & Composites			
BUILDING 3			
Prepared For:	Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006		
Project ID:	5292024		
Scope:	Lumber & Hardware		
Date:	29-May-24		
BUILDING GSF	27,772		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 108,000	\$ 4
5000	Metals	\$ 215,217	\$ 8
6000	Wood, Plastics & Composites	\$ 808,567	\$ 29
TOTAL TRADE COST		\$ 1,131,785	\$ 41
OVERHEAD AND PROFIT	15%	\$ 169,768	\$ 6.11
INSURANCE	3%	\$ 33,954	\$ 1
CONTINGENCY	5%	\$ 56,589	\$ 2
TAX	10%	\$ 76,849	\$ 4
SUGGESTED BID		\$ 1,468,944	\$ 54
DIVISION COST COMPARISON			
■ General Requirements ■ Metals ■ Wood, Plastics & Composites			
BUILDING 4			

Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 9
Project ID: .
Scope: Lumber & Hardware
Date: 29-May-24



BUILDING GSF15,424			
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 76,500	\$ 5
5000	Metals	\$ 100,115	\$ 6
6000	Wood, Plastics & Composites	\$ 498,505	\$ 32
TOTAL TRADE COST		\$ 675,120	\$ 44
OVERHEAD AND PROFIT	15%	\$ 101,268	\$ 6.57
INSURANCE	3%	\$ 20,254	\$ 1
CONTINGENCY	5%	\$ 33,756	\$ 2
TAX	10%	\$ 45,994	\$ 4
SUGGESTED BID		\$ 876,392	\$ 58

DIVISION COST COMPARISON



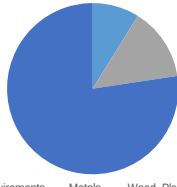
General RequirementsMetalsWood, Plastics & Composites

BUILDING 5

Prepared For: Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA 98006
Project ID: 5292024
Scope: Lumber & Hardware
Date: 29-May-24

BUILDING GSF16,850			
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 60,000	\$ 4
5000	Metals	\$ 93,552	\$ 6
6000	Wood, Plastics & Composites	\$ 525,300	\$ 31
TOTAL TRADE COST		\$ 678,852	\$ 40
OVERHEAD AND PROFIT	15%	\$ 101,828	\$ 6.04
INSURANCE	3%	\$ 20,366	\$ 1
CONTINGENCY	5%	\$ 33,943	\$ 2
TAX	10%	\$ 46,679	\$ 4
SUGGESTED BID		\$ 881,667	\$ 54

DIVISION COST COMPARISON



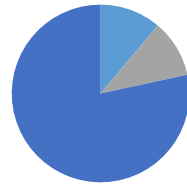
General RequirementsMetalsWood, Plastics & Composites

BUILDING 6

Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006
Project ID: 5292024
Scope: Lumber & Hardware
Date: 29-May-24

BUILDING GSF18,587			
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 106,000	\$ 6
5000	Metals	\$ 99,858	\$ 5
6000	Wood, Plastics & Composites	\$ 746,557	\$ 40
TOTAL TRADE COST		\$ 952,415	\$ 51
OVERHEAD AND PROFIT	15%	\$ 142,862	\$ 7.69
INSURANCE	3%	\$ 28,572	\$ 2
CONTINGENCY	5%	\$ 47,621	\$ 3
TAX	10%	\$ 64,907	\$ 5
SUGGESTED BID		\$ 1,236,378	\$ 68

DIVISION COST COMPARISON



General RequirementsMetalsWood, Plastics & Composites

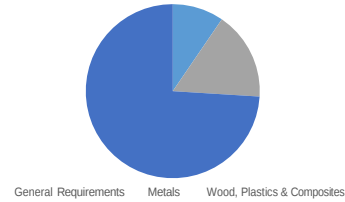
BUILDING 7

Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006
Project ID: 5292024

Scope: Lumber & Hardware
Date: 29-May-24

BUILDING GSF		19,314	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 97,500	\$ 5
5000	Metals	\$ 168,147	\$ 9
6000	Wood, Plastics & Composites	\$ 756,269	\$ 39
TOTAL TRADE COST		\$ 1,021,916	\$ 53
OVERHEAD AND PROFIT	15%	\$ 153,287	\$ 7.94
INSURANCE	3%	\$ 30,657	\$ 2
CONTINGENCY	5%	\$ 51,096	\$ 3
TAX	10%	\$ 69,697	\$ 5
SUGGESTED BID		\$ 1,326,654	\$ 70

DIVISION COST COMPARISON

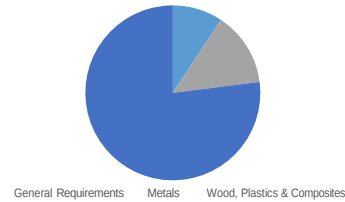


BUILDING 8

Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA
Project ID: .
Scope: Lumber & Hardware
Date: 29-May-24

BUILDING GSF		13,774	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 43,500	\$ 3
5000	Metals	\$ 64,219	\$ 5
6000	Wood, Plastics & Composites	\$ 360,422	\$ 26
TOTAL TRADE COST		\$ 468,141	\$ 34
OVERHEAD AND PROFIT	15%	\$ 70,221	\$ 5.10
INSURANCE	3%	\$ 14,044	\$ 1
CONTINGENCY	5%	\$ 23,407	\$ 2
TAX	10%	\$ 30,845	\$ 3
SUGGESTED BID		\$ 606,658	\$ 45

DIVISION COST COMPARISON

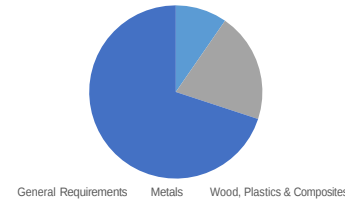


BUILDING 9

Prepared For: Base. Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA
Project ID: .
Scope: Lumber & Hardware
Date: 29-May-24

BUILDING GSF		6,036	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 26,500	\$ 4
5000	Metals	\$ 56,205	\$ 9
6000	Wood, Plastics & Composites	\$ 192,471	\$ 32
TOTAL TRADE COST		\$ 275,176	\$ 46
OVERHEAD AND PROFIT	15%	\$ 41,276	\$ 6.84
INSURANCE	3%	\$ 8,255	\$ 1
CONTINGENCY	5%	\$ 13,759	\$ 2
TAX	10%	\$ 17,594	\$ 5
SUGGESTED BID		\$ 356,060	\$ 61

DIVISION COST COMPARISON



DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98005
Project ID: .
Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS											
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 16,000.00	\$ 16,000.00
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
										SUBTOTAL	\$ 108,000

METALS

[illegible]

WOOD & PLASTIC

			ROUGH CARPENTRY															
			BEAM															
36			B1: 3 1/2" x 11 7/8" L55E LSL @ 10' L	EA	9	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 1,977							
37			B1: 3 1/2" x 11 7/8" L55E LSL @ 14' L	EA	9	1.148	\$ 50.00	\$ 57.40	\$ 250.18	\$ 307.58	\$ 2,768							
38			B1: 3 1/2" x 11 7/8" L55E LSL @ 16' L	EA	9	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 3,164							
39			B1: 3 1/2" x 11 7/8" L55E LSL @ 7' L	EA	18	0.574	\$ 50.00	\$ 28.70	\$ 125.09	\$ 153.79	\$ 2,768							
40			B1: 3 1/2" x 11 7/8" L55E LSL @ 6' L	EA	10	0.492	\$ 50.00	\$ 24.60	\$ 107.22	\$ 131.82	\$ 1,318							
41			B2: (2) 1 3/4" x 11 7/8" LVL @ 2' L	EA	9	0.160	\$ 50.00	\$ 8.00	\$ 36.40	\$ 44.40	\$ 400							
42			B2: (2) 1 3/4" x 11 7/8" LVL @ 15' L	EA	27	1.200	\$ 50.00	\$ 60.00	\$ 273.00	\$ 333.00	\$ 8,991							
43			B2: (2) 1 3/4" x 11 7/8" LVL @ 18' L	EA	1	1.440	\$ 50.00	\$ 72.00	\$ 655.20	\$ 727.20	\$ 727							
44			B3: 3 1/2" x 11 7/8" PSL @ 7' L	EA	27	0.574	\$ 50.00	\$ 28.70	\$ 70.00	\$ 98.70	\$ 2,665							
45			B3: 3 1/2" x 11 7/8" PSL @ 6' L	EA	9	0.492	\$ 51.00	\$ 25.09	\$ 60.00	\$ 85.09	\$ 766							
46		Beam Schedule	B3: 3 1/2" x 11 7/8" PSL @ 8' L	EA	7	0.656	\$ 52.00	\$ 34.11	\$ 80.00	\$ 114.11	\$ 799							
47			B4: 5 1/4" x 11 7/8" PSL @ 12' L	EA	9	1.440	\$ 50.00	\$ 72.00	\$ 353.76	\$ 425.76	\$ 3,832							
48			B4: 5 1/4" x 11 7/8" PSL @ 18' L	EA	2	2.160	\$ 50.00	\$ 108.00	\$ 530.64	\$ 638.64	\$ 1,277							
49			B4: 5 1/4" x 11 7/8" PSL @ 8' L	EA	9	0.960	\$ 50.00	\$ 48.00	\$ 235.84	\$ 283.84	\$ 2,555							
50			B4: 5 1/4" x 11 7/8" PSL @ 14' L	EA	1	1.680	\$ 50.00	\$ 84.00	\$ 412.72	\$ 496.72	\$ 497							
51			B5: 8 3/4" x 11 7/8" 24-F-V8 Glulam @ 16' L	EA	1	2.400	\$ 50.00	\$ 120.00	\$ 810.72	\$ 930.72	\$ 931							
52			B5: 8 3/4" x 11 7/8" 24-F-V8 Glulam @ 18' L	EA	1	2.700	\$ 50.00	\$ 135.00	\$ 912.06	\$ 1,047.06	\$ 1,047							
53			B6: 7" x 14" PSL @ 18' L	EA	1	2.520	\$ 50.00	\$ 126.00	\$ 782.46	\$ 908.46	\$ 908							
54			B7: 5 1/4" x 24" 24F-V8 Glulam @ 26' L	EA	1	4.420	\$ 50.00	\$ 221.00	\$ 1,525.16	\$ 1,746.16	\$ 1,746							
55			B8: 5 1/4" x 16" PSL @ 14' L	EA	18	1.960	\$ 50.00	\$ 98.00	\$ 566.86	\$ 664.86	\$ 11,967							
			POST															
56			WP1: 2-2x4 (9'-0" H)	EA	34	0.252	\$ 50.00	\$ 12.60	\$ 20.70	\$ 33.30	\$ 1,132							
57			WP2: 3-2x4 (9'-0" H)	EA	150	0.378	\$ 50.00	\$ 18.90	\$ 31.05	\$ 49.95	\$ 7,493							
58			WP3: 4-2x4 (9'-0" H)	EA	26	0.504	\$ 50.00	\$ 25.20	\$ 41.40	\$ 66.60	\$ 1,732							
59			WP4: 5-2x4 (9'-0" H)	EA	45	0.630	\$ 50.00	\$ 31.50	\$ 51.75	\$ 83.25	\$ 3,746							
60			WP5: 2-2x6 (9'-0" H)	EA	61	0.288	\$ 50.00	\$ 14.40	\$ 26.10	\$ 40.50	\$ 2,471							
61			WP6: 3-2x6 (9'-0" H)	EA	3	0.432	\$ 50.00	\$ 21.60	\$ 39.15	\$ 60.75	\$ 182							
62			WP7: 4-2x6 (9'-0" H)	EA	1	0.576	\$ 50.00	\$ 28.80	\$ 52.20	\$ 81.00	\$ 81							
63			WP9: 5 1/4" x 5 1/4" PSL (9'-0" H)	EA	1	0.630	\$ 50.00	\$ 31.50	\$ 63.81	\$ 95.31	\$ 95							
64			WP10: 5 1/4" x 7" PSL (9'-0" H)	EA	1	0.810	\$ 50.00	\$ 40.50	\$ 91.26	\$ 131.76	\$ 132							
65			WP12: 3 1/2" x 9 1/4" PSL (9'-0" H)	EA	18	0.990	\$ 50.00	\$ 49.50	\$ 140.94	\$ 190.44	\$ 3,428							
			SHEATHING															
66			23/32" APA Rated Tongue and Groove Sheathing @ Floor (17211 SF)	EA	592	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 38,811							
67				EA	44372	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 4,437							
68			15/32" APA Rated Tongue and Groove Sheathing @ Roof (9546 SF)	EA	328	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 18,123							
69				EA	24611	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 2,461							
			SHEAR WALL SHEATHING															
70			15/32" APA Rated Sheathing (24512 SF)	EA	804	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 44,431							
			RIM BOARD															

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA
Project ID: .
Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
71	S3.01-S3.03	Sectional Details/ S5.01 - S5.03	5-1/4" x 12" Engineered Wood Rim Board @ 16'	EA	228	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 129,612	
72			2x12 Rim Board @ 16'	EA	189	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 11,067	
			JOISTS									
73			11-7/8" TJH 110@ 16'	EA	513	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 72,641	
74			11-7/8" TJH 110@ 12'	EA	327	0.480	\$ 50.00	\$ 24.00	\$ 82.20	\$ 106.20	\$ 34,727	
75			11-7/8" TJH 110@ 14'	EA	42	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 5,204	
76			11-7/8" TJH 110@ 18'	EA	45	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 7,169	
77			2x12 DF (N) Roof Joist@ 22'	EA	22	0.484	\$ 50.00	\$ 24.20	\$ 56.32	\$ 80.52	\$ 1,771	
78			2x12 DF (N) Roof Joist@ 18'	EA	198	0.396	\$ 50.00	\$ 19.80	\$ 46.08	\$ 65.88	\$ 13,044	
79			2x12 DF (N) Roof Joist@ 2'	EA	306	0.044	\$ 50.00	\$ 2.20	\$ 5.12	\$ 7.32	\$ 2,240	
80		BLOCKING										
			12" I Joist Blocking @ 2'	EA	326	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 5,770		
81			2x4 Blocking @ 4'	EA	810	0.056	\$ 50.00	\$ 2.80	\$ 4.60	\$ 5,994		
82			2x6 Fire Blocking @ 4'	EA	810	0.064	\$ 50.00	\$ 3.20	\$ 5.80	\$ 9.00	\$ 7,290	
			WOOD STUDS									
83		Plan Notes	2x6 Wood Studs @ 16" o.c. (10'-6" H)	EA	80	0.168	\$ 50.00	\$ 8.40	\$ 15.23	\$ 23.63	\$ 1,889	
84	2x6 Wood Studs @ 16" o.c. (9'-0" H)		EA	1562	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 31,636		
85	2x4 Wood Studs @ 16" o.c. (10'-6" H)		EA	654	0.147	\$ 50.00	\$ 7.35	\$ 12.08	\$ 19.43	\$ 12,707		
86	2x4 Wood Studs @ 16" o.c. (9'-0" H)		EA	2182	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 36,337		
87	2x4 Wood Studs @ 16" o.c. (13'-0" H)		EA	170	0.182	\$ 50.00	\$ 9.10	\$ 14.95	\$ 24.05	\$ 4,078		
88	2x4 Wood Studs @ 16" o.c. (3'-6" H)		EA	3	0.049	\$ 50.00	\$ 2.45	\$ 4.03	\$ 6.48	\$ 21		
89	2x4 Wood Studs @ 16" o.c. (2'-0" H)		EA	313	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 1,157		
90			WOOD PLATE									
				2x6 Wood Top Plate @ 16'	EA	831	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 29,928
91				2x6 Wood Bottom Plate @ 16'	EA	137	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 4,915
92			2x4 Wood Top Plate @ 16'	EA	609	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 18,014	
93			2x4 Wood Bottom Plate @ 16'	EA	251	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 7,430	
94			2x6 P.T.Wood Plate @ 16'	EA	28	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,005	
95			2x4 P.T.Wood Plate @ 16'	EA	56	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,669	
			HEADER									
96		S5.00	2-2x6 D.F. No. 2 Header @ 3' L	EA	8	0.096	\$ 50.00	\$ 4.80	\$ 8.70	\$ 13.50	\$ 108	
97	2-2x6 D.F. No. 2 Header @ 4' L		EA	185	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 3,330		
98	2-2x6 D.F. No. 2 Header @ 6' L		EA	32	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 864		
99	3 1/2" x 5 1/2" LSL		EA	43	0.440	\$ 50.00	\$ 22.00	\$ 101.20	\$ 123.20	\$ 5,298		
100	3 1/2" x 7 1/4" LSL		EA	63	0.440	\$ 50.00	\$ 22.00	\$ 104.00	\$ 126.00	\$ 7,938		
101	3 1/2" x 9 1/4" LSL		EA	10	0.440	\$ 50.00	\$ 22.00	\$ 107.20	\$ 129.20	\$ 1,292		
			STAIRS									
102		Details # A8.90	1-1/8" Thk. X 0'-10" D, Plywood Treads w/ 7 3/4" Riser - Glued & Screwed	EA	594	0.750	\$ 50.00	\$ 37.50	\$ 91.25	\$ 128.75	\$ 76,478	
103			(3) 1-3/4" W, LSL Stringer @ 18'	EA	99	2.160	\$ 50.00	\$ 108.00	\$ 491.40	\$ 599.40	\$ 59,341	
104			3-1/2" W x 11-7/8" D, LSL Beam @ Landing @ 4'	EA	33	0.328	\$ 50.00	\$ 16.40	\$ 71.48	\$ 87.88	\$ 2,900	
SUBTOTAL											\$ 784,720	
PROJECTED COST											\$1,117,509	
OVERHEAD AND PROFIT											15%	\$167,626
INSURANCE											3%	\$33,525
CONTINGENCY											5%	\$55,875
TAX											10%	\$67,980
SUGGESTED BID											\$1,442,517	

