

GENERAL SUMMARY

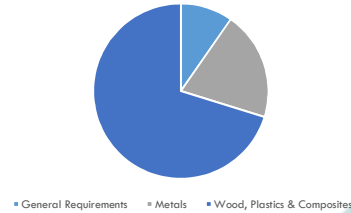
BUILDING 1

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



BUILDING GSF		27,196	
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
INSURANCE		3%	\$ 33,525
CONTINGENCY		5%	\$ 55,875
TAX		10%	\$ 67,980
SUGGESTED BID		\$ 1,442,517	\$ 55

DIVISION COST COMPARISON

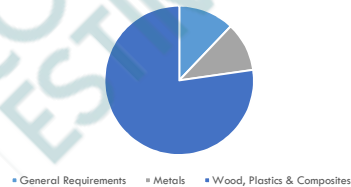


BUILDING 2

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

BUILDING GSF		23,800	
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
INSURANCE		3%	\$ 26,278
CONTINGENCY		5%	\$ 43,797
TAX		10%	\$ 58,957
SUGGESTED BID		\$ 1,136,369	\$ 49

DIVISION COST COMPARISON

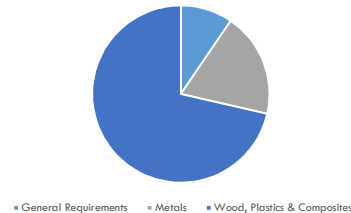


BUILDING 3

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
INSURANCE		3%	\$ 33,954
CONTINGENCY		5%	\$ 56,589
TAX		10%	\$ 76,849
SUGGESTED BID		\$ 1,468,944	\$ 54

DIVISION COST COMPARISON

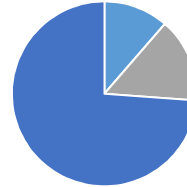


BUILDING 4

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

BUILDING GSF		15,424	
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 Requirements Metals Wood, 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 GSF		16,850	
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



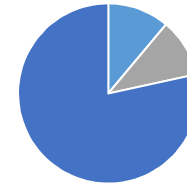
General Requirements Metals Wood, Plastics & Composites

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 GSF		18,587	
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 Requirements Metals Wood, Plastics & Composites

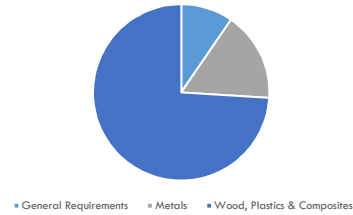
BUILDING 7

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

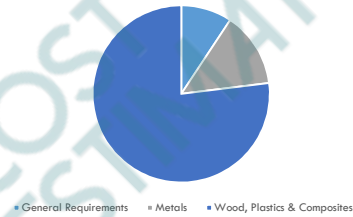
DIVISION COST COMPARISON



BUILDING 8
Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006
Project ID: 5292024
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

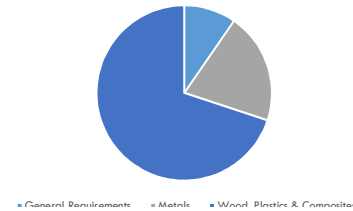
DIVISION COST COMPARISON



BUILDING 9
Prepared For: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006
Project ID: 5292024
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

