

Ritter Law Office, PC

461 UNIVERSITY AVE WEST
SAINT PAUL, MINNESOTA 55103-1936

JEROME A. RITTER
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November 2, 2010

Marcia C Moermond
Legislative Hearing Officer
St. Paul City Council
15 West Kellogg Blvd Suite 310
St Paul MN 55102

Re: Abdul Tel – 922 Thomas
Our File No. 16096

Dear Ms. Moermond:

On October 26, 2010 I represented the owners of 922 Thomas Avenue at a hearing before you. At that hearing you asked that I provide you some additional materials for your consideration. It is my understanding you will be making a recommendation to the City Council regarding a resolution ordering the repair or demolition of 922 Thomas.

At the October 26th hearing, it was brought to your attention that the property taxes for the subject property were not paid. I am enclosing a copy of my letter dated October 28, 2010, together with a check in the amount of \$9,730.80, payable to the Ramsey County PRR Payments. This letter and check reflects payment of the full amount of property taxes due and owing, together with any interest or penalties.

You asked that I provide a plan, or scope of work, for 922 Thomas. At the time the current building permit was obtained, permit #20 10 909379, the staff issuing the permit indicated to the owner that the plan submitted in 2009 for the purpose of remodeling could be used as the "plan" for the work to be undertaken with the current permit. (You may recall, 922 Thomas was remodeled in the fall of 2009. A fire in the property on December 18, 2009 caused substantial damage. The property has essentially been "on hold" until recently while issues and disputes with the insurance carrier were being resolved.) I am enclosing the Sworn Proof of Loss, which was prepared and submitted to the insurance carrier following the December 2009 fire. This Proof of Loss, and attached estimates and quotes, provides a more detailed outline and plan of the work planned for 922 Thomas.

The work to be completed on 922 Thomas will also include all of the items listed in the letter from Scott St. Martin dated September 13, 2010, which is a Fire Inspection Code

Ms. Moermond
City of St Paul
October 22, 2010
Page 2

Compliance Notice.

You asked that I also provide evidence that funds are available for the needed repairs. I am enclosing a copy of a check dated August 31, 2010; from Integrity Insurance Company check number 704007345, in the amount of \$157,791.76. This check was issued as payment for the cost to repair the damage to the structure at 922 Thomas. Additional funds are available under the insurance policy for the cost to repair the structure, (approximately \$57,000.00). These additional funds may be paid if and when documentation is submitted to show such additional costs have been, or will be, incurred. The amounts paid for the cost for the repairs to the building do not reflect amounts paid or payable for inventory, fixtures and equipment, or loss of business income. If you wish to receive documentation regarding additional amounts paid or payable under the insurance policy, please advise.

Also enclosed are eight photographs showing the status of the repairs being performed at 922 Thomas. You can see there is a dramatic change from the condition of the property following the fire.

I understand your office will duplicate this material and circulate it to those needing this information prior to the hearing before the City Council, which is scheduled for November 17th, at 5:30 pm. It has been and remains my client's intention that the repair work on 922 Thomas will be completed and the store open for business by mid December. The delay in beginning the clean up and repair was caused by the rather protracted period of investigation by the insurer following the fire. My client was not notified that his insurance claim would be honored until early September, when he received the check I have enclosed.

If you need any additional information or documentation, please advise.

Sincerely,

RITTER LAW OFFICE PC



Jerome A. Ritter

JR/sr

Enc.

cc: Abdul Tel



2121 East Capitol Drive
P.O. Box 539
Appleton, Wisconsin 54912-0539

NAME AND ADDRESS

WHELAN PUBLIC ADJUSTERS L.L.C
2081 BURNS AVE
SAINT PAUL MN 55119-6652

Policy #: BP 2730970
Claim #: BOP001044325
Branch #: 921
Adjustor ID: 695
Phone #: (800) 452-3421
Invoice #:
SSN #:
Tax ID/IRS:

INTEGRITY MUTUAL INSURANCE COMPANY

Date	Check #	Amount	Source
08/31/2010	704007345	157,791.76	CLMIM

Disbursement Reason
ESTIMATE AND EXPLANATION LETTER SENT

Insured
FOOD SQUARE & DELI ABDUL TEL

Claimant Name
FOOD SQUARE & DELI ABDUL TEL

Agent # & Name
22-420 OAKWOOD INSURANCE AGENCY INC

IF18CLM (6-10)

DETACH THIS PORTION BEFORE CASHING

INTEGRITY Mutual Insurance Co.		INTEGRITY MUTUAL INSURANCE COMPANY		No. 704007345	56-389 412
121 East Capitol Drive P.O. Box 539 Appleton, Wisconsin 54912-0539		Branch # 921	Policy #: BP 2730970	Agent # 22-420	Date 08/31/2010
For: ESTIMATE AND EXPLANATION LETTER SENT					
Source: CLMIM		Claim #: BOP001044325		Date of Loss: 12-17-2009	
PAY 157,791 AND 76/100 ----- DOLLARS					***157,791.76
TO THE ORDER OF	FOOD SQUARE & DELI ABDUL TEL AND WHELAN PUBLIC ADJUSTERS L.L.C AND RITTER LAW OFFICE, PC SAINT PAUL MN 55104-2634				
					<i>Maury J. Buchberger</i>

PNC Bank, Ashland, OH 70

PLEASE CASH PROMPTLY

Robert V. James

1780 (4-99) THE FACE OF THIS DOCUMENT HAS A BLUE BACKGROUND ON WHITE PAPER. THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW.

⑈ 704007345 ⑆ 1041203895 ⑆ 4239703566 ⑆

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JEROME A. RITTER
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October 28, 2010

Ramsey County PRR Payments
PO Box 64097
St Paul MN 55164-0097

Re: Abdul Tel – 922 Thomas
35.29.23.24.0108
Our File No. 16096

Ladies and Gentlemen:

Enclosed please find our trust check # 1283 in the amount of \$9,730.80 as payment in full of the property taxes due on the above property.

If you have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

RITTER LAW OFFICE PC

Jerome A. Ritter

RITTER LAW OFFICE, P.C.
461 UNIVERSITY AVENUE WEST
SAINT PAUL, MN 55103
PHONE (651) 222-6700

No. 1283

DATE October 28, 2010 ²²⁻¹⁰¹⁻⁹⁶⁰

Pay to
the order of

Ramsey County PRR Payments

\$ 9,730.80

Nine Thousand Seven Hundred Thirty Dollars & 80/100

DOLLARS  Security Features
Include
Details on Back



University Bank
University National Bank
200 University Ave. W. St. Paul, MN 55103
(651) 265-3600

FOR 35.29.23.24.0108

(922 Thomas)

⑈001283⑈ ⑆096001013⑆ 7014928⑈

Abdul Tel
922 Thomas

Proof of Loss
and
Supporting Documents

**Property
Sworn Statement in Proof of Loss**

<u>6-25-09</u>	<u>6-25-10</u>	<u>BOP001044325</u>	<u>BP2730970</u>	<u>OAKWOOD INS. AGENCY</u>
Date Issued	Date Expires	Casualty Claim No.	Policy Number	Agent

To the Grange Mutual Casualty Company, Grange Indemnity Insurance Co., Grange Property & Casualty Insurance Co., Grange Insurance Co. of Michigan, or Trustgard Insurance Co., of 671 South High Street, Columbus, Ohio 43206. Integrity Mutual Insurance Company or Integrity Property & Casualty Insurance Co. of 2121 East Capitol Dr. Appleton, WI 54912. At time of loss, by the above indicated policy of insurance you insured ABDUL TEL/THOMAS CONVENIENCE STORE against loss FIRE to the following described property COMMERCIAL BUILDING/CONVENIENCE STORE

according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto:
 1. Time and Origin: A FIRE loss occurred about the hour of 1 o'clock A M., on the 18 day of DEC., 2009. The cause and origin of the said loss were: UNDETERMINED CAUSE ORIGINATING IN BASEMENT FURNACE ROOM

2. Occupancy: The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: CONVENIENCE STORE WITH DELI

3. Changes: Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: INSTALLED DELI

4. Title and Interest: At the time of the loss the interest of your insured in the property described therein was Title Holder. No other person or persons had any interest therein or encumbrance thereon, except: EQUITY BANK

5. Total Insurance: There was no other insurance on the described property except as herein stated:

Policy Number	Expires	Name of Company	Property Covered	Amount of Insurance

6. The Actual Cash Value or Replacement Cost (circle one) of said property at the time of the loss was ... \$ 382,657.12
 7. The Full cost of repair or replacement \$ 400,695.59
 8. Less Amount of Deductible \$ 500.00
 9. Less applicable Depreciation \$ 28,089.78
 10. The Amount Claimed under the above numbered policy is \$ 382,157.12

The person or persons signing this Sworn Statement in Proof of Loss agree(s) that the loss did not occur because of any act or design on their part or on the part of the insured or the person or persons who witness and verifies your signature. Nothing has been done to conceal or misrepresent any material facts concerning the claim, nor to deceive the company. Any concealment, fraud or misrepresentation pertaining to this claim before or after signing this Sworn Statement in Proof of Loss will void the policy. No property saved has in any manner been concealed. Any other information that may be required will be furnished and considered a part of this proof.

