

Internal estimate and pricing review

Q01 quantities carried into a self-performed framing budget. All rates remain subject to supplier and company-cost confirmation.

Cost component	Amount
Materials, delivery and consumables	\$32,073.68
Installation labor	\$23,611.80
Rental equipment	\$3,000.00
Subcontract / service allowances	\$7,750.00
Field project management	\$1,200.00
Purchase sales/use tax	\$2,227.18
Direct job cost	\$69,862.66
Contingency	\$6,986.27
Job cost including contingency	\$76,848.93
Company overhead allocation	\$6,147.91
Internal cost including overhead	\$82,996.84
Rounded selling-price target	\$92,300.00
Planned profit at rounded target	\$9,303.16

Markup sequence: direct job cost + 10% contingency; add 8% company overhead; divide by 90% for a 10% profit margin. Selling price is rounded upward to the next \$100. Profit is before income tax.

ADOPTED PRICING BASIS

Job budget including contingency

\$76,849

Full internal cost including overhead

\$82,997

Potential selling price for review

\$92,300

Installation labor

445.6 person-hours

Crew duration

13.9 crew-days / 14 working days rounded

Loaded average wage

\$52.99 / person-hour

Gross estimating floor area

665.49 SF

Pricing status: budget allowances, no firm quotes. Q01 member sizes and connections remain estimating assumptions. The roof uses the stated supplier-engineered truss alternative.

Material purchases: floor, walls and roof

Purchased stock is priced once. Waste and spares already included in Q01; labor is scheduled separately.

ID	Item / resource	Qty	Unit	Unit cost	Extended cost	Type	Labor	Pricing basis / inclusion
F01	2x6 PT sill plates, two layers	15	EA x 16 FT	\$29.00	\$435.00	M	L01	S6; PT stock allowance
F02	Sill gasket, 5-1/2 in.	3	ROLL x 50 FT	\$12.00	\$36.00	M	L01	S6; gasket roll
F03	14 in. TJI 560, 24 ft stock	24	EA x 24 FT	\$273.36	\$6,560.64	M	L02	S1; \$11.39/LF x 24 FT
F04	14 in. rim board, 1-1/8 in. thick	6	EA x 12 FT	\$66.00	\$396.00	M	L03	S6; rim stock
F05	14 in. floor blocking stock	3	EA x 12 FT	\$136.68	\$410.04	M	L03	S1; 12 FT joist-stock allowance
F06	3/4 in. nominal T&G subfloor	23	4x8 SHEET	\$62.00	\$1,426.00	M	L04	S3; premium T&G budget
F07	Subfloor adhesive, large tube	16	TUBE	\$10.00	\$160.00	M	L04	S6; large tube
F08	I-joist end hanger kit	24	KIT	\$45.00	\$1,080.00	M	L05	S6; matched fasteners included
F09	I-joist web-stiffener pair kit	46	PAIR KIT	\$8.00	\$368.00	M	L06	S6; pair and fasteners
W01	2x6 full-height studs, No.2 SPF	72	EA x 9 FT	\$11.00	\$792.00	M	L07	S6; full 9 FT stock, not shorter precut
W02	2x6 jack studs, No.2 SPF	40	EA x 8 FT	\$9.00	\$360.00	M	L07	S2; rounded budget
W03	2x6 lower window cripple stock	4	EA x 8 FT	\$9.00	\$36.00	M	L07	S2; rounded budget
W04	2x6 wall plates, 1 bottom + 2 top	16	EA x 16 FT	\$19.00	\$304.00	M	L07	S2; rounded budget
W05	2x6 window sills, doubled	4	EA x 16 FT	\$19.00	\$76.00	M	L07	S2; rounded budget
W06	2x6 wall blocking / backing stock	6	EA x 16 FT	\$19.00	\$114.00	M	L07	S2; rounded budget
W07	1/2 in. CDX wall sheathing	25	4x8 SHEET	\$35.00	\$875.00	M	L08	S6; 15/32 CDX allowance
H01	1.75 x 11.875 LVL, short headers	18	EA x 6 FT	\$57.00	\$1,026.00	M	L09	S6; \$9.50/LF x 6 FT
H02	1.75 x 11.875 LVL, medium headers	6	EA x 8 FT	\$76.00	\$456.00	M	L09	S6; \$9.50/LF x 8 FT
H03	1.75 x 11.875 LVL, wide header	3	EA x 12 FT	\$114.00	\$342.00	M	L09	S6; \$9.50/LF x 12 FT
H04	1/4 in. header packing plywood	2	4x8 SHEET	\$28.00	\$56.00	M	L09	S6; packing panel
R01	Engineered hip trusses - regular	7	ASSEMBLY	\$650.00	\$4,550.00	M	L10	S6; truss supply including delegated design
R02	Engineered hip girder truss	1	ASSEMBLY	\$1,600.00	\$1,600.00	M	L10	S6; girder complete, all plies
R03	Engineered hip/end/bay trusses	5	ASSEMBLY	\$550.00	\$2,750.00	M	L10	S6; end/bay truss supply
R04	Supplier roof jack/filler members	16	MEMBER	\$150.00	\$2,400.00	M	L10	S6; jack/filler supply; internal connectors included
R05	5/8 in. nominal plywood roof deck	32	4x8 SHEET	\$43.00	\$1,376.00	M	L11	S6; 19/32 plywood allowance

Page subtotal before purchase tax: \$27,984.68. M = material/consumables/delivery; E = rental; S = all-in subcontract/service; J = job management. S allowances include applicable tax.