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006
Project ID:
Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS													
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00		
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00		
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00		
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00		
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00		
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
SUBTOTAL											\$ 106,000		
METALS													
HARDWARE													
			HANGER/CLIP										
8	S3.01-S3.03	Sectional Details / S5.01 - S5.03	HHGU7.25 Hanger Concealed	EA	9	1.100	\$ 50.00	\$ 55.00	\$ 292.65	\$ 347.65	\$ 3,129		
9			HHUS410 Hanger	EA	25	0.200	\$ 50.00	\$ 10.00	\$ 11.96	\$ 21.96	\$ 549		
10			HHUS48 Hanger	EA	18	0.200	\$ 50.00	\$ 10.00	\$ 11.17	\$ 21.17	\$ 381		
11			HGU9.00 Hanger	EA	18	1.100	\$ 50.00	\$ 55.00	\$ 231.95	\$ 286.95	\$ 5,165		
12			Simpson A35	EA	2639	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 15,517		
13			Simpson H25	EA	176	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 1,000		
					HOLD DOWN								
14			Simpson CS16	EA	90	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 5,623		
15			Simpson CMSTC16	EA	18	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 5,230		
16			Simpson CS14	EA	36	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 4,712		
17			Simpson CMST14	EA	36	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 6,244		
18			Simpson CMST12	EA	20	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 4,912		
19			Simpson LSTHD8	EA	58	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 1,660		
20			Simpson HD9B	EA	17	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 1,472		
21			Simpson HD19	EA	36	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 7,008		
					PLATE								
22			1/2" x 18" x 6" Steel Plate	EA	18	0.920	\$ 50.00	\$ 46.00	\$ 74.81	\$ 120.81	\$ 2,175		
23			1/2" x 12" x 6" Steel Plate	EA	9	0.800	\$ 50.00	\$ 40.00	\$ 52.03	\$ 92.03	\$ 828		
					STRAP								
24			Simpson CMSTC16 Strap	EA	10	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 2,905		
25			ECC5 Cap	EA	9	1.650	\$ 50.00	\$ 82.50	\$ 144.28	\$ 226.78	\$ 2,041		
26			Steel Strap 1/4" x 3" x 1'-9"	EA	108	0.120	\$ 50.00	\$ 6.00	\$ 6.77	\$ 12.77	\$ 1,379		
					HARDY FRAME								
27			Mitek Hardy Frame HFX- 18x9	EA	18	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 15,411		
28			Mitek Hardy Frame HFX- 12x9	EA	9	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 6,065		
SUBTOTAL											\$ 93,407		
WOOD & PLASTIC													
ROUGH CARPENTRY													
					BEAM								
29	S3.01-S3.03	Beam Schedule	B-1: 3-1/2 x 11-7/8 LSL @ 3'	EA	8	0.246	\$ 50.00	\$ 12.30	\$ 53.61	\$ 65.91	\$ 527		
30			B-1: 3-1/2 x 11-7/8 LSL @ 13'	EA	9	1.066	\$ 50.00	\$ 53.30	\$ 232.31	\$ 285.61	\$ 2,570		
31			B-1: 3-1/2 x 11-7/8 LSL @ 15'	EA	1	1.230	\$ 50.00	\$ 61.50	\$ 268.05	\$ 329.55	\$ 330		
32			B-1: 3-1/2 x 11-7/8 LSL @ 16'	EA	16	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 5,624		
33			B2: (2) 1-3/4 x 11-7/8 LVL @ 15'	EA	18	1.200	\$ 50.00	\$ 60.00	\$ 273.00	\$ 333.00	\$ 5,994		
34			B3: 3-1/2 x 11-7/8 PSL @ 11'	EA	8	0.902	\$ 50.00	\$ 45.10	\$ 196.57	\$ 241.67	\$ 1,933		
35			B3: 3-1/2 x 11-7/8 PSL @ 12'	EA	9	0.984	\$ 50.00	\$ 49.20	\$ 214.44	\$ 263.64	\$ 2,373		
36			B3: 3-1/2 x 11-7/8 PSL @ 15'	EA	10	1.230	\$ 50.00	\$ 61.50	\$ 268.05	\$ 329.55	\$ 3,296		
37			B3: 3-1/2 x 11-7/8 PSL @ 16'	EA	8	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 2,812		
38			B3: 3-1/2 x 11-7/8 PSL @ 19'	EA	9	1.558	\$ 50.00	\$ 77.90	\$ 339.53	\$ 417.43	\$ 3,757		
39			B4: 5-1/4 x 11-7/8 PSL @ 11'	EA	9	1.320	\$ 50.00	\$ 66.00	\$ 324.28	\$ 390.28	\$ 3,513		
40			B4: 5-1/4 x 11-7/8 PSL @ 15'	EA	9	1.800	\$ 50.00	\$ 90.00	\$ 442.20	\$ 532.20	\$ 4,790		
41			B-5: 8 3/4" x 11 7/8" 24F-V8 @ 21'	EA	9	3.150	\$ 50.00	\$ 157.50	\$ 1,064.07	\$ 1,221.57	\$ 10,994		
42			B6: 7 x 14 PSL @ 15'	EA	9	2.100	\$ 50.00	\$ 105.00	\$ 652.05	\$ 757.05	\$ 6,813		
43			B8: 5-1/4 x 16 PSL @ 10'	EA	9	1.400	\$ 50.00	\$ 70.00	\$ 404.90	\$ 474.90	\$ 4,274		
					POST								
44		Post Schedule	WP-1 (2) 2x4 Post : 9'-0" H	EA	8	0.252	\$ 50.00	\$ 12.60	\$ 20.70	\$ 33.30	\$ 266		
45			WP-1 (2) 2x4 Post : 8'-0" H	EA	13	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 385		
46			WP-1 (2) 2x4 Post : 11'-0" H	EA	2	0.308	\$ 50.00	\$ 15.40	\$ 25.30	\$ 40.70	\$ 81		
47			WP-2: (3) 2x4 Post : 8'-0" H	EA	80	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 3,552		
48			WP-2: (3) 2x4 Post : 9'-0" H	EA	41	0.378	\$ 50.00	\$ 18.90	\$ 31.05	\$ 49.95	\$ 2,048		
49			WP-3: (4) 2x4 Post : 9'-0" H	EA	9	0.304	\$ 50.00	\$ 25.20	\$ 41.40	\$ 66.60	\$ 599		
50			WP-3: (4) 2x4 Post : 11'-0" H	EA	16	0.616	\$ 50.00	\$ 30.80	\$ 50.60	\$ 81.40	\$ 1,302		
51			WP-4: (5) 2x4 Post : 8'-0" H	EA	25	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 1,850		
52			WP-4: (5) 2x4 Post : 9'-0" H	EA	15	0.630	\$ 50.00	\$ 31.50	\$ 51.75	\$ 83.25	\$ 1,249		
53			WP-5: (2) 2x6 Post : 8'-0" H	EA	18	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 648		
54			WP-5: (2) 2x6 Post : 9'-0" H	EA	19	0.288	\$ 50.00	\$ 14.40	\$ 26.10	\$ 40.50	\$ 770		
55			WP-5: (2) 2x6 Post : 11'-0" H	EA	17	0.352	\$ 50.00	\$ 17.60	\$ 31.90	\$ 49.50	\$ 842		
56			WP-12: 3-1/2 x 9-1/4 PSL Post : 8'-0" H	EA	18	0.880	\$ 50.00	\$ 44.00	\$ 125.28	\$ 169.28	\$ 3,047		
					HEADER								
57		Header Schedule	2-2x6 D.F. No. 2 Header @ 3' L	EA	208	0.096	\$ 50.00	\$ 4.80	\$ 8.70	\$ 13.50	\$ 2,808		
58			3 1/2" x 5 1/2" LSL	EA	33	0.440	\$ 50.00	\$ 22.00	\$ 101.20	\$ 123.20	\$ 4,066		
59			3 1/2" x 7 1/4" LSL	EA	55	0.440	\$ 50.00	\$ 22.00	\$ 104.00	\$ 126.00	\$ 6,390		
60			3 1/2" x 9 1/4" LSL	EA	6	0.440	\$ 50.00	\$ 22.00	\$ 107.20	\$ 129.20	\$ 775		
					SHEATHING								
61	S3.01-S3.03	Plan Notes	23/32" APA Rated T&G Floor Sheathing (15231 SF) - Sheet Size: 4x8'	EA	524	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 34,374		
62			15/32" APA Rated, Exposure 1 Roof Sheathing (5385 SF) - Sheet Size: 4x8'	EA	186	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 10,273		
63			15/32" APA Rated, Exposure 1 Wall Sheathing (29324 SF) - Sheet Size: 4x8'	EA	1009	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 55,727		
64		Plan Notes and Sections	RIM BOARD										
65			2x12 LSL Rim Board @ 16'	EA	55	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 3,221		
			5-1/4" x 12" Engineered Wood Rim Board	EA	83	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 47,117		
66	Plan Notes and Section	BLOCKING											
67		1-Joist Blocking @ 48" O.C	EA	649	0.160	\$ 50.00	\$ 8.00	\$ 27.40	\$ 35.40	\$ 22,975			
67		2x4 Bocking @ 16" O.C, 3'-0"	EA	18	0.042	\$ 50.00	\$ 2.10	\$ 3.45	\$ 5.55	\$ 100			
68		2x6 Fire Bocking @ 24" O.C, 3'-0"	EA	12	0.048	\$ 50.00	\$ 2.40	\$ 4.35	\$ 6.75	\$ 81			
			JOISTS										
69	S3.01-S3.03		11 7/8" Deep TJI 360 @ 12"	EA	243	0.560	\$ 50.00	\$ 28.00	\$ 161.28	\$ 189.28	\$ 45,995		
70			11 7/8" Deep TJI 360 @ 13"	EA	80	0.520	\$ 50.00	\$ 26.00	\$ 174.72	\$ 200.72	\$ 16,058		

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA
Project ID:
Scope: Lumber & Hardware



Date: 29-May-24

[illegible]

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Basal Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA													
Project ID:													
Scope: Lumber & Hardware													
										Date: 29-May-24			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS													
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00		
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00		
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 16,000.00	\$ 16,000.00		
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00		
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00		
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
SUBTOTAL											\$ 108,000		
METALS													
HARDWARES													
	S3.00-S302	Plan Notes	HANGER/CLIP										
8			HHUS 410 Hanger	EA	60	0.200	\$ 50.00	\$ 10.00	\$ 11.96	\$ 21.96	\$ 1,318		
9			HHUS 48 Hanger	EA	48	0.200	\$ 50.00	\$ 10.00	\$ 11.17	\$ 21.17	\$ 1,016		
10			HHGU 7.25 Hanger	EA	24	1.100	\$ 50.00	\$ 55.00	\$ 292.65	\$ 347.65	\$ 8,344		
11			Simpson H25A @ Roof Joist	EA	486	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 2,760		
12			Simpson A35	EA	3934	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 23,135		
13			Simpson L50 @ Each Side, Stair Landing	EA	96	0.100	\$ 50.00	\$ 5.00	\$ 2.38	\$ 7.38	\$ 708		
			HOLD DOWN										
14			Simpson CS16	EA	96	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 5,998		
15			Simpson CMSTC16	EA	48	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 13,946		
16			Simpson CS14	EA	48	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 6,283		
17			Simpson CMST14	EA	24	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 4,163		
18			Simpson CMST12	EA	24	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 5,894		
19			Simpson LSTHD8	EA	64	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 1,832		
20			Simpson HD19	EA	48	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 9,344		
			HARDY FRAME										
21			Mitek Hardy Frame HFX- 18x9	EA	24	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 20,549		
			PLATE										
22			1/2" x 18" x 4"	EA	24	0.700	\$ 50.00	\$ 35.00	\$ 52.33	\$ 87.33	\$ 2,096		
			STRAP										
23			CMSTC Strap	EA	240	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 69,730		
24			ECC5 Cap	EA	72	1.650	\$ 50.00	\$ 82.50	\$ 144.28	\$ 226.78	\$ 16,328		
25			Steel Strap 1/4" x 3" x 1'-9"	EA	96	0.120	\$ 50.00	\$ 6.00	\$ 6.77	\$ 12.77	\$ 1,226		
			HARDY FRAME										
26			Mitek Hardy Frame HFX- 18x9	EA	24	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 20,549		
SUBTOTAL											\$ 215,217		
WOOD & PLASTIC													
ROUGH CARPENTRY													
	S3.00-S302	Schedule/A3.00	BEAM										
27			B1: 3-1/2 x 11-7/8 LSL @ 10'	EA	11	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 2,417		
28			B1: 3-1/2 x 11-7/8 LSL @ 14'	EA	12	1.148	\$ 50.00	\$ 57.40	\$ 250.18	\$ 307.58	\$ 3,691		
29			B1: 3-1/2 x 11-7/8 LSL @ 15'	EA	11	1.230	\$ 50.00	\$ 61.50	\$ 268.05	\$ 329.55	\$ 3,625		
30			B1: 3-1/2 x 11-7/8 LSL @ 16'	EA	24	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 8,436		
31			B1: 3-1/2 x 11-7/8 LSL @ 17'	EA	11	1.394	\$ 50.00	\$ 69.70	\$ 303.79	\$ 373.49	\$ 4,108		
32			B2: (2) 1-3/4 x 11-7/8 LVL @ 16'	EA	36	1.280	\$ 50.00	\$ 64.00	\$ 291.20	\$ 355.20	\$ 12,787		
33			B3: 3-1/2 x 11-7/8 PSL @ 12'	EA	12	0.984	\$ 50.00	\$ 49.20	\$ 214.44	\$ 263.64	\$ 3,164		
34			B3: 3-1/2 x 11-7/8 PSL @ 16'	EA	36	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 12,655		
35			B4: 5-1/4 x 11-7/8 PSL @ 12'	EA	12	1.440	\$ 50.00	\$ 72.00	\$ 353.76	\$ 425.76	\$ 5,109		
36			B4: 5-1/4 x 11-7/8 PSL @ 16'	EA	12	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 6,812		
37			B6: 7 x 14 PSL @ 16'	EA	12	2.240	\$ 50.00	\$ 112.00	\$ 695.52	\$ 807.52	\$ 9,690		
38			B8: 5-1/4 x 16 PSL @ 14'	EA	24	1.960	\$ 50.00	\$ 98.00	\$ 566.86	\$ 664.86	\$ 15,957		
			POST										
39			WP1: (2) 2x4 Post : 9'-0" H	EA	23	0.252	\$ 50.00	\$ 12.60	\$ 20.70	\$ 33.30	\$ 766		
40			WP2: (3) 2x4 Post : 9'-0" H	EA	184	0.378	\$ 50.00	\$ 18.90	\$ 31.05	\$ 49.95	\$ 9,191		
41			WP3: (4) 2x4 Post : 9'-0" H	EA	48	0.504	\$ 50.00	\$ 25.20	\$ 41.40	\$ 66.60	\$ 3,197		
42			WP4: (5) 2x4 Post : 9'-0" H	EA	46	0.630	\$ 50.00	\$ 31.50	\$ 51.75	\$ 83.25	\$ 3,830		
43			WP5: (2) 2x6 Post : 9'-0" H	EA	58	0.288	\$ 50.00	\$ 14.40	\$ 26.10	\$ 40.50	\$ 2,349		
44			WP12: 3-1/2 x 9-1/4 PSL Post : 9'-0" H	EA	22	0.990	\$ 50.00	\$ 49.50	\$ 140.94	\$ 190.44	\$ 4,190		
			HEADER										
45			(2) 2x6 Header @ 3L - Douglass Fir #2	EA	156	0.096	\$ 50.00	\$ 4.80	\$ 8.70	\$ 13.50	\$ 2,106		
46			(2) 2x6 Header @ 4L - Douglass Fir #2	EA	48	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 864		
47			3-1/2 x 5-1/2 LSL Header @ 3L	EA	24	0.165	\$ 50.00	\$ 8.25	\$ 37.95	\$ 46.20	\$ 1,109		
48			3-1/2 x 5-1/2 LSL Header @ 4L	EA	24	0.220	\$ 50.00	\$ 11.00	\$ 50.60	\$ 61.60	\$ 1,478		
49			3-1/2 x 9-1/4 Header @ 9L	EA	12	0.495	\$ 50.00	\$ 24.75	\$ 120.60	\$ 145.35	\$ 1,744		
50			3-1/2 x 9-1/4 Header @ 8L	EA	36	0.440	\$ 50.00	\$ 22.00	\$ 107.20	\$ 129.20	\$ 4,651		
51			3-1/2 x 9-1/4 Header @ 7L	EA	24	0.385	\$ 50.00	\$ 19.25	\$ 93.80	\$ 113.05	\$ 2,713		
			SHEATHING										
52			23/32" APA Rated T&G Sheathing (31842 SF) - Sheet Size: 4x8'	EA	996	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 65,338		
53			15/32" APA Rated, Exposure 1 Sheathing : (29619 SF)	EA	926	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 51,121		
54			Nails	EA	158565	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 15,857		
			WALL FRAMING										
			WOOD PLATES										
55			2x4 PT Sill Plate @ 16L	EA	30	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 881		
56			2x4 Top Plate @ 16L	EA	515	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 15,240		
57			2x4 Bottom Plate @ 16L	EA	228	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 6,741		
58			2x6 PT Sill Plate @ 16L	EA	29	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,051		
59			2x6 Top Plate @ 16L	EA	406	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 14,612		
60			2x6 Bottom Plate @ 16L	EA	174	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 6,253		
			WOOD STUDS										
61			2x4 Wood Studs @ 9L	EA	1365	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 22,734		
62			2x4 Wood Studs @ 10L	EA	611	0.140	\$ 50.00	\$ 7.00	\$ 11.50	\$ 18.50	\$ 11,295		
63			2x4 Wood Studs @ 8L	EA	1134	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 16,781		
64			2x6 Wood Studs @ 9L	EA	708	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 14,327		

[illegible]

Prepared for: Basel Newport
Project ID:
Scope: are



Date: 29-May-24

[illegible]