In consideration of and to the extent of any payment to be made hereunder, the named insured does hereby subrogate said insurer to all of the rights, claims and interests which the undersigned may have against any person or corporation liable for the loss above described and authorizes the insurer to do all things necessary for suit upon or settlement of such claim.

Any person who knowingly and with intent to injure or defraud any insurer files an application or claim containing any false, incomplete or misleading information may be subjected to criminal penalties and the denial of coverage for claims made under the policy of insurance.

WE ARE REQUIRED BY LAW TO GIVE YOU THE FOLLOWING NOTICES:

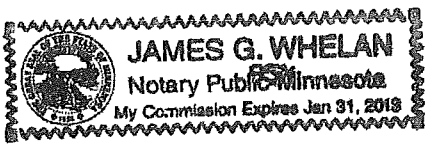
Ohio and Tennessee - Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim concerning a false or deceptive statement is guilty of insurance fraud.
 Kentucky - Any person who knowingly and with intent to defraud any insurance company or other person files a statement of claim containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime.
 Indiana - Any person who knowingly and with intent to defraud an insurer files a statement of claim containing any false, incomplete or misleading information commits a felony.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

Insured [Signature] Date 4/26/10 Insured _____ Date _____
 State of MINNESOTA County of RAMSEY

Subscribed and sworn to before me this 26th (day) of APRIL (month), 2010 (year)

[Signature] Notary Public
 Witness _____ Date _____ Fax _____
 APR-08-2010 13:29



COPY

W H E L A N
P U B L I C A D J U S T E R S L . L . C .
2 0 8 1 B U R N S A V E .
S T . P A U L , M N 5 5 1 1 9 - 6 6 5 2
P H O N E 6 5 1 - 7 3 1 - 1 1 5 5
F A X 6 5 1 - 7 3 1 - 5 2 0 0

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Chad Bodenheimer	Jim Whelan
COMPANY:	DATE:
Integrity Insurance	4/19/10
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
1-888-699-9196	23
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
1-800-348-1741 X8390	
RE:	YOUR REFERENCE NUMBER:
Abdul Tel	BOP001044325

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS

Enclosed is the building Estimate for the above referenced.

WHELAN
Public Adjusters L.L.C.
Fire Adjusters for the Assured
 2081 Burns Avenue
 St. Paul, Minnesota 55119-6652
 651-731-1155

Insured: Abdul Tel
 Loss Address: 922 Thomas Ave., St. Paul, MN

Policy #: BP 2730970 00 21
 Claim #: BOP001044325

<u>Front Basement Storage (18' x 7' x 7')</u>	Quantity	Unit	Price	Repl. Cost
Clean Concrete Floor	236	SF	\$0.19	\$44.84
Seal Concrete Floor	236	SF	\$0.47	\$110.92
Remove Floor Tile, Vinyl Composition	236	SF	\$0.58	\$136.88
Replace Floor Tile, Vinyl, Material	247.8	SF	\$1.36	\$337.01
Replace Floor Tile, Vinyl, Labor	236	SF	\$1.08	\$254.88
Remove Base Molding	72	LF	\$0.30	\$21.60
Replace Base Molding, Material	76.32	LF	\$1.20	\$91.58
Replace Base Molding, Labor	72	LF	\$1.57	\$113.04
Paint Base Molding	72	LF	\$0.94	\$67.68
Remove Window, Casement, Wood	1	EA	\$20.61	\$20.61
Replace Window, Casement, Wood	1	EA	\$310.16	\$310.16
Paint Window, Casement, Wood	1	EA	\$40.39	\$40.39
Remove Door, Interior Flush w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior Flush w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Paneling, Prefinished	546	SF	\$0.35	\$191.10
Replace Paneling, Prefinished, Material	573.3	SF	\$1.19	\$682.23
Replace Paneling, Prefinished, Labor	546	SF	\$1.02	\$556.92
Remove Insulation, Wall Foam	224	SF	\$0.24	\$53.76
Replace Insulation, Wall Foam	224	SF	\$2.83	\$633.92
Seal Framing	546	SF	\$0.46	\$251.16
Remove Drywall, Ceiling, 5/8" Taped	236	SF	\$0.43	\$101.48
Replace Drywall, Ceiling, 5/8" Material	247.8	SF	\$0.21	\$52.04
Replace Drywall, Ceiling, 5/8" Labor	236	SF	\$1.18	\$278.48
Paint Prime Ceiling	236	SF	\$0.40	\$94.40
Replace Texture, Ceiling	236	SF	\$1.16	\$273.76
Seal Joists, Floor 2" x 12" 16" OC	236	SF	\$1.03	\$243.08
<u>Basement Hallways (7' High)</u>				\$0.00
Clean Concrete Floor	120	SF	\$0.19	\$22.80
Seal Concrete Floor	120	SF	\$0.47	\$56.40

Remove Floor Tile, Vinyl Composition	120	SF	\$0.58	\$69.60
Replace Floor Tile, Vinyl, Material	126	SF	\$1.36	\$171.36
Replace Floor Tile, Vinyl, Labor	120	SF	\$1.08	\$129.60
Remove Base Molding	67	LF	\$0.30	\$20.10
Replace Base Molding, Material	71.02	LF	\$1.20	\$85.22
Replace Base Molding, Labor	67	LF	\$1.57	\$105.19
Remove Plaster, Wall	251.5	SF	\$0.85	\$213.78
Replace Plaster, Wall, Material	266.59	SF	\$0.65	\$173.28
Replace Plaster, Wall, Labor	251.5	SF	\$3.59	\$902.89
Remove Drywall, Wall	251.5	SF	\$0.35	\$88.03
Replace Drywall, Wall, Material	264.08	SF	\$0.19	\$50.18
Replace Drywall, Wall, Labor	251.5	SF	\$1.05	\$264.08
Remove Door, Interior Flush w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior Flush w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Shelving, Closet, Metal	3	LF	\$2.89	\$8.67
Replace Shelving, Closet, Metal	3	LF	\$27.29	\$81.87
Seal Framing	503	SF	\$0.46	\$231.38
Remove Drywall, Ceiling, 5/8" Taped	120	SF	\$0.43	\$51.60
Replace Drywall, Ceiling, 5/8" material	126	SF	\$0.21	\$26.46
Replace Drywall, Ceiling, 5/8" Labor	120	SF	\$1.18	\$141.60
Paint Prime Ceiling	120	SF	\$0.40	\$48.00
Replace Texture, Ceiling	120	SF	\$1.16	\$139.20
Remove Joists, Floor 2" x 12" 16" OC	120	SF	\$0.43	\$51.60
Replace Joists, Floor 2"x12" Material	126	SF	\$0.86	\$108.36
Replace Joists, Floor 2"x12" Labor	120	SF	\$0.97	\$116.40
Remove Subfloor, 1" x 8"	120	SF	\$0.48	\$57.60
Replace Subfloor, 1" x 8" Material	126	SF	\$0.70	\$88.20
Replace Subfloor, 1" x 8" Labor	120	SF	\$0.84	\$100.80
				\$0.00
Bedroom # 1 (12' x 12' x 7')				
Clean Concrete Floor	172	SF	\$0.19	\$32.68
Seal Concrete Floor	172	SF	\$0.47	\$80.84
Remove Floor Tile, Vinyl Composition	172	SF	\$0.58	\$99.76
Replace Floor Tile, Vinyl, Material	180.6	SF	\$1.36	\$245.62
Replace Floor Tile, Vinyl, Labor	172	SF	\$1.08	\$185.76
Remove Base Molding	70	LF	\$0.30	\$21.00
Replace Base Molding, Material	74.2	LF	\$1.20	\$89.04
Replace Base Molding, Labor	70	LF	\$1.57	\$109.90
Remove Door, Interior Flush w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior Flush w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Door, Access, Plumbing/Utility	1	EA	\$9.16	\$9.16
Replace Door, Access, Plumbing/Utility	1	EA	\$56.29	\$56.29
Paint Door, Access, Plumbing/Utility	1	EA	\$2.46	\$2.46
Remove Shelving, Closet, Metal	15	LF	\$2.89	\$43.35
Replace Shelving, Closet, Metal	15	LF	\$27.29	\$409.35
Seal Framing	490	SF	\$0.46	\$225.40
Remove Drywall, Wall	490	SF	\$0.35	\$171.50
Replace Drywall, Wall, Material	519.4	SF	\$0.19	\$98.69

