CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: Monday, July 21, 2025

Prepared By: Brian Rittenhouse – Public Works Director

Agenda Item: Purchase Authorization – Complete the Fire Repairs to the Jefferson Street Building

Explanation: PJ Hoerr and our insurance company, Selective, have worked together to get a cost estimate for repairing the Public Works Storage Building. Our insurance has agreed to cover up to $340,000.00 for repairs due to fire damage. PJ Hoerr has proposed to complete the repairs for $321,065.00 barring any unforeseen issues once repairs start. The City has received almost $304,000 of the $340,000, with the remaining $36,000 to be received upon completion of repairs.

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Fiscal Impact: $340,000.00. This amount is what the insurance company has agreed to cover.

Staff Recommendations: Staff would recommend contracting PJ Hoerr to complete the recommended repairs agreed upon by the City's insurance company and PJ Hoerr

Action Requested: Authorization to contract PJ Hoerr to complete the fire repairs to the Jefferson Street Building not-to-exceed $340,000.00.

P.J. HOERR
Since 1914
Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567
Mailing Address: P.O. Box 3333, Peoria, IL 61612-3333 • Fax: 309.688.9556
Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

April 11, 2025

Mr. Brian Rittenhouse
City of Washington
301 W Walnut Street
Washington, IL 61571

Re: Repair Estimate – Public Works Fire Claim

Mr. Rittenhouse,

We greatly appreciate your trust in PJ Hoerr, Inc. for the repair of the damages sustained to the Public Works Storage Building. Provided below is a description of the proposed work based on our discussions with you and our observations of the site. I have also attached a Division breakdown of the assumed costs.

<u>Scope of Work</u>

Division 1 General Conditions:

1. Provide supervision for all included work, and all OSHA safety required items
2. Provide daily clean up, housekeeping, and dumpsters

Division 2 Demolition:

1. Demolition of damaged roof including trusses, sheathing, and shingles
2. Demolition of damaged portion of ceiling joists
3. Demolition of floor

Division 6 Rough and Finish Carpentry:

1. Furnish and install roof system including roof trusses and sheathing
2. Furnish and install ceiling joist repair

Division 7 Thermal and Moisture Protection:

1. Furnish and install roof shingles
2. Furnish and install insulation

Division 8 Openings:

1. Furnish and install overhead doors

Division 9 Finishes:

1. Furnish and install ceiling panels.
2. Furnish and install painting

Division 23 HVAC:

1. Furnish and install furnace and ductwork

Division 26 Electrical:

1. Furnish and install electrical and lighting to damaged space

Budget Amount: $321,065

Optional Add: Furnish and install additional block and brick to raise walls approximately 16".

Budget Amount: ADD $289,000

Exclusions:

1. Identification and removal of any hazardous materials other than flooring
2. Any additional work required by local, state, or AHJ's
3. Any unforeseen damages not visible during building walk thru and inspection
4. Any preexisting conditions that will prevent work from being constructed
5. Any furniture or equipment moving and/or covering
6. Any site work
7. Architectural/Engineering design services
8. Any work not specifically identified above

Clarifications:

1. This is a repair estimate and is not intended to be used for a final construction proposal. Further development of design documents will be needed for a final construction proposal.
2. Architectural analysis and construction documents will need to be completed prior to construction. These fees are not included.
3. Engineering analysis and construction documents will need to be completed on structural components of building prior to construction. These fees are not included.
4. Raising the building will require architectural and engineering analysis. A complete analysis and documentation will be needed for a final construction proposal.
5. A 10% Construction Contingency has been added to this proposal.

Thank you for the opportunity to let us work with you. Please contact me if you have any questions concerning this budget.

Sincerely,

Val Ramirez, CHC
Project Manager
PJ Hoerr, Inc.

Washington Public Works Fire Claim

Conceptual Budget

Cost Breakdown

Date: April 11, 2025

Square Footage: 4,000

DIVISION	DESCRIPTION	TOTAL COST	COST/SF	% OF JOB
1	General Requirements	$ 29,908.00	$ 7.48	9.32%
2	Demolition / Existing Conditions	$ 38,780.00	$ 9.70	12.08%
3	Concrete	$ -	$ -	0.00%
4	Masonry	$ -	$ -	0.00%
5	Structural & Misc. Steel	$ -	$ -	0.00%
6	Rough and Finish Carpentry	$ 96,037.67	$ 24.01	29.91%
7	Envelope (Roofing, Siding, Insulation)	$ 37,000.00	$ 9.25	11.52%
8	Openings (Doors & Glazing)	$ 33,900.00	$ 8.48	10.56%
9	Finishes (Drywall, Ceilings, Flooring, Paint)	$ 7,000.00	$ 1.75	2.18%
10	Specialties	$ -	$ -	0.00%
11	Equipment	$ -	$ -	0.00%
12	Furnishings	$ -	$ -	0.00%
13	Special Construction / Metal Building	$ -	$ -	0.00%
14	Elevator	$ -	$ -	0.00%
21	Fire Suppression	$ -	$ -	0.00%
22	Plumbing	$ -	$ -	0.00%
23	HVAC	$ 10,000.00	$ 2.50	3.11%
26	Electrical / Communications / Security	$ 12,500.00	$ 3.13	3.89%
31	Sitework & Earthwork	$ -	$ -	0.00%
32	Paving & Exterior Improvements	$ -	$ -	0.00%
33	Utilities	$ -	$ -	0.00%
	Design Fees	$ -	$ -	0.00%
	Premium Time Allowance	$ -	$ -	0.00%
	Subtotal (Before Contingency and Fee)	$ 265,125.67	$ 66.28	82.58%
	Contingency	$ 26,512.57	$ 6.63	
	PJ Hoerr Fees	$ 29,163.82	$ 7.29	
	Software Costs	$ 262.47	$ 0.07	
	PROJECT TOTAL	**$ 321,065**	**$ 80.27**	**100.00%**