DETAILED BREAKDOWN OF ITEMS											
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA											
Project ID: .											
Scope: Lumber & Hardware			 COST ESTIMATOR Date: 29-May-24								
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS											
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 22,000.00	\$ 22,000.00
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 26,500.00	\$ 26,500.00
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
										SUBTOTAL	\$ 76,500
METALS											
HARDWARES											
			HANGER/CLIP								
8		Plan Notes	HHGU14 Hanger	EA	8	2.335	\$ 50.00	\$ 116.75	\$ 327.72	\$ 444.47	\$ 3,556
9			HB 7.12x9.5 Hanger	EA	64	0.420	\$ 50.00	\$ 21.00	\$ 37.86	\$ 58.86	\$ 3,767
10			LUS Joist Hanger	EA	1306	0.100	\$ 50.00	\$ 5.00	\$ 1.48	\$ 6.48	\$ 8,463
11			HB5.5x9.5 Hanger	EA	40	0.400	\$ 50.00	\$ 20.00	\$ 39.60	\$ 59.60	\$ 2,384
12			Simpson A34	EA	172	0.100	\$ 50.00	\$ 5.00	\$ 0.60	\$ 5.60	\$ 962
13			Simpson A35	EA	1176	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 6,914
14			HOLD DOWN								
15			Simpson CS 16	EA	31	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 1,937
16			Simpson CMSTC16	EA	36	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 10,459
17			Simpson CS14	EA	8	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 1,047
18		Hold Down Schedule	Simpson CMST14	EA	47	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 8,152
19			Simpson CMST12	EA	30	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 7,368
20			Simpson STHD14	EA	16	0.300	\$ 50.00	\$ 15.00	\$ 24.38	\$ 39.38	\$ 630
21			Simpson HD9B	EA	16	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 1,385
22			Simpson HDQ8-SDS3	EA	15	0.700	\$ 50.00	\$ 35.00	\$ 65.48	\$ 100.48	\$ 1,507
23			Simpson HD19	EA	10	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 1,947
24			PLATE								
25			1/2" x 12" x 4"	EA	19	0.600	\$ 50.00	\$ 30.00	\$ 42.83	\$ 72.83	\$ 1,384
26			1/2" x 18" x 4"	EA	8	0.700	\$ 50.00	\$ 35.00	\$ 52.33	\$ 87.33	\$ 699
27			1/2" x 24" x 4"	EA	6	0.800	\$ 50.00	\$ 40.00	\$ 67.67	\$ 107.67	\$ 646
28		STRAP									
29		Plan Notes	CMST 12 Grag Strut @ 21' L	EA	8	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 1,965
30			Simpson ECC 6 Cap	EA	6	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 971
31			Simpson CC Cap	EA	39	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 6,310
HARDY FRAME											
32		Plan Notes	MITEK Hardy Frame HFX 12x9	EA	19	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 12,804
33			MITEK Hardy Frame HFX 18x9	EA	8	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 6,850
34			MITEK Hardy Frame HFX 24x9	EA	6	3.220	\$ 50.00	\$ 161.00	\$ 1,173.99	\$ 1,334.99	\$ 8,010
										SUBTOTAL	\$ 100,115
WOOD & PLASTIC											
ROUGH CARPENTRY											
35		Beam Joist, Post Schedule, Header Schedule	BEAM								
36			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 8L	EA	12	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 2,109
37			B4: 5-1/4" x 11-7/8" PSL @ 24L	EA	16	2.880	\$ 50.00	\$ 144.00	\$ 707.52	\$ 851.52	\$ 13,624
38			B10: 5-1/4" x 14" PSL @ 16'	EA	2	2.240	\$ 50.00	\$ 112.00	\$ 580.00	\$ 692.00	\$ 1,384
39			DB15: 5-1/4" x 9-1/2" @ 6' L	EA	4	0.720	\$ 50.00	\$ 36.00	\$ 152.88	\$ 188.88	\$ 756
40			B17: 5-1/4" x 18" PSL @ 24' L	EA	4	3.360	\$ 50.00	\$ 168.00	\$ 1,067.76	\$ 1,235.76	\$ 4,943
41			B18: 3-1/2" x 24" 24F-V8 Glulam @ 14' L	EA	1	1.148	\$ 50.00	\$ 57.40	\$ 390.18	\$ 447.58	\$ 448
42			B18: 3-1/2" x 24" 24F-V8 Glulam @ 15'	EA	2	1.230	\$ 50.00	\$ 61.50	\$ 418.05	\$ 479.55	\$ 959
43			B19: 5-1/2" x 27" 24F-V8 Glulam @ 44'	EA	4	6.160	\$ 50.00	\$ 308.00	\$ 2,177.56	\$ 2,485.56	\$ 9,942
44			B20: 7" X 9-1/2" PSL @ 7L	EA	4	0.980	\$ 50.00	\$ 49.00	\$ 269.29	\$ 318.29	\$ 1,273
45			B20: 7" X 9-1/2" PSL @ 10'	EA	4	1.400	\$ 50.00	\$ 70.00	\$ 384.70	\$ 454.70	\$ 1,819
46			B21: 12-1/4" X 16" 24F-V8 GL @ 24'	EA	4	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 7,128
47			B22: 5-1/4" X 16" PSL @ 18'	EA	4	2.520	\$ 50.00	\$ 126.00	\$ 728.82	\$ 854.82	\$ 3,419
48			B24: 5-1/4" X 16" PSL @ 24'	EA	4	3.360	\$ 50.00	\$ 168.00	\$ 971.76	\$ 1,139.76	\$ 4,559
49			POST								
50			WP1: (2)x4 : 9'-0" H	EA	46	0.252	\$ 50.00	\$ 12.60	\$ 20.70	\$ 33.30	\$ 1,532
51			WP2: (3)x4 : 9'-0" H	EA	20	0.378	\$ 50.00	\$ 18.90	\$ 31.05	\$ 49.95	\$ 999
52			WP2: (3)x4 : 8'-0" H	EA	8	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 355
53			WP3: (4)x4 : 8'-0" H	EA	6	0.448	\$ 50.00	\$ 22.40	\$ 36.80	\$ 59.20	\$ 355
54			WP3: (4)x4 : 9'-0" H	EA	7	0.504	\$ 50.00	\$ 25.20	\$ 41.40	\$ 66.60	\$ 465
55			WP5: (2)x6 : 8'-0" H	EA	5	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 180
56			WP5: (2)x6 : 9'-0" H	EA	22	0.288	\$ 50.00	\$ 14.40	\$ 26.10	\$ 40.50	\$ 891
57			WP6: (3)x6 : 8'-0" H	EA	6	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 324
58			WP6: (3)x6 : 9'-0" H	EA	6	0.432	\$ 50.00	\$ 21.60	\$ 39.15	\$ 60.75	\$ 365
59			WP8: (5)x6 : 8'-0" H	EA	2	0.640	\$ 50.00	\$ 32.00	\$ 58.00	\$ 90.00	\$ 180
60			WP8: (5)x6 : 9'-0" H	EA	2	0.720	\$ 50.00	\$ 36.00	\$ 65.25	\$ 101.25	\$ 203
61			WP9: 5-1/4" x 5-1/4" PSL : 9'-0" H	EA	4	0.630	\$ 50.00	\$ 31.50	\$ 63.81	\$ 95.31	\$ 381
62			WP11: 8-3/4" x 13-1/2" 24F-V8 Glilam : 8'-0" H	EA	6	1.200	\$ 50.00	\$ 60.00	\$ 405.36	\$ 465.36	\$ 2,792
63			WP14: 3-1/2" x 12" 24F-V8 Glulam : 8'-0" H	EA	5	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 879
64			WP14: 3-1/2" x 12" 24F-V8 Glulam : 9'-0" H	EA	7	0.738	\$ 50.00	\$ 36.90	\$ 160.83	\$ 197.73	\$ 1,384
65			HEADER								
66			(2) 2x6 Header @ 3' L - Douglass Fir #2	EA	14	0.096	\$ 50.00	\$ 4.80	\$ 8.70	\$ 13.50	\$ 189
67			(2) 2x6 Header @ 4' L - Douglass Fir #2	EA	52	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 936
68			(2) 2x6 Header @ 5' L - Douglass Fir #2	EA	1	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 23
69			(2) 2x6 Header @ 6' L - Douglass Fir #2	EA	12	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 324
70			(2) 2x6 Header @ 7' L - Douglass Fir #2	EA	4	0.224	\$ 50.00	\$ 11.20	\$ 20.30	\$ 31.50	\$ 126
71			3-1/2 x 5-1/2 LSL Header @ 3' L	EA	30	0.300	\$ 50.00	\$ 15.00	\$ 40.98	\$ 55.98	\$ 1,679
72			3-1/2 x 5-1/2 LSL Header @ 4' L	EA	48	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 3,583
73			3-1/2 x 5-1/2 LSL Header @ 5' L	EA	6	0.500	\$ 50.00	\$ 25.00	\$ 68.30	\$ 93.30	\$ 560
74			3-1/2 x 5-1/2 LSL Header @ 6' L	EA	2	0.600	\$ 50.00	\$ 30.00	\$ 81.96	\$ 111.96	\$ 224

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA

Project ID:

Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
69	S3.0-S3.02, A3.0, A3.1	Wall Schedule	3-1/2 x 7-1/4 LSL Header @ 4' L	EA	1	0.400	\$ 50.00	\$ 20.00	\$ 58.64	\$ 78.64	\$ 79	
70			3-1/2 x 7-1/4 LSL Header @ 5' L	EA	3	0.500	\$ 50.00	\$ 25.00	\$ 73.30	\$ 98.30	\$ 295	
71			3-1/2 x 7-1/4 LSL Header @ 6' L	EA	15	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 1,769	
72			3-1/2 x 7-1/4 LSL Header @ 7' L	EA	16	0.700	\$ 50.00	\$ 35.00	\$ 102.62	\$ 137.62	\$ 2,202	
73			3-1/2 x 9-1/4 Header @ 8' L	EA	2	0.880	\$ 50.00	\$ 44.00	\$ 125.28	\$ 169.28	\$ 339	
74			3-1/2 x 9-1/4 Header @ 9' L	EA	2	0.990	\$ 50.00	\$ 49.50	\$ 140.94	\$ 190.44	\$ 381	
75			3-1/2 x 17-1/4 Header @ 17' L	EA	4	2.210	\$ 50.00	\$ 110.50	\$ 351.22	\$ 461.72	\$ 1,847	
			SHEATHING									
76			23/32" APA Rated T&G Sheathing (9799 SF) - Sheet Size: 4x8	EA	337	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 22,097	
77			15/32" APA Rated Exposure 1 Sheathing (15307 SF) - Sheet Size: 4x8	EA	572	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 31,602	
77			15/32" APA Rated Tongue & Groove Sheathing (4498 SF) - Sheet Size: 4x8	EA	155	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,540	
78			Nails	EA	79800	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 7,980	
			STUDS									
79			2x4 Studs @ 2' H	EA	132	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 487	
80			2x4 Studs @ 6' H	EA	136	0.084	\$ 50.00	\$ 4.20	\$ 6.90	\$ 11.10	\$ 1,515	
81		2x4 Studs @ 8' H	EA	385	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 5,692		
82		2x4 Studs @ 9' H	EA	1337	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 22,259		
83		2x6 Studs @ 8' H	EA	435	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 7,831		
84		2x6 Studs @ 9' H	EA	339	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 6,867		
85		2x6 Studs @ 13' H	EA	99	0.208	\$ 50.00	\$ 10.40	\$ 18.85	\$ 29.25	\$ 2,903		
		RIM BOARD										
86		2x12 LSL Rim Board @ 16' L	EA	132	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 7,701		
87		5-1/4"x 12" Engineered Wood Rim Board @ 16' L	EA	55	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 31,364		
		BLOCKING										
88		11" I-Joist Blocking @ 2' L	EA	189	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 3,344		
89		2x4 Blocking @ 12' L	EA	51	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 1,123		
90		2x6 Blocking @ 12' L	EA	16	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 436		
91		2x6 Fire Blocking @ 3' L	EA	53	0.048	\$ 50.00	\$ 2.40	\$ 4.35	\$ 6.75	\$ 356		
		PLATE										
92		2x4 Bottom Plate @ 16' L	EA	110	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 3,264		
93		2x4 P,T Bottom Plate @ 16' L	EA	40	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,188		
94		2x4 Top Plate @ 16' L	EA	301	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 8,905		
95		2x6 Bottom Plate @ 16' L	EA	14	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 515		
96		2x6 P,T Bottom Plate @ 16' L	EA	5	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 176		
97		2x6 Top Plate @ 16' L	EA	38	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,381		
		JOISTS										
98		11-7/8" TJI 110 @ 6' L	EA	48	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 2,549		
99		11-7/8" TJI 110 @ 7' L	EA	3	0.280	\$ 50.00	\$ 14.00	\$ 47.95	\$ 61.95	\$ 186		
100		11-7/8" TJI 110 @ 12' L	EA	36	0.480	\$ 50.00	\$ 24.00	\$ 82.20	\$ 106.20	\$ 3,823		
101		11-7/8" TJI 110 @ 13' L	EA	16	0.520	\$ 50.00	\$ 26.00	\$ 89.05	\$ 115.05	\$ 1,841		
102		11-7/8" TJI 110 @ 16' L	EA	8	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,133		
103		11-7/8" TJI 110 @ 17' L	EA	36	0.680	\$ 50.00	\$ 34.00	\$ 116.45	\$ 150.45	\$ 5,416		
104		11-7/8" TJI 110 @ 18' L	EA	16	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 2,549		
105		11-7/8" TJI 110 @ 24' L	EA	132	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 28,037		
106		(2) 11-7/8" TJI 360 @ 7' L	EA	4	0.560	\$ 50.00	\$ 28.00	\$ 188.16	\$ 216.16	\$ 865		
107	(2) 11-7/8" TJI 360 @ 24' L	EA	140	1.920	\$ 50.00	\$ 96.00	\$ 645.12	\$ 741.12	\$ 103,757			
108	(2) 11-7/8" TJI 360 @ 23' L	EA	4	1.840	\$ 50.00	\$ 92.00	\$ 618.24	\$ 710.24	\$ 2,841			
109	5-1/4" x 9-1/2" PSL @ 21' L	EA	20	1.710	\$ 50.00	\$ 85.50	\$ 249.66	\$ 335.16	\$ 6,703			
110	7" x9-1/2" PSL @ 19' L	EA	32	2.660	\$ 50.00	\$ 133.00	\$ 863.93	\$ 996.93	\$ 31,902			
111	2x12 DF(N) #2 @ 3' L	EA	124	0.066	\$ 50.00	\$ 3.30	\$ 7.68	\$ 10.98	\$ 1,362			
112	2x12 O.C DF(N) #2 @ 24' L	EA	132	0.528	\$ 50.00	\$ 26.40	\$ 61.44	\$ 87.84	\$ 11,595			
113	11" TJI Joist @ Landing 6' L	EA	36	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 1,912			
	STAIRS											
114	11" W x 3'-4" L Plywood Tread	EA	184	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 12,604			
115	7-3/4" L Plywood Riser	EA	208	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 12,532			
116	(3) 1-3/4" W, LSL Stringer @ 8'	EA	36	0.960	\$ 50.00	\$ 48.00	\$ 218.40	\$ 266.40	\$ 9,590			
117	3-1/2" W x 11-7/8" D, LSL Beam @ Landing @ 6'	EA	12	0.492	\$ 50.00	\$ 24.60	\$ 107.22	\$ 131.82	\$ 1,582			

	SUBTOTAL	\$ 498,505
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PROJECTED COST		\$675,120
OVERHEAD AND PROFIT	15%	\$101,268
INSURANCE	3%	\$20,254
CONTINGENCY	5%	\$33,756
TAX	10%	\$45,994
SUGGESTED BID		\$876,392

DETAILED BREAKDOWN OF ITEMS											
Prepared for:		Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA									
Project ID:											
Scope:		Lumber & Hardware									
											
										Date: 29-May-24	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS											
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 9,500.00	\$ 9,500.00
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
										SUBTOTAL \$ 60,000	
METALS											
			SIMPSON HARDWARE								
			LEVEL 00								
			HOLD DOWNS								
			H6: LSTDH8	EA	11	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 315
8			H7: STDH14	EA	14	0.300	\$ 50.00	\$ 15.00	\$ 24.38	\$ 39.38	\$ 551
9			H9: HD5B	EA	13	0.300	\$ 50.00	\$ 15.00	\$ 32.06	\$ 47.06	\$ 612
10			H10: HD9B	EA	15	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 1,299
11			H11: HDQ8-SDS3	EA	14	0.700	\$ 50.00	\$ 35.00	\$ 65.48	\$ 100.48	\$ 1,407
12			H12: HD19	EA	19	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 3,699
13			HARDY FRAME								
14			MITEK HARDY Frame HFX - 24x9	EA	1	3.220	\$ 50.00	\$ 161.00	\$ 1,173.99	\$ 1,334.99	\$ 1,335
15			MITEK HARDY Frame HFX - 12x9	EA	4	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 2,696
16			MITEK HARDY Frame HFX - 18x9	EA	2	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 1,712
			LEVEL 01								
			HOLD DOWNS								
17			H1: CS16	EA	10	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 625
18			H2: CMSTC16	EA	20	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 5,811
19			H3: CS14	EA	2	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 262
20			H4: CMST14	EA	35	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 6,070
21			H5: CMST12	EA	15	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 3,684
22			H6: LSTDH8	EA	1	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 29
			SIMPSON STRAPS								
23			CS14 Strap Post-Post @7'-0"L	EA	3	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 393
24			CMSTC16 Strap Beam Post-Post @7'-0"L	EA	1	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 291
25			Simpson Strap At Drag Strut @8'-6"L	EA	16	1.200	\$ 50.00	\$ 60.00	\$ 207.44	\$ 267.44	\$ 4,279
			HANGERS								
26			HB5.5/9.5 Hanger	EA	5	0.400	\$ 50.00	\$ 20.00	\$ 39.60	\$ 59.60	\$ 298
27			HB7.12/9.5	EA	2	0.420	\$ 50.00	\$ 21.00	\$ 37.86	\$ 58.86	\$ 118
28			HB7.5 Hanger	EA	8	0.380	\$ 50.00	\$ 19.00	\$ 35.88	\$ 54.88	\$ 439
29			HGU14 Hanger	EA	2	1.850	\$ 50.00	\$ 92.50	\$ 327.72	\$ 420.22	\$ 840
30			MIT411.88	EA	3	0.200	\$ 50.00	\$ 10.00	\$ 11.55	\$ 21.55	\$ 65
31			HHGU5.5 Hanger	EA	2	1.660	\$ 50.00	\$ 83.00	\$ 273.10	\$ 356.10	\$ 712
			COLUMN BASE								
32			CB7 1/8-6 Column Base	EA	1	0.700	\$ 50.00	\$ 35.00	\$ 52.33	\$ 87.33	\$ 87
			HARDY FRAME								
33			MITEK HARDY Frame HFX - 24x9	EA	3	3.220	\$ 50.00	\$ 161.00	\$ 1,173.99	\$ 1,334.99	\$ 4,005
34			MITEK HARDY Frame HFX - 12x9	EA	6	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 4,043
35			MITEK HARDY Frame HFX - 15x9	EA	5	2.350	\$ 50.00	\$ 117.50	\$ 707.99	\$ 825.49	\$ 4,127
			MISC.								
36			Simpson A35 Clips	EA	616	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 3,622
			LEVEL 02								
			HOLD DOWNS								
37			H1: CS16	EA	16	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 1,000
38			H2: CMSTC16	EA	2	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 581
39			H3: CS14	EA	3	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 393
40			H4: CMST14	EA	22	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 3,816
41			H5: CMST12	EA	13	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 3,193
			SIMPSON STRAPS								
42			CS14 Strap Post-Post	EA	2	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 262
43			CMSTC16 Strap Beam Post-Post	EA	3	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 872
			HANGERS								
44			HHG14 Hanger	EA	10	1.850	\$ 50.00	\$ 92.50	\$ 327.72	\$ 420.22	\$ 4,202
45			MIT411.88 Hanger	EA	6	0.200	\$ 50.00	\$ 10.00	\$ 11.55	\$ 21.55	\$ 129
			HARDY FRAME								
46			MITEK HARDY Frame HFX - 18x9	EA	4	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 3,425
			COLUMN CAP								
47			CC5 1/4-8 Cap	EA	1	1.350	\$ 50.00	\$ 67.50	\$ 144.28	\$ 211.78	\$ 212
48			CC68 Column Cap	EA	1	1.000	\$ 50.00	\$ 50.00	\$ 99.29	\$ 149.29	\$ 149
49			C48 Column Cap	EA	3	1.120	\$ 50.00	\$ 56.00	\$ 122.16	\$ 178.16	\$ 534
			MISC.								
50			Simpson A35 Clips	EA	882	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 5,186
			LEVEL 03								
			HOLD DOWNS								
51			H1: CS16	EA	23	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 1,437
52			H2: CMSTC16	EA	10	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 2,905
53			H3: CS14	EA	14	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 1,833
54			H5: CMST12	EA	3	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 737
			SIMPSON STRAPS								
55			CMSTC16 Strap Beam Post-Post	EA	4	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 1,162
			HANGERS								
56			HB5.50 Hanger	EA	7	1.660	\$ 50.00	\$ 83.00	\$ 273.10	\$ 356.10	\$ 2,493
			COLUMN CAP								
57			CC5 1/4-8 Cap	EA	2	1.350	\$ 50.00	\$ 67.50	\$ 144.28	\$ 211.78	\$ 424
58			ECC6 Cap	EA	1	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 162
			MISC.								
59			Simpson A35 Clips	EA	748	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 4,398
			ROOF LEVEL								
			MISC.								
60			Simpson A35 Clips	EA	106	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 623
										SUBTOTAL \$ 93,552	

DETAILED BREAKDOWN OF ITEMS

Prepared for: **Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA**
 Project ID:
 Scope: **Lumber & Hardware**