Replace Drywall, Wall, Labor	490	SF	\$1.05	\$514.50
Paint Drywall, Wall	490	SF	\$0.65	\$318.50
Remove Insulation, Wall, Batt, Faced	245	SF	\$0.19	\$46.55
Replace Insulation, Wall, Batt, Faced	245	SF	\$0.75	\$183.75
Remove Drywall, Ceiling, 5/8" Taped	172	SF	\$0.43	\$73.96
Replace Drywall, Ceiling, 5/8" Material	180.6	SF	\$0.21	\$37.93
Replace Drywall, Ceiling, 5/8" Labor	172	SF	\$1.18	\$202.96
Paint Prime Ceiling	172	SF	\$0.40	\$68.80
Replace Texture, Ceiling	172	SF	\$1.16	\$199.52
Paint Base Molding	70	LF	\$0.94	\$65.80
Seal Joists, Floor, 2" x 12" 16" OC	172	SF	\$1.03	\$177.16
				\$0.00
<u>Living Room (24' x 13' x 7')</u>				
Clean Concrete Floor	312	SF	\$0.19	\$59.28
Seal Concrete Floor	312	SF	\$0.47	\$146.64
Remove Floor Tile, Vinyl, Composition	312	SF	\$0.58	\$180.96
Replace Floor Tile, Vinyl, Material	327.6	SF	\$1.36	\$445.54
Replace Floor Tile, Vinyl, Labor	312	SF	\$1.08	\$336.96
Remove Base Molding	74	LF	\$0.30	\$22.20
Replace Base Molding, Material	78.44	LF	\$1.20	\$94.13
Replace Base Molding, Labor	74	LF	\$1.57	\$116.18
Remove Drywall, Wall	518	SF	\$0.35	\$181.30
Replace Drywall, Wall, Material	549.08	SF	\$0.19	\$104.33
Replace Drywall, Wall, Labor	518	SF	\$1.05	\$543.90
Paint Drywall, Wall	518	SF	\$0.65	\$336.70
Remove Stud Wall, 2" x 4" x 8' - 16" OC	24	LF	\$5.45	\$130.80
Replace Stud Wall, 2" x 4" x 8' - 16" OC	24	LF	\$13.62	\$326.88
Remove Insulation, Wall, Batt, Faced	170.94	SF	\$0.19	\$32.48
Replace Insulation, Wall, Batt, Faced	170.94	SF	\$0.75	\$128.21
Seal Framing	350	SF	\$0.46	\$161.00
Remove Drywall, Ceiling, 5/8" Taped	312	SF	\$0.43	\$134.16
Replace Drywall, Ceiling, 5/8" Material	327.6	SF	\$0.21	\$68.80
Replace Drywall, Ceiling, 5/8" Labor	312	SF	\$1.18	\$368.16
Paint Prime Ceiling	312	SF	\$0.40	\$124.80
Replace Texture, Ceiling	312	SF	\$1.16	\$361.92
Remove Joists, Floor, 2" x 12" - 16" OC	120	SF	\$0.43	\$51.60
Replace Joists, Floor, 2" x 12" - 16" OC	120	SF	\$1.83	\$219.60
Remove Subfloor, 1" x 8"	160	SF	\$0.48	\$76.80
Replace Subfloor, 1" x 8"	160	SF	\$1.54	\$246.40
Seal Joists, Floor, 2" x 12" - 16" OC	192	SF	\$1.03	\$197.76
				\$0.00
<u>Kitchen (12' x 9' 9" x 7')</u>				
Clean Concrete Floor	117	SF	\$0.19	\$22.23
Seal Concrete Floor	117	SF	\$0.47	\$54.99
Remove Floor Tile, Vinyl, Composition	117	SF	\$0.58	\$67.86
Replace Floor Tile, Vinyl, Material	122.85	SF	\$1.36	\$167.08
Replace Floor Tile, Vinyl, Labor	117	SF	\$1.08	\$126.36
Remove Base Molding	44	SF	\$0.30	\$13.20
Replace Base Molding, Material	46.64	SF	\$1.20	\$55.97
Replace Base Molding, Labor	44	SF	\$1.57	\$69.08
Remove Plaster, Ceiling	117	SF	\$0.83	\$97.11
Remove Lath, Ceiling	13	SY	\$3.83	\$49.79
Remove Door, Access, Plumbing/Utility	1	EA	\$9.16	\$9.16

Replace Door, Access, Plumbing/Utility	1	EA	\$56.29	\$56.29
Paint Door, Access, Plumbing/Utility	1	EA	\$2.46	\$2.46
Remove Door Opening, Jambs&Casing	1	EA	\$13.70	\$13.70
Replace Door Opening, Jambs&Casing	1	EA	\$86.09	\$86.09
Paint Door Opening, Jambs & Casing	1	EA	\$32.27	\$32.27
Remove Countertop, Post-formed	11	LF	\$3.51	\$38.61
Replace Countertop, Post-formed	11	LF	\$34.75	\$382.25
Remove Cabinet, Wall	17	LF	\$8.81	\$149.77
Replace Cabinet, Wall	17	LF	\$99.74	\$1,695.58
Remove Window, Double Hung, Wood	1	EA	\$20.61	\$20.61
Replace Window, Double Hung, Wood	1	EA	\$269.24	\$269.24
Paint Window, Double Hung, Wood	1	EA	\$44.06	\$44.06
Seal Framing	304	SF	\$0.46	\$139.84
Remove Drywall, Wall	304	SF	\$0.35	\$106.40
Replace Drywall, Wall, Material	322.24	SF	\$0.19	\$61.23
Replace Drywall, Wall, Labor	304	SF	\$1.05	\$319.20
Paint Drywall, Wall	304	SF	\$0.65	\$197.60
Remove Insulation, Wall, Batt, Faced	77	SF	\$0.19	\$14.63
Replace Insulation, Wall, Batt, Faced	77	SF	\$0.75	\$57.75
Remove Drywall, Ceiling, 5/8" Taped	117	SF	\$0.43	\$50.31
Replace Drywall, Ceiling, 5/8" Material	122.85	SF	\$0.21	\$25.80
Replace Drywall, Ceiling, 5/8" Labor	117	SF	\$1.18	\$138.06
Prime Paint Ceiling	117	SF	\$0.40	\$46.80
Replace Texture, Ceiling	117	SF	\$1.16	\$135.72
Seal Joists, Floor, 2" x 12" - 16" OC	117	SF	\$1.03	\$120.51
<u>Power Room 12' x 8' x 7'</u>				\$0.00
Clean Concrete Floor	96	SF	\$0.19	\$18.24
Seal Concrete Floor	96	SF	\$0.47	\$45.12
Remove Door, Interior, Flush w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior, Flush w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior, Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Door, Access, Plumbing/Utility	2	EA	\$9.16	\$18.32
Replace Door, Access, Plumbing/Utility	2	EA	\$56.29	\$112.58
Paint Door, Access, Plumbing/Utility	2	EA	\$2.46	\$4.92
Seal Framing	280	SF	\$0.46	\$128.80
Remove Drywall, Wall	280	SF	\$0.35	\$98.00
Replace Drywall, Wall, Material	296.8	SF	\$0.19	\$56.39
Replace Drywall, Wall, Labor	280	SF	\$1.05	\$294.00
Paint Drywall, Wall	280	SF	\$0.65	\$182.00
Remove Insulation, Wall, Batts, Faced	140	SF	\$0.19	\$26.60
Replace Insulation, Wall, Batts, Faced	140	SF	\$0.75	\$105.00
Remove Drywall, Ceiling, 5/8" Taped	96	SF	\$0.43	\$41.28
Replace Drywall, Ceiling, 5/8" Material	100.8	SF	\$0.21	\$21.17
Replace Drywall, Ceiling, 5/8" Labor	96	SF	\$1.18	\$113.28
Paint Prime Ceiling	96	SF	\$0.40	\$38.40
Replace Texture, Ceiling	96	SF	\$1.16	\$111.36
Remove Base Molding	40	LF	\$0.30	\$12.00
Replace Base Molding, Material	42	LF	\$1.20	\$50.40
Replace Base Molding, Labor	40	LF	\$1.57	\$62.80
Paint Base Molding	40	LF	\$0.94	\$37.60