Labor Rates Current thru May 2025

Insured:	City Of Washington	E-mail:	jbaxter@ci.washington.il.us
Property:	101 W JEFFERSON ST WASHINGTON, IL 61571		
Business:	301 Walnut St Washington, IL 61571-2649		
Home:	101 W JEFFERSON ST WASHINGTON, IL 61571		
Claim Rep.:	Josh Davis, PCLA, IICRC (WTR)	Business:	(216) 780-2544
Position:	General Adjuster	E-mail:	joshua.davis@selective.com
Company:	Selective Insurance		
Business:	40 Wantage Ave Branchville, NJ 07890		
Estimator:	Christian Torres		

Claim Number: 22589759 **Policy Number:** S 2618050 **Type of Loss:** Fire or removal

Date Contacted:	2/15/2024 7:38 AM		
Date of Loss:	2/9/2024 12:00 AM	Date Received:	2/12/2024 12:00 AM
Date Inspected:	2/19/2024 7:39 AM	Date Entered:	2/15/2024 11:43 AM
Date Est. Completed:	2/19/2025 9:05 AM		

Price List:	ILPE8X_FEB25 Restoration/Service/Remodel
Estimate:	CITY_OF_WSHTN-JS

This estimate is based on a site inspection completed by Christian Torres with J.S. Held on February 06, 2025. This opinion of probable cost is based on the level of detail of "as-built" conditions provided to us by site inspections. We have not been provided any plans for this complex, nor is the demolition complete at this time.

General Building Description: Commercial

Cause of damage: Fire

Scope recap: All damaged materials to be replaced.

This opinion reflects J.S. Held's assumption of the pre-loss configuration. The pricing contemplates the use of contemporary materials of "like, kind and quality". Furthermore, this evaluation is governed by the following assumptions and exclusions.

Assumptions:

- Access to be provided in an unimpeded manner/fashion to the General Contractor.
- Work to be performed on one continuous basis.
- Work to be performed during normal business hours.
- Work to be performed in a code compliant manner.

Exclusions - Costs associated with:

- Emergency services and/or temporary repairs.
- General demolition.
- Hazardous materials testing or removal.
- Accelerated construction periods and overtime.
- Union or prevailing wage rates
- Code upgrades.
- Relocation of tenants.

This estimate is subject to review by the Insurance Carrier(s) per contract/policy terms and conditions. J.S. Held recommends that all costs that are anticipated to be part of the claim are submitted for review prior to executing contracts. To the extent that repair costs proceed on a time and materials basis, we recommend that that the adjustment team monitor these repairs and that the insured keep appropriate records, sign in sheets and documentation of these repairs.

This document is prepared for the adjustment team. Reliance upon this document are for the sole use of the intended recipients. J.S. Held LLC reserves the right to change their opinion should further information become available following the preparation of this presentation.

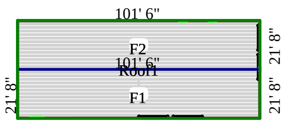
CITY_OF_WSHTN-JS

241102198-CITYOFWA-1

JOB_14735071_1473241

SKETCH1 (JOB_14735071_1473241) (241102198-CITYOFWA-1)

Roof



Roof1

4401.68	Surface Area	44.02	Number of Squares
289.72	Total Perimeter Length	101.49	Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
ROOF							
1. Tear off, haul and dispose of comp. shingles - Laminated	44.02 SQ	77.72	0.00	684.24	4,105.47	(0.00)	4,105.47
2. Roofing felt - 15 lb.	37.93 SQ	36.62	31.10	277.80	1,697.90	(282.49)	1,415.41
3. Ice & water barrier	609.00 SF	1.75	28.50	213.16	1,307.41	(258.89)	1,048.52
4. Asphalt starter - universal starter course	203.00 LF	1.95	12.06	79.18	487.09	(109.54)	377.55
5. Laminated - comp. shingle rfg. - w/out felt	49.33 SQ	249.62	526.59	2,462.76	15,303.10	(4,783.21)	10,519.89
Component RFG300 from this line item was priced by ITEL Asphalt Shingle Pricing (ASP) on 19 Feb 2025. See attached document for more details.							
*Line item includes field cut waste.							
6. Roofer - per hour	16.00 HR	136.41	0.00	436.52	2,619.08	(0.00)	2,619.08
*Additional labor to move materials to roof.							
7. Hip / Ridge cap - composition shingles*	101.50 LF	4.62	11.88	93.78	574.59	(107.87)	466.72
Component RFG240 from this line item was priced by ITEL Asphalt Shingle Pricing (ASP) on 19 Feb 2025. See attached document for more details.							
8. R&R Roof vent - turtle type - Metal	8.00 EA	82.84	17.55	132.56	812.83	(159.44)	653.39
9. R&R Continuous ridge vent - aluminum	101.50 LF	10.90	36.36	221.26	1,363.98	(330.25)	1,033.73
10. Flashing - pipe jack - lead	1.00 EA	86.34	4.66	17.26	108.26	(42.30)	65.96
11. R&R Exhaust cap - through roof - 6" to 8"	2.00 EA	119.15	9.26	47.66	295.22	(84.14)	211.08
12. R&R Drip edge	203.00 LF	3.28	20.10	133.18	819.12	(182.56)	636.56
GUTTERS							
13. Detach & Reset Gutter / downspout - aluminum - 6"	263.00 LF	4.11	0.00	216.18	1,297.11	(0.00)	1,297.11
Totals: Roof1			**698.06**	**5,015.54**	**30,791.16**	**6,340.69**	**24,450.47**
Total: Roof			**698.06**	**5,015.54**	**30,791.16**	**6,340.69**	**24,450.47**

