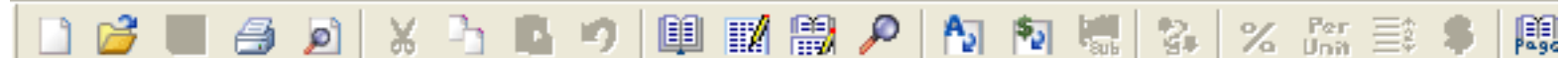


National Estimator - [2009 National Construction Estimator (Zip Code 70112 - New Orleans, LA)]					
File Edit View Utilities Window Help					
Page 33 Framing the second floor of a two-story residence					
	Craft@Hrs	Unit	Material	Labor	Total
Subflooring, 7/16" OSB (1,150 SF per 1,000 SF)	B1@.011	SF	0.29	0.52	0.82
Layout, studs, sole plates, top plates, header and end joists, backing, blocking, bracing and framing for openings (2,250 BF per 1,000 SF)	B1@.093	SF	1.29	4.42	5.71
Ceiling joists, header and end joists, backing, blocking and bracing (1,060 BF per 1,000 SF)	B1@.045	SF	0.61	2.14	2.75
Rafters, braces, collar beams, ridge boards, 2" x 8" rafters 16" OC (1,340 BF per 1,000 SF)	B1@.032	SF	0.77	1.52	2.29
Roof sheathing, 7/16" OSB (1,150 SF per 1,000 SF)	B1@.010	SF	0.29	0.48	0.77
Total framing, second floor of a two-story residence	B1@.191	SF	3.26	9.07	12.32
Floor Assemblies Costs for wood framed floor joists with subflooring and R-19 insulation. These costs include the floor joists, subflooring as described, blocking, nails and 6-1/4" thick R-19 fiberglass insulation between the floor joists. Figures include box or band joists and typical double joists. No beams included. Planked subflooring is based on 1.24 BF per square foot of floor. Costs shown are per square foot of area covered and include normal waste. Deduct for openings over 25 SF.					
Using framing lumber at	--@.000	MBF	574.35	--	574.35
Using 5/8" CDX plywood subfloor at	--@.000	MSF	625.80	--	625.80
Using 3/4" CDX plywood subfloor at	--@.000	MSF	767.55	--	767.55
Using 7/16" OSB subfloor at	--@.000	MSF	250.95	--	250.95
Using 5/8" OSB subfloor at	--@.000	MSF	362.25	--	362.25
Using 3/4" OSB T&G subfloor at	--@.000	MSF	467.25	--	467.25
Floor joists 16" OC, R-19 insulation and OSB subflooring					
7/16" OSB subfloor					
2" x 6" joists	B1@.040	SF	1.53	1.90	3.43
2" x 8" joists	B1@.041	SF	1.76	1.95	3.71
2" x 10" joists	B1@.043	SF	2.11	2.04	4.15
2" x 12" joists	B1@.044	SF	2.55	2.09	4.64
Floor joists 16" OC, R-19 insulation and OSB subflooring					
5/8" OSB subfloor					
2" x 6" joists	B1@.040	SF	1.65	1.90	3.55
2" x 8" joists	B1@.041	SF	1.88	1.95	3.83
2" x 10" joists	B1@.043	SF	2.23	2.04	4.27
2" x 12" joists	B1@.044	SF	2.66	2.09	4.75
3/4" OSB subfloor					
2" x 6" joists	B1@.042	SF	1.75	1.99	3.75
2" x 8" joists	B1@.043	SF	1.98	2.04	4.03
2" x 10" joists	B1@.045	SF	2.33	2.14	4.47
2" x 12" joists	B1@.046	SF	2.77	2.18	4.96
Floor joists 16" OC, R-19 insulation and plywood subflooring					
5/8" plywood subfloor					
2" x 6" joists	B1@.040	SF	1.90	1.90	3.80
2" x 8" joists	B1@.041	SF	2.13	1.95	4.08
2" x 10" joists	B1@.043	SF	2.48	2.04	4.52
2" x 12" joists	B1@.044	SF	2.91	2.09	5.00
3/4" plywood subfloor					
2" x 6" joists	B1@.042	SF	2.05	1.99	4.04
2" x 8" joists	B1@.043	SF	2.29	2.04	4.33
2" x 10" joists	B1@.045	SF	2.63	2.14	4.76
2" x 12" joists	B1@.046	SF	3.07	2.18	5.25
For different type insulation Fiberglass batts					
For Help, press F1					

Sample page from a construction cost estimation software, available at craftsman-book.com calibrated to costs in the New Orleans area.

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Page 13 Area modification factors

Location	Material	Labor	Equip.	Wtd. Avg.
Owensboro, 423	-2	-7	-1	-5%
Paducah, 420	-2	-6	-1	-4%
Pikeville, 415-416	-3	-16	-1	-9%
Somerset, 425-426	0	-33	0	-15%
White Plains, 424	-3	-7	-1	-5%
Louisiana Average	1	9	0	5%
Alexandria, 713-714	-3	-19	-1	-10%
Baton Rouge, 707-708	5	22	2	13%
Houma, 703	3	39	1	20%
Lafayette, 705	0	19	0	9%
Lake Charles, 706	-2	10	-1	3%
Mandeville, 704	4	16	1	10%
Minden, 710	-2	-10	-1	-6%
Monroe, 712	-2	-16	-1	-8%
New Orleans, 700-701	4	39	1	20%
Shreveport, 711	-1	-6	0	-3%

New Orleans construction costs compared to national average.

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Page 15 Area Modification Factors

Location	Material	Labor	Equip.	Wtd. Avg.
Ontario Average	2.6	6.2	-3.6	4.2%
London	3.5	7.1	-3.9	5.1%
Thunder Bay	-0.7	4.5	-4.1	1.7%
Toronto	4.9	7.1	-2.8	5.9%
Quebec Average	2.5	8.7	1.4	5.4%
Montreal	3.5	13.6	1.4	8.2%
Quebec City	1.4	3.7	1.4	2.5%
Montreal current exchange rate	4.4	17	1.8	10.3
Difference between mtl and new orleans	-0.4	+22	-.8	+9.7

Building-Cost.net -- free residential building cost calculator

http://www.building-cost.net/CornersType.asp

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Calculate building costs:

Figure out the basic structure of the house

- > Number of corners
- > Square footage
- > Quality classifications
- > Additional structures
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report



How many corners does this home have?

The shape of the outside perimeter is an important consideration in estimating the total construction cost. Generally, the more complex the shape, the more expensive the structure per square foot of floor area. The shape classification of multiple story or split-level homes is based on the outline formed by the outer most exterior walls, including the garage area, regardless of the varying level. Most structures have 4, 6, 8 or 10 corners, as illustrated in the example. Small insets not requiring a change in the roof shape can be ignored when determining the shape.

Select the number of corners

- ☐ Four corners
- ☐ Six corners
- ☐ Eight corners
- ☐ Ten or More corners

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