



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8560 FAX: (651) 266-8574

April 29, 2010

Bryan Battina
Attorney at Law
1907 E. Wayzata Blvd, Ste. 170
Wayzata, MN 55391

Re: Order to Remove or Repair 1559-1563 University Avenue West

Dear Mr. Battina:

This is to confirm that on April 27, 2010 at the Legislative Hearing, Marcia Moermond, the Legislative Hearing Officer, requested that the following conditions be met if your client intends to rehabilitate the building:

1. the \$5,000 performance bond must be posted with the Department of Safety and Inspections, 375 Jackson Street, Saint Paul, MN 55102, if have not done so; ~~(done?)~~ done
2. submit a written tax re-payment plan with Ramsey County to pay the delinquent property taxes; *Done partially*
- NO* 3. submit a plan to re-construct the interior of the building;
- NO* 4. financial plan for the reconstruction rehab; and
5. the property must be maintained.

The City Council Public Hearing is scheduled for Wednesday, May 19, 2010 at 5:30 p.m. in Room 300 Council Chambers.

If you have further questions, you may contact me at 651-266-8563.

Sincerely,

Mai Vang
Paralegal

cc: Steve Magner, DSI-VB (via email)
Amy Spong, PED-HPC (via email)
Emad Abed, RKL Landholdings
110 Bank Street SE #405, Minneapolis, MN 55414

From: emad abed <emadyabed@yahoo.com>
To: Mai Vang <Mai.Vang@ci.stpaul.mn.us>
Date: 5/12/2010 4:34 PM
Subject: Fw: emad abed - tax petition - Notice of Case Filing
Attachments: ECOPY-GW_EXCHANGE_05122010-150229.PDF

Dear Mai,

Please see attached, this service is the process to do the Tax repayment plan. First we reduce the Property Tax Value under \$500,000 so we can Qualify to do the plan with the county. Assessor Tom Hefty with the city of St. Paul is handling this process and Debi with the county is doing to the repayment plan. I will forward another email that has the petition it self.

Emad Y Abed.
110 Bank St. Se.
Suite 405
Minneapolis, MN 55414
Cell:(612) 743-2088
Fax :(612) 379-1601
emadyabed@yahoo.com

----- Forwarded Message -----

From: Carol M. Jarnig <JarniC@mansfieldtanick.com>
To: emad abed <emadyabed@yahoo.com>
Sent: Wed, May 12, 2010 3:12:25 PM
Subject: FW: emad abed - tax petition - Notice of Case Filing

Carol M. Jarnig, Legal Assistant
Mansfield, Tanick & Cohen, P.A.
1700 U.S. Bank Plaza South
220 South Sixth Street
Minneapolis, MN 55402-4511
Phone: 612.339.4295
Direct: 612.341.1240
Fax: 612.339.3161
email: cjarnig@mansfieldtanick.com

=====

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-----Original Message-----

From: eCopy
Sent: Wednesday, May 12, 2010 3:03 PM
To: Carol M. Jarnig
Subject: emad abed - tax petition - Notice of Case Filing
Importance: Low

State of Minnesota
Ramsey County

District Court
Second Judicial District

Court File Number: 62-CV-10-3071

Case Type: Tax Court

Notice of Case Filing

GREGORY MARK MILLER
220 SOUTH SIXTH STREET STE 1700
MINNEAPOLIS MN 55402-4511

Petition of RKL Landholding LLC for review of the Real Property Tax Assessment of 209 payable 2010 (PIN #34-39-23-23-0181)

Date Case Filed: **04/01/2010**

Court file number **62-CV-10-3071** has been assigned to this matter. All future correspondence must include this file number, the attorney identification number, and must otherwise conform to format requirements or they **WILL BE RETURNED**. Correspondence and communication on this matter should be directed to the following court address:

**Ramsey Civil Court Administration
15 West Kellogg Boulevard Room 600
St Paul MN 55102**

Dated: April 5, 2010

Lynae K. E. Olson
Court Administrator
Ramsey County District Court

cc:

From: emad abed <emadyabed@yahoo.com>
To: Mai Vang <Mai.Vang@ci.stpaul.mn.us>
Date: 5/12/2010 4:39 PM
Subject: Fw: Tax Petition - Service Letter and Tax Petition
Attachments: ECOPLY-GW_EXCHANGE_05122010-150406.PDF

Dear Mai,

Please see attached this is the actual petition.