DIVISION COST COMPARISON



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	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
82			2x6 Fire Blocking @ 4'	EA	810	0%	810	0.064	\$ 50.00	\$ 3.20	\$ 5.80	\$ 9.00	\$ 7,290
			WOOD STUDS										
83			2x6 Wood Studs @ 16" o.c. (10'-6" H)	EA	80	0%	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%	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%	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%	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%	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%	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%	313	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 1,157
			WOOD PLATE										
90			2x6 Wood Top Plate @ 16'	EA	831	0%	831	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 29,928
91			2x6 Wood Bottom Plate @ 16'	EA	137	0%	137	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 4,915
92			2x4 Wood Top Plate @ 16'	EA	609	0%	609	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 18,014
93			2x4 Wood Bottom Plate @ 16'	EA	251	0%	251	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 7,430
94			2x6 P.T. Wood Plate @ 16'	EA	28	0%	28	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 1,005
95			2x4 P.T. Wood Plate @ 16'	EA	56	0%	56	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,669
			HEADER										
96			2-2x6 D.F. No. 2 Header @ 3' L	EA	8	0%	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%	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%	32	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 864
99			3 1/2" x 5 1/2" LSL	EA	43	0%	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%	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%	10	0.440	\$ 50.00	\$ 22.00	\$ 107.20	\$ 129.20	\$ 1,292
			STAIRS										
102			1-1/8" Thk. X 0'-10" D, Plywood Treads w/ 7 3/4" Riser - Glued & Screwed	EA	594	0%	594	0.750	\$ 50.00	\$ 37.50	\$ 91.25	\$ 128.75	\$ 76,478
103			(3) 1-3/4" W, LSL Stringer @ 18'	EA	99	0%	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%	33	0.328	\$ 50.00	\$ 16.40	\$ 71.48	\$ 87.88	\$ 2,900
SUBTOTAL												\$ 784,720	
OVERHEAD AND PROFIT												15%	\$1,117,509
INSURANCE												3%	\$33,525
CONTINGENCY												5%	\$55,875
TAX												10%	\$67,980
SUGGESTED BID													\$1,442,517

DETAILED BREAKDOWN OF ITEMS														
Prepared for: Basal Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006														
Project ID:														
Scope: Lumber & Hardware														
												Date:	29-May-24	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
			WALL FRAMING											
			WOOD PLATES											
78			2x4 Wood Sill Plate	EA	270	0%	270	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 3,996	
79			2x4 Wood Double Top Plate	EA	623	0%	623	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 9,226	
80			2x6 Wood Sill Plate	EA	112	0%	112	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 2,017	
81			2x6 Wood Double Top Plate	EA	224	0%	224	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 4,034	
82			3x6 Wood Sill Plate	EA	42	0%	42	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 750	
			WOOD STUDS											
83			2x6 Wood Studs @ 8'	EA	1943	0%	1943	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 34,974	
84			2x6 Wood Studs @ 9'	EA	22	0%	22	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 446	
85			2x6 Wood Studs @ 10'	EA	1054	0%	1054	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 23,715	
86			2x6 Wood Studs @ 11'	EA	139	0%	139	0.176	\$ 50.00	\$ 8.80	\$ 15.95	\$ 24.75	\$ 3,440	
87			2x6 Wood Studs @ 13'	EA	310	0%	310	0.208	\$ 50.00	\$ 10.40	\$ 18.85	\$ 29.25	\$ 9,068	
88			2x4 Wood Studs @ 2'	EA	298	0%	298	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 1,103	
89			2x4 Wood Studs @ 9'	EA	127	0%	127	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 2,115	
90			2x4 Wood Studs @ 8'	EA	542	0%	542	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 8,022	
91			2x4 Wood Studs @ 11'	EA	1045	0%	1045	0.154	\$ 50.00	\$ 7.70	\$ 12.65	\$ 20.35	\$ 21,266	
												SUBTOTAL \$	676,538	
												PROJECTED COST		\$875,945
OVERHEAD AND PROFIT												15%	\$131,392	
INSURANCE												3%	\$26,278	
CONTINGENCY												5%	\$43,797	
TAX												10%	\$58,957	
SUGGESTED BID													\$1,136,369	



**COST
ESTIMATOR**

Date: 29-May-24

[illegible]