Seal Joists, Floor, 2" x 12" - 16 OC	96	SF	\$1.03	\$98.88
<u>Entry (6' x 4' x 7')</u>				
Clean Concrete Floor	24	SF	\$0.19	\$4.56
Seal Concrete Floor	24	SF	\$0.47	\$11.28
Remove Floor Tile, Vinyl, Composition	24	SF	\$0.58	\$13.92
Replace Floor Tile, Vinyl, Material	25.2	SF	\$1.36	\$34.27
Replace Floor Tile, Vinyl, Labor	24	SF	\$1.08	\$25.92
Remove Base Molding	20	LF	\$0.30	\$6.00
Replace Base Molding, Material	21.2	LF	\$1.20	\$25.44
Replace Base Molding, Labor	20	LF	\$1.57	\$31.40
Remove Plaster, Walls	70	SF	\$0.85	\$59.50
Replace Plaster, Walls, Material	74.2	SF	\$0.65	\$48.23
Replace Plaster, Walls, Labor	70	SF	\$3.59	\$251.30
Paint Walls	140	SF	\$0.65	\$91.00
Remove Door, Interior, Panel, w/Casing	1	EA	\$36.22	\$36.22
Replace Door, Interior, Panel, w/Casing	1	EA	\$221.26	\$221.26
Paint Door, Interior, Panel, w/Casing	1	EA	\$60.30	\$60.30
Remove Door, Ext. Metal, Pre-Hung	1	EA	\$22.12	\$22.12
Replace Door, Ext. Metal, Pre-Hung	1	EA	\$512.85	\$512.85
Paint Door, Ext. Metal, Pre-Hung	1	EA	\$60.78	\$60.78
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Replace Lockset, Exterior	1	EA	\$67.72	\$67.72
Replace Deadbolt	1	EA	\$132.86	\$132.86
Seal Framing	140	SF	\$0.46	\$64.40
Remove Plaster, Ceiling	24	SF	\$0.83	\$19.92
Replace Plaster, Ceiling, Material	25.2	SF	\$0.66	\$16.63
Replace Plaster, Ceiling, Labor	24	SF	\$3.73	\$89.52
Prime Paint Ceiling	24	SF	\$0.40	\$9.60
Replace Texture, Ceiling	24	SF	\$1.16	\$27.84
Seal Joists, Floor, 2" x 12" - 16" OC	24	SF	\$1.03	\$24.72
<u>Stairwell Rear (16' x 5' x 8')</u>				
Clean Concrete	40	SF	\$0.19	\$7.60
Clean Concrete Stairs	1	FL	\$39.05	\$39.05
Clean Walls	336	SF	\$0.35	\$117.60
Clean Ceiling	80	SF	\$0.26	\$20.80
<u>SW Storage Room (9' x 8' x 7')</u>				
Clean Concrete Floor	102	SF	\$0.19	\$19.38
Seal Concrete Floor	102	SF	\$0.47	\$47.94
Remove Floor Tile, Vinyl, Composition	102	SF	\$0.58	\$59.16
Replace Floor Tile, Vinyl, Material	107.1	SF	\$1.36	\$145.66
Replace Floor Tile, Vinyl, Labor	102	SF	\$1.08	\$110.16
Remove Base Molding	44	LF	\$0.30	\$13.20
Replace Base Molding, Material	46.64	LF	\$1.20	\$55.97
Replace Base Molding, Labor	44	SF	\$1.57	\$69.08
Remove Door, Interior, Pre-Hung	1	EA	\$22.12	\$22.12
Replace Door, Interior, Pre-Hung	1	EA	\$137.22	\$137.22
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Shelving Closet, Metal	10	LF	\$2.89	\$28.90
Replace Shelving, Closet, Metal	10	LF	\$27.29	\$272.90
Remove Cabinet, Wall	9	LF	\$8.81	\$79.29
Replace Cabinet, Wall	9	LF	\$99.74	\$897.66

Seal Framing	330	SF	\$0.46	\$151.80
Remove Drywall, Wall	330	SF	\$0.35	\$115.50
Replace Drywall, Wall, Material	349.8	SF	\$0.19	\$66.46
Replace Drywall, Wall, Labor	330	SF	\$1.05	\$346.50
Paint Drywall, Wall	330	SF	\$0.65	\$214.50
Remove Insulation, Wall, Batt, Faced	165	SF	\$0.19	\$31.35
Replace Insulation, Wall, Batt, Faced	165	SF	\$0.75	\$123.75
Remove Drywall, Ceiling, 5/8" Taped	102	SF	\$0.43	\$43.86
Replace Drywall, Ceiling, 5/8" Material	107.1	SF	\$0.21	\$22.49
Replace Drywall, Ceiling, 5/8" Labor	102	SF	\$1.18	\$120.36
Paint Prime Ceiling	102	SF	\$0.40	\$40.80
Replace Texture, Ceiling	102	SF	\$1.16	\$118.32
Paint Base Molding	44	SF	\$0.94	\$41.36
Seal Joists, Floor, 2" x 12" - 16" OC	102	SF	\$1.03	\$105.06
				\$0.00
Hallway (9' 6" x 4' x 7')				
Clean Concrete Floor	84	SF	\$0.19	\$15.96
Seal Concrete Floor	84	SF	\$0.47	\$39.48
Remove Floor Tile, Vinyl, Composition	84	SF	\$0.58	\$48.72
Replace Floor Tile, Vinyl, Material	88.2	SF	\$1.36	\$119.95
Replace Floor Tile, vinyl, Labor	84	SF	\$1.08	\$90.72
Remove Base Molding	50	LF	\$0.30	\$15.00
Replace Base Molding, Material	53	LF	\$1.20	\$63.60
Replace Base Molding, Labor	50	LF	\$1.57	\$78.50
Paint Base Molding	50	LF	\$0.94	\$47.00
Remove Door, Interior, Flush w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior, Flush w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior, Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Stud Wall	50	LF	\$5.45	\$272.50
Replace Stud Wall, Material	52.5	LF	\$3.45	\$181.13
Replace Stud Wall, Labor	50	LF	\$10.17	\$508.50
Remove Drywall, Wall	381	SF	\$0.35	\$133.35
Replace Drywall, Wall, Material	403.86	SF	\$0.19	\$76.73
Replace Drywall, Wall, Labor	381	SF	\$1.05	\$400.05
Paint Drywall, Wall	381	SF	\$0.65	\$247.65
Remove Drywall, Ceiling, 5/8" Taped	84	SF	\$0.43	\$36.12
Replace Drywall, Ceiling, 5/8" Material	88.2	SF	\$0.21	\$18.52
Replace Drywall, Ceiling, 5/8" Labor	84	SF	\$1.18	\$99.12
Paint Prime Ceiling	84	SF	\$0.40	\$33.60
Replace Texture, Ceiling	84	SF	\$1.16	\$97.44
Remove Joists, Floor, 2" x 12" - 16" OC	84	SF	\$0.43	\$36.12
Replace Joists, Floor, 2" x 12" Material	88.2	SF	\$0.86	\$75.85
Replace Joists, Floor, 2" x 12" Labor	84	SF	\$0.97	\$81.48
Remove Subfloor, 1" x 8"	84	SF	\$0.48	\$40.32
Replace Subfloor, 1" x 8", Material	88.2	SF	\$0.70	\$61.74
Replace Subfloor, 1" x 8", Labor	84	SF	\$0.84	\$70.56
				\$0.00
Furnace Room (21' x 5' x 7')				
Clean Concrete Floor	105	SF	\$0.19	\$19.95
Seal Concrete Floor	105	SF	\$0.47	\$49.35
Remove Floor Tile, Vinyl, Composition	105	SF	\$0.58	\$60.90
Replace Floor Tile, Vinyl, Material	110.25	SF	\$1.36	\$149.94

