



ESTIMATING GUIDE



PORTLAND SERIES

STUDIO SHED : PORTLAND SERIES

Assembly Estimating Guide

This document is intended to help homeowners get an estimate for the assembly of their Portland Series Studio Shed from a third-party contractor. Portland Series sizes vary (120-256sf). This guide is specific to an **Unpermitted 12x16** (192sf) – If your building is a different size, adjust these estimates accordingly.

* Permits are becoming more common. It is often best to quote the assembly early in the process, then again once you have received the approved set of plans as various elements may change. *

The timelines and notes included in this document are based on hundreds of assemblies by Studio Shed's network of Certified Contractors. These contractors are familiar with the building process and are capable of on site adjustments when necessary. It is a good idea to add some buffer time to these estimates.

Please note this information is specific to the assembly of the Studio Shed product and does not include time and materials associated with foundations and other site work (ex., trenching for electrical), or adjoining structures (ex., decks). This information also assumes a crew of 4 full time laborers with experience in prefabricated construction.

Assembly of Shell and Lifestyle Interior

Day 1: AM – Unload kit, set sill plates, stand/connect wall panels

PM – Finish standing walls, install top plates

Day 2: AM – Attach building to foundation, nail sheathing, tape seams

PM – Install ridge beam, rafters, and sheathing

Day 3: AM – Install soffit, fascia, roof metal

PM – Hang door(s)

Teams typically have a dried-in structure at the end of day 3

Day 4: Install trim, and siding

Shell assemblies are typically completed by end of day 4

Day 5: Lifestyle Interior – Rough electrical, insulation, hang drywall

Day 6: Lifestyle Interior – Drywall

Day 7: Lifestyle Interior – Finish drywall – Level 3-4 (smooth)

Day 8: Lifestyle Interior – Paint interior, install flooring and trim

Lifestyle assembly is typically completed on day 8

Day 9-16: Punch List – Create and complete punch list

Permits and site-specific conditions may cause additional time and labor requirements

Detailed Timeline for Shell Assembly

Timelines will vary by contractor – With large crews most activities can happen concurrently

Scope Call

1 hour recommended scope call with the Studio Shed Team

Unload

3-4 hours if delivered by national freight truck, a 4th person is often helpful if available

Planning and Staging

1-2 hours to plan or review the construction and stage wall panels

Stand Walls

4-6 hours depending on building configuration and options

Anchor to Foundation

1.5 hours for concrete foundation

Tape Seams

1.5 hours depending on building configuration and options

Rafter System

4-7 hours to place ridge beam, assemble prefabricated roof system, and sheath rafters

Soffit + Fascia + Metal

3-4 hours to install soffit and fascia, fasten roof metal and trims

Siding

6-9 hours depending on the number of windows and shed configuration. Field cuts will be required

+2-3 hours if siding is Plank or Cedar Plank

Hang Doors

1-1.5 hours per 72" door

+0.5 hours per 36" door

These timelines are intended for contractors with building experience. Other factors that affect timelines include, but are not limited to: site access, foundation preparation, the addition of adjoining structures, and if permitted, inspections (ex., foundation, rough framing, electrical, etc.).

Studio Shed will provide the following support:

- Assembly reference and training materials and guides
- Pre-construction scope call with a Studio Shed Designer to review details and answer questions regarding assembly.
- All necessary documentation for the assembly as well as a bill of lading for the receipt of the Studio Shed
- Field support calls via phone call, text, email, or Facetime (during MST business hours)

Material List

Refer to the Shopping List for complete list

The contractor will be responsible for providing the following materials. Studio Shed has included on this list only those materials readily available at local hardware stores.

For Shells:

- Fasteners – 3" & 5" screws, 1 ½" Teco nails, framing & brad nails
- Wood shims
- 30# Roof Paper
- GE Silicone for rafters and sealing
- Non-Expansive foam for windows and doors

For Lifestyle Interior:

- Drywall, mud, tape, texture, corner bead, screws
- Interior paintable caulk
- Spray adhesive
- Electrical wing nuts and staples

Recommended Tool List

Refer to the Portland Series Assembly Guide for full list

For Shell:

- Standard Drill
- Impact Driver
- Right Angle Adapter for Drill
- Stapler
- Pneumatic Framing Nailer
- Caulk Gun
- Hammer Drill (concrete slab only)
- Circular Saw
- Compound Miter Saw
- 12' Ladder
- Tin Snips
- Other general carpentry tools (ex., level, hammer, measuring tape, chalk line, square, etc.)

For Lifestyle Interior:

- Drywall tools
- Electrical testing and tooling