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	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
75			11-7/8" Deep TJI 110 @ 16L	EA	480	0%	480	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 67,968
76			11-7/8" Deep TJI 360 @ 12L	EA	144	0%	144	0.560	\$ 50.00	\$ 28.00	\$ 161.28	\$ 189.28	\$ 27,256
77			11-7/8" Deep TJI 360 @ 16L	EA	228	0%	228	0.640	\$ 50.00	\$ 32.00	\$ 215.04	\$ 247.04	\$ 56,325
78			2x12 DF (N) Roof Joist @ 3L	EA	232	0%	232	0.066	\$ 50.00	\$ 3.30	\$ 7.68	\$ 10.98	\$ 2,547
79			2x12 DF (N) Roof Joist @ 15L	EA	210	0%	210	0.330	\$ 50.00	\$ 16.50	\$ 38.40	\$ 54.90	\$ 11,529
80			2x12 DF (N) Roof Joist @ 17L	EA	21	0%	21	0.374	\$ 50.00	\$ 18.70	\$ 43.52	\$ 62.22	\$ 1,307
81			2x12 DF (N) Roof Joist @ 20L	EA	23	0%	23	0.440	\$ 50.00	\$ 22.00	\$ 51.20	\$ 73.20	\$ 1,684
			STAIRS										
82			1-1/8" Thk. X 0'-10" D, Plywood Treads - 7" H. Riser : 564 EA - Glued & Screwed	EA	528	0%	528	0.750	\$ 50.00	\$ 37.50	\$ 91.25	\$ 128.75	\$ 67,980
83			(3) 1-3/4" W, LSL Stringer @ 18'	EA	24	0%	24	2.160	\$ 50.00	\$ 108.00	\$ 491.40	\$ 599.40	\$ 14,386
84			(3) 1-3/4" W, LSL Stringer @ 24'	EA	12	0%	12	2.880	\$ 50.00	\$ 144.00	\$ 655.20	\$ 799.20	\$ 9,590
85			3-1/2" W x 11-7/8" D, LSL Beam @ Landing @ 4'	EA	48	0%	48	0.328	\$ 50.00	\$ 16.40	\$ 71.48	\$ 87.88	\$ 4,218
												SUBTOTAL	\$ 808,567
												PROJECTED COST	\$1,131,785
OVERHEAD AND PROFIT												15%	\$169,768
INSURANCE												3%	\$33,954
CONTINGENCY												5%	\$56,589
TAX												10%	\$76,849
SUGGESTED BID													\$1,468,944

DETAILED BREAKDOWN OF ITEMS

Prepared for: Basel Newport Townhomes, 12627 Coal, Creek Pkwy Bellevue, WA 98006

Project ID:

Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
77			15/32" APA Rated Tongue & Groove Sheathing (4498 SF) - Sheet Size: 4x8"	EA	155	0%	155	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,540
78			Nails	EA	79800	0%	79800	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 7,980
			STUDS										
79			2x4 Studs @ 2' H	EA	132	0%	132	0.028	\$ 50.00	\$ 1.40	\$ 2.30	\$ 3.70	\$ 487
80			2x4 Studs @ 6' H	EA	136	0%	136	0.084	\$ 50.00	\$ 4.20	\$ 6.90	\$ 11.10	\$ 1,515
81			2x4 Studs @ 8' H	EA	385	0%	385	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 5,692
82			2x4 Studs @ 9' H	EA	1337	0%	1337	0.126	\$ 50.00	\$ 6.30	\$ 10.35	\$ 16.65	\$ 22,259
83			2x6 Studs @ 4' H	EA	435	0%	435	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 2,431
84			2x6 Studs @ 9' H	EA	339	0%	339	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 6,867
85			2x6 Studs @ 13' H	EA	99	0%	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%	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	0%	55	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 31,364
			BLOCKING										
88			11" I-Joist Blocking @ 2' L	EA	189	0%	189	0.080	\$ 50.00	\$ 4.00	\$ 13.70	\$ 17.70	\$ 3,344
89			2x4 Blocking @ 12' L	EA	51	0%	51	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 1,123
90			2x6 Blocking @ 12' L	EA	16	0%	16	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 436
91			2x6 Fire Blocking @ 3' L	EA	53	0%	53	0.048	\$ 50.00	\$ 2.40	\$ 4.35	\$ 6.75	\$ 356
			PLATE										
92			2x4 Bottom Plate @ 16' L	EA	110	0%	110	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 3,264
93			2x4 P.T Bottom Plate @ 16' L	EA	40	0%	40	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,188
94			2x4 Top Plate @ 16' L	EA	301	0%	301	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 8,905
95			2x6 Bottom Plate @ 16' L	EA	14	0%	14	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 515
96			2x6 P.T Bottom Plate @ 16' L	EA	5	0%	5	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 176
97			2x6 Top Plate @ 16' L	EA	38	0%	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%	48	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 2,549
99			11-7/8" TJI 110 @ 7' L	EA	3	0%	3	0.280	\$ 50.00	\$ 14.00	\$ 47.95	\$ 61.95	\$ 186
100			11-7/8" TJI 110 @ 12' L	EA	36	0%	36	0.480	\$ 50.00	\$ 24.00	\$ 82.20	\$ 106.20	\$ 3,823
101			11-7/8" TJI 110 @ 13' L	EA	16	0%	16	0.520	\$ 50.00	\$ 26.00	\$ 89.05	\$ 115.05	\$ 1,841
102			11-7/8" TJI 110 @ 16' L	EA	8	0%	8	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,133
103			11-7/8" TJI 110 @ 17' L	EA	36	0%	36	0.680	\$ 50.00	\$ 34.00	\$ 116.45	\$ 150.45	\$ 5,416
104			11-7/8" TJI 110 @ 18' L	EA	16	0%	16	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 2,549
105			11-7/8" TJI 110 @ 24' L	EA	132	0%	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%	4	0.560	\$ 50.00	\$ 28.00	\$ 188.16	\$ 216.16	\$ 865
107			(2) 11-7/8" TJI 360 @ 24' L	EA	140	0%	140	1.920	\$ 50.00	\$ 96.00	\$ 645.12	\$ 741.12	\$ 103,757
108			(2) 11-7/8" TJI 360 @ 23' L	EA	4	0%	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	0%	20	1.710	\$ 50.00	\$ 85.50	\$ 249.66	\$ 335.16	\$ 6,703
110			7" x9-1/2" PSL @ 19' L	EA	32	0%	32	2.660	\$ 50.00	\$ 133.00	\$ 863.93	\$ 996.93	\$ 31,902
111			2x12 DF(N) #2 @ 3' L	EA	124	0%	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%	132	0.528	\$ 50.00	\$ 26.40	\$ 61.44	\$ 87.84	\$ 11,595
113			11" TJI Joist @ Landing 6' L	EA	36	0%	36	0.240	\$ 50.00	\$ 12.00	\$ 41.10	\$ 53.10	\$ 1,912
			STAIRS										
114			11" W x 3-3/4" L Plywood Tread	EA	184	0%	184	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 12,604
115			7-3/4" L Plywood Riser	EA	208	0%	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%	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%	12	0.492	\$ 50.00	\$ 24.60	\$ 107.22	\$ 131.82	\$ 1,582
												SUBTOTAL	\$ 498,505
OVERHEAD AND PROFIT												PROJECTED COST	\$675,120
INSURANCE												15%	\$101,268
CONTINGENCY												3%	\$20,254
TAX												5%	\$33,756
												10%	\$45,994
SUGGESTED BID													\$876,392

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	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
												SUBTOTAL \$ 525,300	
												PROJECTED COST	
OVERHEAD AND PROFIT												15%	\$678,852
INSURANCE												3%	\$101,828
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

Project ID:

Scope: Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
154			2x4 Wood Studs (10'-4" L)	EA	348	0%	348	0.145	\$ 50.00	\$ 7.23	\$ 11.88	\$ 19.11	\$ 6,654.19
155			2x4 Wood Studs (13'-6" L)	EA	348	0%	348	0.189	\$ 50.00	\$ 9.45	\$ 15.53	\$ 24.98	\$ 8,696.18
156			2x4 Wood Studs (7'-10" L)	EA	180	0%	180	0.110	\$ 50.00	\$ 5.48	\$ 9.01	\$ 14.49	\$ 2,614.19
157			2x4 Wood Studs (9'-2" L)	EA	164	0%	164	0.128	\$ 50.00	\$ 6.42	\$ 10.55	\$ 16.96	\$ 2,778.10
158			2x4 Wood Studs (8'-2" L)	EA	487	0%	487	0.114	\$ 50.00	\$ 5.72	\$ 9.40	\$ 15.11	\$ 7,362.92
159			2x6 Wood Studs (9'-0" L)	EA	237	0%	237	0.144	\$ 50.00	\$ 7.20	\$ 13.05	\$ 20.25	\$ 4,807.72
160			2x6 Wood Studs (7'-10" L)	EA	467	0%	467	0.285	\$ 50.00	\$ 14.27	\$ 25.86	\$ 40.13	\$ 18,879.84
161			2x6 Wood Studs (9'-2" L)	EA	294	0%	294	0.147	\$ 50.00	\$ 7.34	\$ 13.30	\$ 20.63	\$ 6,057.89
162			2x6 Wood Studs (8'-2" L)	EA	370	0%	370	0.131	\$ 50.00	\$ 6.54	\$ 11.85	\$ 18.38	\$ 6,796.00

SUBTOTAL		\$ 756,269
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	PROJECTED COST		\$1,021,916
OVERHEAD AND PROFIT		15%	\$153,287
INSURANCE		3%	\$30,657
CONTINGENCY		5%	\$51,096
TAX		10%	\$69,697
SUGGESTED BID			\$1,326,654