Total: SKETCH1 (JOB_14735071_1473241) (241102198-CITYOFWA-1)			**698.06**	**5,015.54**	**30,791.16**	**6,340.69**	**24,450.47**
Total: JOB_14735071_1473241			**698.06**	**5,015.54**	**30,791.16**	**6,340.69**	**24,450.47**

Structure

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
STRUCTURE							
14. R&R Truss - 4/12 slope - heavy loading	1,800.00 LF	11.48	942.84	4,132.80	25,739.64	(2,664.40)	23,075.24
15. R&R Top plate - 2" x 6"	40.00 LF	4.20	3.35	33.60	204.95	(9.46)	195.49
16. 2" x 12" x 16' #2 treated pine (material only)	4.00 EA	42.27	15.22	33.82	218.12	(43.00)	175.12
17. R&R Labor to install joist - floor or ceiling - 2x12	48.00 LF	5.00	0.09	48.00	288.09	(0.24)	287.85
18. R&R Rim joist - engineered LVL - 1-5/16" x 11-7/8"	24.00 LF	6.94	10.89	33.32	210.77	(30.76)	180.01
19. Remove Joist - floor or ceiling - 2x12 - w/blocking	1,680.00 LF	1.76	0.00	591.36	3,548.16	(0.00)	3,548.16
*Remove to allow for replacement of beam bearing plate.							
20. Material Only Joist - floor or ceiling - 2x12 - w/blocking	1,680.00 LF	2.01	303.91	675.36	4,356.07	(858.83)	3,497.24
**Reinstallation of existing joist post replacement of beam bearing plate.							
21. R&R Sheathing - plywood - 5/8" CDX	4,402.00 SF	3.44	447.68	3,028.56	18,619.12	(1,265.12)	17,354.00
Totals: Structure			**1,723.98**	**8,576.82**	**53,184.92**	**4,871.81**	**48,313.11**

MEP

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
PLUMBING							
22. Plumber - per hour	8.00 HR	115.56	0.00	184.90	1,109.38	(0.00)	1,109.38
*Plumber to assist with fixture reset, rough-in repairs, and clean-outs.							
MECHANICAL							
23. HVAC Technician - per hour	8.00 HR	117.71	0.00	188.34	1,130.02	(0.00)	1,130.02
*HVAC Technician to test and balance units and thermostats post installation.							
ELECTRICAL							
24. Breaker panel - 200 amp	1.00 EA	1,676.34	48.74	335.26	2,060.34	(442.69)	1,617.65
25. Electrician - per hour	16.00 HR	117.03	0.00	374.50	2,246.98	(0.00)	2,246.98
*Additional labor to assist with all fixture connections and test out electrical system including low-voltage.							
Totals: MEP			**48.74**	**1,083.00**	**6,546.72**	**442.69**	**6,104.03**

Exterior

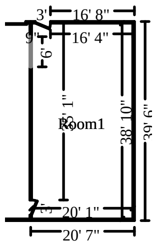
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
ELEVATIONS							
26. Re-point masonry	25.00 SF	9.86	0.23	49.30	296.03	(0.00)	296.03
27. Masonry acid wash	2,776.00 SF	0.85	9.99	471.92	2,841.51	(0.00)	2,841.51
Totals: Exterior			**10.22**	**521.22**	**3,137.54**	**0.00**	**3,137.54**

General Conditions

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
GENERAL CONDITIONS							
28. Commercial Supervision / Project Management - per hour	80.00 HR	81.31	0.00	1,300.96	7,805.76	(0.00)	7,805.76
**Part time supervision for duration of project (4 weeks).							
29. General Laborer - per hour	160.00 HR	51.85	0.00	1,659.20	9,955.20	(0.00)	9,955.20
**Additional full time labor to assist with material staging, continuous cleaning, and coordination. (4 weeks)							
30. Temporary toilet (per month)	1.00 MO	180.00	16.20	36.00	232.20	(0.00)	232.20
31. Temporary hand washing station (per month)	1.00 MO	228.00	20.52	45.60	294.12	(0.00)	294.12
32. Dumpster load - Approx. 20 yards, 4 tons of debris	2.00 EA	585.00	0.00	234.00	1,404.00	(0.00)	1,404.00
33. Boom or spider lift - 50'-60' reach (per week)	2.00 WK	1,501.04	0.00	600.42	3,602.50	(0.00)	3,602.50
**(1) Lifts to assist with material and man operation of truss and roof installation.							
34. Crane and operator - 14 ton capacity - 65' extension boom	8.00 HR	188.00	0.00	300.80	1,804.80	(0.00)	1,804.80
*Crane to assist with beam temporary off-load for bearing plate replacement. (One day)							
35. Rental equipment delivery / mobilization (Bid item)	4.00 EA	350.00	0.00	280.00	1,680.00	(0.00)	1,680.00
***Delivery, set up and removal of all equipment.*							
36. Taxes, insurance, permits & fees (Bid Item)	1.00 EA						AS INCURRED
Totals: General Conditions			**36.72**	**4,456.98**	**26,778.58**	**0.00**	**26,778.58**

SKETCH1 (241102198-CITYOFWA-1)

Main Level



Room1

Height: 8'

