



Project Name Barr / O'Flynn Residence
Job Size 4350 SF
Type Detail
Status Submitted

Client CARPENTER & MACNEILLE
Contact Don Tison
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 Essex MA 01929

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Plans by CARPENTER & MACNEILLE
Date of Plans 7/28/11
Contact Don Tison

Contact Phone 978-768-5636

Project Address 190 Hesperus Ave. Gloucester MA 01930

Alternate Activator Mode Approved Only

Active Alternates

- Framing
- Siding
- Exterior Trim
- Wood Roofing - Old & New
- Door & Window Installation
- Nails & Fasteners
- Daily Clean-Up

New Addition Only. Weather tight Shell From the Ocean Room Wall, Left to end of addition.. Other Carpentry work by Other.

G.C. To provide the following : Building Permits, All Necessary Materials, Steel Erection, Electrical Power, Trash Removal & Toilet Facilities. Exclusions: Steel Fabrication & Erecting, Painting, Caulking & Finishing. Existing roofs to be stripped and water and iced ready for wood shingles.

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Field Budget & Scope

Qty	Unit	Total Man Hours	Item Description	Labor Total
FRAMING / STRUCTURAL				
50	LF	20	Beams - Labor - Flush Frame To Beams / Hang Joists	580
348	LF	38	Beams - Labor - LVL - 12" / Install as per Plan / Floors	1,110
46	LF	18	Beams - Labor - Nailers - Install Wood Nailers in Web of Steel Beams / Holes by Other	534
75	LF	4	Blocking - Labor - 2*8 Wood Blocking in Walls for Railings & Cabinets	109
1,100	SF	33	Ceiling Joists - Labor - @ 16" O.C	957
3,500	SF	53	Exterior Wall - Labor - 1/2" Plywood Sheathing Nailed to Studs	1,523
397	LF	69	Exterior Wall - Labor - 2*6 @ 16" O.C - 8' Studs	2,015
36	EA	5	Exterior Wall - Labor - 2*6 Corners @ 90	151
1	EA	0	Exterior Wall - Labor - Frame Door Openings to 3'-0"	6
2	EA	1	Exterior Wall - Labor - Frame Door Openings to 6'-0"	15
17	EA	4	Exterior Wall - Labor - Frame Window Openings to 3'-0"	123
7	EA	2	Exterior Wall - Labor - Frame Window Openings to 6'-0"	61
221	LF	66	Flair - Labor - Framing Above Stone Veneer / Multiple Pieces	1,923
3,800	SF	152	Floor Framing - Labor - 12" Tji Floor System @ 16" O.C	4,408
3,800	SF	57	Floor Sheathing - Labor - 3/4" T&G Sheathing, Glue @ Nail To Joists	1,653
1	EA	48	Framing - Match and patch to existing	1,392
100	LF	50	Framing Misc - Labor - Chases / Sofits for Mechanicals and Plumbing / As Drawn On Plans	1,450
7	EA	70	Framing Specialty - Fir Trusses. Build & Install	2,100
300	SF	53	Framing Specialty - Labor - Barrel Vault Ceiling	1,575
4,500	SF	104	Furring - Labor - 1*3 Wood Strapping @ 16" O.C / All Finished Ceilings	3,002
329	LF	46	Partitions - Labor - 2*4 Interior Partitions @ 16" O.C	1,336
132	LF	29	Partitions - Labor - 2*6 Basement Partitions @ 16" O.C	871
9	EA	7	Posts - Labor - 3 1/2" Conc. Filled Lally Columns / Install	196
4,800	SF	192	Roof Framing - Labor - 2*10 @ 16" O.C	5,568
1	EA	16	Roof Framing - Labor - Frame Oct. Dormer	464
4,800	SF	91	Roof Sheathing - Labor - 3/4" Plywood, SQ Edge	2,736
257	LF	31	Sill - Labor - 2-2*6 - Bolt to Foundation w/ Sill Seal	894
14	RZ	7	Stairs - Labor - Frame Stair Stringers / 4 per Set with Temporary Treads	195
275	EA	15	Tie Downs - Labor - Rafter Tie Downs - Install Simpson or Equal	439
1,281			Total Cost	37,383
EXTERIOR TRIM				
3	EA	9	Door Trim - Labor - 1* Stock w/ Band Moulding / Metal Flashing	261
311	LF	78	Eave Trim - Labor - Build Facia and Sofits as Per Plan	2,255
2	EA	6	Garage Door Trim - Labor - 1* Stock w/ Band Moulding / Metal Flashing	174
183	LF	82	Rakes - Labor - Built as per Plan	2,388
21	LF	28	Rakes - Labor - Built as per Plan - Curved	822
24	EA	66	Window Trim - Labor - 1* Stock w/ Band Moulding / Metal Flashing	1,914
269			Total Cost	7,814
WINDOWS & EXTERIOR DOORS				
3	EA	9	Doors - Exterior - Single / Install as per Manufactures Specks	261
3	EA	1	Flashing - Pan - Labor - Flash All Doors With Pan Flashing Provided by GC	17
28	EA	6	Flashing - Pan - Labor - Flash All Windows With Flex Wrap Over Pitched Sill	162
7	EA	21	Windows - Large / Install as per Manufactures Specks / Flash	609
4	EA	24	Windows - Round or Curved / Install as per Manufactures Specks / Lead Flashing	720
17	EA	38	Windows - Std Size / Install as per Manufactures Specks / Flash	1,109

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Qty	Unit	Total Man Hours	Item Description	Labor Total
			98	Total Cost 2,879
SIDING				
36	SQ	18	Building Wrap - Install over wall sheathing / Tape seams	522
36	SQ	648	Shingles - Labor - White Cedar R&R, 5" TTW	18,792
			666	Total Cost 19,314
DECKS & PORCHES				
300	SF	54	Ceilings - Porch, Labor - 1*4 T&G Fir w/ Trim Moulding	1,620
7	EA	18	Columns - Porch - Labor - Wrap Wood Posts with 1* Stock	525
12	LF	4	Porch Beam - Labor - Trim Beam with 1* Stock	130
			76	Total Cost 2,275
Nails & Fasteners				
5	BOX		Nails - 1 1/4" Stainless Steel 200/LB	
1	BOX		Nails - 12d Common / 50lb Box	
1	BOX		Nails - 8d Common / 50lb Box	
15,000	SF		Nails - Gun - Wire Coil - 3 1/4" Smooth - 4000/Box	
25,000	SF		Nails - Gun - Wire Coil 2-3/8" Ring Shank - 5000/Box	
1	BOX		Nails - Joist Hanger #8 1-1/4" 1lb/Box	
1	BOX		Nails - Masonary 2" 5lb/Box	
30	LB		Nails - Stainless Steel 8d 200/Lb	
15	BOX		Screws - Stainless Trim - 2-1/4" 1lb/Box	
5	BOX		Staples - H30 - 8	
3,600	SF		Staples - Stainless 1 1/2" N Series 7/16" Crown 10,000 count	
				Total Cost
4,350	SF	2,390		Total Bid 69,665