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	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
73			WP13: 3-1/2" x 11-1/4" PSL (10'-0"H)	EA	2	0%	2	0.820	\$ 50.00	\$ 41.00	\$ 208.70	\$ 249.70	\$ 499.40
			SHEATHING										
74			23/32" APA Rated Tongue & Groove Floor Sheathing	SF	9770	10%	10747						
75			No Of Sheets (4' x 8' x 23/32")	EA	336	0%	336	0.360	\$ 50.00	\$ 18.00	\$ 47.60	\$ 65.60	\$ 22,031.35
76			10d Nails	EA	25188	0%	25188	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 2,518.83
77			15/32" APA Rated Tongue & Groove Roof Sheathing	SF	4254	10%	4679						
78			No Of Sheets (4' x 8' x 23/32")	EA	146	0%	146	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 8,076.35
79			10d Nails	EA	10967	0%	10967	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 1,096.73
80			15/32" APA Rated Tongue & Groove Shearwall Sheathing	SF	13252	10%	14577						
81			No Of Sheets (4' x 8' x 23/32")	EA	456	0%	456	0.360	\$ 50.00	\$ 18.00	\$ 37.23	\$ 55.23	\$ 25,159.34
82			10d Nails	EA	34165	0%	34165	0.001	\$ 50.00	\$ 0.05	\$ 0.05	\$ 0.10	\$ 3,416.53
			JOISTS										
83			11-7/8" TJI 110 Joists @ 14"L	EA	21	0%	21	0.560	\$ 50.00	\$ 28.00	\$ 95.90	\$ 123.90	\$ 2,601.90
84			11-7/8" TJI 110 Joists @ 16"L	EA	26	0%	26	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 3,681.60
85			11-7/8" TJI 110 Joists @ 18"L	EA	64	0%	64	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 10,195.20
86			11-7/8" TJI 110 Joists @ 20"L	EA	146	0%	146	0.800	\$ 50.00	\$ 40.00	\$ 137.00	\$ 177.00	\$ 25,842.00
87			11-7/8" TJI 110 Joists @ 22"L	EA	22	0%	22	0.880	\$ 50.00	\$ 44.00	\$ 150.70	\$ 194.70	\$ 4,283.40
88			11-7/8" TJI 110 Joists @ 24"L	EA	20	0%	20	0.960	\$ 50.00	\$ 48.00	\$ 164.40	\$ 212.40	\$ 4,248.00
89			(2) 14" TJI 360 @ 6"L	EA	22	0%	22	0.780	\$ 50.00	\$ 39.00	\$ 180.00	\$ 219.00	\$ 4,818.00
90			(2) 11-7/8" TJI 360 @ 8"L	EA	26	0%	26	0.640	\$ 50.00	\$ 32.00	\$ 215.04	\$ 247.04	\$ 6,423.04
91			(2) 11-7/8" TJI 360 @ 12"L	EA	24	0%	24	0.960	\$ 50.00	\$ 48.00	\$ 322.56	\$ 370.56	\$ 8,893.44
92			(2) 11-7/8" TJI 360 @ 14"L	EA	17	0%	17	1.120	\$ 50.00	\$ 56.00	\$ 376.32	\$ 432.32	\$ 7,349.44
93			2x12 @ DF (N) #2 Roof Joists @ 6"L	EA	22	0%	22	0.132	\$ 50.00	\$ 6.60	\$ 15.36	\$ 21.96	\$ 483.12
94			2x12 @ DF (N) #2 Roof Joists @ 8"L	EA	22	0%	22	0.176	\$ 50.00	\$ 8.80	\$ 20.48	\$ 29.28	\$ 644.16
95			2x12 @ DF (N) #2 Roof Joists @ 12"L	EA	14	0%	14	0.264	\$ 50.00	\$ 13.20	\$ 30.72	\$ 43.92	\$ 614.88
96			2x12 @ DF (N) #2 Roof Joists @ 18"L	EA	44	0%	44	0.396	\$ 50.00	\$ 19.80	\$ 46.08	\$ 65.88	\$ 2,898.72
97			2x12 @ DF (N) #2 Roof Joists @ 20"L	EA	22	0%	22	0.440	\$ 50.00	\$ 22.00	\$ 51.20	\$ 73.20	\$ 1,610.40
98			2x12 @ DF (N) #2 Roof Joists @ 22"L	EA	22	0%	22	0.484	\$ 50.00	\$ 24.20	\$ 56.32	\$ 80.52	\$ 1,771.44
			RIM BOARD										
99			2x12 Rim Board @ 16"L	EA	22	0%	22	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,288.32
100			1-1/4" x 16" LSL Rim Board @ 16"L	EA	45	0%	45	1.312	\$ 50.00	\$ 65.60	\$ 173.92	\$ 239.52	\$ 10,778.40
101			5-1/4"W Engineered Wood Rim Board @ 16"L	EA	17	0%	17	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 9,650.56
			LEDGER BOARD										
102			2x12 Ledger Board @ 16"L	EA	3	0%	3	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 175.68
			BLOCKING										