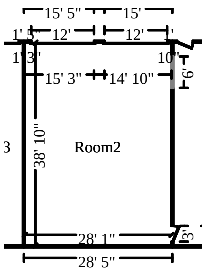
902.67	SF Walls	779.90	SF Ceiling
1682.57	SF Walls & Ceiling	779.90	SF Floor
86.66	SY Flooring	111.83	LF Floor Perimeter
117.83	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **6' X 6' 8"** **Opens into ROOM2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
37. Seal floor or ceiling joist system (shellac)	779.90 SF	1.59	34.39	248.00	1,522.43	(312.40)	1,210.03
38. R&R Batt insulation - 4" - R13 - paper / foil faced	779.90 SF	1.45	49.84	226.18	1,406.88	(140.83)	1,266.05
39. R&R 5/8" drywall - hung, taped, ready for texture	779.90 SF	2.67	54.75	416.46	2,553.54	(154.71)	2,398.83
40. R&R Suspended grid system for drywall	779.90 SF	3.72	68.09	580.24	3,549.56	(192.41)	3,357.15
41. Seal the ceiling w/PVA primer - one coat	779.90 SF	0.64	5.62	99.82	604.58	(51.00)	553.58
42. Paint the ceiling - two coats	779.90 SF	1.04	18.95	162.22	992.27	(172.14)	820.13
WALLS							
43. Masonry acid wash	902.67 SF	0.85	3.25	153.46	923.98	(0.00)	923.98
44. Paint masonry	902.67 SF	0.93	30.06	167.90	1,037.44	(273.03)	764.41
OPENINGS							
45. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	522.52	34.73	104.50	661.75	(147.24)	514.51
46. Door lockset - exterior	1.00 EA	60.11	2.98	12.02	75.11	(0.00)	75.11
47. Clean door / window opening (per side)	2.00 EA	16.30	0.01	0.00	32.61	(0.00)	32.61
48. Clean window unit (per side) 21 - 40 SF	1.00 EA	25.21	0.00	0.00	25.21	(0.00)	25.21
49. Re-point masonry - glass block*	30.00 SF	4.08	0.16	24.48	147.04	(0.00)	147.04
FLOOR							
50. Clean concrete the floor	779.90 SF	0.37	0.70	0.00	289.26	(0.00)	289.26
51. Concrete sealer - brush or spray applied	779.90 SF	1.18	57.56	0.00	977.84	(522.81)	455.03
MEP							
52. R&R Commercial electrical (SF of bldg) - Average load	779.90 SF	20.51	229.52	3,199.14	19,424.41	(648.61)	18,775.80
53. R&R Fluorescent - one tube - 4' - fixture w/lens	6.00 EA	129.98	27.12	155.98	962.98	(246.38)	716.60
54. R&R Exhaust fan	1.00 EA	311.43	9.88	62.30	383.61	(89.74)	293.87
MISC.							
55. Deodorize building - Ozone & hydroxyl treatment	6,239.22 CF	0.05	0.00	0.00	311.96	(0.00)	311.96
56. Final cleaning - construction - Commercial	779.90 SF	0.26	0.00	0.00	202.77	(0.00)	202.77

CONTINUED - Room1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Room1			**627.61**	**5,612.70**	**36,085.23**	**2,951.30**	**33,133.93**



Room2 **Height: 8'**

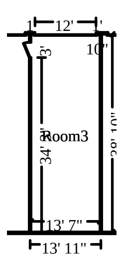
1030.67	SF Walls	1090.57	SF Ceiling
2121.24	SF Walls & Ceiling	1090.57	SF Floor
121.17	SY Flooring	127.83	LF Floor Perimeter
133.83	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **6' X 6' 8"** **Opens into ROOM1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
57. Seal floor or ceiling joist system (shellac)	1,090.57 SF	1.59	48.09	346.80	2,128.90	(436.85)	1,692.05
58. R&R Batt insulation - 4" - R13 - paper / foil faced	1,090.57 SF	1.45	69.69	316.26	1,967.28	(196.93)	1,770.35
59. R&R 5/8" drywall - hung, taped, ready for texture	1,090.57 SF	2.67	76.56	582.36	3,570.74	(216.34)	3,354.40
60. R&R Suspended grid system for drywall	1,090.57 SF	3.72	95.21	811.38	4,963.51	(269.05)	4,694.46
61. Seal the ceiling w/PVA primer - one coat	1,090.57 SF	0.64	7.85	139.60	845.41	(71.32)	774.09
62. Paint the ceiling - two coats	1,090.57 SF	1.04	26.50	226.84	1,387.53	(240.71)	1,146.82
63. R&R Attic entrance cover and trim	1.00 EA	112.33	2.26	22.48	137.07	(6.39)	130.68
STEEL BEAM & POST							
64. I beam repair	1.00 EA	215.25	0.00	43.06	258.31	(0.00)	258.31
*Additional minor repairs for bearing plates replacement.							
65. Dry ice blasting - Heavy	1.00 SF	4.71	0.19	0.00	4.90	(0.00)	4.90
66. Paint steel I-beam*	38.50 LF	6.87	6.13	52.90	323.53	(55.71)	267.82
67. Paint metal post*	23.00 LF	4.47	2.05	20.56	125.42	(18.62)	106.80
FRAMING							
68. 2" x 12" x 12' #2 treated pine (material only)	2.00 EA	31.58	5.68	12.64	81.48	(16.07)	65.41
69. Carpenter - General Framer - per hour	80.00 HR	88.33	0.00	1,413.28	8,479.68	(0.00)	8,479.68
*Additional labor to frame attic access and to assist with plate and joist replacements.							
WALLS							
70. Masonry acid wash	587.92 SF	0.85	2.12	99.94	601.79	(0.00)	601.79
71. Paint masonry	627.92 SF	0.93	20.91	116.80	721.68	(189.93)	531.75