Material purchases and job resources

Purchased stock is priced once. Waste and spares already included in Q01; labor is scheduled separately.

ID	Item / resource	Qty	Unit	Unit cost	Extended cost	Type	Labor	Pricing basis / inclusion
R06	2x6 roof blocking / subfascia	12	EA x 16 FT	\$19.00	\$228.00	M	L12	S2; rounded budget
R07	2x4 permanent truss bracing stock	6	EA x 16 FT	\$11.00	\$66.00	M	L12	S6; 2x4x16 allowance
R08	2x10x12 existing-roof tie-in stock	4	EA x 12 FT	\$28.00	\$112.00	M	L13	S6; 2x10x12 allowance
R09	2x6x10 existing-roof tie-in stock	8	EA x 10 FT	\$12.00	\$96.00	M	L13	S6; 2x6x10 allowance
C01	Roof uplift tie + fastener kit	47	KIT	\$5.50	\$258.50	M	L10	S6; tie with fasteners; model pending
C02	Hold-down assembly + fastener kit	8	KIT	\$110.00	\$880.00	M	L14	S6; hold-down kit; design pending
C03	Sill washer/nut hardware sets	33	SET	\$3.50	\$115.50	M	L01	S6; washer/nut only
C04	LVL header ply-fastener kit	9	KIT	\$25.00	\$225.00	M	L09	S6; per-opening ply fasteners
C05	Floor panel fastening kit	23	PANEL KIT	\$6.00	\$138.00	M	L04	S6; per ordered floor panel
C06	Wall panel fastening kit	25	PANEL KIT	\$4.00	\$100.00	M	L08	S6; per ordered wall panel
C07	Roof panel fastening / clip kit	32	PANEL KIT	\$5.00	\$160.00	M	L11	S6; per ordered roof panel
C08	General framing fastener allowance	1	LOT	\$350.00	\$350.00	M	L07	S6; excludes separately priced kits
T01	1x4x12 temporary safety bracing	20	EA x 12 FT	\$8.00	\$160.00	M	L15	S6; temporary bracing stock
T02	Temporary shoring / support	1	LOT	\$2,500.00	\$2,500.00	S	L17	S6; all-in shoring design/rental/install/removal/tax
T03	Material handling / crane mobilization	1	LOT	\$2,800.00	\$2,800.00	S	L10	S6; all-in one crane day/operator/mobilization/tax; erection crew separate
T04	Framing layout / cleanup	1	LOT	\$0.00	\$0.00	J	L16	Labor-only; no material cost
E01	Lumber and panel delivery	1	LOT	\$650.00	\$650.00	M	L16	Allowance; excludes truss delivery carried in T03
E02	Telehandler rental	3	WEEK	\$650.00	\$1,950.00	E	L02/L10	Duration-linked allowance; two-week minimum; no separate operator
E03	Access scaffold / fall-protection rental	3	WEEK	\$350.00	\$1,050.00	E	L15	Duration-linked allowance; setup effort in temporary-work labor
E04	Tool wear, fuel and consumables	1	LOT	\$300.00	\$300.00	M	Various	Allowance; excludes separately priced framing fasteners
E05	Framing debris container / haul	1	LOT	\$650.00	\$650.00	S	L16	All-in disposal allowance including applicable tax
E06	Structural detail review / supplier coordination	1	LOT	\$1,800.00	\$1,800.00	S	n.a.	Allowance; limited review, not full building structural design
E07	Project management / procurement	16	HOUR	\$75.00	\$1,200.00	J	n.a.	Office coordination; burdened rate, excludes working lead
E08	Temporary covers and protection materials	1	LOT	\$250.00	\$250.00	M	L18	Allowance; permanent weatherproofing excluded

Page subtotal before purchase tax: \$16,039.00. M = material/consumables/delivery; E = rental; S = all-in subcontract/service; J = job management. S allowances include applicable tax.

Primary sources provide context and selected price benchmarks. They are not delivered local supplier quotes.

Workbook controls: yellow cells identify editable rates and assumptions. Materials retain all 41 Q01 IDs plus eight job-resource lines. Labor has 18 installation tasks mapped back to those items. Change the authoritative Controls cells for burden, productivity, tax, contingency, overhead and margin. Q01 is a frozen baseline; changes to the takeoff require a reconciled quantity refresh.

Verification: source IDs and purchase quantities reconciled; resources and labor independently summed; formula errors scanned; wage and zero-profit inputs tested then restored; exported formulas and cached values reopened and checked. Native Excel recalculation was not tested. Research accessed October 29, 2026.