Replace Floor Tile, Vinyl, Labor	105	SF	\$1.08	\$113.40
Remove Base Molding	52	LF	\$0.30	\$15.60
Replace Base Molding, Material	55.12	LF	\$1.20	\$66.14
Replace Base Molding, Labor	52	LF	\$1.57	\$81.64
Paint Base Molding	52	LF	\$0.94	\$48.88
Remove Door, Closet, Bypass, Flush	2	EA	\$24.24	\$48.48
Replace Door, Closet, Bypass, Flush	2	EA	\$145.95	\$291.90
Paint Door, Closet, Bypass Flush	2	EA	\$76.33	\$152.66
Remove Drywall, Wall	364	SF	\$0.35	\$127.40
Replace Drywall, Wall, Material	385.84	SF	\$0.19	\$73.31
Replace Drywall, Wall, Labor	364	SF	\$1.05	\$382.20
Paint Drywall, Wall	364	SF	\$0.65	\$236.60
Remove Stud Wall	52	LF	\$5.45	\$283.40
Replace Stud Wall, Material	54.6	LF	\$3.45	\$188.37
Replace Stud Wall, Labor	52	LF	\$10.17	\$528.84
Remove Drywall, Ceiling, 5/8" Taped	105	SF	\$0.43	\$45.15
Replace Drywall, Ceiling, 5/8" Material	110.25	SF	\$0.21	\$23.15
Replace Drywall, Ceiling, 5/8" Labor	105	SF	\$1.18	\$123.90
Paint Prime Ceiling	105	SF	\$0.40	\$42.00
Replace Texture Ceiling	105	SF	\$1.16	\$121.80
Remove Joists, Floor, 2" x 12" - 16" OC	105	SF	\$0.43	\$45.15
Replace Joists, Floor, 2" x 12" Material	110.25	SF	\$0.86	\$94.82
Replace Joists, Floor, 2" x 12" Labor	105	SF	\$0.97	\$101.85
Remove Subfloor, 1" x 8"	105	SF	\$0.48	\$50.40
Replace Subfloor, 1" x 8" Material	110.25	SF	\$0.70	\$77.18
Replace Subfloor, 1" x 8" Labor	105	SF	\$0.84	\$88.20
Clean & Seal Steel Beams	56	LF	\$2.31	\$129.36
Remove Furnace & Ducts	1	EA	\$355.28	\$355.28
				\$0.00
<u>Bathroom (17' x 5' 6" x 7')</u>				
Clean Concrete Floor	94	SF	\$0.19	\$17.86
Seal Concrete Floor	94	SF	\$0.47	\$44.18
Remove Floor Tile, Vinyl, Composition	94	SF	\$0.58	\$54.52
Replace Floor Tile, Vinyl, Material	98.7	SF	\$1.36	\$134.23
Replace Floor Tile, Vinyl, Labor	94	SF	\$1.08	\$101.52
Remove Base Molding	45	LF	\$0.30	\$13.50
Replace Base Molding, Material	47.7	LF	\$1.20	\$57.24
Replace Base Molding, Labor	45	LF	\$1.57	\$70.65
Remove Door, Interior, Flush, w/Casing	1	EA	\$26.60	\$26.60
Replace Door, Interior, Flush, w/Casing	1	EA	\$172.58	\$172.58
Paint Door, Interior, Flush w/Casing	1	EA	\$57.45	\$57.45
Replace Lockset, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Base Molding	45	LF	\$0.30	\$13.50
Replace Base Molding, Material	47.7	LF	\$1.20	\$57.24
Replace Base Molding, Labor	45	LF	\$1.57	\$70.65
Seal Framing	315	SF	\$0.46	\$144.90
Remove Drywall, Wall	315	SF	\$0.35	\$110.25
Replace Drywall, Wall, Material	333.9	SF	\$0.19	\$63.44
Replace Drywall, Wall, Labor	315	SF	\$1.05	\$330.75
Paint Drywall, Wall	315	SF	\$0.65	\$204.75
Remove Insulation, Wall, Batt, Faced	150	SF	\$0.19	\$28.50
Replace Insulation, Wall, Batt, Faced	150	SF	\$0.75	\$112.50

Remove Drywall, Ceiling, 5/8" Taped	94	SF	\$0.43	\$40.42
Replace Drywall, Ceiling, 5/8" Material	98.7	SF	\$0.21	\$20.73
Replace Drywall, Ceiling, 5/8" Labor	94	SF	\$1.18	\$110.92
Paint Prime Ceiling	94	SF	\$0.40	\$37.60
Replace Texture, Ceiling	94	SF	\$1.16	\$109.04
Seal Joists, Floor, 2" x 12" - 16 OC	94	SF	\$1.03	\$96.82
Remove Vanity	3	LF	\$5.15	\$15.45
Replace Vanity	3	LF	\$129.99	\$389.97
Remove Bath/Shower Unit	1	EA	\$90.06	\$90.06
Replace Bath/Shower Unit	1	EA	\$671.06	\$671.06
Remove Shower Door	1	EA	\$15.58	\$15.58
Replace Shower Door	1	EA	\$183.06	\$183.06
Replace Towel Ring	1	EA	\$21.00	\$21.00
Remove Mirror, Wall, Plate Glass	9	SF	\$2.10	\$18.90
Replace Mirror, Wall, Plate Glass	9	SF	\$7.23	\$65.07
<u>Stairwell (12' x 5' x 14')</u>				\$0.00
Clean Stair Tread	14	EA	\$2.22	\$31.08
Paint Stair Tread	14	EA	\$15.47	\$216.58
Clean Stair Riser	14	EA	\$2.05	\$28.70
Paint Stair Riser	14	EA	\$9.60	\$134.40
Remove Skirt Board	32	LF	\$1.73	\$55.36
Replace Skirt Board	32	LF	\$8.97	\$287.04
Paint Skirt Board	32	LF	\$1.96	\$62.72
Remove Plaster Wall	52.89	SY	\$9.62	\$508.80
Replace Plaster Wall, Material	53.95	SY	\$8.24	\$444.55
Replace Plaster Wall, Labor & Equip.	52.89	SY	\$23.27	\$1,230.75
Remove Lath Wall	52.89	SY	\$3.53	\$186.70
Replace Lath Wall, Material	55.54	SY	\$4.32	\$239.93
Replace Lath Wall, Labor	52.89	SY	\$5.32	\$281.37
Paint Plaster Wall	476	SF	\$0.55	\$261.80
Remove Lath Ceiling	6.67	SY	\$3.83	\$25.55
Replace Lath Ceiling, Material	7	SY	\$4.32	\$30.24
Replace Lath Ceiling, Labor	6.67	SY	\$10.39	\$69.30
Remove Plaster Ceiling	6.67	SY	\$10.14	\$67.63
Replace Plaster Ceiling, Material	6.8	SY	\$8.24	\$56.03
Replace Plaster Ceiling, Labor & Equip.	6.67	SY	\$25.29	\$168.68
Paint Plaster Ceiling	60	SF	\$0.80	\$48.00
Remove Door, Interior, Pre-Hung	1	EA	\$22.12	\$22.12
Replace Door, Interior, Pre-Hung	1	EA	\$137.22	\$137.22
Paint Door, Interior, Pre-Hung	1	EA	\$49.94	\$49.94
Replace Deadbolt	1	EA	\$132.86	\$132.86
Replace Lockset, Exterior	1	EA	\$67.72	\$67.72
Remove Insulation, Wall, Batt, Faced	238	SF	\$0.19	\$45.22
Replace Insulation, Wall, Batt, Faced	238	SF	\$0.75	\$178.50
Seal Framing	476	SF	\$0.46	\$218.96
Seal Open Joist System	60	SF	\$1.03	\$61.80
<u>Store (59' x 28' x 11')</u>				\$0.00
Seal Subfloor	1652	SF	\$0.44	\$726.88
Remove Underlayment, Plywood, 3/4"	1652	SF	\$0.30	\$495.60
Replace Underlayment, Plywood, 3/4" Material	1734.6	SF	\$0.67	\$1,162.18
Replace Underlayment, Plywood, 3/4" Labor	1652	SF	\$0.54	\$892.08