Date: **29-May-24**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
WOOD & PLASTIC											
			ROUGH CARPENTRY								
			LEVEL 00								
			WOODEN STUDS (8'-9"H)								
61			2"x4" Wooden Studs @12" O.C.	EA	818	0.123	\$ 50.00	\$ 6.13	\$ 10.06	\$ 16.19	\$ 13,243
62			2"x4" Wooden Studs @16" O.C.	EA	110	0.123	\$ 50.00	\$ 6.13	\$ 10.06	\$ 16.19	\$ 1,778
63			2"x6" Wooden Studs @16" O.C.	EA	167	0.140	\$ 50.00	\$ 7.00	\$ 12.69	\$ 19.69	\$ 3,284
			WOODEN PLATES								
64			2"x4" Wooden Double Top Plate @16'-0"L	EA	121	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 3,569
65			2"x6" Wooden Double Top Plate @16'-0"L	EA	28	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 998
66			P.T. 2"x4" Wooden Sill Plate @16'-0"L	EA	60	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,785
67			P.T. 2"x6" Wooden Sill Plate @16'-0"L	EA	4	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 135
68			P.T. 3"x6" Wooden Sill Plate @16'-0"L	EA	10	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 364
			PLYWOOD SHEATHING								
69			15/32" APA Rated Exposure 1 W/ A 240 Min. Span Rating Plywood Sheathing	SF	4639						
70			No Of Sheets (4' x 8' x 15/32")	EA	145	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,007
71			10d Nails	EA	10874	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,087
			WOODEN POST @ 9'-0" H								
72			WP1: 2-2x4 Wooden Post	EA	12	0.252	\$ 50.00	\$ 12.60	\$ 20.70	\$ 33.30	\$ 400
73			WP2: 3-2x4 Wooden Post	EA	11	0.378	\$ 50.00	\$ 18.90	\$ 31.05	\$ 49.95	\$ 549
74			WP3: 4-2x4 Wooden Post	EA	7	0.504	\$ 50.00	\$ 25.20	\$ 41.40	\$ 66.60	\$ 466
75			WP4: 5-2x4 Wooden Post	EA	2	0.630	\$ 50.00	\$ 31.50	\$ 51.75	\$ 83.25	\$ 167
76			WP5: 2-2x6 Wooden Post	EA	10	0.288	\$ 50.00	\$ 14.40	\$ 26.10	\$ 40.50	\$ 405
77			WP6: 3-2x6 Wooden Post	EA	2	0.432	\$ 50.00	\$ 21.60	\$ 39.15	\$ 60.75	\$ 122
78			WP7: 4-2x6 Wooden Post	EA	4	0.576	\$ 50.00	\$ 28.80	\$ 52.20	\$ 81.00	\$ 324
79			WP10: 5-1/4" x 5-1/4" PSL	EA	2	0.630	\$ 50.00	\$ 31.50	\$ 63.81	\$ 95.31	\$ 191
80			WP12: 3-1/2" x 9-1/4" PSL	EA	4	0.990	\$ 50.00	\$ 49.50	\$ 140.94	\$ 190.44	\$ 762
			HEADERS								
81			2-2x6 D.F. No. 2 @ 4'-0"L	EA	22	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 396
82			2-2x6 D.F. No. 2 @ 6'-0"L	EA	8	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 216
83			3-2x6 D.F. No. 2 @ 4'-0"L	EA	5	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 90
84			3-1/2" x 5-1/4" LSL Header @ 2'-0"L	EA	2	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 75
85			3-1/2" x 5-1/4" LSL Header @ 4'-0"L	EA	2	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 149
86			3-1/2" x 7-1/4" LSL Header @ 6'-0"L	EA	2	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 236
87			3-1/2" x 5-1/4" LSL Sill @ 2'-0"L	EA	2	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 75
88			3-1/2" x 5-1/4" LSL Sill @ 4'-0"L	EA	2	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 149
89			3-1/2" x 7-1/4" LSL Sill @ 6'-0"L	EA	2	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 236
90			3-1/2" x 5-1/4" LSL Header @ 4'-0"L	EA	3	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 112
91			3-1/2" x 7-1/4" LSL Header @ 6'-0"L	EA	1	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 75
92			3-1/2" x 9-1/4" LSL Header @ 8'-0"L	EA	2	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 236
			LEVEL 01								
			WOODEN STUDS (7'-9"H)								
93			2"x4" Wooden Studs @12" O.C.	EA	571	0.109	\$ 50.00	\$ 5.43	\$ 8.91	\$ 14.34	\$ 8,185
94			2"x6" Wooden Studs @16" O.C.	EA	354	0.124	\$ 50.00	\$ 6.20	\$ 11.24	\$ 17.44	\$ 6,173
			WOODEN PLATES								
95			2"x4" Wooden Double Top Plate @16'-0"L	EA	71	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 2,112
96			2"x6" Wooden Double Top Plate @16'-0"L	EA	59	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 2,119
97			2"x4" Wooden Bottom Plate @16'-0"L	EA	36	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,056
98			2"x6" Wooden Bottom Plate @16'-0"L	EA	22	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 790
99			3"x6" Wooden Bottom Plate @16'-0"L	EA	7	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 270
100			P.T. 3"x8" Wooden Sill Plate At Basement Wall @16'-0"L	EA	11	1.120	\$ 50.00	\$ 56.00	\$ 73.92	\$ 129.92	\$ 1,429
			PLYWOOD SHEATHING								
101			15/32" APA Rated Exposure 1 W/ A 240 Min. Span Rating Plywood Sheathing	SF	4987						
102			No Of Sheets (4' x 8' x 15/32")	EA	156	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,607
103			10d Nails	EA	11689	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,169
104			23/32" APA Rated Tongue & Groove Floor Sheathing	SF	3836						
105			No Of Sheets (4' x 8' x 23/32")	EA	120	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 7,864
106			10d Nails	EA	8991	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 899
107			WOODEN DECK								
			3x Tongue & Groove Decking (4'x8')	EA	69	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 4,507
			WOODEN JOISTS								
			11 7/8" TJI 110 @16" O.C. (442 LF)								
108			Standard Joist @ 4 LF	EA	11	0.160	\$ 50.00	\$ 8.00	\$ 27.40	\$ 35.40	\$ 389
109			Standard Joist @ 6 LF	EA	12	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 637
110			Standard Joist @ 8 LF	EA	4	0.320	\$ 50.00	\$ 16.00	\$ 54.80	\$ 70.80	\$ 283
111			Standard Joist @ 14 LF	EA	4	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 496
112			Standard Joist @ 16 LF	EA	2	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 283
113			Standard Joist @ 22 LF	EA	2	0.880	\$ 50.00	\$ 44.00	\$ 150.70	\$ 194.70	\$ 389
114			Standard Joist @ 24 LF	EA	1	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 212
115			Standard Joist @ 28 LF	EA	3	1.120	\$ 50.00	\$ 56.00	\$ 191.80	\$ 247.80	\$ 743
116			Standard Joist @ 32 LF	EA	3	1.280	\$ 50.00	\$ 64.00	\$ 219.20	\$ 283.20	\$ 850
			11 7/8" TJI 110 @16" O.C. (370 LF)								
117			Standard Joist @ 4 LF	EA	12	0.160	\$ 50.00	\$ 8.00	\$ 27.40	\$ 35.40	\$ 425
118			Standard Joist @ 6 LF	EA	13	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 690
119			Standard Joist @ 8 LF	EA	3	0.320	\$ 50.00	\$ 16.00	\$ 54.80	\$ 70.80	\$ 212
120			Standard Joist @ 14 LF	EA	4	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 496
121			Standard Joist @ 22 LF	EA	2	0.880	\$ 50.00	\$ 44.00	\$ 150.70	\$ 194.70	\$ 389
122			Standard Joist @ 28 LF	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 191.80	\$ 247.80	\$ 496
123			Standard Joist @ 32 LF	EA	3	1.280	\$ 50.00	\$ 64.00	\$ 219.20	\$ 283.20	\$ 850
			11 7/8" TJI 110 @16" O.C. (312 LF)								
124			Standard Joist @ 6 LF	EA	12	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 637
125			Standard Joist @ 12 LF	EA	5	0.480	\$ 50.00	\$ 24.00	\$ 82.20	\$ 106.20	\$ 531
126			Standard Joist @ 16 LF	EA	1	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 142
127			Standard Joist @ 18 LF	EA	1	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 159
128			Standard Joist @ 24 LF	EA	7	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 1,487
			J8: (2) 5 1/4" x 9 1/2" PSL @16" O.C. (1698 LF)								
129			Standard Joist @ 2 LF	EA	1	0.180	\$ 50.00	\$ 9.00	\$ 26.28	\$ 35.28	\$ 35
130			Standard Joist @ 10 LF	EA	6	0.900	\$ 50.00	\$ 45.00	\$ 131.40	\$ 176.40	\$ 1,058
131			Standard Joist @ 12 LF	EA	74	1.080	\$ 50.00	\$ 54.00	\$ 157.68	\$ 211.68	\$ 15,664
132			Standard Joist @ 14 LF	EA	61	1.260	\$ 50.00	\$ 63.00	\$ 183.96	\$ 246.96	\$ 15,065
			J9: 7" x 9 1/2" PSL @16" O.C. (327 LF)								
133			Standard Joist @ 4 LF	EA	1	0.480	\$ 50.00	\$ 24.00	\$ 162.64	\$ 186.64	\$ 187
134			Standard Joist @ 6 LF	EA	45	0.720	\$ 50.00	\$ 36.00	\$ 243.96	\$ 279.96	\$ 12,598
135			Standard Joist @ 8 LF	EA	13	0.960	\$ 50.00	\$ 48.00	\$ 325.28	\$ 373.28	\$ 4,853
			RIM BOARD								

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA 98006
Project ID:
Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
136			(2"x12" Assumed) LSL Rim board @16'-0" L	EA	42	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 2,475
137			5-1/4"W Engineered Wooden Engineered Wooden LSL Rim Board @16'-0" L	EA	19	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 10,538
138			DRAG STRUT								
			CMST12 Drag Strut (1-3/4"W) Slouching @22'-0" L	EA	16	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 4,649
			BLOCKING								
139			1-Joists Blocking At 48" O.C. @1'-4" L	EA	55	0.053	\$ 50.00	\$ 2.66	\$ 9.11	\$ 11.77	\$ 644
			WOODEN POST @ 7'-6" H								
140			WP1: 2-2x4 Wooden Post	EA	9	0.210	\$ 50.00	\$ 10.50	\$ 17.25	\$ 27.75	\$ 250
141			WP2: 3-2x4 Wooden Post	EA	6	0.315	\$ 50.00	\$ 15.75	\$ 25.88	\$ 41.63	\$ 250
142			WP3: 4-2x4 Wooden Post	EA	12	0.420	\$ 50.00	\$ 21.00	\$ 34.50	\$ 55.50	\$ 666
143			WP4: 5-2x4 Wooden Post	EA	4	0.525	\$ 50.00	\$ 26.25	\$ 43.13	\$ 69.38	\$ 278
144			WP5: 2-2x6 Wooden Post	EA	1	0.240	\$ 50.00	\$ 12.00	\$ 21.76	\$ 33.76	\$ 34
145			WP6: 3-2x6 Wooden Post	EA	2	0.360	\$ 50.00	\$ 18.00	\$ 32.64	\$ 50.64	\$ 101
146			WP10: 5-1/4" x 5-1/4" PSL	EA	1	0.630	\$ 50.00	\$ 31.50	\$ 63.81	\$ 95.31	\$ 95
147			WP12: 3-1/2" x 9-1/4" PSL	EA	2	0.990	\$ 50.00	\$ 49.50	\$ 140.94	\$ 190.44	\$ 381
148			WP14: 3-1/2" x 12" 24F-V8 Glulam	EA	3	0.990	\$ 50.00	\$ 49.50	\$ 158.94	\$ 208.44	\$ 625
			BEAMS								
149			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 8'-0" L	EA	7	1.476	\$ 50.00	\$ 73.80	\$ 142.96	\$ 216.76	\$ 1,517
150			B4: 5-1/2" x 11-7/8" PSL @ 4'-0" L	EA	2	0.480	\$ 50.00	\$ 24.00	\$ 117.92	\$ 141.92	\$ 284
151			B4: 5-1/2" x 11-7/8" PSL (Drop Beam) @ 4'-0" L	EA	1	0.480	\$ 50.00	\$ 24.00	\$ 117.92	\$ 141.92	\$ 142
152			B8: 5-1/4" x 16" PSL @ 4'-0" L	EA	1	0.500	\$ 50.00	\$ 25.00	\$ 140.00	\$ 165.00	\$ 165
153			B8: 5-1/4" x 16" PSL @ 6'-0" L	EA	2	0.750	\$ 50.00	\$ 37.50	\$ 210.00	\$ 247.50	\$ 495
154			B8: 5-1/4" x 16" PSL @ 8'-0" L	EA	1	1.000	\$ 50.00	\$ 50.00	\$ 280.00	\$ 330.00	\$ 330
155			B8: 5-1/4" x 16" PSL @ 16'-0" L	EA	2	1.250	\$ 50.00	\$ 62.50	\$ 350.00	\$ 412.50	\$ 825
156			B17: 5-1/2" x 18" PSL (Upturned) @ 16'-0" L	EA	2	2.080	\$ 50.00	\$ 104.00	\$ 608.00	\$ 712.00	\$ 1,424
157			B20: 7" x 9-1/2" PSL @ 6'-0" L	EA	2	0.810	\$ 50.00	\$ 40.50	\$ 242.82	\$ 283.32	\$ 567
158			B20: 7" x 9-1/2" PSL @ 8'-0" L	EA	1	1.080	\$ 50.00	\$ 54.00	\$ 323.76	\$ 377.76	\$ 378
159			B20: 7" x 9-1/2" PSL @ 10'-0" L	EA	3	1.350	\$ 50.00	\$ 67.50	\$ 404.70	\$ 472.20	\$ 1,417
160			B21: 12-1/4" x 16" 24F-V8 Glulam @ 24'-0" L	EA	3	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 5,346
161			B22: 5-1/4" x 16" PSL @ 6'-0" L	EA	1	0.840	\$ 50.00	\$ 42.00	\$ 242.94	\$ 284.94	\$ 285
162			B22: 5-1/4" x 16" PSL @ 8'-0" L	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 323.92	\$ 379.92	\$ 760
163			B22: 5-1/4" x 16" PSL @ 18'-0" L	EA	1	2.520	\$ 50.00	\$ 126.00	\$ 728.82	\$ 854.82	\$ 855
			HEADERS								
164			2-2x6 D.F. No. 2 @ 4'-0" L	EA	15	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 270
165			3-2x6 D.F. No. 2 @ 4'-0" L	EA	7	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 189
166			3-1/2" x 5-1/4" LSL Header @ 2'-0" L	EA	2	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 75
167			3-1/2" x 5-1/4" LSL Header @ 4'-0" L	EA	10	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 746
168			3-1/2" x 7-1/4" LSL Header @ 6'-0" L	EA	5	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 590
169			3-1/2" x 5-1/4" LSL Sill @ 2'-0" L	EA	2	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 75
170			3-1/2" x 5-1/4" LSL Sill @ 4'-0" L	EA	10	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 746
171			3-1/2" x 7-1/4" LSL Sill @ 6'-0" L	EA	5	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 590
172			3-1/2" x 5-1/4" LSL Header @ 4'-0" L	EA	5	0.200	\$ 50.00	\$ 10.00	\$ 27.32	\$ 37.32	\$ 187
173			3-1/2" x 9-1/4" LSL Header @ 8'-0" L	EA	2	0.400	\$ 50.00	\$ 20.00	\$ 54.64	\$ 74.64	\$ 149
174			3-1/2" x 16" LSL Header @ 16'-0" L	EA	3	0.600	\$ 50.00	\$ 30.00	\$ 87.96	\$ 117.96	\$ 354
			Note: VIF								
			LEVEL 02								
			WOODEN STUDS (8'-6"H)								
175			2"x4" Wooden Studs @16" O.C.	EA	444	0.119	\$ 50.00	\$ 5.95	\$ 9.78	\$ 15.73	\$ 6,984
176			2"x6" Wooden Studs @16" O.C.	EA	246	0.136	\$ 50.00	\$ 6.80	\$ 12.33	\$ 19.13	\$ 4,698
			WOODEN PLATES								
177			2"x4" Wooden Double Top Plate @16'-0" L	EA	74	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 2,186
178			2"x6" Wooden Double Top Plate @16'-0" L	EA	41	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,470
179			2"x4" Wooden Bottom Plate @16'-0" L	EA	37	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,093
180			2"x6" Wooden Bottom Plate @16'-0" L	EA	3	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 104
181			3"x6" Wooden Bottom Plate @16'-0" L	EA	18	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 631
			PLYWOOD SHEATHING								
182			15/32" APA Rated Exposure 1 W/ A 24/0 Min. Span Rating Plywood Sheathing	SF	5919						
183			No Of Sheets (4' x 8' x 15/32")	EA	185	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 10,215
184			10d Nails	EA	13872	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,387
185			23/32" APA Rated Tongue & Groove Floor Sheathing	SF	4276						
186			No Of Sheets (4' x 8' x 23/32")	EA	134	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 8,767
187			10d Nails	EA	10023	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,002
			WOODEN JOISTS								
			J1: 11 7/8" TJI 110 @12" O.C. (2044 LF)								
188			Standard Joist @ 2 LF	EA	5	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 89
189			Standard Joist @ 14 LF	EA	6	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 743
190			Standard Joist @ 18 LF	EA	33	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 5,257
191			Standard Joist @ 20 LF	EA	5	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 885
192			Standard Joist @ 24 LF	EA	56	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 11,894
			J4: (2) 11 7/8" TJI 360 @12" O.C. (187 LF)								
193			(2) Standard Joist @ 2 LF	EA	4	0.080	\$ 50.00	\$ 4.00	\$ 26.88	\$ 30.88	\$ 124
194			(2) Standard Joist @ 4 LF	EA	70	0.160	\$ 50.00	\$ 8.00	\$ 53.76	\$ 61.76	\$ 4,323
195			(2) Standard Joist @ 6 LF	EA	1	0.240	\$ 50.00	\$ 12.00	\$ 80.64	\$ 92.64	\$ 93
196			(2) Standard Joist @ 8 LF	EA	1	0.320	\$ 50.00	\$ 16.00	\$ 107.52	\$ 123.52	\$ 124
197			(2) Standard Joist @ 14 LF	EA	28	0.560	\$ 50.00	\$ 28.00	\$ 188.16	\$ 216.16	\$ 6,052
198			(2) Standard Joist @ 16 LF	EA	13	0.640	\$ 50.00	\$ 32.00	\$ 215.04	\$ 247.04	\$ 3,212
199			(2) Standard Joist @ 18 LF	EA	17	0.720	\$ 50.00	\$ 36.00	\$ 241.92	\$ 277.92	\$ 4,725
200			(2) Standard Joist @ 22 LF	EA	1	0.880	\$ 50.00	\$ 44.00	\$ 295.68	\$ 339.68	\$ 340
201			(2) Standard Joist @ 24 LF	EA	33	0.960	\$ 50.00	\$ 48.00	\$ 322.56	\$ 370.56	\$ 12,228
			RIM BOARD								
202			(2"x12" Assumed) LSL Rim board @16'-0" L	EA	38	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 2,198
203			5-1/4"W Engineered Wooden Engineered Wooden LSL Rim Board @16'-0" L	EA	22	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 12,450
			BLOCKING								
204			1-Joists Blocking At 48" O.C. @1'-4" L	EA	58	0.053	\$ 50.00	\$ 2.66	\$ 9.11	\$ 11.77	\$ 686
			WOODEN POST @ 8'-6" H								
205			WP1: 2-2x4 Wooden Post	EA	3	0.238	\$ 50.00	\$ 11.90	\$ 19.55	\$ 31.45	\$ 94
206			WP2: 3-2x4 Wooden Post	EA	9	0.357	\$ 50.00	\$ 17.85	\$ 29.33	\$ 47.18	\$ 425
207			WP3: 4-2x4 Wooden Post	EA	14	0.476	\$ 50.00	\$ 23.80	\$ 39.10	\$ 62.90	\$ 881
208			WP4: 5-2x4 Wooden Post	EA	2	0.595	\$ 50.00	\$ 29.75	\$ 48.88	\$ 78.63	\$ 157
209			WP5: 2-2x6 Wooden Post	EA	7	0.272	\$ 50.00	\$ 13.60	\$ 24.65	\$ 38.25	\$ 268
			BEAMS								
210			B21: 12-1/4" x 16" 24F-V8 Glulam @ 24'-0" L	EA	3	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 5,346
211			B18: 3-1/2" x 24" 24F-V8 Glulam (Upturned) @ 14'-0" L	EA	3	1.400	\$ 50.00	\$ 70.00	\$ 275.24	\$ 345.24	\$ 1,036
212			B18: 3-1/2" x 24" 24F-V8 Glulam (Upturned) @ 16'-0" L	EA	3	1.600	\$ 50.00	\$ 80.00	\$ 314.56	\$ 394.56	\$ 1,184