CONTINUED - Room2

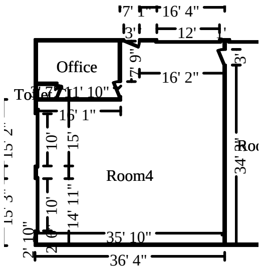
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
72. Seal wood partition (shellac)*	442.75 SF	1.59	19.53	140.80	864.30	(177.36)	686.94
73. R&R Sheathing - plywood - 5/8" CDX	442.75 SF	3.44	45.03	304.60	1,872.69	(127.25)	1,745.44
74. Paint plywood sheathing	442.75 SF	0.63	6.77	55.78	341.48	(61.53)	279.95
OPENINGS							
75. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	522.52	34.73	104.50	661.75	(147.24)	514.51
76. Door lockset - exterior	1.00 EA	60.11	2.98	12.02	75.11	(0.00)	75.11
77. R&R Overhead door & hardware - 10' x 12'	2.00 EA	2,498.99	329.24	999.60	6,326.82	(2,990.58)	3,336.24
78. R&R Commercial overhead door opener - Trolley type	2.00 EA	993.03	124.06	397.20	2,507.32	(1,126.91)	1,380.41
FLOOR							
79. Clean concrete the floor	1,090.57 SF	0.37	0.98	0.00	404.49	(0.00)	404.49
80. Concrete sealer - brush or spray applied	1,090.57 SF	1.18	80.48	0.00	1,367.35	(731.06)	636.29
MEP							
81. R&R Commercial electrical (SF of bldg) - Average load	1,090.57 SF	20.51	320.95	4,473.52	27,162.06	(906.99)	26,255.07
82. R&R Fluorescent - one tube - 4' - fixture w/lens	8.00 EA	129.98	36.17	207.96	1,283.97	(328.51)	955.46
83. R&R Furnace - forced air - 140,000 BTU	1.00 EA	2,851.42	162.78	570.30	3,584.50	(1,478.57)	2,105.93
84. R&R Ductwork - hot or cold air - Extra large size	46.00 LF	63.67	79.74	585.76	3,594.32	(724.28)	2,870.04
85. R&R Heat/AC register - Mechanically attached	6.00 EA	31.40	6.63	37.68	232.71	(60.19)	172.52
MISC.							
86. Deodorize building - Ozone & hydroxyl treatment	8,724.56 CF	0.05	0.00	0.00	436.23	(0.00)	436.23
87. Final cleaning - construction - Commercial	1,090.57 SF	0.26	0.00	0.00	283.55	(0.00)	283.55
Totals: Room2			**1,613.31**	**12,094.62**	**76,595.88**	**10,578.39**	**66,017.49**



Room3 **Height: 8'**

838.67	SF Walls	527.49	SF Ceiling
1366.15	SF Walls & Ceiling	527.49	SF Floor
58.61	SY Flooring	104.83	LF Floor Perimeter
104.83	LF Ceil. Perimeter		

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
88. Seal floor or ceiling joist system (shellac)	527.49 SF	1.59	23.26	167.74	1,029.71	(211.29)	818.42
89. R&R Batt insulation - 4" - R13 - paper / foil faced	527.49 SF	1.45	33.71	152.98	951.55	(95.26)	856.29
90. R&R 5/8" drywall - hung, taped, ready for texture	527.49 SF	2.67	37.03	281.68	1,727.11	(104.64)	1,622.47
91. R&R Suspended grid system for drywall	527.49 SF	3.72	46.05	392.46	2,400.77	(130.14)	2,270.63
92. Seal the ceiling w/PVA primer - one coat	527.49 SF	0.64	3.80	67.52	408.91	(34.50)	374.41
93. Paint the ceiling - two coats	527.49 SF	1.04	12.82	109.72	671.13	(116.44)	554.69
94. R&R Attic entrance cover and trim	1.00 EA	112.33	2.26	22.48	137.07	(6.39)	130.68
WALLS							
95. Masonry acid wash	395.92 SF	0.85	1.43	67.30	405.26	(0.00)	405.26
96. Paint masonry	395.92 SF	0.93	13.18	73.64	455.03	(119.76)	335.27
97. Seal wood partition (shellac)*	442.75 SF	1.59	19.53	140.80	864.30	(177.36)	686.94
98. R&R Sheathing - plywood - 5/8" CDX	442.75 SF	3.44	45.03	304.60	1,872.69	(127.25)	1,745.44
99. Paint plywood sheathing	442.75 SF	0.63	6.77	55.78	341.48	(61.53)	279.95
OPENINGS							
100. Clean overhead door & hardware - Large	1.00 EA	75.91	0.04	0.00	75.95	(0.00)	75.95
FLOOR							
101. Clean concrete the floor	527.49 SF	0.37	0.47	0.00	195.64	(0.00)	195.64
102. Concrete sealer - brush or spray applied	527.49 SF	1.18	38.93	0.00	661.37	(353.61)	307.76
MEP							
103. R&R Commercial electrical (SF of bldg) - Average load	527.49 SF	20.51	155.24	2,163.78	13,137.84	(438.69)	12,699.15
104. R&R Ceiling fan & light	9.00 EA	419.41	122.50	754.94	4,652.13	(1,112.67)	3,539.46
105. Clean ductwork - Interior - Heavy clean (PER REGISTER)	2.00 EA	45.40	0.02	0.00	90.82	(0.00)	90.82
106. Clean ductwork - Exterior (per LF)	13.80 LF	5.30	0.01	0.00	73.15	(0.00)	73.15
107. R&R Exhaust fan	1.00 EA	311.43	9.88	62.30	383.61	(89.74)	293.87
MISC.							
108. Deodorize building - Ozone & hydroxyl treatment	4,219.89 CF	0.05	0.00	0.00	210.99	(0.00)	210.99
109. Final cleaning - construction - Commercial	527.49 SF	0.26	0.00	0.00	137.15	(0.00)	137.15
Totals: Room3			**571.96**	**4,817.72**	**30,883.66**	**3,179.27**	**27,704.39**