103			2x4 Blocking @ 16"L	EA	12	0%	12	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 355.20
104			2x6 Blocking @ 16"L	EA	27	0%	27	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 967.73
105			2x6 Fire Blocking @ 16"L	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 432.00
106			1-Joist Blocking @ 16"L	EA	24	0%	24	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 3,431.10
107			1-1/2" x 11-7/8" Timberland Blocking @ 16"L	EA	80	0%	80	1.312	\$ 50.00	\$ 65.60	\$ 141.92	\$ 207.52	\$ 16,601.60
			HEADERS										
108			3-1/2" x 5-1/2" LSL Header @ 2' L	EA	7	0%	7	0.164	\$ 50.00	\$ 8.20	\$ 17.74	\$ 25.94	\$ 181.58
109			3-1/2" x 7-1/2" LSL Header @ 4' L	EA	111	0%	111	0.328	\$ 50.00	\$ 16.40	\$ 43.48	\$ 59.88	\$ 6,646.68
110			3-1/2" x 9-1/2" LSL Header @ 6' L	EA	24	0%	24	0.492	\$ 50.00	\$ 24.60	\$ 51.48	\$ 76.08	\$ 1,825.92
111			(2) 2x6 D.F #2 Header @ 8"L	EA	24	0%	24	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 864.00
112			(2) 2x6 D.F #2 Header @ 10"L	EA	2	0%	2	0.320	\$ 50.00	\$ 16.00	\$ 29.00	\$ 45.00	\$ 90.00
			STAIRS										
113			11"W x 3'-4"L Plywood Treads	EA	198	0%	198	0.390	\$ 50.00	\$ 19.50	\$ 49.00	\$ 68.50	\$ 13,563.00
114			7-3/4"H x 3'-4"L Plywood Risers	EA	210	0%	210	0.360	\$ 50.00	\$ 18.00	\$ 42.25	\$ 60.25	\$ 12,652.50
115			1-3/4" x 12" LSL Stringers @ 8'L	EA	36	0%	36	0.320	\$ 50.00	\$ 16.00	\$ 72.80	\$ 88.80	\$ 3,196.80
116			1-3/4" x 12" LSL Stringers @ 16'L	EA	36	0%	36	0.720	\$ 50.00	\$ 36.00	\$ 163.80	\$ 199.80	\$ 7,192.80
117			3-1/2" W x 11-7/8" D, LSL Beam @ Landing @ 6'	EA	12	0%	12	0.492	\$ 50.00	\$ 24.60	\$ 107.22	\$ 131.82	\$ 1,582
			WALL FRAMING										
			WOODEN PLATES										
118			3x4 PT Wood Bottom Plate @ 16'-0"L	EA	15	0%	15	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 444.00
119			3x4 Wood Bottom Plate @ 16'-0"L	EA	47	0%	47	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,391.20
120			2x4 PT Wood Bottom Plate @ 16'-0"L	EA	9	0%	9	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 266.40
121			2x4 Wood Bottom Plate @ 16'-0"L	EA	66	0%	66	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 1,953.60
122			2x4 Wood Top Plate @ 16'-0"L	EA	274	0%	274	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 8,110.40
123			2x6 PT Wood Bottom Plate @ 16'-0"L	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 423.23
124			2x6 Wood Bottom Plate @ 16'-0"L	EA	66	0%	66	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 2,368.58
125			2x6 Wood Top Plate @ 16'-0"L	EA	156	0%	156	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 5,616.00
			WOOD STUDS										
126			2x4 Wood Studs @ 8'L	EA	836	0%	836	0.112	\$ 50.00	\$ 5.60	\$ 9.20	\$ 14.80	\$ 12,375.25
127			2x6 Wood Studs @ 8'L	EA	425	0%	425	0.128	\$ 50.00	\$ 6.40	\$ 11.60	\$ 18.00	\$ 7,652.03
128			2x4 Wood Studs @ 10'L	EA	560	0%	560	0.140	\$ 50.00	\$ 7.00	\$ 11.50	\$ 18.50	\$ 10,358.61
129			2x6 Wood Studs @ 10'L	EA	228	0%	228	0.160	\$ 50.00	\$ 8.00	\$ 14.50	\$ 22.50	\$ 5,136.09
130			2x4 Wood Studs @ 12'L	EA	505	0%	505	0.168	\$ 50.00	\$ 8.40	\$ 13.80	\$ 22.20	\$ 11,200.15
131			2x6 Wood Studs @ 12'L	EA	280	0%	280	0.192	\$ 50.00	\$ 9.60	\$ 17.40	\$ 27.00	\$ 7,547.82
												SUBTOTAL \$	\$ 360,422
												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 98006