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA 98006
Project ID:
Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
213			B1: 3-1/2" x 11-7/8" L5SE LSL @ 8'-0"L	EA	4	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 703
214			B1: 3-1/2" x 11-7/8" L5SE LSL @ 16'-0"L	EA	2	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 703
215			B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 18'-0"L	EA	1	2.970	\$ 50.00	\$ 148.50	\$ 1,080.00	\$ 1,228.50	\$ 1,229
216			B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 20'-0"L	EA	1	3.300	\$ 50.00	\$ 165.00	\$ 1,200.00	\$ 1,365.00	\$ 1,365
217			B16: 3-1/2" x 14" PSL @ 10'-0"L	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 208.70	\$ 249.70	\$ 499
218			B22: 5-1/4" x 16" PSL @ 10'-0"L	EA	2	1.400	\$ 50.00	\$ 70.00	\$ 404.90	\$ 474.90	\$ 950
			HEADERS								
219			2-2x6 D.F. No. 2 @ 4'-0"L	EA	10	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 180
220			3-2x6 D.F. No. 2 @ 4'-0"L	EA	5	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 135
221			3-1/2" x 7-1/4" LSL Header @ 6'-0"L	EA	8	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 863
222			3-1/2" x 9-1/4" LSL Header @ 8'-0"L	EA	2	0.656	\$ 50.00	\$ 32.80	\$ 126.96	\$ 159.76	\$ 320
223			3-1/2" x 5-1/4" LSL Header @ 2'-0"L	EA	7	0.164	\$ 50.00	\$ 8.20	\$ 24.00	\$ 32.20	\$ 225
224			3-1/2" x 5-1/4" LSL Header @ 4'-0"L	EA	17	0.328	\$ 50.00	\$ 16.40	\$ 48.00	\$ 64.40	\$ 1,095
225			3-1/2" x 7-1/4" LSL Header @ 6'-0"L	EA	3	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 323
226			3-1/2" x 9-1/4" LSL Header @ 8'-0"L	EA	4	0.656	\$ 50.00	\$ 32.80	\$ 126.96	\$ 159.76	\$ 639
227			3-1/2" x 5-1/4" LSL Sill @ 2'-0"L	EA	7	0.164	\$ 50.00	\$ 8.20	\$ 24.00	\$ 32.20	\$ 225
228			3-1/2" x 5-1/4" LSL Sill @ 4'-0"L	EA	17	0.328	\$ 50.00	\$ 16.40	\$ 48.00	\$ 64.40	\$ 1,095
229			3-1/2" x 7-1/4" LSL Sill @ 6'-0"L	EA	3	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 323
230			3-1/2" x 9-1/4" LSL Sill @ 8'-0"L	EA	4	0.656	\$ 50.00	\$ 32.80	\$ 126.96	\$ 159.76	\$ 639
			LEVEL 03								
			WOODEN STUDS (11'-2"H)								
231			2"x4" Wooden Studs @16" O.C.	EA	278	0.156	\$ 50.00	\$ 7.81	\$ 12.83	\$ 20.65	\$ 5,737
232			2" x6" Wooden Studs @16" O.C.	EA	246	0.179	\$ 50.00	\$ 8.93	\$ 16.18	\$ 25.11	\$ 6,168
			WOODEN STUDS (8'-2"H)								
233			2"x4" Wooden Studs @16" O.C.	EA	499	0.114	\$ 50.00	\$ 5.72	\$ 9.40	\$ 15.11	\$ 7,538
			WOODEN PLATES								
234			2" x4" Wooden Double Top Plate @16'-0"L	EA	129	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 3,822
235			2" x6" Wooden Double Top Plate @16'-0"L	EA	41	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,470
236			2" x4" Wooden Bottom Plate @16'-0"L	EA	65	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,911
237			2" x6" Wooden Bottom Plate @16'-0"L	EA	7	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 260
238			3" x6" Wooden Bottom Plate @16'-0"L	EA	13	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 475
			PLYWOOD SHEATHING								
239			15/32" APA Rated Exposure 1 W/ A 240 Min. Span Rating Plywood Sheathing	SF	7799						
240			No Of Sheets (4' x 8' x 15/32")	EA	244	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 13,460
241			10d Nails	EA	18278	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,828
242			23/32" APA Rated Tongue & Groove Floor Sheathing	SF	4291						
243			No Of Sheets (4' x 8' x 23/32")	EA	134	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 8,797
244			10d Nails	EA	10057	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,006
			WOODEN JOISTS								
			J1: 11 7/8" TJI 110 @12" O.C. (272 LF)								
245			Standard Joist @ 2 LF	EA	6	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 106
246			Standard Joist @ 14 LF	EA	6	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 743
247			Standard Joist @ 20 LF	EA	10	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 1,770
			J1: 11 7/8" TJI 110 @12" O.C. (279 LF)								
248			Standard Joist @ 2 LF	EA	5	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 89
249			Standard Joist @ 14 LF	EA	5	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 620
250			Standard Joist @ 20 LF	EA	11	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 1,947
			J1: 11 7/8" TJI 110 @12" O.C. (186 LF)								
251			Standard Joist @ 20 LF	EA	10	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 1,770
252			J1: 11 7/8" TJI 110 @12" O.C. (204 LF)	EA							
253			Standard Joist @ 20 LF	EA	11	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 1,947
			J4: (2) 11 7/8" TJI 360 @12" O.C. (3101 LF)								
254			(2) Standard Joist @ 2 LF	EA	6	0.080	\$ 50.00	\$ 4.00	\$ 27.32	\$ 31.32	\$ 188
255			(2) Standard Joist @ 12 LF	EA	11	0.480	\$ 50.00	\$ 24.00	\$ 163.92	\$ 187.92	\$ 2,067
256			(2) Standard Joist @ 14 LF	EA	5	0.560	\$ 50.00	\$ 28.00	\$ 191.24	\$ 219.24	\$ 1,096
257			(2) Standard Joist @ 16 LF	EA	29	0.640	\$ 50.00	\$ 32.00	\$ 218.56	\$ 250.56	\$ 7,266
258			(2) Standard Joist @ 24 LF	EA	104	0.960	\$ 50.00	\$ 48.00	\$ 327.84	\$ 375.84	\$ 39,087
			RIM BOARD								
259			(2"x12" Assumed) LSL Rim board @16'-0"L	EA	27	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,586
260			5-1/4"W Engineered Wooden LSL Rim Board @16'-0"L	EA	23	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 13,230
			BLOCKING								
261			1-Joists Blocking At 48" O.C. @1'-4"L	EA	58	0.053	\$ 50.00	\$ 2.66	\$ 9.11	\$ 11.77	\$ 680
			WOODEN POST @ 7'-6" H								
262			WP3: 4-2x4 Wooden Post	EA	2	0.420	\$ 50.00	\$ 21.00	\$ 34.50	\$ 55.50	\$ 111
263			WP4: 5-2x4 Wooden Post	EA	2	0.525	\$ 50.00	\$ 26.25	\$ 43.13	\$ 69.38	\$ 139
264			WP5: 2-2x6 Wooden Post	EA	2	0.240	\$ 50.00	\$ 12.00	\$ 21.75	\$ 33.75	\$ 68
			BEAMS								
265			B1: 3-1/2" x 11-7/8" L5SE LSL @ 8'-0"L	EA	3	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 527
266			B4: 5-1/4" x 11-7/8" PSL @ 10'-0"L	EA	1	1.200	\$ 50.00	\$ 60.00	\$ 294.80	\$ 354.80	\$ 355
267			B4: 5-1/4" x 11-7/8" PSL @ 14'-0"L	EA	1	1.680	\$ 50.00	\$ 84.00	\$ 412.72	\$ 496.72	\$ 497
268			B4: 5-1/4" x 11-7/8" PSL @ 16'-0"L	EA	4	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 2,271
269			B4: 5-1/4" x 11-7/8" PSL @ 18'-0"L	EA	5	2.160	\$ 50.00	\$ 108.00	\$ 530.64	\$ 638.64	\$ 3,193
270			B4: 5-1/4" x 11-7/8" PSL @ 24'-0"L	EA	2	2.880	\$ 50.00	\$ 144.00	\$ 707.52	\$ 851.52	\$ 1,703
271			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 24'-0"L	EA	3	3.600	\$ 50.00	\$ 180.00	\$ 1,216.08	\$ 1,396.08	\$ 4,188
272			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 18'-0"L	EA	2	2.700	\$ 50.00	\$ 135.00	\$ 912.06	\$ 1,047.06	\$ 2,094
273			B7: 5-1/2" x 24" 24F-V8 Glulam (Upturned) @ 24'-0"L	EA	2	3.600	\$ 50.00	\$ 180.00	\$ 1,216.08	\$ 1,396.08	\$ 2,792
			HEADERS								
274			2-2x6 D.F. No. 2 @ 4'-0"L	EA	31	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 558
275			2-2x6 D.F. No. 2 @ 6'-0"L	EA	5	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 135
276			2-2x6 D.F. No. 2 @ 8'-0"L	EA	1	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 36
277			3-1/2" x 7-1/4" LSL Header @ 6'-0"L	EA	24	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 2,588
278			3-1/2" x 5-1/4" LSL Header @ 2'-0"L	EA	14	0.164	\$ 50.00	\$ 8.20	\$ 24.00	\$ 32.20	\$ 451
279			3-1/2" x 5-1/4" LSL Header @ 4'-0"L	EA	22	0.328	\$ 50.00	\$ 16.40	\$ 48.00	\$ 64.40	\$ 1,417
280			3-1/2" x 7-1/4" LSL Sill @ 6'-0"L	EA	24	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 2,588
281			3-1/2" x 5-1/4" LSL Sill @ 2'-0"L	EA	14	0.164	\$ 50.00	\$ 8.20	\$ 24.00	\$ 32.20	\$ 451
282			3-1/2" x 5-1/4" LSL Sill @ 4'-0"L	EA	22	0.328	\$ 50.00	\$ 16.40	\$ 48.00	\$ 64.40	\$ 1,417
283			3-1/2" x 7 1/4" LSL Header @ 6'-0"L	EA	5	0.492	\$ 50.00	\$ 24.60	\$ 83.22	\$ 107.82	\$ 539
			ROOF LEVEL								
			PLYWOOD SHEATHING								
284			15/32" APA Rated Exposure 1 W/ A 240 Min. Span Rating Plywood Sheathing	SF	4533						
285			No Of Sheets (4' x 8' x 15/32")	EA	142	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 7,824
286			10d Nails	EA	10624	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,062
			WOODEN JOISTS								
			2" x12" DF (N) @24" O.C. (2062 LF)								
287			Standard Joist @ 40 LF	EA	53	0.880	\$ 50.00	\$ 44.00	\$ 102.40	\$ 146.40	\$ 7,759

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes- Building 5, 12627 Coal Creek PKWY Bellevue, WA

Project ID:

Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			RIM BOARD								
288			(2"x12" Assumed) LSL Rim board @16'-0"L	EA	20	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,168
			BEAMS								
289			B7: 5-1/2" x 24" 24F-V8 Glulam (Uptumed) @ 30'-0"L	EA	4	3.900	\$ 50.00	\$ 195.00	\$ 1,184.40	\$ 1,379.40	\$ 5,518
			STAIR FRAMING								
			STAIR 1								
290	5.19		2x4 Blocking @ 16" O.C. @ 12'-0"L	EA	11	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 246
291			2x6 Fire Blocking @ 24" O.C. @ 12'-0"L	EA	7	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 199
292			1 3/4" W LSL Stringers @ 12" O.C. @ 12'-0"L	EA	4	0.480	\$ 50.00	\$ 24.00	\$ 109.20	\$ 133.20	\$ 598
293			3'-3" W x 12" D x 1-1/8" Thick Plywood Tread Glued & Screwed	EA	47	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 3,220
294			3'-3" W x 7'-3/4" H OSB Riser	EA	54	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 3,254
			STAIR 2								
295	5.20		2x4 Blocking @ 16" O.C. @ 12'-0"L	EA	11	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 236
296			2x6 Fire Blocking @ 24" O.C. @ 12'-0"L	EA	7	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 191
297			1 3/4" W LSL Stringers @ 12" O.C. @ 12'-0"L	EA	5	0.480	\$ 50.00	\$ 24.00	\$ 109.20	\$ 133.20	\$ 635
298			3'-0" W x 12" D x 1-1/8" Thick Plywood Tread Glued & Screwed	EA	48	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 3,288
299			3'-0" W x 7'-3/4" H OSB Riser	EA	51	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 3,073
			STAIR 3								
300	5.22		2x4 Blocking @ 16" O.C. @ 12'-0"L	EA	12	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 259
301			2x6 Fire Blocking @ 24" O.C. @ 12'-0"L	EA	8	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 209
302			1 3/4" W LSL Stringers @ 12" O.C. @ 12'-0"L	EA	5	0.480	\$ 50.00	\$ 24.00	\$ 109.20	\$ 133.20	\$ 606
303			3'-3" W x 12" D x 1-1/8" Thick Plywood Tread Glued & Screwed	EA	48	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 3,288
304			3'-3" W x 7'-3/4" H OSB Riser	EA	54	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 3,254
			STAIR 4								
305	5.23		2x4 Blocking @ 16" O.C. @ 12'-0"L	EA	11	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 242
306			2x6 Fire Blocking @ 24" O.C. @ 12'-0"L	EA	7	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 196
307			1 3/4" W LSL Stringers @ 12" O.C. @ 12'-0"L	EA	5	0.480	\$ 50.00	\$ 24.00	\$ 109.20	\$ 133.20	\$ 614
308			3'-0" W x 12" D x 1-1/8" Thick Plywood Tread Glued & Screwed	EA	48	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 3,288
309			3'-0" W x 7'-3/4" H OSB Riser	EA	51	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 3,073
			STAIR 5								
310	5.24		2x4 Blocking @ 16" O.C. @ 12'-0"L	EA	12	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 264
311			2x6 Fire Blocking @ 24" O.C. @ 12'-0"L	EA	8	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 213
312			1 3/4" W LSL Stringers @ 12" O.C. @ 12'-0"L	EA	5	0.480	\$ 50.00	\$ 24.00	\$ 109.20	\$ 133.20	\$ 611
313			3'-3" W x 12" D x 1-1/8" Thick Plywood Tread Glued & Screwed	EA	47	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 3,220
314			3'-3" W x 7'-3/4" H OSB Riser	EA	53	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 3,193
SUBTOTAL											\$ 525,300
PROJECTED COST								\$678,852			
OVERHEAD AND PROFIT										15%	\$101,828
INSURANCE										3%	\$20,366
CONTINGENCY										5%	\$33,943
TAX										10%	\$46,679
SUGGESTED BID											\$881,667

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006										 COST ESTIMATOR			
Project ID:													
Scope: Lumber & Hardware													
										Date:	29-May-24		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS													
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00		
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00		
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00		
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00		
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00		
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
										SUBTOTAL	\$ 106,000		
METALS													
SIMPSON HARDWARE													
HARDY FRAME													
8	S3.00-S3.02	Sectional Details / S5.01 - S5.03	Mitek Hardy Frame HFX- 12x9	EA	7	0.600	\$ 50.00	\$ 30.00	\$ 42.83	\$ 72.83	\$ 509.81		
9			Mitek Hardy Frame HFX- 18x9	EA	8	0.700	\$ 50.00	\$ 35.00	\$ 52.33	\$ 87.33	\$ 698.64		
HANGERS & STRAPS													
10			Simpson A35 Clip	EA	3694	0.100	\$ 50.00	\$ 5.00	\$ 0.60	\$ 5.60	\$ 20,688.51		
11			Simpson A34 Clip	EA	488	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 2,869.44		
12			H25A	EA	906	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 5,146		
13			Simpson L50	EA	24	0.120	\$ 50.00	\$ 6.00	\$ 1.98	\$ 7.98	\$ 192		
14			Simpson ITT Hanger	EA	333	0.120	\$ 50.00	\$ 6.00	\$ 3.14	\$ 9.14	\$ 3,043.62		
15			HBA3.56/11.88 Hanger	EA	16	0.400	\$ 50.00	\$ 20.00	\$ 32.58	\$ 52.58	\$ 841.28		
16			HB5.5/11.88 Hanger	EA	8	0.500	\$ 50.00	\$ 25.00	\$ 45.23	\$ 70.23	\$ 561.84		
17			HHGU5.5 Hanger	EA	2	1.660	\$ 50.00	\$ 83.00	\$ 273.10	\$ 356.10	\$ 712.20		
STRAPS													
18			CS16 Strap	EA	15	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 937.20		
19			Steel Strap 1/4" x 3" x 1'-9"	EA	30	0.120	\$ 50.00	\$ 6.00	\$ 6.77	\$ 12.77	\$ 383.18		
20			Simpson CC Column Cap	EA	99	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 16,017.21		
21			Simpson ECC Column Cap	EA	53	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 8,574.87		
22			CC46 Cap	EA	3	1.350	\$ 50.00	\$ 67.50	\$ 144.28	\$ 211.78	\$ 635.34		
23			CCQ7 Cap	EA	1	1.000	\$ 50.00	\$ 50.00	\$ 99.29	\$ 149.29	\$ 149.29		
										SUBTOTAL	\$ 99,858		
WOOD & PLASTIC													
ROUGH CARPENTRY													
BEAM													
32	Schedule / S3.00		B1: 3-1/2" x 11-7/8" L55E LSL @ 6L	EA	1	0.492	\$ 50.00	\$ 24.60	\$ 107.22	\$ 131.82	\$ 131.82		
33			B1: 3-1/2" x 11-7/8" L55E LSL @ 8L	EA	4	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 703.04		
34			B2: (2) 1-3/4" x 11-7/8" LVL @ 14L	EA	1	1.120	\$ 50.00	\$ 56.00	\$ 254.80	\$ 310.80	\$ 310.80		
35			B2: (2) 1-3/4" x 11-7/8" LVL @ 15L	EA	3	1.200	\$ 50.00	\$ 60.00	\$ 273.00	\$ 333.00	\$ 999.00		
36			B3: 3-1/2" x 11-7/8" PSL @ 18L	EA	12	1.476	\$ 50.00	\$ 73.80	\$ 321.66	\$ 395.46	\$ 4,745.52		
37			B4: 5-1/4" x 11-7/8" PSL @ 6L	EA	1	0.840	\$ 50.00	\$ 42.00	\$ 266.94	\$ 308.94	\$ 308.94		
38			B4: 5-1/4" x 11-7/8" PSL @ 16L	EA	8	2.240	\$ 50.00	\$ 112.00	\$ 711.84	\$ 823.84	\$ 6,590.72		
39			B4: 5-1/4" x 11-7/8" PSL @ 18L	EA	10	2.520	\$ 50.00	\$ 126.00	\$ 800.82	\$ 926.82	\$ 9,268.20		
40			B4: 5-1/4" x 11-7/8" PSL @ 20L	EA	2	2.800	\$ 50.00	\$ 140.00	\$ 889.80	\$ 1,029.80	\$ 2,059.60		
41			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 14L	EA	4	2.100	\$ 50.00	\$ 105.00	\$ 709.38	\$ 814.38	\$ 3,257.52		
42			B6: 7" x 14" PSL @ 24L	EA	2	2.520	\$ 50.00	\$ 126.00	\$ 782.46	\$ 908.46	\$ 1,816.92		
43			B7: 5-1/2" x 24" 24F-V8 Glulam @ 13L	EA	1	2.210	\$ 50.00	\$ 110.50	\$ 762.58	\$ 873.08	\$ 873.08		
44			B7: 5-1/2" x 24" 24F-V8 Glulam @ 17L	EA	1	2.890	\$ 50.00	\$ 144.50	\$ 997.22	\$ 1,141.72	\$ 1,141.72		
45			B7: 5-1/2" x 24" 24F-V8 Glulam @ 30L	EA	4	5.100	\$ 50.00	\$ 255.00	\$ 1,759.80	\$ 2,014.80	\$ 8,059.20		
46			B10: 5-1/4" x 14" PSL @ 18L	EA	4	2.520	\$ 50.00	\$ 126.00	\$ 836.82	\$ 962.82	\$ 3,851.28		
47			B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 24L	EA	2	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 3,564.00		
48			B13: 10-3/4" x 12" 24F-V8 Glulam @ 18L	EA	4	2.700	\$ 50.00	\$ 135.00	\$ 990.00	\$ 1,125.00	\$ 4,500.00		
49			B16: 3-1/2" x 14" PSL @ 12L	EA	8	0.984	\$ 50.00	\$ 49.20	\$ 226.44	\$ 275.64	\$ 2,205.12		
50			B17: 5-1/4" x 18" PSL @ 24"L	EA	2	3.600	\$ 50.00	\$ 180.00	\$ 1,503.84	\$ 1,683.84	\$ 3,367.68		
51			B18: 3-1/2" x 24" 24F-V8 Glulam @ 12L	EA	8	0.984	\$ 50.00	\$ 49.20	\$ 274.44	\$ 323.64	\$ 2,589.12		
52			B18: 3-1/2" x 24" 24F-V8 Glulam @ 14L	EA	2	1.148	\$ 50.00	\$ 57.40	\$ 320.18	\$ 377.58	\$ 755.16		
53			B19: 5-1/2" x 27" 24F-V8 Glulam @ 42L	EA	2	5.400	\$ 50.00	\$ 270.00	\$ 2,925.72	\$ 3,195.72	\$ 6,391.44		
54			DB15: 5-1/4" x 9-1/2" PSL @ 6L	EA	2	0.840	\$ 50.00	\$ 42.00	\$ 242.94	\$ 284.94	\$ 569.88		
55			DB15: 5-1/4" x 9-1/2" PSL @ 8L	EA	3	1.120	\$ 50.00	\$ 56.00	\$ 323.92	\$ 379.92	\$ 1,139.76		
56			3-1/2" x 11-7/8" LSL Beam @ 4L	EA	12	0.328	\$ 50.00	\$ 16.40	\$ 71.48	\$ 87.88	\$ 1,054.56		
POST													
57			WP1: (2) 2x4 Post @ 8L	EA	5	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 148.00		
58			WP1: (2) 2x4 Post @ 10L	EA	3	0.280	\$ 50.00	\$ 14.00	\$ 23.00	\$ 37.00	\$ 111.00		
59			WP2: (3) 2x4 Post @ 8L	EA	48	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 2,131.20		
60			WP2: (3) 2x4 Post @ 10L	EA	19	0.420	\$ 50.00	\$ 21.00	\$ 34.50	\$ 55.50	\$ 1,054.50		
61			WP3: (4) 2x4 Post @ 8L	EA	4	0.448	\$ 50.00	\$ 22.40	\$ 36.80	\$ 59.20	\$ 236.80		
62			WP3: (4) 2x4 Post @ 10L	EA	8	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 592.00		
63			WP4: (5) 2x4 Post @ 8L	EA	7	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 518.00		
64			WP4: (5) 2x4 Post @ 10L	EA	5	0.700	\$ 50.00	\$ 35.00	\$ 57.50	\$ 92.50	\$ 462.50		
65			WP5: (2) 2x6 Post @ 8L	EA	14	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 504.00		
66			WP5: (2) 2x6 Post @ 10L	EA	21	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 945.00		
67			WP6: (3) 2x6 Post @ 8L	EA	1	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 54.00		