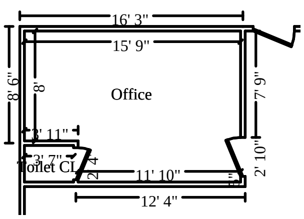


Room4 **Height: 8'**

1194.67	SF Walls	1209.25	SF Ceiling
2403.92	SF Walls & Ceiling	1209.25	SF Floor
134.36	SY Flooring	149.33	LF Floor Perimeter
149.33	LF Ceil. Perimeter		

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
110. Seal floor or ceiling joist system (shellac)	1,209.25 SF	1.59	53.33	384.54	2,360.58	(484.40)	1,876.18
111. R&R Batt insulation - 4" - R13 - paper / foil faced	1,209.25 SF	1.45	77.27	350.70	2,181.38	(218.36)	1,963.02
112. R&R 5/8" drywall - hung, taped, ready for texture	1,209.25 SF	2.67	84.89	645.74	3,959.33	(239.89)	3,719.44
113. R&R Suspended grid system for drywall	1,209.25 SF	3.72	105.57	899.68	5,503.66	(298.32)	5,205.34
114. Seal the ceiling w/PVA primer - one coat	1,209.25 SF	0.64	8.71	154.78	937.41	(79.09)	858.32
115. Paint the ceiling - two coats	1,209.25 SF	1.04	29.39	251.52	1,538.53	(266.91)	1,271.62
WALLS							
116. Masonry acid wash	1,194.67 SF	0.85	4.30	203.10	1,222.87	(0.00)	1,222.87
117. Paint masonry	1,194.67 SF	0.93	39.78	222.20	1,373.02	(361.35)	1,011.67
OPENINGS							
118. R&R Interior door unit	1.00 EA	350.29	22.78	70.06	443.13	(96.56)	346.57
119. Door knob - interior	1.00 EA	49.75	2.04	9.96	61.75	(0.00)	61.75
120. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	33.54	1.03	13.42	81.53	(9.38)	72.15
121. Paint door slab only - 2 coats (per side)	2.00 EA	40.09	1.66	16.04	97.88	(15.07)	82.81
122. Clean overhead door & hardware - Large	1.00 EA	75.91	0.04	0.00	75.95	(0.00)	75.95
FLOOR							
123. Clean concrete the floor	1,209.25 SF	0.37	1.09	0.00	448.51	(0.00)	448.51
124. Concrete sealer - brush or spray applied	1,209.25 SF	1.18	89.24	0.00	1,516.16	(810.62)	705.54
MEP							
125. R&R Commercial electrical (SF of bldg) - Average load	1,209.25 SF	20.51	355.88	4,960.36	30,117.96	(1,005.70)	29,112.26
126. R&R Light fixture - Standard grade	9.00 EA	73.42	14.18	132.16	807.12	(128.77)	678.35
127. R&R Fluorescent - one tube - 4' - fixture w/lens	2.00 EA	129.98	9.04	52.00	321.00	(82.13)	238.87
128. Clean ductwork - Interior - Heavy clean (PER REGISTER)	4.00 EA	45.40	0.04	0.00	181.64	(0.00)	181.64
129. Clean ductwork - Exterior (per LF)	50.00 LF	5.30	0.05	0.00	265.05	(0.00)	265.05
MISC.							
130. Deodorize building - Ozone & hydroxyl treatment	9,674.00 CF	0.05	0.00	0.00	483.70	(0.00)	483.70

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
131. Clean wall shelf unit	59.00 LF	10.29	3.66	121.42	732.19	(0.00)	732.19
132. Cleaning Technician - per hour	16.00 HR	51.50	0.00	0.00	824.00	(0.00)	824.00
*Cleaning of chain link fence.							
133. Final cleaning - construction - Commercial	1,209.25 SF	0.26	0.00	0.00	314.41	(0.00)	314.41
Totals: Room4			**903.97**	**8,487.68**	**55,848.76**	**4,096.55**	**51,752.21**



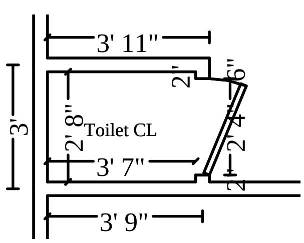
Office — Height: 8'

428.00	SF Walls	161.50	SF Ceiling
589.50	SF Walls & Ceiling	161.50	SF Floor
17.94	SY Flooring	53.50	LF Floor Perimeter
53.50	LF Ceil. Perimeter		

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
134. Seal floor or ceiling joist system (shellac)	161.50 SF	1.59	7.12	51.36	315.27	(64.69)	250.58
135. R&R 5/8" drywall - hung, taped, ready for texture	161.50 SF	2.67	11.34	86.26	528.81	(32.04)	496.77
136. Seal the ceiling w/PVA primer - one coat	161.50 SF	0.64	1.16	20.68	125.20	(10.56)	114.64
137. Paint the ceiling - two coats	161.50 SF	1.04	3.92	33.60	205.48	(35.64)	169.84
WALLS							
138. Seal wood partition (shellac)*	401.25 SF	1.59	17.69	127.60	783.28	(160.73)	622.55
139. R&R Paneling	428.00 SF	3.50	32.74	299.60	1,830.34	(92.53)	1,737.81
140. Seal & paint paneling	856.00 SF	1.27	17.72	217.42	1,322.26	(160.95)	1,161.31
OPENINGS							
141. R&R Interior door unit	1.00 EA	350.29	22.78	70.06	443.13	(96.56)	346.57
142. Door knob - interior	1.00 EA	49.75	2.04	9.96	61.75	(0.00)	61.75
143. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	33.54	1.03	13.42	81.53	(9.38)	72.15
144. Paint door slab only - 2 coats (per side)	2.00 EA	40.09	1.66	16.04	97.88	(15.07)	82.81
FLOOR							
145. Floor preparation for resilient flooring	161.50 SF	0.68	1.45	21.96	133.23	(12.33)	120.90
146. R&R Vinyl tile	161.50 SF	5.67	35.47	183.14	1,134.32	(300.67)	833.65