Remove Vinyl Tile, Homogns/Resil, 1/8"	1432	SF	\$0.58	\$830.56
Replace Vinyl Tile, Homogns/Resil, 1/8"	1512	SF	\$4.98	\$7,529.76
Remove Floor Tile, Quarry	222	SF	\$1.36	\$301.92
Replace Floor Tile, Quarry	222	SF	\$8.68	\$1,926.96
Remove Base Molding	174	LF	\$0.30	\$52.20
Replace Base Molding, Material	184.44	LF	\$1.20	\$221.33
Replace Base Molding, Labor	174	LF	\$1.57	\$273.18
Remove Wall Stud (SF)	102	SF	\$0.75	\$76.50
Replace Wall Stud (SF)	102	SF	\$1.42	\$144.84
Remove Drywall, Wall	204	SF	\$0.35	\$71.40
Replace Drywall, Wall	204	SF	\$1.24	\$252.96
Remove Knotty Pine Walls	214	SF	\$0.35	\$74.90
Replace Knotty Pine Walls	214	SF	\$3.27	\$699.78
Remove Trim, 1"x8"	24	LF	\$0.17	\$4.08
Replace Trim, 1"x8"	24	LF	\$2.76	\$66.24
Finish Trim, 1"x8"	24	LF	\$1.73	\$41.52
Remove Suspended Grid System	180	SF	\$0.35	\$63.00
Replace Suspended Grid System	180	SF	\$1.25	\$225.00
Remove FRP	96	SF	\$0.54	\$51.84
Replace FRP	96	SF	\$3.06	\$293.76
Remove Hand Sink & Faucet	1	EA		\$0.00
Replace Hand Sink & Faucet	1	EA	\$475.00	\$475.00
Remove Sink, Double Bowl, & Faucet	1	EA		\$0.00
Replace Sink, Double Bowl, & Faucet	1	EA	\$1,008.00	\$1,008.00
Remove Sink, 4 Bowl, & Faucet	1	EA		\$0.00
Replace Sink, 4 Bowl, & Faucet	1	EA	\$1,339.00	\$1,339.00
Remove Entry Door Store Front & Hardware, Metal w/Glass	1	EA	\$52.12	\$52.12
Replace Entry Door Store Front & Hardware, Metal w/Glass	1	EA	\$2,657.77	\$2,657.77
Special Restore Window	17	EA	\$81.94	\$1,392.98
Replace Plate Glass	80	SF	\$13.27	\$1,061.60
Clean Clear Glass	316	SF	\$5.09	\$1,608.44
Remove Security Bars	144	SF	\$0.90	\$129.60
Reset Security Bars	144	SF	\$1.10	\$158.40
Clean Security Bars	144	SF	\$0.53	\$76.32
Paint Security Bars	144	SF	\$1.58	\$227.52
Remove Air Conditioning Unit	1	EA	\$80.00	\$80.00
Replace Air Conditioning Unit	1	EA	\$681.76	\$681.76
Remove Door, Ext., Metal, Pre-Hung	1	EA	\$92.12	\$92.12
Replace Door, Ext., Metal, Pre-Hung 4x8	1	EA	\$1,112.85	\$1,112.85
Paint Door, Ext., Metal, Pre-Hung	1	EA	\$80.78	\$80.78
Remove Lath Wall	212.67	SY	\$3.53	\$750.73
Replace Lath Wall, Material	223.3	SY	\$4.32	\$964.66
Replace Lath Wall, Labor	212.67	SY	\$5.32	\$1,131.40
Remove Wall Plaster	212.67	SY	\$9.62	\$2,045.89
Replace Wall Plaster, Material	216.92	SY	\$8.24	\$1,787.42
Replace Wall Plaster, Labor	212.67	SY	\$23.27	\$4,948.83
Seal Framing	1914	SF	\$0.46	\$880.44
Remove Insulation, Wall, Batt, Faced	1914	SF	\$0.19	\$363.66
Replace Insulation, Wall, Batt, Faced	1914	SF	\$0.75	\$1,435.50
Prime & Paint Walls	1914	SF	\$0.66	\$1,263.24
Remove Lath Ceiling	183.56	SY	\$3.83	\$703.03

Replace Lath Ceiling, Material	192.74	SY	\$4.32	\$832.64
Replace Lath Ceiling, Labor	183.56	SY	\$10.39	\$1,907.19
Remove Plaster Ceiling	183.56	SY	\$10.14	\$1,861.30
Replace Plaster Ceiling, Material	187.23	SY	\$8.24	\$1,542.78
Replace Plaster Ceiling, Labor	183.56	SY	\$25.29	\$4,642.23
Seal Joists, Ceiling (SF), 2"x12" 16" OC	1652	SF	\$1.03	\$1,701.56
Remove Insulation, Ceiling, Batt, Faced	1652	SF	\$0.26	\$429.52
Replace Insulation, Ceiling, Batt, Faced	1652	SF	\$3.53	\$5,831.56
<u>Bathroom (4'2" x 4' x 11')</u>				\$0.00
Remove Drywall, Walls 2 Sides	271.48	SF	\$0.35	\$95.02
Rplace Drywall Walls 2 Sides, Material	285.05	SF	\$0.19	\$54.16
Rplace Drywall Walls 2 Sides, Labor	271.48	SF	\$1.05	\$285.05
Prime & Paint Walls, 2 Sides	271.48	SF	\$0.66	\$179.18
Seal Wall Framing	135.74	SF	\$0.46	\$62.44
Remove Door, Panel, Hardboard, Pre-Hung	1	EA	\$26.60	\$26.60
Replace Door, Panel, Hardboard, Pre-Hung	1	EA	\$172.58	\$172.58
Paint Door	1	EA	\$57.43	\$57.43
Replace Lock Set, Interior, Privacy	1	EA	\$51.67	\$51.67
Remove Vanity	1.5	LF	\$5.15	\$7.73
Replace Vanity	1.5	LF	\$129.99	\$194.99
Remove Water Closet/Toilet	1	EA	\$64.29	\$64.29
Remove Towel Bar	1	EA	\$4.53	\$4.53
Replace Towel Bar	1	EA	\$23.79	\$23.79
Remove & Replace Exhaust Venting	1	EA	\$154.00	\$154.00
<u>General</u>				\$0.00
Clean Soda Blasting	1500	SF	\$2.38	\$3,567.00
Special Dumpster	6	EA	\$371.60	\$2,229.60
Special Clean Up & Removal	90	HR	\$43.29	\$3,896.10
Special Permits & Fees	1	LS	\$1,800.00	\$1,800.00
Clean Sewer Lines	1	EA	\$349.00	\$349.00
Special Portable Toilet	3	MO	\$179.12	\$537.36
Estimate Totals				\$125,378.22
Contractor's Overhead & Profit (20%)				\$25,075.64
Total With Overhead & Profit				\$150,453.86
MN Material Sales Tax				\$3,134.46
Total With Tax				\$153,588.32
<u>Sub Bids</u>				
North Star Plumbing & Heating Co.				\$23,270.00
Contractor's Overhead & Profit (20%)				\$4,654.00
Total With North Star Plumbing & Heating				\$181,512.32
South Side Electric Co.				\$17,995.00
Contractor's Overhead & Profit (20%)				\$3,599.00
Total With South Side Electric				\$203,106.32
Northland Fire & Security				\$2,450.00
Contractor's Overhead & Profit (20%)				\$490.00
Total With Northland Fire & Security				\$206,046.32
Commercial Air Designs Inc.				\$19,200.00

Contractor's Overhead & Profit (20%)	\$3,840.00
Total With Commercial Air Designs Inc.	\$229,086.32
ADT Security Services, Inc	\$809.00
Contractor's Overhead & Profit (20%)	\$161.80
Total With ADT Security Services	\$230,057.12
Lakeland Heating & Air Conditioning	\$10,500.00
Contractor's Overhead & Profit (20%)	\$2,100.00
Total With Lakeland Heating & Air Conditioning	\$242,657.12
TOTAL	\$242,657.12

**NORTH STAR
PLUMBING & HEATING CO., INC.**
62 South Hamline Avenue
ST. PAUL, MINNESOTA 55105
(651)699-2725 • Fax (651)699-3990

PROPOSAL SUBMITTED TO Public Adjusters	PHONE OFF 731 1155 JIM 983 7856	DATE March 2, 2010
STREET 2081 Burns Avenue	JOB NAME	JOB PHONE
CITY, STATE AND ZIP CODE St. Paul, MN 55119	JOB LOCATION 922 THOMAS AVENUE	

We hereby submit specifications and estimates for:

1. Replace pipes & fixtures for two bathrooms & deli.
2. Replace necessary water & gas pipes.
3. Take out permit.

Water heater to remain.