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Basal Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA													
Project ID:													
Scope: Lumber & Hardware													
										Date: 29-May-24			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
68			WP6: (3) 2x6 Post @ 10L	EA	3	0.480	\$ 50.00	\$ 24.00	\$ 43.50	\$ 67.50	\$ 202.50		
69			WP10: 5-1/4" x 7" PSL @ 8L	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 307.92	\$ 363.92	\$ 727.84		
70			WP11: 3-1/2" x 7" PSL @ 10L	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 158.70	\$ 199.70	\$ 399.40		
71			WP12: 3-1/2" x 9-1/4" PSL @ 10L	EA	3	0.820	\$ 50.00	\$ 41.00	\$ 168.70	\$ 209.70	\$ 629.10		
72			WP13: 3-1/2" x 11-1/4" PSL @ 8L	EA	1	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 175.76		
73			WP13: 3-1/2" x 11-1/4" PSL @ 10L	EA	6	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 1,318.20		
74	S3.00-S3.02	Sectional Details / S5.01 - S5.03	SHEATHING										
75			23/32" APA Rated Tongue & Groove Roof Sheathing	SF	13950								
76			No Of Sheets (4' x 8' x 23/32")	EA	436	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 28,597.91		
			10d Nails	EA	32696	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 3,269.58		
77			15/32" APA Rated Tongue & Groove Floor Sheathing	SF	5960								
78			No Of Sheets (4' x 8' x 23/32")	EA	186	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 10,286.24		
79			10d Nails	EA	13968	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,396.83		
80			15/32" APA Rated Tongue & Groove Shear Wall Sheathing	SF	18381								
81			No Of Sheets (4' x 8' x 23/32")	EA	574	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 31,724.46		
82			10d Nails	EA	43080	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 4,308.05		
		Plan Notes	JOISTS										
83			11-7/8" TJI 110 Joists @ 8L	EA	18	0.320	\$ 50.00	\$ 16.00	\$ 54.80	\$ 70.80	\$ 1,274.40		
84			11-7/8" TJI 110 Joists @ 14L	EA	5	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 619.50		
85			11-7/8" TJI 110 Joists @ 16L	EA	14	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,982.40		
86			11-7/8" TJI 110 Joists @ 18L	EA	21	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 3,345.30		
87			(2) 14" TJI 360 @ 8L	EA	2	0.640	\$ 50.00	\$ 32.00	\$ 218.56	\$ 250.56	\$ 501.12		
88			(2) 14" TJI 360 @ 24L	EA	54	1.920	\$ 50.00	\$ 96.00	\$ 655.68	\$ 751.68	\$ 40,590.72		
89			(2) 11-7/8" TJI 360 @ 8L	EA	2	0.640	\$ 50.00	\$ 32.00	\$ 218.56	\$ 250.56	\$ 501.12		
90			(2) 11-7/8" TJI 360 @ 10L	EA	4	0.800	\$ 50.00	\$ 40.00	\$ 273.20	\$ 313.20	\$ 1,252.80		
91			(2) 11-7/8" TJI 360 @ 12L	EA	34	0.960	\$ 50.00	\$ 48.00	\$ 327.84	\$ 375.84	\$ 12,778.56		
92		Sectional Details / S5.01 - S5.03	(2) 11-7/8" TJI 360 @ 14L	EA	48	1.120	\$ 50.00	\$ 56.00	\$ 382.48	\$ 438.48	\$ 21,047.04		
93			(2) 11-7/8" TJI 360 @ 16L	EA	116	1.280	\$ 50.00	\$ 64.00	\$ 437.12	\$ 501.12	\$ 58,129.92		
94			(2) 11-7/8" TJI 360 @ 18L	EA	190	1.440	\$ 50.00	\$ 72.00	\$ 491.76	\$ 563.76	\$ 107,114.40		
95			(2) 11-7/8" TJI 360 @ 24L	EA	110	1.920	\$ 50.00	\$ 96.00	\$ 655.68	\$ 751.68	\$ 82,684.80		
96			2x12 @ DF (N) #2 Roof Joists @ 6L	EA	246	0.132	\$ 50.00	\$ 6.60	\$ 15.36	\$ 21.96	\$ 5,402.16		
97			2x12 @ DF (N) #2 Roof Joists @ 16L	EA	176	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 10,306.56		
98			2x12 @ DF (N) #2 Roof Joists @ 20L	EA	31	0.440	\$ 50.00	\$ 22.00	\$ 51.20	\$ 73.20	\$ 2,269.20		
99		Sectional Details / S5.01 - S5.03	RIM BOARD										
100			2x12 Rim Board @ 16L	EA	27	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,574.17		
100			1-1/4" x 16" LSL Rim Board @ 16L	EA	60	1.312	\$ 50.00	\$ 65.60	\$ 173.92	\$ 239.52	\$ 14,425.09		
101			5-1/4"W Engineered Wood Rim Board @ 16L	EA	41	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 23,026.52		
102			LEDGER BOARD										
			2x12 Ledger Board @ 16L	EA	3	0.352	\$ 50.00	\$ 17.60	\$ 56.32	\$ 73.92	\$ 221.76		
103			BLOCKING										
104			2x4 Blocking @ 16L	EA	12	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 355.20		
104		Sectional Details / S5.01 - S5.03	2x6 Blocking @ 16L	EA	27	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 967.73		
105			2x6 Fire Blocking @ 16L	EA	12	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 432.00		
106			1-Joist Blocking @ 16L	EA	24	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 3,431.10		
107			1-1/2" x 11-7/8" Timberstrand Blocking @ 16L	EA	120	1.312	\$ 50.00	\$ 65.60	\$ 141.92	\$ 207.52	\$ 24,925.18		
108			SILL PLATE										
			3x8 PT Sill Plate @ 16L	EA	23	0.288	\$ 50.00	\$ 14.40	\$ 27.20	\$ 41.60	\$ 952.38		
			HEADERS										
109			(2) 2x6 D.F #2 Header @ 4L	EA	87	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 1,566.00		
110		Sectional Details / S5.01 - S5.03	(2) 2x6 D.F #2 Header @ 6L	EA	6	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 162.00		
111			(2) 2x6 D.F #2 Header @ 10L	EA	3	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 135.00		
112			(2) 2x6 D.F #2 Header @ 12L	EA	1	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 54.00		
113			(2) 2x6 D.F #2 Header @ 16L	EA	1	0.512	\$ 50.00	\$ 25.60	\$ 46.40	\$ 72.00	\$ 72.00		
114			3-1/2" x 5-1/2" LSL Header @ 4L	EA	16	0.328	\$ 50.00	\$ 16.40	\$ 35.48	\$ 51.88	\$ 830.08		
115			3-1/2" x 7-1/4" LSL Header @ 6L	EA	8	0.492	\$ 50.00	\$ 24.60	\$ 65.22	\$ 89.82	\$ 718.56		
116		Details # A8.90	STAIRS										
117			11"W x 3'-4"L Plywood Treads	EA	294	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 20,139.00		
117			7'-3/4"H x 3'-4"L Plywood Risers	EA	316	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 19,039.00		
118			1'-3/4" x 12" LSL Stringers @ 8L	EA	36	0.320	\$ 50.00	\$ 16.00	\$ 72.80	\$ 88.80	\$ 3,196.80		
119			1'-3/4" x 12" LSL Stringers @ 16L	EA	36	0.640	\$ 50.00	\$ 32.00	\$ 145.60	\$ 177.60	\$ 6,393.60		
120		Plan Notes	WOODEN PLATES										
121			3x4 PT Bottom Wood Plate @ 16L	EA	26	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 769.60		
121			2x4 PT Bottom Wood Plate @ 16L	EA	13	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 384.80		
122			2x6 PT Bottom Wood Plate @ 16L	EA	22	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 792.00		
123			3x4 Bottom Wood Plate @ 16L	EA	4	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 118.40		
124			3x6 Bottom Wood Plate @ 16L	EA	42	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,512.00		
125			2x4 Bottom Wood Plate @ 16L	EA	148	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 4,380.80		
126			2x6 Bottom Wood Plate @ 16L	EA	79	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 2,844.00		
127			2x4 Top Wood Plate @ 16L	EA	381	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 11,269.83		
128			2x6 Top Wood Plate @ 16L	EA	286	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 10,281.15		
		Plan Notes	WOOD STUDS										
129			2x4 Wood Studs @ 10L	EA	1248	0.140	\$ 50.00	\$ 7.00	\$ 11.50	\$ 18.50	\$ 23,088.00		
130			2x4 Wood Studs @ 12L	EA	543	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 12,054.60		
131			2x4 Wood Studs @ 8L	EA	506	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 7,488.80		
132			2x4 Wood Studs @ 14L	EA	290	0.196	\$ 50.00	\$ 9.80	\$ 16.10	\$ 25.90	\$ 5,957.00		
133			2x4 Wood Studs @ 2L	EA	208	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 769.60		
134			2x6 Wood Studs @ 10L	EA	669	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 15,052.50		
135			2x6 Wood Studs @ 12L	EA	256	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 6,912.00		
136			2x6 Wood Studs @ 8L	EA	45	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 810.00		
137			2x6 Wood Studs @ 14L	EA	305	0.224	\$ 50.00	\$ 11.20	\$ 20.30	\$ 31.50	\$ 9,607.50		
										SUBTOTAL	\$ 746,557		
										PROJECTED COST	\$952,415		

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA

Project ID:

Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
OVERHEAD AND PROFIT										15%	\$142,862
INSURANCE										3%	\$28,572
CONTINGENCY										5%	\$47,621
TAX										10%	\$64,907
SUGGESTED BID											\$1,236,378

DETAILED BREAKDOWN OF ITEMS												
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA												
Project ID:												
Scope: Lumber & Hardware												
										Date: 29-May-24		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
GENERAL REQUIREMENTS												
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 29,500.00	\$ 29,500.00	
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00	
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 34,000.00	\$ 34,000.00	
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 13,500.00	\$ 13,500.00	
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
SUBTOTAL											\$ 97,500	
METALS												
			HARDY FRAME									
8	S3.00-S3.02	Sectional Details / S5.01 - S5.03	Mitek Hardy Frame HFX- 12x9	EA	6	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 4,043	
9			Mitek Hardy Frame HFX- 18x9	EA	12	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 10,274.28	
10			Mitek Hardy Frame HFX- 15x9	EA	10	2.350	\$ 50.00	\$ 117.50	\$ 707.99	\$ 825.49	\$ 8,255	
11			Mitek Hardy Frame HFX- 24x9	EA	4	3.220	\$ 50.00	\$ 161.00	\$ 1,173.99	\$ 1,334.99	\$ 5,339.96	
			HANGERS/CLIP									
12			HB7 12/9.5 Hanger	EA	4	0.420	\$ 50.00	\$ 21.00	\$ 37.86	\$ 58.86	\$ 235.44	
13			HB5.5/9.5 Hanger	EA	12	0.400	\$ 50.00	\$ 20.00	\$ 39.60	\$ 59.60	\$ 715.20	
14			HB7.5 Hanger	EA	6	0.380	\$ 50.00	\$ 19.00	\$ 35.88	\$ 54.88	\$ 329	
15			HB5.50 Hanger	EA	12	1.660	\$ 50.00	\$ 83.00	\$ 273.10	\$ 356.10	\$ 4,273	
16			HHGU14 Hanger	EA	12	2.335	\$ 50.00	\$ 116.75	\$ 327.72	\$ 444.47	\$ 5,333.64	
17			HHGU11.00-SDS Hanger	EA	4	2.330	\$ 50.00	\$ 116.50	\$ 315.37	\$ 431.87	\$ 1,727.48	
18			MIT411.88 Hanger	EA	44	1.350	\$ 50.00	\$ 67.50	\$ 144.28	\$ 211.78	\$ 9,318.32	
19			CC6-7 1/8 Cap	EA	2	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 323.58	
20			C48 Cap	EA	2	0.200	\$ 50.00	\$ 10.00	\$ 23.90	\$ 33.90	\$ 67.80	
21			CC4 Cap	EA	1	1.244	\$ 50.00	\$ 62.20	\$ 189.47	\$ 251.67	\$ 252	
22			Simpson A35 Clip	EA	3694	0.100	\$ 50.00	\$ 5.00	\$ 0.60	\$ 5.60	\$ 20,688.51	
23			Simpson A34 Clip	EA	488	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 2,869.44	
24			H25A	EA	906	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 5,146	
25			Simpson L50	EA	24	0.120	\$ 50.00	\$ 6.00	\$ 1.98	\$ 7.98	\$ 192	
26			Simpson ITT Hanger	EA	333	0.120	\$ 50.00	\$ 6.00	\$ 3.14	\$ 9.14	\$ 3,043.62	
			STRAPS									
27			CS16 Strap	EA	3	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 187.44	
28			CMSTC12 Strap	EA	2	0.120	\$ 50.00	\$ 6.00	\$ 6.77	\$ 12.77	\$ 25.55	
29	CMSTC16 Strap	EA	17	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 2,750.43			
30	CMST12 Drag Strut @ 21' L	EA	8	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 1,294.32			
31	Steel Strap 1/4" x 3" x 1'-9"	EA	30	1.350	\$ 50.00	\$ 67.50	\$ 144.28	\$ 211.78	\$ 6,353.40			
32	Simpson CC Column Cap	EA	99	1.000	\$ 50.00	\$ 50.00	\$ 99.29	\$ 149.29	\$ 14,779.71			
33	Simpson ECC Column Cap	EA	53	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 8,574.87			
34	CC46 Cap	EA	3	0.200	\$ 50.00	\$ 10.00	\$ 23.90	\$ 33.90	\$ 101.70			
35	CCQ7 Cap	EA	1	1.244	\$ 50.00	\$ 62.20	\$ 189.47	\$ 251.67	\$ 251.67			
			HOLD DOWN									
36	S3.00, S3.01	S5.01/Schedule	Mark H1 Simpson Model: CS16	EA	67	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 4,186.16	
37			Mark H2 Simpson Model: CMSTC16	EA	35	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 10,168.90	
38			Mark H3 Simpson Model: CS14	EA	25	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 3,272.50	
39			Mark H4 Simpson Model: CMST14	EA	60	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 10,406.40	
40			Mark H5 Simpson Model: CMST12	EA	45	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 11,052.00	
41			Mark H6 Simpson Model: LSTHD8	EA	22	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 629.64	
42			Mark H7 Simpson Model: STHD14	EA	12	0.350	\$ 50.00	\$ 17.50	\$ 30.99	\$ 48.49	\$ 581.88	
43			Mark H9 Simpson Model: HD5B	EA	23	0.800	\$ 50.00	\$ 40.00	\$ 97.77	\$ 137.77	\$ 3,168.71	
44			Mark H10 Simpson Model: HD9B	EA	26	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 2,251.08	
45			Mark H11 Simpson Model: HDQ8-SDS3	EA	12	0.700	\$ 50.00	\$ 35.00	\$ 65.48	\$ 100.48	\$ 1,205.76	
46			Mark H12 Simpson Model: HD19	EA	23	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 4,477.18	
SUBTOTAL											\$ 168,147	
WOOD & PLASTIC												
			ROUGH CARPENTRY									
			BEAM									
47			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 8L	EA	26	0.492	\$ 50.00	\$ 24.60	\$ 142.96	\$ 167.56	\$ 4,356.56	
48			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 16L	EA	2	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 703.04	
49			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 18L	EA	2	1.476	\$ 50.00	\$ 73.80	\$ 321.66	\$ 395.46	\$ 790.92	
50			B4: 5-1/4" x 11-7/8" PSL @ 12L	EA	1	1.440	\$ 50.00	\$ 72.00	\$ 353.76	\$ 425.76	\$ 425.76	
51			B4: 5-1/4" x 11-7/8" PSL @ 14L	EA	5	1.680	\$ 50.00	\$ 84.00	\$ 412.72	\$ 496.72	\$ 2,483.60	
52			B4: 5-1/4" x 11-7/8" PSL @ 16L	EA	8	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 4,541.44	
53			B4: 5-1/4" x 11-7/8" PSL @ 18L	EA	8	2.160	\$ 50.00	\$ 108.00	\$ 530.64	\$ 638.64	\$ 5,109.12	
54			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 18L	EA	4	2.700	\$ 50.00	\$ 135.00	\$ 912.06	\$ 1,047.06	\$ 4,188.24	
55			(B7) 5-1/2" x 24" 24F-V8 Glulam Upturned Beam @ 30'	EA	5	4.200	\$ 50.00	\$ 210.00	\$ 1,364.70	\$ 1,574.70	\$ 7,874	
56			B8: 5-1/4" x 16" PSL Beam @ 4L	EA	4	0.560	\$ 50.00	\$ 28.00	\$ 161.96	\$ 189.96	\$ 759.84	
57			B8: 5-1/4" x 16" PSL Beam @ 6L	EA	4	0.840	\$ 50.00	\$ 42.00	\$ 242.94	\$ 284.94	\$ 1,139.76	
58			B8: 5-1/4" x 16" PSL Beam @ 24L	EA	2	3.360	\$ 50.00	\$ 168.00	\$ 971.76	\$ 1,139.76	\$ 2,279.52	
59			B10: 5-1/4" x 14" PSL @ 24L	EA	2	3.360	\$ 50.00	\$ 168.00	\$ 923.76	\$ 1,091.76	\$ 2,183.52	
60			B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 18L	EA	4	2.970	\$ 50.00	\$ 148.50	\$ 1,188.00	\$ 1,336.50	\$ 5,346.00	