CONTINUED - Office

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
MILLWORK							
147. R&R Baseboard - 3 1/4"	53.50 LF	4.92	9.20	52.64	325.07	(25.99)	299.08
148. Seal (1 coat) & paint (1 coat) baseboard	53.50 LF	1.57	0.67	16.80	101.47	(6.12)	95.35
149. R&R Cabinetry - lower (base) units	8.00 LF	265.57	149.07	424.90	2,698.53	(1,263.77)	1,434.76
150. R&R Cabinetry - upper (wall) units	8.00 LF	192.97	96.80	308.74	1,949.30	(820.62)	1,128.68
151. R&R Countertop - flat laid plastic laminate	8.00 LF	56.35	24.34	90.16	565.30	(221.06)	344.24
MEP							
152. R&R Commercial electrical (SF of bldg) - Average load	161.50 SF	20.51	47.53	662.48	4,022.38	(134.31)	3,888.07
153. R&R Fluorescent - one tube - 4' - fixture w/lens	2.00 EA	129.98	9.04	52.00	321.00	(82.13)	238.87
154. Sink - single - Detach & reset	1.00 EA	154.98	0.07	31.00	186.05	(0.00)	186.05
155. R&R Window AC unit - mobile home	1.00 EA	440.20	21.62	88.04	549.86	(196.37)	353.49
156. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	17.60	0.00	3.52	21.12	(0.00)	21.12
MISC.							
157. Deodorize building - Ozone & hydroxyl treatment	1,292.00 CF	0.05	0.00	0.00	64.60	(0.00)	64.60
158. Final cleaning - construction - Commercial	161.50 SF	0.26	0.00	0.00	41.99	(0.00)	41.99
Totals: Office			**514.46**	**2,881.38**	**17,909.15**	**3,741.52**	**14,167.63**



Toilet CL — Height: 8'

100.00	SF Walls	9.56	SF Ceiling
109.56	SF Walls & Ceiling	9.56	SF Floor
1.06	SY Flooring	12.50	LF Floor Perimeter
12.50	LF Ceil. Perimeter		

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
CEILING							
159. Seal floor or ceiling joist system (shellac)	9.56 SF	1.59	0.42	3.04	18.66	(3.82)	14.84
160. R&R 5/8" drywall - hung, taped, ready for texture	9.56 SF	2.67	0.67	5.12	31.32	(1.90)	29.42
161. Seal the ceiling w/PVA primer - one coat	9.56 SF	0.64	0.07	1.22	7.41	(0.62)	6.79

CONTINUED - Toilet CL

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
162. Paint the ceiling - two coats	9.56 SF	1.04	0.23	1.98	12.15	(2.11)	10.04
WALLS							
163. Seal wood partition (shellac)*	93.75 SF	1.59	4.13	29.82	183.01	(37.55)	145.46
164. R&R Paneling	100.00 SF	3.50	7.65	70.00	427.65	(21.61)	406.04
165. Seal & paint paneling	200.00 SF	1.27	4.14	50.80	308.94	(37.61)	271.33
OPENINGS							
166. R&R Interior door unit	1.00 EA	350.29	22.78	70.06	443.13	(96.56)	346.57
167. Door knob - interior	1.00 EA	49.75	2.04	9.96	61.75	(0.00)	61.75
168. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	33.54	1.03	13.42	81.53	(9.38)	72.15
169. Paint door slab only - 2 coats (per side)	2.00 EA	40.09	1.66	16.04	97.88	(15.07)	82.81
FLOOR							
170. Floor preparation for resilient flooring	9.56 SF	0.68	0.09	1.30	7.89	(0.73)	7.16
171. R&R Vinyl tile	9.56 SF	5.67	2.10	10.84	67.15	(17.80)	49.35
MILLWORK							
172. R&R Baseboard - 3 1/4"	12.50 LF	4.92	2.15	12.30	75.96	(6.07)	69.89
173. Seal (1 coat) & paint (1 coat) baseboard	12.50 LF	1.57	0.16	3.92	23.71	(1.43)	22.28
MEP							
174. R&R Light fixture - Standard grade	2.00 EA	73.42	3.15	29.36	179.35	(28.61)	150.74
175. Toilet - Detach & reset	1.00 EA	253.66	0.84	50.74	305.24	(0.00)	305.24
MISC.							
176. Deodorize building - Ozone & hydroxyl treatment	76.44 CF	0.05	0.00	0.00	3.82	(0.00)	3.82
177. Final cleaning - construction - Commercial	9.56 SF	0.26	0.00	0.00	2.49	(0.00)	2.49
Totals: Toilet CL			**53.31**	**379.92**	**2,339.04**	**280.87**	**2,058.17**
Total: Main Level			**4,284.62**	**34,274.02**	**219,661.72**	**24,827.90**	**194,833.82**
Total: SKETCH1 (241102198-CITYOFWA-1)			**4,284.62**	**34,274.02**	**219,661.72**	**24,827.90**	**194,833.82**
Total: 241102198-CITYOFWA-1			**6,802.34**	**53,927.58**	**340,100.64**	**36,483.09**	**303,617.55**
Line Item Totals: CITY_OF_WSHTN-JS			**6,802.34**	**53,927.58**	**340,100.64**	**36,483.09**	**303,617.55**

