

Estimating Tips

06 05 00 Common Work Results for Wood, Plastics, and Composites

- Common to any wood-framed structure are the accessory connector items such as screws, nails, adhesives, hangers, connector plates, straps, angles, and hold-downs. For typical wood-framed buildings, such as residential projects, the aggregate total for these items can be significant, especially in areas where seismic loading is a concern. For floor and wall framing, the material cost is based on 10 to 25 lbs. of accessory connectors per MBF. Hold-downs, hangers, and other connectors should be taken off by the piece.

Included with material costs are fasteners for a normal installation. Gordian's RSMeans engineers use manufacturers' recommendations, written specifications, and/or standard construction practice for the sizing and spacing of fasteners. Prices for various fasteners are shown for informational purposes only. Adjustments should be made if unusual fastening conditions exist.

06 10 00 Carpentry

- Lumber is a traded commodity and therefore sensitive to supply and demand in the marketplace. Even with

"budgetary" estimating of wood-framed projects, it is advisable to call local suppliers for the latest market pricing.

- The common quantity unit for wood-framed projects is "thousand board feet" (MBF). A board foot is a volume of wood—1" x 1' x 1' or 144 cubic inches. Board-foot quantities are generally calculated using nominal material dimensions—dressed sizes are ignored. Board foot per lineal foot of any stick of lumber can be calculated by dividing the nominal cross-sectional area by 12. As an example, 2,000 lineal feet of 2 x 12 equates to 4 MBF by dividing the nominal area, 2 x 12, by 12, which equals 2, and multiplying that by 2,000 to give 4,000 board feet. This simple rule applies to all nominal dimensioned lumber.
- Waste is an issue of concern at the quantity takeoff for any area of construction. Framing lumber is sold in even foot lengths, i.e., 8', 10', 12', 14', 16', and depending on spans, wall heights, and the grade of lumber, waste is inevitable. A rule of thumb for lumber waste is 5–10% depending on material quality and the complexity of the framing.
- Wood in various forms and shapes is used in many projects, even where the main structural framing is steel, concrete, or masonry. Plywood as a back-up partition material and 2x

boards used as blocking and cant strips around roof edges are two common examples. The estimator should ensure that the costs of all wood materials are included in the final estimate.

06 20 00 Finish Carpentry

- It is necessary to consider the grade of workmanship when estimating labor costs for erecting millwork and an interior finish. In practice, there are three grades: premium, custom, and economy. The RSMeans daily output for base and case moldings is in the range of 200 to 250 L.F. per carpenter per day. This is appropriate for most average custom-grade projects. For premium projects, an adjustment to productivity of 25–50% should be made, depending on the complexity of the job.

Reference Numbers

Reference numbers are shown at the beginning of some major classifications. These numbers refer to related items in the Reference Section. The reference information may be an estimating procedure, an alternate pricing method, or technical information.

Note: Not all subdivisions listed here necessarily appear. ■

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