All Opened up by others.

Progress payouts.

Stainless steel deli fixtures by owner.

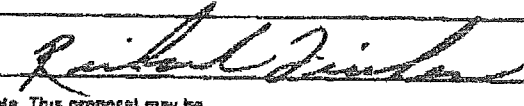
WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of: **TWENTY THREE THOUSAND TWO HUNDRED SEVENTY & NO/100-----** dollars (\$ **23,270.00**).

Payment to be made as follows.

PROGRESS PAYOUTS.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within **THIRTY (30)** days.

NOTICE OF LIEN RIGHTS IN THE STATE OF MINNESOTA

(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

(b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice."

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



ELECTRIC, INC.

9201 East Bloomington FWY Suite X
Bloomington, MN 55420
Ph (952) 888-5500 FAX (952) 888-1415

Page 1
651-731-5200 (fax)
651-731-1155

ELECTRICAL WIRING PROPOSAL

Date March 19, 2010 No. 38424
Customer PUBLIC ADJUSTERS
Address 2081 BURNS AVENUE
ST. PAUL, MN 55119
Thomas Convenience Store
Location of Job 922 Thomas Avenue, St. Paul

SPECIFICATIONS OF JOB

PER FIRE:

Demo wiring.

BASEMENT:

SOUTHEAST STORE ROOM:

Replace 200 amp service.

Reuse 240 volt 3-phase riser.

Refeed and replace 4' fluorescent wraparound fixture with switch.

Install (1) receptacle.

REAR STAIR AREA:

Refeed and replace fixture with owners.

ENTRY:

Install (1) porcelain fixture with switch.

Install exit sign with dual spotlight.

BREAKROOM:

Install (1) porcelain fixture with switch.

Install (2) receptacles.

SINK AREA:

Furnish and install 4' fluorescent fixture with switch.

Install (3) receptacles.

LIVING ROOM:

Furnish and install (3) 4' fluorescent fixtures with 3-way switch.

Feed and install owners fan/light combination with controls.

Install (8) receptacles.

MECHANICAL ROOM:

Install (2) porcelain fixtures with switch.

Install (1) GFI receptacle.

Wire furnace (thermostat by others).

NORTHEAST STORE ROOM:

Refeed and replace 100 amp subpanel.

Furnish and install (1) 4' fluorescent fixture with switch.

Install (3) receptacles.

We hereby offer to furnish all labor and material necessary to complete the above described electrical wiring installations in a good and workmanlike manner.

for the sum of SEE PAGE TWO Dollars (\$) or on a time and material basis, if no sum is indicated.
Payment for work completed on a monthly basis, with payment in full upon completion. This proposal may be withdrawn by us if not accepted within 30 days from above date.

Respectfully submitted:

SOUTH SIDE ELECTRIC, INC.

Al Johnson, Vice President

PROPOSER

ACCEPTANCE

The above proposal and terms of payment are hereby accepted and you are authorized to do the work as specified.

DATE SIGNED

CUSTOMER SIGNATURE

"You, the buyer, may cancel this purchase at any time prior to midnight of the third business day after the date of this purchase. See notice of cancellation form for an explanation of this right on back."



ELECTRIC, INC.

9201 East Bloomington FWY Suite X
Bloomington, MN 55420
Ph (952) 888-5500 FAX (952) 888-1415

Page 2
651-731-5200 (fax)
651-731-1155

ELECTRICAL WIRING PROPOSAL

Date March 19, 2010 No. 38424
Customer PUBLIC ADJUSTERS
Address 2081 BURNS AVENUE
ST. PAUL, MN 55119
Thomas Convenience Store
Location of Job 922 Thomas Avenue, St. Paul

SPECIFICATIONS OF JOB

BATHROOM:

Feed and install owners (3) fixtures with (2) switches.
Install (2) 20 amp GFI receptacles.
Furnish and install 80 CFM exhaust fan with switch (venting by others).

HALL:

Feed and install owner's fixture with 3-way switch.
Install 115 volt interconnected smoke/CO combination.

GAS METER ROOM:

Install (2) porcelain fixtures with switch.
Install (4) receptacles.

REAR STAIRS:

Furnish and install exit sign with dual spotlight.
Install (1) porcelain fixture with 3-way switch.

1ST FLOOR STORE AREA:

FRONT EXTERIOR:

Install circuit for sign.

STORE AREA:

Feed and install owners (2) ceiling fans with controls.
Furnish and install (9) 8' 2-tube fluorescent strip fixtures with 3-way switch.
Install (1) receptacle and circuit for ATM machine.
Install (1) receptacle for ice machine.
Wire large pop cooler.
Wire (3) stand-up freezers.
Refeed and replace 100 amp subpanel.
Wire (2) stand-up coolers.
Install (1) receptacle for TV.

BATHROOM:


Feed and install owner's fixture.
Furnish and install (1) 70 CFM exhaust fan.
Install switch to control.

We hereby offer to furnish all labor and material necessary to complete the above described electrical wiring installations in a good and workmanlike manner.

for the sum of SEE PAGE THREE Dollars (\$ _____) or on a time and material basis, if no sum is indicated.
Payment for work completed on a monthly basis, with payment in full upon completion. This proposal may be withdrawn by us if not accepted within 30 days from above date.

Respectfully submitted:

SOUTH SIDE ELECTRIC, INC.
Al Johnson, Vice President


PROPOSER

ACCEPTANCE

The above proposal and terms of payment are hereby accepted and you are authorized to do the work as specified.

DATE SIGNED

CUSTOMER SIGNATURE

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ELECTRIC, INC.

8201 East Bloomington FWY Suite X
Bloomington, MN 55420
Ph (952) 888-3500 FAX (952) 888-1415

Page 3
651-731-5200 (fax)
651-731-1155

DATE PREPARED: MARCH 19, 2010

Date March 19, 2010 No. 38424

Customer PUBLIC ADJUSTERS

Address 2081 BURNS AVENUE

ST. PAUL, MN 55119

Location of Job Thomas Convenience Store
922 Thomas Avenue, St. Paul

SPECIFICATIONS OF JOB

KITCHEN:

Refeed and replace (2) 2x4 lay-in fixtures with switch.

Wire owners hood with ansul system.

Install (4) receptacles.

Wire small pop cooler.

Wire dessert cooler.

CASH REGISTER AREA:

Install dedicated receptacle for register.

Install (3) additional receptacles.

Refeed exterior lighting.

Refeed Deli sign.

Note: Overhead feed.

PERMIT INCLUDED

NOTE: There is a \$700.00 fixture and fan allowance included.

We hereby offer to furnish all labor and material necessary to complete the above described electrical wiring installations in a good and workmanlike manner.

for the sum of SEVENTEEN THOUSAND NINE HUNDRED & NINETY-FIVE Dollars (\$ 17,995.00) or on a time and material basis, if no sum is indicated.
Payment for work completed on a monthly basis, with payment in full upon completion. This proposal may be withdrawn by us if not accepted within 30 days from above date.

Respectfully submitted:

SOUTH SIDE ELECTRIC, INC.