Grand Total Areas:

8,492.37	SF Walls	3,778.26	SF Ceiling	12,270.63	SF Walls and Ceiling
3,778.26	SF Floor	419.81	SY Flooring	1,116.25	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	571.83	LF Ceil. Perimeter
3,778.26	Floor Area	3,920.38	Total Area	4,494.67	Interior Wall Area
6,495.20	Exterior Wall Area	833.92	Exterior Perimeter of Walls		
4,401.68	Surface Area	44.02	Number of Squares	289.72	Total Perimeter Length
101.49	Total Ridge Length	0.00	Total Hip Length		

Summary for Building

Line Item Total	279,370.72
Overhead	26,963.79
Profit	26,963.79
Material Sales Tax	6,765.62
Equipment Rental Tax	36.72
Replacement Cost Value	**$340,100.64**
Less Depreciation	(36,483.09)
Actual Cash Value	**$303,617.55**
Less Prior Payment(s)	(109,934.26)
Net Claim Remaining	**$193,683.29**
Total Recoverable Depreciation	36,483.09
Net Claim Remaining if Depreciation is Recovered	**$230,166.38**

Christian Torres

Recap by Room

Estimate: CITY_OF_WSHTN-JS

Area: 241102198-CITYOFWA-1

Area: JOB_14735071_1473241

Area: SKETCH1 (JOB_14735071_1473241) (241102198-CITYOFWA-1)

Area: Roof		
Roof1	**25,077.56**	**8.98%**
Area Subtotal: Roof	**25,077.56**	**8.98%**
Area Subtotal: SKETCH1 (JOB_14735071_1473241) (241102198-CITYOFWA-1)	**25,077.56**	**8.98%**
Area Subtotal: JOB_14735071_1473241	**25,077.56**	**8.98%**
Structure	**42,884.12**	**15.35%**
MEP	**5,414.98**	**1.94%**
Exterior	**2,606.10**	**0.93%**
General Conditions	**22,284.88**	**7.98%**
Area: SKETCH1 (241102198-CITYOFWA-1)		
Area: Main Level		
Room1	**29,844.92**	**10.68%**
Room2	**62,887.95**	**22.51%**
Room3	**25,493.98**	**9.13%**
Room4	**46,457.11**	**16.63%**
Office	**14,513.31**	**5.20%**
Toilet CL	**1,905.81**	**0.68%**
Area Subtotal: Main Level	**181,103.08**	**64.83%**
Area Subtotal: SKETCH1 (241102198-CITYOFWA-1)	**181,103.08**	**64.83%**
Area Subtotal: 241102198-CITYOFWA-1	**279,370.72**	**100.00%**
Subtotal of Areas	**279,370.72**	**100.00%**
Total	**279,370.72**	**100.00%**

Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
ACCESSORIES - MOBILE HOME	215.25		215.25
CABINETRY	3,907.12	2,115.08	1,792.04
CONT: CLEAN - HARD FURNITURE	607.11		607.11
GENERAL DEMOLITION	30,578.17		30,578.17
DOORS	8,589.63	4,313.44	4,276.19
DRYWALL	18,864.23	1,504.06	17,360.17
ELECTRICAL	74,756.17	3,446.30	71,309.87
HEAVY EQUIPMENT	5,906.08		5,906.08
FLOOR COVERING - VINYL	821.09	304.15	516.94
FINISH CARPENTRY / TRIMWORK	486.69	41.13	445.56
FINISH HARDWARE	269.47		269.47
FRAMING & ROUGH CARPENTRY	28,067.36	3,323.63	24,743.73
HEAT, VENT & AIR CONDITIONING	7,086.28	2,256.32	4,829.96
INSULATION	4,040.08	597.59	3,442.49
LABOR ONLY	14,800.80		14,800.80
LIGHT FIXTURES	6,219.61	1,843.30	4,376.31
MASONRY	5,347.50		5,347.50
PLUMBING	1,333.12		1,333.12
PANELING & WOOD WALL FINISHES	1,626.24	104.72	1,521.52
PAINTING	20,264.34	4,191.22	16,073.12
ROOFING	34,361.74	7,211.26	27,150.48
SOFFIT, FASCIA, & GUTTER	1,080.93		1,080.93
TEMPORARY REPAIRS	408.00		408.00
O&P Items Subtotal	269,637.01	31,252.20	238,384.81

Non-O&P Items	RCV	Deprec.	ACV
CLEANING	5,477.20		5,477.20
CONCRETE & ASPHALT	4,256.51	2,218.44	2,038.07
Non-O&P Items Subtotal	9,733.71	2218.44	7,515.27
O&P Items Subtotal	269,637.01	31,252.20	238,384.81
Overhead	26,963.79		26,963.79
Profit	26,963.79		26,963.79
Material Sales Tax	6,765.62	3,012.45	3,753.17
Equipment Rental Tax	36.72		36.72
Total	340,100.64	36,483.09	303,617.55

The opinions and conclusions in this report have been formulated within a reasonable degree of professional certainty. Please note that J.S. Held LLC opinions are based on the information provided and/or obtained as well as our training, knowledge and experience. To the extent that hidden conditions exist, and/or additional information is made available, J.S. Held LLC reserves the right to revise or update any of the observations, assessments, and/or opinions as conditions change or additional information is provided for our review.

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