Project ID:

Lumber & Hardware



Date: 29-May-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
69			11-7/8" TJI 110 Joists @ 15'L	EA	56	0%	56	0.660	\$ 50.00	\$ 30.00	\$ 102.75	\$ 132.75	\$ 7,434.00
70			11-7/8" TJI 110 Joists @ 18'L	EA	42	0%	42	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 6,680.40
71			(2) 11-7/8" TJI 110 Joists @ 16'L	EA	18	0%	18	1.280	\$ 50.00	\$ 64.00	\$ 219.20	\$ 283.20	\$ 5,097.60
72			(2) 11-7/8" TJI 110 Joists @ 21'L	EA	32	0%	32	1.680	\$ 50.00	\$ 84.00	\$ 287.70	\$ 371.70	\$ 11,894.40
73			11-7/8" TJI 360 @ 15'L	EA	24	0%	24	0.600	\$ 50.00	\$ 30.00	\$ 102.75	\$ 132.75	\$ 3,186.00
74			11-7/8" TJI 360 @ 16'L	EA	9	0%	9	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,274.40
75			11-7/8" TJI 360 @ 18'L	EA	14	0%	14	0.720	\$ 50.00	\$ 36.00	\$ 123.30	\$ 159.30	\$ 2,230.20
76			11-7/8" TJI 360 @ 21'L	EA	16	0%	16	0.840	\$ 50.00	\$ 42.00	\$ 143.85	\$ 185.85	\$ 2,973.60
77			2x12 @ DF (N) #2 Roof Joists @ 6'L	EA	4	0%	4	0.132	\$ 50.00	\$ 6.60	\$ 15.36	\$ 21.96	\$ 87.84
78			2x12 @ DF (N) #2 Roof Joists @ 10'L	EA	22	0%	22	0.220	\$ 50.00	\$ 11.00	\$ 25.60	\$ 36.60	\$ 805.20
79			2x12 @ DF (N) #2 Roof Joists @ 16'L	EA	25	0%	25	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 1,464.00
80			2x12 @ DF (N) #2 Roof Joists @ 19'L	EA	20	0%	20	0.418	\$ 50.00	\$ 20.90	\$ 48.64	\$ 69.54	\$ 1,390.80
81			RIM BOARD										
			2x12 Rim Board @ 16'L	EA	13	0%	13	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 736.76
82			1-1/4" x 16" LSL Rim Board @ 16'L	EA	40	0%	40	1.312	\$ 50.00	\$ 65.60	\$ 173.92	\$ 239.52	\$ 9,550.88
83			5-1/4" Engineered Wood Rim Board @ 16'L	EA	10	0%	10	1.920	\$ 50.00	\$ 96.00	\$ 471.68	\$ 567.68	\$ 5,620.03
84			LEDGER BOARD										
			2x12 Ledger Board @ 16'L	EA	3	0%	3	0.352	\$ 50.00	\$ 17.60	\$ 40.96	\$ 58.56	\$ 175.68
			BLOCKING										
85			2x4 Blocking @ 16'L	EA	15	0%	15	0.224	\$ 50.00	\$ 11.20	\$ 18.40	\$ 29.60	\$ 443.03
86			2x6 Fire Blocking @ 16'L	EA	10	0%	10	0.256	\$ 50.00	\$ 12.80	\$ 23.20	\$ 36.00	\$ 358.31
87			Joist Blocking @ 16'L	EA	11	0%	11	0.640	\$ 50.00	\$ 32.00	\$ 109.60	\$ 141.60	\$ 1,618.44
88			1-1/2" x 11-7/8" Timberstand Blocking @ 16'L	EA	34	0%	34	1.312	\$ 50.00	\$ 65.60	\$ 141.92	\$ 207.52	\$ 6,951.92
89			SILL PLATE										
			2x8 PT Sill Plate @ 16'L	EA	11	0%	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%	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%	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%	10	0.220	\$ 50.00	\$ 11.00	\$ 50.60	\$ 61.60	\$ 616.00
93			3-1/2" x 7-1/4										