Al Johnson, Vice President



PROPOSER

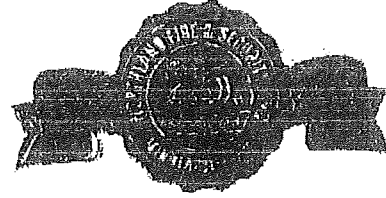
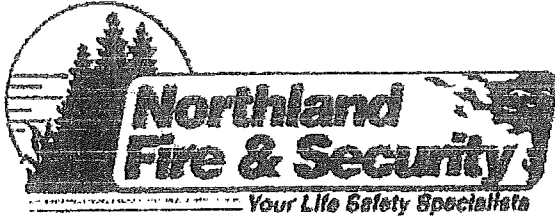
ACCEPTANCE

The above proposal and terms of payment are hereby accepted and you are authorized to do the work as specified.

DATE SIGNED

CUSTOMER SIGNATURE

"You, the buyer, may cancel this purchase at any time prior to midnight of the third business day after the date of this purchase. See notice of cancellation form for an explanation of this right on back."



April 6, 2010

Quote #2089

James Whelan
Whelan & Associates
2081 Burns Ave
St. Paul MN 55119

Dear James:

The following is the proposal for the fire suppression system at:

St. Thomas Convenient Store – St. Paul MN

Northland Fire & Security will supply and install a 3-gallon Ansul R-102 UL300 wet chemical fire suppression system to protect the exhaust hood and the appliances located under it. This system will include fuel and electrical (micro-switch) shut-offs, a remote pull station located by means of egress, and all exposed piping will be chrome per city and state codes. This price includes (1) fire marshal functional trip test at final inspection.

***Note – if this system is to be installed in a used or existing exhaust hood, professional cleaning would be required prior to this installation.

Price: \$2,450.00

Permits, drawings, and test: Included Excluded N/A

NOTES:

*Excludes any plumbing, electrical, union work, or wiring into fire panel.

Items that must be completed before installation of system:

1. Hood must be hung and ductwork installed.
2. Gas valve must be installed. (if required)
3. Electrician available. (if electrical work is required)

NOTE: If above items are not met, additional charges may be assessed.

Proposed by: Greg Youngs

Accepted by: _____

Date: _____

Thanks, James, for giving this proposal your prompt attention. We would appreciate your business and we will always give our best effort. All prices good 30 days from this date. Please approve and send to office or fax to 952-835-4742. Office 952-893-0905.

~~CONFIDENTIAL~~
4620 BLOOMINGTON AVE. SO.

MPLS, MN. 55407

SUPER CONVENIENT STORE

922 THOMAS AVE.

ST. PAUL, MN. 55104

FIRE REPAIR:

DEMO:

STAINLESS STEEL TYPE I EXHAUST HOOD, 11'X 4'.

STAINLESS STEEL MAKE UP AIR WALL PANELS.

STAINLESS STEEL TRIM.

16 GAUGE WELDED EXHAUST DUCT

3M FIRE WRAP INSULATION AROUND EXHAUST DUCT.

HIGH TEMP EXHAUST FAN WITH HINGE KIT AND GREASE CUP.

EXHAUST FAN CURB.

DIRECT FIRED MAKE UP AIR UNIT.

ROOF CURB FOR THIS UNIT.

MAKE UP AIR DISCHARGE DUCTWORK.

REPAIR AND REPLACE:

CLEAN HOOD AND GREASE CUPS, REPLACE FILTERS AND LIGHT GLOBES.

CLEAN STAINLESS STEEL WALL PANELS.

REPLACE STAINLESS STEEL TRIM.

FABRICATE NEW 16 GAUGE WELDED STEEL EXHAUST DUCT.

REPLACE 3M 15A WITH NEWEST VERSION OF SAME PRODUCT TO COMPLY WITH CURRENT CODES.

CLEAN EXHAUST FAN AND GREASE CUP.
CHECK AND TEST UNIT FOR WORKING ORDER.
REPLACE METAL VENTED EXHAUST FAN ROOF CURB WITH HINGE KIT.

CLEAN MAKE UP AIR UNIT.
CHECK AND TEST UNIT FOR WORKING ORDER.
REPLACE ROOF CURB FOR THIS UNIT.
FABRICATE AND REPLACE INSULATED MAKE UP AIR DISCHARGE DUCTWORK.

STORE ALL ABOVE COMPONENTS UNTIL JOB SITE READY FOR REINSTALL.

REINSTALL:

HANG EXHAUST HOOD USING NEW HANGING HARDWARE.
INSTALL STAINLESS STEEL WALL PANELS USING NEW FASTENERS.
INSTALL NEW STAINLESS STEEL TRIM.
INSTALL NEW WELDED EXHAUST DUCT AND DOUBLE WRAP WITH 3M FIRE INSULATION.
SPOT NEW EXHAUST FAN AND MAKE UP AIR UNIT CURBS ON ROOF.
CRANE EXISTING UNITS TO ROOF CURBS.
INSTALL NEW INSULATED MAKE UP AIR DUCTWORK.
PERMITS, ENGINEERED DRAWINGS, CODE COMPLIANCE, (DUCT SENSOR AND FAN ACCESS DOORS), JOB COORDINATION.
NINETEEN THOUSAND TWO HUNDRED AND 00/100.....\$19,200.00
TERMS: TO BE DETERMINED.

NOTES:

ALL ELECTRICAL WIRING, ROOFING, FIRE SYSTEM, STRUCRURAL AND CARPENTRY, BY OTHERS.
TO PURCHASE THESE ITEMS FROM US ADD\$ 5,500.00

SIGNED _____ DATE _____

Quotation
Burglar Alarm

Thomas Convenient Store
922 Thomas Ave
St. Paul, MN 55104
Joe Tal
651-645-8538

Prepared by:
John Vicente Cowle
ADT Security Services, Inc.
763-792-6978
April 7, 2010

ADT appreciates the opportunity to present this quotation for your review and approval. Any and all applicable tax charges will be in addition to the quotation total. This quotation is valid for 30 days from above date.

Scope of work proposed: ADT will install a wireless PremisePro Security System. The perfect tool to help manage your business, as well as your security. System installed will include the following: one control panel, one fixed English keypad, three door contacts, three motion detector, one 360 ceiling motion detector, one indoor sounder, back-up battery supply, and power source. The PremisePro can protect your business, assets and employees, help reduce insurance premiums, and can improve your business operations.

BA System:

<u>Item</u>	<u>Qty</u>	<u>Description</u>	<u>Location</u>
A	1	PremisePro wireless Control Panel	
B	1	Fixed English Keypad	
C	2	Door Contacts	
D	1	Motion Detector	
E	1	Indoor Sounder	(\$274.00)
F	1	Motion Detector	(\$140.00)
G	1	Motion Detector	(\$140.00)
H	1	360 Motion	(\$180.00)
I	1	Door Contact	(\$75.00)
J	1	Battery Back-up Power Supply	CPU
K	1	AC Plug-in Transformer Power Supply	Best Location
L	1	Installation of Equipment/Materials	Included

TOTAL: \$809.00

LAKELAND

HEATING & AIR CONDITIONING

651.436.2256

Estimate

Date Estimate #
3/25/2010 496

PHONE 651-436-2256
FAX 651-436-2257

WWW.LAKELANDHEATINGANDAC.COM

JAMES G WHELAN 2081 BURNS AVE ST PAUL MN 55119	Project 922 THOMAS AVE, ST PAUL	Due Date 4/16/2010
Description	Qty	Total
THIS ESTIMATE IS FOR ADDING A NEW FURNACE INCLUDES ALL DUCTWORK ALL SUPPLY AND RETURN AIR REGISTERS NEW THERMOSTAT FURNACE IS TO BE LOCATED ON BACK WALL OF BUILDING FURNACE WILL BE A 120,000 BTU 92% EFF SINGLE PHASE ELECTRICAL EQUIPMENT 5 YEAR PARTS WARRANTY ON BOTH FURNACE THIS ESTIMATE INCLUDES ALL LABOR, MATERIAL AND VENTILATION PERMITS. DOES NOT INCLUDE GAS PERMIT REMOVAL OF OLD EQUIPMENT OR DUCTWORK ELECTRICAL WORK 50% DOWN PAYMENT BEFORE START OF JOB AND FINAL PAYMENT ON COMPLETION	1	10,500.00
SIGN HERE	Total	\$10,500.00

2060 Racine Avenue South, Lakeland, MN 55043 651-436-2256