

# Contractor's Pricing Guide

## Assignment 4

### Rough Frame

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Calculating wall costs is a tricky process. You have to know how many 2x4s to use for studs. Then you have to calculate the sill plates and blocking. Or you could use a handy table that somebody made for you. (There's a reason that this book is more than one hundred dollars!)

[Watch this video for a walk-through.](#)

Use the excerpt from the Means Guide below to answer these questions.

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1. What does the abbreviation L.F. stand for?
  - a.
2. How much does it cost to install one foot of 2x4 wall that is 8 feet high?
  - a.
3. Which costs more, the labor or the materials?
  - a.
4. What percent of the total cost is labor?
  - a.
5. I want to build a shed that is 8' tall using 2x4 construction. The shed is 10 feet by 15 feet.
  - a.
6. How many walls are there? (I have to ask this question or half of you will miss the next one!)
  - a.
7. How many total feet of wall?
  - a.
8. What is the cost of building all of the walls? (Oops! I almost gave away the answer to #6.)
  - a.
9. Is this more or less than the minimum cost for a job?
  - a.
10. Why does the table include a minimum cost for a job?
  - a.
11. I decided that my shed is too short. I want some overhead storage space; my shed needs to be two feet taller. How much will it cost now?
  - a.
12. Unfortunately, the contractor missed my e-mail and built the eight foot shed anyway. How much will it cost to demolish it?
  - a.



## Rough Frame / Structure

Subflooring		Unit	Material	Labor	Equip.	Total	Specification
<b>Particle Board</b>							
<b>1/2"</b>	Demolish	S.F.		.47		.47	Cost includes material and labor to install 1/2" particle board subfloor.
	Install	SF Flr.	.47	.59		1.06	
	Demolish and Install	SF Flr.	.47	1.06		1.53	
	Minimum Charge	Job		221		221	
<b>5/8"</b>	Demolish	S.F.		.48		.48	Cost includes material and labor to install 5/8" particle board subfloor.
	Install	SF Flr.	.57	.64		1.21	
	Demolish and Install	SF Flr.	.57	1.12		1.69	
	Minimum Charge	Job		221		221	
<b>3/4"</b>	Demolish	S.F.		.49		.49	Cost includes material and labor to install 3/4" particle board subfloor.
	Install	SF Flr.	.69	.71		1.40	
	Demolish and Install	SF Flr.	.69	1.20		1.89	
	Minimum Charge	Job		221		221	
<b>Plank Board</b>							
	Demolish	S.F.		1.51		1.51	Cost includes material and labor to install 1" x 6" standard grade plank flooring.
	Install	SF Flr.	1.73	.98		2.71	
	Demolish and Install	SF Flr.	1.73	2.49		4.22	
	Reinstall	SF Flr.		.98		.98	
	Minimum Charge	Job		221		221	
<b>Felt Underlay</b>							
	Demolish	S.F.		.08		.08	Includes material and labor to install #15 felt building paper.
	Install	S.F.	.06	.12		.18	
	Demolish and Install	S.F.	.06	.20		.26	
	Minimum Charge	Job		221		221	
<b>Prep (for flooring)</b>							
	Install	S.F.		.37		.37	Preparation of subflooring for installation of new finished flooring. Cost reflects average time to prep area.
	Minimum Charge	Job		194		194	

Wall Framing System		Unit	Material	Labor	Equip.	Total	Specification
<b>2" x 4"</b>							
<b>8' High</b>	Demolish	L.F.		4.87		4.87	Cost includes material and labor to install 2" x 4" x 8' high wall system, including studs, treated bottom plate, double top plate and one row of fire blocking.
	Install	L.F.	4.75	7.35		12.10	
	Demolish and Install	L.F.	4.75	12.22		16.97	
	Reinstall	L.F.		5.88		5.88	
	Minimum Charge	Job		221		221	
<b>9' High</b>	Demolish	L.F.		5.45		5.45	Cost includes material and labor to install 2" x 4" x 9' wall system including studs, treated bottom plate, double top plate and one row of fire blocking.
	Install	L.F.	5.10	7.35		12.45	
	Demolish and Install	L.F.	5.10	12.80		17.90	
	Reinstall	L.F.		5.88		5.88	
	Minimum Charge	Job		221		221	
<b>10' High</b>	Demolish	L.F.		6.10		6.10	Cost includes material and labor to install 2" x 4" x 10' wall system including studs, treated bottom plate, double top plate and one row of fire blocking.
	Install	L.F.	5.45	7.35		12.80	
	Demolish and Install	L.F.	5.45	13.45		18.90	
	Reinstall	L.F.		5.88		5.88	
	Minimum Charge	Job		221		221	