DETAILED BREAKDOWN OF ITEMS											
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA											
Project ID:											
Scope: Lumber & Hardware											
											
			Date: 29-May-24								
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
61	S3.00-S3.02	Sectional Details / S5.01 - S5.03	B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 24L	EA	2	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 3,564.00
62			B16: 3-1/2" x 14" PSL @ 12L	EA	1	0.984	\$ 50.00	\$ 49.20	\$ 238.44	\$ 287.64	\$ 287.64
63			B17: 5-1/4" x 18" PSL @ 14L	EA	2	1.960	\$ 50.00	\$ 98.00	\$ 608.86	\$ 706.86	\$ 1,413.72
64			B17: 5-1/4" x 18" PSL @ 16L	EA	2	2.240	\$ 50.00	\$ 112.00	\$ 695.84	\$ 807.84	\$ 1,615.68
65			B17: 5-1/4" x 18" PSL @ 24L	EA	2	3.360	\$ 50.00	\$ 168.00	\$ 1,043.76	\$ 1,211.76	\$ 2,423.52
66			B18: 3-1/2" x 24" 24F-V8 Glulam @ 12L	EA	7	0.984	\$ 50.00	\$ 49.20	\$ 250.44	\$ 299.64	\$ 2,097.48
67			B18: 3-1/2" x 24" 24F-V8 Glulam @ 14L	EA	2	1.148	\$ 50.00	\$ 57.40	\$ 292.18	\$ 349.58	\$ 699.16
68			B20: 7" x 9-1/2" PSL @ 6L	EA	2	0.840	\$ 50.00	\$ 42.00	\$ 283.29	\$ 325.29	\$ 650.58
69			B20: 7" x 9-1/2" PSL @ 10L	EA	2	1.400	\$ 50.00	\$ 70.00	\$ 404.70	\$ 474.70	\$ 949.40
70			B21: 12-1/4" x 16" 24F-V8 Glulam @ 24L	EA	4	3.360	\$ 50.00	\$ 168.00	\$ 923.76	\$ 1,091.76	\$ 4,367.04
71			DB15: 5-1/4" x 9-1/2" PSL @ 6L	EA	1	0.720	\$ 50.00	\$ 36.00	\$ 152.88	\$ 188.88	\$ 188.88
72			DB15: 5-1/4" x 9-1/2" PSL @ 8L	EA	2	0.960	\$ 50.00	\$ 48.00	\$ 203.84	\$ 251.84	\$ 503.68
			RIM BOARD								
73			2x12 Rim Board @ 16L	EA	27	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,574.17
74			1-1/4" x 16" LSL Rim Board @ 16L	EA	60	1.312	\$ 50.00	\$ 65.60	\$ 173.92	\$ 239.52	\$ 14,425.09
75			5-1/4"W Engineered Wood Rim Board @ 16L	EA	15	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 8,515.20
			LEDGER BOARD								
76			2x12 Ledger Board @ 16L	EA	3	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 175.68
			BLOCKING								
77			2x4 Blocking @ 16L	EA	12	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 355.20
78			2x6 Blocking @ 16L	EA	27	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 967.73
79			2x6 Fire Blocking @ 16L	EA	12	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 432.00
80			1-Joist Blocking @ 16L	EA	24	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 3,431.10
81			1-1/2" x 11-7/8" Timberstand Blocking @ 16L	EA	120	1.312	\$ 50.00	\$ 65.60	\$ 141.92	\$ 207.52	\$ 24,925.18
			SILL PLATE								
82			3x8 PT Sill Plate @ 16L	EA	28	0.288	\$ 50.00	\$ 14.40	\$ 27.20	\$ 41.60	\$ 1,144.00
			POST								
83			WP1: (2) 2x4 Post (8'-0"H)	EA	20	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 592.00
84			WP1: (2) 2x4 Post (10'-0"H)	EA	13	0.280	\$ 50.00	\$ 14.00	\$ 23.00	\$ 37.00	\$ 481.00
85			WP2: (3) 2x4 Post (8'-0"H)	EA	31	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 1,376.40
86			WP2: (3) 2x4 Post (10'-0"H)	EA	19	0.420	\$ 50.00	\$ 21.00	\$ 34.50	\$ 55.50	\$ 1,054.50
87			WP3: (4) 2x4 Post (8'-0"H)	EA	32	0.448	\$ 50.00	\$ 22.40	\$ 36.80	\$ 59.20	\$ 1,894.40
88			WP3: (4) 2x4 Post (10'-0"H)	EA	32	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 2,368.00
89			WP4: (5) 2x4 Post (8'-0"H)	EA	1	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 74.00
90			WP4: (5) 2x4 Post (10'-0"H)	EA	4	0.700	\$ 50.00	\$ 35.00	\$ 57.50	\$ 92.50	\$ 370.00
91			WP5: (2) 2x6 Post (8'-0"H)	EA	2	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 72.00
92			WP5: (2) 2x6 Post (10'-0"H)	EA	14	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 630.00
93			WP5: (2) 2x6 Post (12'-0"H)	EA	6	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 324.00
94			WP7: (4) 2x6 Post (10'-0"H)	EA	4	0.480	\$ 50.00	\$ 24.00	\$ 43.50	\$ 67.50	\$ 270.00
95			WP9: 5-1/4" x 5-1/4" PSL Post (8'-0"H)	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 307.92	\$ 363.92	\$ 727.84
96			WP9: 5-1/4" x 5-1/4" PSL Post (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 158.70	\$ 199.70	\$ 399.40
97			WP10: 5-1/4" x 7" PSL (8'-0"H)	EA	4	0.820	\$ 50.00	\$ 41.00	\$ 168.70	\$ 209.70	\$ 838.80
98			WP10: 5-1/4" x 7" PSL (10'-0"H)	EA	4	0.820	\$ 50.00	\$ 41.00	\$ 168.70	\$ 209.70	\$ 838.80
99			WP12: 3-1/2" x 9-1/4" PSL (8'-0"H)	EA	8	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 1,406.08
100			WP12: 3-1/2" x 9-1/4" PSL (10'-0"H)	EA	8	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 1,757.60
			SHEATHING								
101			23/32" APA Rated Tongue & Groove Floor Sheathing (Floor)	SF	14722						
102			No Of Sheets (4' x 8' x 23/32")	EA	460	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 30,180.92
103			10d Nails	EA	34506	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 3,450.56
104			15/32" APA Rated Tongue & Groove Sheathing (Roof)	SF	6591						
105			No Of Sheets (4' x 8' x 23/32")	EA	206	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 11,376
106			10d Nails	EA	15448	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,545
107			23/32" APA Rated Tongue & Groove Sheathing (Wall)	SF	34563						
108			No Of Sheets (4' x 8' x 23/32")	EA	1080	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 70,854
109			10d Nails	EA	81007	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 8,101
			JOISTS								
110			5-1/4" x 9-1/2" PSL @ 10' L	EA	33	1.400	\$ 50.00	\$ 70.00	\$ 404.90	\$ 474.90	\$ 15,671.70
111			5-1/4" x 9-1/2" PSL @ 12' L	EA	80	1.680	\$ 50.00	\$ 84.00	\$ 485.88	\$ 569.88	\$ 45,590.40
112			5-1/4" x 9-1/2" PSL @ 16' L	EA	36	2.240	\$ 50.00	\$ 112.00	\$ 647.84	\$ 759.84	\$ 27,354.24
113			7-1/4" x 9-1/2" PSL @ 10' L	EA	29	1.400	\$ 50.00	\$ 70.00	\$ 294.90	\$ 364.90	\$ 10,582.10
114			11-7/8" TJI 110 Floor Joists @ 2' L	EA	1	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 17.70
115			11-7/8" TJI 110 Floor Joists @ 4' L	EA	45	0.160	\$ 50.00	\$ 8.00	\$ 27.40	\$ 35.40	\$ 1,593.00
116			11-7/8" TJI 110 Floor Joists @ 6' L	EA	17	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 902.70
117			11-7/8" TJI 110 Floor Joists @ 8' L	EA	27	0.320	\$ 50.00	\$ 16.00	\$ 54.80	\$ 70.80	\$ 1,911.60
118			(2) 11-7/8" TJI 360 Floor Joists @ 6' L	EA	33	0.480	\$ 50.00	\$ 24.00	\$ 163.92	\$ 187.92	\$ 6,201.36
119			(2) 11-7/8" TJI 360 Floor Joists @ 8' L	EA	2	0.640	\$ 50.00	\$ 32.00	\$ 218.56	\$ 250.56	\$ 501.12
120			(2) 11-7/8" TJI 360 Floor Joists @ 14' L	EA	32	1.120	\$ 50.00	\$ 56.00	\$ 382.48	\$ 438.48	\$ 14,031.36
121			(2) 11-7/8" TJI 360 Floor Joists @ 16' L	EA	5	1.280	\$ 50.00	\$ 64.00	\$ 437.12	\$ 501.12	\$ 2,505.60
122			(2) 11-7/8" TJI 360 Floor Joists @ 18' L	EA	30	1.440	\$ 50.00	\$ 72.00	\$ 491.76	\$ 563.76	\$ 16,912.80
123			(2) 11-7/8" TJI 360 Floor Joists @ 24' L	EA	81	1.920	\$ 50.00	\$ 96.00	\$ 655.68	\$ 751.68	\$ 60,886.08
124			(2) 11-7/8" TJI 360 Floor Joists @ 26' L	EA	9	2.080	\$ 50.00	\$ 104.00	\$ 710.32	\$ 814.32	\$ 7,328.88
125			11-7/8" TJI 110 Floor Joists @ 2' L	EA	21	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 371.70
126			11-7/8" TJI 110 Floor Joists @ 14' L	EA	32	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 3,964.80
127			11-7/8" TJI 110 Floor Joists @ 16' L	EA	134	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 18,974.40
128			11-7/8" TJI 110 Floor Joists @ 18' L	EA	22	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 3,504.60
129			11-7/8" TJI 110 Floor Joists @ 20' L	EA	147	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 26,019.00
130			11-7/8" TJI 110 Floor Joists @ 24' L	EA	50	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 10,620.00
			DECKING								
131			3x8 T & G Decking	SF	3001	0.040	\$ 50.00	\$ 2.00	\$ 11.70	\$ 13.70	\$ 41,110.96
			HEADERS								
132			2 - 2 x 6 D.F.#2 Header @ 4' L	EA	109	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 1,962.00
133			2 - 2 x 6 D.F.#2 Header @ 6' L	EA	8	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 216.00
134			3-1/2" x 5-1/2" LSL Header @ 2' L	EA	4	0.164	\$ 50.00	\$ 8.20	\$ 24.00	\$ 32.20	\$ 128.80
135			3-1/2" x 5-1/2" LSL Header @ 4' L	EA	56	0.328	\$ 50.00	\$ 16.40	\$ 48.00	\$ 64.40	\$ 3,606.40

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA
 Project ID: _____

Project ID:

Scope: Lumber & Hardware



Date: 29-May-24

[illegible]

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA													
Project ID:													
Scope: Lumber & Hardware													
										Date: 29-May-24			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS													
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00		
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00		
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 7,000.00	\$ 7,000.00		
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00		
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00		
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
SUBTOTAL											\$ 43,500		
METALS													
8	S3.00-S3.02	Sectional Details / S5.01 - S5.03	HARDY FRAME	EA	4	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 2,696		
9			Mitek Hardy Frame HFX- 12x9	EA	6	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 5,137.14		
				HANGERS/CLIP									
10			Simpson A35 Clip	EA	1176	0.100	\$ 50.00	\$ 5.00	\$ 0.60	\$ 5.60	\$ 6,585.60		
11			Simpson A34 Clip	EA	172	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 1,011.36		
12			H25A	EA	600	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 3,408		
13			Simpson L50	EA	24	0.120	\$ 50.00	\$ 6.00	\$ 1.98	\$ 7.98	\$ 192		
14			Simpson ITT Hanger	EA	333	0.120	\$ 50.00	\$ 6.00	\$ 3.14	\$ 9.14	\$ 3,043.62		
15			HBA3.56/11.88 Hanger	EA	4	0.400	\$ 50.00	\$ 20.00	\$ 32.58	\$ 52.58	\$ 210.32		
16			HB5.5/11.88 Hanger	EA	21	0.500	\$ 50.00	\$ 25.00	\$ 45.23	\$ 70.23	\$ 1,474.83		
17			HHGU5.5 Hanger	EA	8	1.660	\$ 50.00	\$ 83.00	\$ 273.10	\$ 356.10	\$ 2,848.80		
18			HHGU11 Concealed Hanger	EA	8	2.350	\$ 50.00	\$ 117.50	\$ 315.10	\$ 432.60	\$ 3,460.80		
19			HHU48	EA	4	0.200	\$ 50.00	\$ 10.00	\$ 11.17	\$ 21.17	\$ 85		
20			LUS4.1 Hanger	EA	2	0.880	\$ 50.00	\$ 44.00	\$ 89.93	\$ 133.93	\$ 267.86		
				STRAPS									
21			CS16 Strap	EA	14	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 874.72		
22			CMST 14 Strap	EA	7	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 916.30		
23			CMST 16 Strap	EA	1	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 62.48		
24			CCQ7 Cap	EA	7	1.000	\$ 50.00	\$ 50.00	\$ 99.29	\$ 149.29	\$ 1,045.03		
HOLD DOWN													
25	S3.00, S3.01	S5.01/Schedule	Mark H1 Simpson Model: CS16	EA	16	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 999.68		
26			Mark H2 Simpson Model: CMSTC16	EA	27	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 7,844.58		
27			Mark H3 Simpson Model: CS14	EA	31	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 4,057.90		
28			Mark H4 Simpson Model: CMST14	EA	42	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 7,284.48		
29			Mark H5 Simpson Model: CMST12	EA	21	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 5,157.60		
30			Mark H6 Simpson Model: LSTHD8	EA	4	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 114.48		
31			Mark H8 Simpson Model: STHD14	EA	14	0.350	\$ 50.00	\$ 17.50	\$ 30.99	\$ 48.49	\$ 678.86		
32			Mark H9 Simpson Model: HD5B	EA	24	0.800	\$ 50.00	\$ 40.00	\$ 97.77	\$ 137.77	\$ 3,306.48		
33			Mark H10 Simpson Model: HD9B	EA	10	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 865.80		
34			Mark H11 Simpson Model: HDQ8-SDS3	EA	2	0.700	\$ 50.00	\$ 35.00	\$ 65.48	\$ 100.48	\$ 200.96		
35			Mark H12 Simpson Model: HD19	EA	2	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 389.32		
SUBTOTAL											\$ 64,219		
WOOD & PLASTIC													
ROUGH CARPENTRY													
BEAM													
36	Schedule / S3.00		B1: 3-1/2" x 11-7/8" 1.55E LSL @ 4L	EA	2	0.328	\$ 50.00	\$ 16.40	\$ 71.48	\$ 87.88	\$ 175.76		
37			B1: 3-1/2" x 11-7/8" 1.55E LSL @ 8L	EA	6	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 1,054.56		
38			B3: 3-1/2" x 11-7/8" PSL @ 18L	EA	8	1.476	\$ 50.00	\$ 73.80	\$ 321.66	\$ 395.46	\$ 3,163.68		
39			B3: 3-1/2" x 11-7/8" PSL @ 14L	EA	1	1.148	\$ 50.00	\$ 57.40	\$ 250.18	\$ 307.58	\$ 307.58		
40			B4: 5-1/4" x 11-7/8" PSL @ 6L	EA	2	0.840	\$ 50.00	\$ 42.00	\$ 266.94	\$ 308.94	\$ 617.88		
41			B4: 5-1/4" x 11-7/8" PSL @ 16L	EA	3	2.240	\$ 50.00	\$ 112.00	\$ 711.84	\$ 823.84	\$ 2,471.52		
42			B4: 5-1/4" x 11-7/8" PSL @ 18L	EA	5	2.520	\$ 50.00	\$ 126.00	\$ 800.82	\$ 926.82	\$ 4,634.10		
43			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 14L	EA	4	2.100	\$ 50.00	\$ 105.00	\$ 639.38	\$ 744.38	\$ 2,977.52		
44			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 16L	EA	2	2.400	\$ 50.00	\$ 120.00	\$ 730.72	\$ 850.72	\$ 1,701.44		
45			B7: 5-1/2" x 24" 24F-V8 Glulam @ 30L	EA	4	4.200	\$ 50.00	\$ 210.00	\$ 1,483.80	\$ 1,693.80	\$ 6,775.20		
46			B10: 5-1/4" x 14" PSL @ 18L	EA	2	2.520	\$ 50.00	\$ 126.00	\$ 764.82	\$ 890.82	\$ 1,781.64		
47			B13: 10-3/4" x 12" 24F-V8 Glulam @ 18L	EA	2	2.700	\$ 50.00	\$ 135.00	\$ 990.00	\$ 1,125.00	\$ 2,250.00		
48			B13: 10-3/4" x 12" 24F-V8 Glulam @ 24L	EA	2	3.600	\$ 50.00	\$ 180.00	\$ 1,320.00	\$ 1,500.00	\$ 3,000.00		
49			B16: 3-1/2" x 14" PSL @ 12L	EA	5	0.984	\$ 50.00	\$ 49.20	\$ 214.44	\$ 263.64	\$ 1,318.20		
50			B16: 3-1/2" x 14" PSL @ 16L	EA	1	1.312	\$ 50.00	\$ 65.60	\$ 285.92	\$ 351.52	\$ 351.52		
51			B16: 3-1/2" x 14" PSL @ 18L	EA	2	1.476	\$ 50.00	\$ 73.80	\$ 321.66	\$ 395.46	\$ 790.92		
52			B17: 5-1/4" x 18" PSL @ 24L	EA	2	3.360	\$ 50.00	\$ 168.00	\$ 1,091.04	\$ 1,259.04	\$ 2,518.08		
53			B18: 3-1/2" x 24" 24F-V8 Glulam @ 14L	EA	1	1.148	\$ 50.00	\$ 57.40	\$ 320.18	\$ 377.58	\$ 377.58		
54			B18: 3-1/2" x 24" 24F-V8 Glulam @ 16L	EA	1	1.312	\$ 50.00	\$ 65.60	\$ 365.92	\$ 431.52	\$ 431.52		
55			DB15: 5-1/4" x 9-1/2" PSL @ 8L	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 323.92	\$ 379.92	\$ 759.84		
POST													
56			WP1: (2) 2x4 Post (8'-0"H)	EA	8	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 236.80		
57			WP1: (2) 2x4 Post (10'-0"H)	EA	10	0.280	\$ 50.00	\$ 14.00	\$ 23.00	\$ 37.00	\$ 370.00		
58			WP2: (3) 2x4 Post (8'-0"H)	EA	23	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 1,021.20		
59			WP2: (3) 2x4 Post (10'-0"H)	EA	10	0.420	\$ 50.00	\$ 21.00	\$ 34.50	\$ 55.50	\$ 555.00		
60			WP3: (4) 2x4 Post (8'-0"H)	EA	8	0.448	\$ 50.00	\$ 22.40	\$ 36.80	\$ 59.20	\$ 473.60		

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA

Project ID:

Scope: Lumber & Hardware



SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
61	S3.00-S3.02	Sectional Details / S5.01 - S5.03	WP4: (5) 2x4 Post (8'-0"H)	EA	9	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 666.00		
62			WP4: (5) 2x4 Post (10'-0"H)	EA	6	0.700	\$ 50.00	\$ 35.00	\$ 57.50	\$ 92.50	\$ 555.00		
63			WP5: (2) 2x6 Post (8'-0"H)	EA	6	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 216.00		
64			WP5: (2) 2x6 Post (10'-0"H)	EA	8	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 360.00		
65			WP6: (3) 2x6 Post (8'-0"H)	EA	2	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 108.00		
66			WP6: (3) 2x6 Post (10'-0"H)	EA	2	0.480	\$ 50.00	\$ 24.00	\$ 43.50	\$ 67.50	\$ 135.00		
67			WP9: 5-1/4" x 5-1/4" PSL Post (8'-0"H)	EA	4	0.560	\$ 50.00	\$ 28.00	\$ 56.72	\$ 84.72	\$ 338.88		
68			WP10: 5-1/4" x 7" PSL (8'-0"H)	EA	2	1.120	\$ 50.00	\$ 56.00	\$ 307.92	\$ 363.92	\$ 727.84		
69			WP11: 3-1/2" x 7" PSL (10'-0"H)	EA	2	0.656	\$ 50.00	\$ 32.80	\$ 96.00	\$ 128.80	\$ 257.60		
70			WP12: 3-1/2" x 9-1/4" PSL (8'-0"H)	EA	3	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 527.28		
71			WP12: 3-1/2" x 9-1/4" PSL (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 439.40		
72			WP13: 3-1/2" x 11-1/4" PSL (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 208.70	\$ 249.70	\$ 499.40		
73			WP13: 3-1/2" x 11-1/4" PSL (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 208.70	\$ 249.70	\$ 499.40		
74					SHEATHING								
75					23/32" APA Rated Tongue & Groove Floor Sheathing	SF	10747						
76					No Of Sheets (4' x 8' x 23/32")	EA	336	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 22,031.35
77					10d Nails	EA	25188	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 2,518.83
78					15/32" APA Rated Tongue & Groove Roof Sheathing	SF	4679						
79					No Of Sheets (4' x 8' x 23/32")	EA	146	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,076.35
80					10d Nails	EA	10967	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,096.73
81					15/32" APA Rated Tongue & Groove Shearwall Sheathing	SF	14577						
82					No Of Sheets (4' x 8' x 23/32")	EA	456	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 25,159.34
					10d Nails	EA	34165	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 3,416.53

SUBTOTAL	\$	360,422

DETAILED BREAKDOWN OF ITEMS											
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA											
Project ID:											
Scope: Lumber & Hardware											
Date: 29-May-24											
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
PROJECTED COST											\$468,141
OVERHEAD AND PROFIT										15%	\$70,221
INSURANCE										3%	\$14,044
CONTINGENCY										5%	\$23,407
TAX										10%	\$30,845
SUGGESTED BID											\$606,658



DETAILED BREAKDOWN OF ITEMS											
Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA Project ID: Scope: Lumber & Hardware											
										Date: 29-May-24	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS											
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
										SUBTOTAL	\$ 26,500
METALS											
HARDWARES											
HARDY FRAME											
8			Mitek Hardy Frame HFX- 12x9	EA	2	2.150	\$ 50.00	\$ 107.50	\$ 566.39	\$ 673.89	\$ 1,348
9			Mitek Hardy Frame HFX- 18x9	EA	2	2.350	\$ 50.00	\$ 117.50	\$ 738.69	\$ 856.19	\$ 1,712.38
10			Mitek Hardy Frame HFX- 21x9	EA	2	3.220	\$ 50.00	\$ 161.00	\$ 1,173.99	\$ 1,334.99	\$ 2,669.98
HANGERS/CLIP											
11			Simpson A35 Clip	EA	1258	0.100	\$ 50.00	\$ 5.00	\$ 0.88	\$ 5.88	\$ 7,397.79
12			Simpson A34 Clip	EA	125	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 710.00
13			Simpson L50	EA	96	0.100	\$ 50.00	\$ 5.00	\$ 2.38	\$ 7.38	\$ 708
14			H25A	EA	422	0.100	\$ 50.00	\$ 5.00	\$ 0.68	\$ 5.68	\$ 2,397
15			Simpson ITT Hanger	EA	884	0.120	\$ 50.00	\$ 6.00	\$ 3.14	\$ 9.14	\$ 8,079.76
16			HB5.5/11.88 Hanger	EA	20	0.400	\$ 50.00	\$ 20.00	\$ 32.58	\$ 52.58	\$ 1,051.60
17			HHGU11 Hanger	EA	2	0.500	\$ 50.00	\$ 25.00	\$ 45.23	\$ 70.23	\$ 140.46
18			HHGU14 Hanger	EA	4	2.335	\$ 50.00	\$ 116.75	\$ 327.72	\$ 444.47	\$ 1,777.88
STRAPS											
19			Steel Strap 1/4" x 3" x 1'-9"	EA	12	0.120	\$ 50.00	\$ 6.00	\$ 6.77	\$ 12.77	\$ 153.27
20			Simpson CC Column Cap	EA	25	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 4,044.75
21			Simpson ECC Column Cap	EA	33	1.250	\$ 50.00	\$ 62.50	\$ 99.29	\$ 161.79	\$ 5,339.07
HOLD DOWN											
22			Mark H1 Simpson Model: CS16	EA	14	0.350	\$ 50.00	\$ 17.50	\$ 44.98	\$ 62.48	\$ 874.72
23			Mark H2 Simpson Model: CMSTC16	EA	24	1.330	\$ 50.00	\$ 66.50	\$ 224.04	\$ 290.54	\$ 6,972.96
24			Mark H3 Simpson Model: CS14	EA	2	0.750	\$ 50.00	\$ 37.50	\$ 93.40	\$ 130.90	\$ 261.80
25			Mark H4 Simpson Model: CMST14	EA	20	0.990	\$ 50.00	\$ 49.50	\$ 123.94	\$ 173.44	\$ 3,468.80
26			Mark H5 Simpson Model: CMST12	EA	24	1.100	\$ 50.00	\$ 55.00	\$ 190.60	\$ 245.60	\$ 5,894.40
27			Mark H6 Simpson Model: LSTHD8	EA	2	0.250	\$ 50.00	\$ 12.50	\$ 16.12	\$ 28.62	\$ 57.24
28			Mark H8 Simpson Model: HD12	EA	8	0.300	\$ 50.00	\$ 15.00	\$ 24.38	\$ 39.38	\$ 315.04
29			Mark H9 Simpson Model: HDGB	EA	2	0.300	\$ 50.00	\$ 15.00	\$ 32.06	\$ 47.06	\$ 94.12
30			Mark H10 Simpson Model: HD9B	EA	4	0.660	\$ 50.00	\$ 33.00	\$ 53.58	\$ 86.58	\$ 346.32
31			Mark H12 Simpson Model: HD19	EA	2	1.023	\$ 50.00	\$ 51.15	\$ 143.51	\$ 194.66	\$ 389.32
										SUBTOTAL	\$ 56,205
WOOD & PLASTIC											
ROUGH CARPENTRY											
BEAM											
32			B4: 5-1/4" x 11-7/8" PSL @ 14L	EA	4	1.680	\$ 50.00	\$ 84.00	\$ 412.72	\$ 496.72	\$ 1,986.88
33			B4: 5-1/4" x 11-7/8" PSL @ 17L	EA	2	2.040	\$ 50.00	\$ 102.00	\$ 501.16	\$ 603.16	\$ 1,206.32
34			B4: 5-1/4" x 11-7/8" PSL @ 18L	EA	12	2.160	\$ 50.00	\$ 108.00	\$ 530.64	\$ 638.64	\$ 7,663.68
35			B5: 8-3/4" x 11-7/8" 24F-V8 Glulam @ 21L	EA	2	3.150	\$ 50.00	\$ 157.50	\$ 1,064.07	\$ 1,221.57	\$ 2,443.14
36			B7: 5-1/2" x 24" 24F-V8 Glulam @ 11L	EA	2	1.870	\$ 50.00	\$ 93.50	\$ 645.26	\$ 738.76	\$ 1,477.52
37			B7: 5-1/2" x 24" 24F-V8 Glulam @ 14L	EA	2	2.380	\$ 50.00	\$ 119.00	\$ 821.24	\$ 940.24	\$ 1,880.48
38			B7: 5-1/2" x 24" 24F-V8 Glulam @ 16L	EA	2	2.720	\$ 50.00	\$ 136.00	\$ 938.56	\$ 1,074.56	\$ 2,149.12
39			B7: 5-1/2" x 24" 24F-V8 Glulam @ 30L	EA	2	5.100	\$ 50.00	\$ 255.00	\$ 1,173.20	\$ 1,428.20	\$ 2,856.40
40			B12: 12-1/4" x 13-1/2" 24F-V8 Glulam @ 24L	EA	2	3.960	\$ 50.00	\$ 198.00	\$ 1,584.00	\$ 1,782.00	\$ 3,564.00
41			B13: 10-3/4" x 12" 24F-V8 Glulam @ 18L	EA	2	2.700	\$ 50.00	\$ 135.00	\$ 990.00	\$ 1,125.00	\$ 2,250.00
42			B14: 3-1/2" x 18" PSL @ 13L	EA	2	1.690	\$ 50.00	\$ 84.50	\$ 268.58	\$ 353.08	\$ 706.16
43			B18: 3-1/2" x 24" 24F-V8 Glulam @ 14L	EA	2	1.148	\$ 50.00	\$ 57.40	\$ 390.18	\$ 447.58	\$ 895.16
44			3-1/2" x 11 7/8" @ 4L	EA	12	0.328	\$ 50.00	\$ 16.40	\$ 40.00	\$ 56.40	\$ 676.80
POST											
45			WP1: (2) 2x4 Post (8'-0"H)	EA	14	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 414.40
46			WP1: (2) 2x4 Post (9'-0"H)	EA	4	0.255	\$ 50.00	\$ 12.75	\$ 20.70	\$ 33.45	\$ 133.80
47			WP1: (2) 2x4 Post (10'-0"H)	EA	6	0.280	\$ 50.00	\$ 14.00	\$ 23.00	\$ 37.00	\$ 222.00
48			WP2: (3) 2x4 Post (8'-0"H)	EA	4	0.336	\$ 50.00	\$ 16.80	\$ 27.60	\$ 44.40	\$ 177.60
49			WP3: (4) 2x4 Post (8'-0"H)	EA	2	0.448	\$ 50.00	\$ 22.40	\$ 36.80	\$ 59.20	\$ 118.40
50			WP3: (4) 2x4 Post (10'-0"H)	EA	2	0.560	\$ 50.00	\$ 28.00	\$ 46.00	\$ 74.00	\$ 148.00
51			WP5: (2) 2x6 Post (8'-0"H)	EA	6	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 216.00
52			WP5: (2) 2x6 Post (9'-0"H)	EA	2	0.280	\$ 50.00	\$ 14.00	\$ 25.11	\$ 39.11	\$ 78.22
53			WP5: (2) 2x6 Post (10'-0"H)	EA	6	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 270.00
54			WP6: (3) 2x6 Post (8'-0"H)	EA	2	0.384	\$ 50.00	\$ 19.20	\$ 34.80	\$ 54.00	\$ 108.00
55			WP6: (3) 2x6 Post (10'-0"H)	EA	2	0.480	\$ 50.00	\$ 24.00	\$ 43.50	\$ 67.50	\$ 135.00
56			WP12: 3-1/2" x 9-1/4" PSL (8'-0"H)	EA	2	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 351.52
57			WP12: 3-1/2" x 9-1/4" PSL (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 439.40
58			WP13: 3-1/2" x 11-1/4" PSL (8'-0"H)	EA	2	0.656	\$ 50.00	\$ 32.80	\$ 142.96	\$ 175.76	\$ 351.52
59			WP13: 3-1/2" x 11-1/4" PSL (10'-0"H)	EA	2	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 439.40

DETAILED BREAKDOWN OF ITEMS											
Prepared for: Basal Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA											
Project ID:											
Scope: Lumber & Hardware											
										Date: 29-May-24	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			SHEATHING								
60			15/32" APA Rated Tongue & Groove Shear wall Sheathing	SF	9676						
61		Shear Wall Details / S	No Of Sheets (4' x 8' x 15/32")	EA	302	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 16,700.76
62			10d Nails	EA	22679	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 2,267.89
63			23/32" APA Rated Tongue & Groove Floor Sheathing	SF	4550						
64			No Of Sheets (4' x 8' x 23/32")	EA	142	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 9,326.68
65			10d Nails	EA	10663	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,066.31
66		Sectional Details / S5.01 - S5.03	15/32" APA Rated Tongue & Groove Roof Sheathing	SF	2114						
67			No Of Sheets (4' x 8' x 23/32")	EA	66	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 3,648.15
68			10d Nails	EA	4954	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 495.40
			JOISTS								
69	S3.00		11-7/8" TJI 110 Joists @ 15L	EA	56	0.600	\$ 50.00	\$ 30.00	\$ 102.75	\$ 132.75	\$ 7,434.00
70			11-7/8" TJI 110 Joists @ 18L	EA	42	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 6,690.60
71			(2) 11-7/8" TJI 110 Joists @ 16L	EA	18	1.280	\$ 50.00	\$ 64.00	\$ 219.20	\$ 283.20	\$ 5,097.60
72			(2) 11-7/8" TJI 110 Joists @ 21L	EA	32	1.680	\$ 50.00	\$ 84.00	\$ 287.70	\$ 371.70	\$ 11,894.40
73			11-7/8" TJI 360 @ 15L	EA	24	0.600	\$ 50.00	\$ 30.00	\$ 102.75	\$ 132.75	\$ 3,186.00
74			11-7/8" TJI 360 @ 16L	EA	9	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,274.40
75			11-7/8" TJI 360 @ 18L	EA	14	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 2,230.20
76			11-7/8" TJI 360 @ 21L	EA	16	0.840	\$ 50.00	\$ 42.00	\$ 143.85	\$ 185.85	\$ 2,973.60
77			2x12 @ DF (N) #2 Roof Joists @ 6L	EA	4	0.132	\$ 50.00	\$ 6.60	\$ 15.36	\$ 21.96	\$ 87.84
78			2x12 @ DF (N) #2 Roof Joists @ 10L	EA	22	0.220	\$ 50.00	\$ 11.00	\$ 25.60	\$ 36.60	\$ 805.20
79			2x12 @ DF (N) #2 Roof Joists @ 16L	EA	25	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,464.00
80			2x12 @ DF (N) #2 Roof Joists @ 19L	EA	20	0.418	\$ 50.00	\$ 20.90	\$ 48.64	\$ 69.54	\$ 1,390.80
			RIM BOARD								
81			2x12 Rim Board @ 16L	EA	13	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 736.76
82			1-1/4" x 16" LSL Rim Board @ 16L	EA	40	1.312	\$ 50.00	\$ 65.60	\$ 173.92	\$ 239.52	\$ 9,550.86
83			5-1/4"W Engineered Wood Rim Board @ 16L	EA	10	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 5,620.03
			LEDGER BOARD								
84			2x12 Ledger Board @ 16L	EA	3	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 175.68
			BLOCKING								
85		Sectional Details / S5.01 - S5.03	2x4 Blocking @ 16L	EA	15	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 443.03
86			2x6 Fire Blocking @ 16L	EA	10	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 358.31
87			1-Joist Blocking @ 16L	EA	11	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,618.44
88			1-1/2" x 11-7/8" Timberstand Blocking @ 16L	EA	34	1.312	\$ 50.00	\$ 65.60	\$ 141.92	\$ 207.52	\$ 6,951.92
			SILL PLATE								
89			2x8 PT Sill Plate @ 16L	EA	11	0.288	\$ 50.00	\$ 14.40	\$ 29.12	\$ 43.52	\$ 463.76
			HEADERS								
90			3-1/2" x 5-1/2" LSL Header @ 2' L	EA	8	0.110	\$ 50.00	\$ 5.50	\$ 25.30	\$ 30.80	\$ 246.40
91			3-1/2" x 5-1/2" LSL Header @ 3' L	EA	31	0.165	\$ 50.00	\$ 8.25	\$ 37.95	\$ 46.20	\$ 1,432.20
92			3-1/2" x 5-1/2" LSL Header @ 4' L	EA	10	0.220	\$ 50.00	\$ 11.00	\$ 50.60	\$ 61.60	\$ 616.00
93			3-1/2" x 7-1/4" LSL Header @ 6' L	EA	5	0.330	\$ 50.00	\$ 16.50	\$ 78.00	\$ 94.50	\$ 472.50
94			3-1/2" x 9-1/4" LSL @ 7' L	EA	5	0.385	\$ 50.00	\$ 19.25	\$ 93.80	\$ 113.05	\$ 565.25
95		Header Details / S5.00	3-1/2" x 11-1/4" LSL @ 9' L	EA	3	0.738	\$ 50.00	\$ 36.90	\$ 160.83	\$ 197.73	\$ 593.19
96			3-1/2" x 11-1/4" LSL @ 10' L	EA	3	0.820	\$ 50.00	\$ 41.00	\$ 178.70	\$ 219.70	\$ 659.10
97			3-1/2" x 11-1/4" LSL @ 13' L	EA	2	1.066	\$ 50.00	\$ 53.30	\$ 232.31	\$ 285.61	\$ 571.22
98			(2)- 2x6 Doglus Fur # 2 Header @ 3' L	EA	27	0.096	\$ 50.00	\$ 4.80	\$ 8.70	\$ 13.50	\$ 364.50
99			(2)- 2x6 Doglus Fur # 2 Header @ 4' L	EA	1	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 18.00
100			(2)- 2x6 Doglus Fur # 2 Header @ 5' L	EA	1	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 22.50
101			(2)- 2x6 Doglus Fur # 2 Header @ 6' L	EA	1	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 27.00
			STAIRS								
102		Stair Details /A8.90, S5.02	11"W x 3'-4"L Plywood Treads	EA	92	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 6,302.00
103			7-3/4"H x 3'-4"L Plywood Risers	EA	98	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 5,904.50
104			1-3/4" x 12" LSL Stringers @ 15L	EA	8	0.600	\$ 50.00	\$ 30.00	\$ 136.50	\$ 166.50	\$ 1,332.00
105			1-3/4" x 12" LSL Stringers @ 16L	EA	8	0.640	\$ 50.00	\$ 32.00	\$ 145.60	\$ 177.60	\$ 1,420.80
106			1-3/4" x 12" LSL Stringers @ 18L	EA	8	0.720	\$ 50.00	\$ 36.00	\$ 163.80	\$ 199.80	\$ 1,598.40
			WALL FRAMING								
			WOODEN PLATES								
107			2x4 Wood Plate @ Bottom (16'-0"L)	EA	47	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,381.36
108			2x4 Wood Plate @ Top (16'-0"L)	EA	93	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 2,762.72
109			2x6 PT Wood Plate @ Bottom (16'-0"L)	EA	4	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 142.31
110			2x6 Wood Plate @ Bottom (16'-0"L)	EA	44	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,596.24
111			2x6 Wood Plate @ Top (16'-0"L)	EA	97	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 3,477.11
			WOOD STUDS								
112		Wall Details / A9.00	2x4 Wood Studs (8'-0" L)	EA	171	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 2,532.47
113			2x4 Wood Studs (9'-0" L)	EA	63	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 1,041.56
114			2x4 Wood Studs (10'-0" L)	EA	270	0.140	\$ 50.00	\$ 7.00	\$ 11.50	\$ 18.50	\$ 4,989.44
115			2x4 Wood Studs (12'-0" L)	EA	99	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 2,190.82
116			2x6 Wood Studs (8'-0" L)	EA	269	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 4,839.02
117			2x6 Wood Studs (10'-0" L)	EA	148	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 3,331.69
118			2x6 Wood Studs (12'-0" L)	EA	97	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 2,626.11
119			2x6 Wood Studs (14'-0" L)	EA	67	0.224	\$ 50.00	\$ 11.20	\$ 20.30	\$ 31.50	\$ 2,102.68
										SUBTOTAL	\$ 192,471
										PROJECTED COST	\$275,176
OVERHEAD AND PROFIT										15%	\$41,276
INSURANCE										3%	\$8,253
CONTINGENCY										5%	\$13,759
TAX										10%	\$17,594
SUGGESTED BID											\$356,060