Emad Y Abed.
110 Bank St. Se.
Suite 405
Minneapolis, MN 55414
Cell:(612) 743-2088
Fax :(612) 379-1601
emadyabed@yahoo.com

----- Forwarded Message -----

From: Carol M. Jarnig <JarniC@mansfieldtanick.com>
To: emad abed <emadyabed@yahoo.com>
Sent: Wed, May 12, 2010 3:12:52 PM
Subject: Tax Petition - Service Letter and Tax Petition

Mansfield Tanick & Cohen P.A.

Attorneys at Law

March 31, 2010

Gregory M. Miller
gmliller@mansfieldtanick.com

Susan Gaertner
Ramsey County Attorney
Ramsey County Government Center West
50 Kellogg Boulevard, West, Suite 315
St. Paul, MN 55103

Stephen L. Baker
Ramsey County Assessor
Department of Property Records and Revenue
Plato Building
90 West Plato Boulevard
St. Paul, MN 55107

Chris Samuel
Ramsey County Auditor/Ramsey County Treasurer
Plato Building
90 West Plato Boulevard
St. Paul, MN 55107

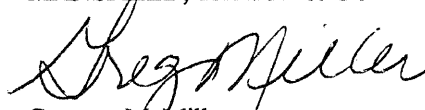
Re: RKL Landholdings, LLC v. County of Ramsey
Petition for Tax Determination
1563 University Avenue West
PIN No. 34.29.23.23.0181

Dear Ms. Gaertner and Messrs. Baker and Samuel:

Pursuant to MSA 278.01, Subd. 1, enclosed and served upon you please find the Petition of RKL Landholding. As required by Statute, we have provided one copy to each the County Attorney, County Auditor and County Treasurer and three copies to the County Assessor.

Very truly yours,

MANSFIELD, TANICK & COHEN, P.A.


Gregory M. Miller

GMM:cmj
Enclosure
cc: Client

1700 U. S. Bank Plaza South
220 South Sixth Street
Minneapolis, MN 55402-4511

tel 612.339.4295
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*All attorneys licensed in Minnesota.
Attorneys also licensed in California,
District of Columbia, Florida, Illinois,
New York and Wisconsin.*

*Branch offices in Saint Louis Park
and Saint Paul, Minnesota*

Member: Lawyers Associated Worldwide (LAW)



STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

RECEIVED
Ramsey County
District Court

SECOND JUDICIAL DISTRICT

APR 01 2010

Court File No. _____

RKL Landholding, LLC, By _____ Deputy

Petitioner,

**PETITION FOR DETERMINATION
OF PROPERTY TAXES**

vs.

County of Ramsey,

Respondent.

Petitioner, RKL Landholding, LLC ("Petitioner"), for its Petition for Determination of Property Tax and abatement against Respondent County of Ramsey ("Respondent"), states and alleges as follows:

1. Petitioner has an interest pursuant to Minn. Stat. §278.01, in that tract of land situated in the City of St. Paul, County of Ramsey, State of Minnesota, described as follows:

The East 20 Feet of Lot 14, and all of Lot 15, Block 4, Layman D. Bairds Addition

2. The assessment date at issue is January 2, 2009 for taxes payable in year 2010.

3. Petitioner claims that the subject property is overvalued, having a tax assessed value as of January 2, 2009 of \$698,300.00.

4. Petitioner asserts that as of January 2, 2009 the property's primary tenant had vacated as a result of a casualty loss at the property consisting of substantive water intrusion that resulted in non-structural damage and mildew and resulted in the devaluing of the property.

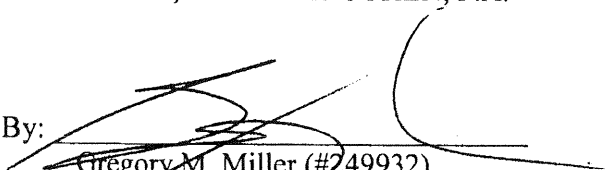
5. Subsequently there has been a second casualty loss resulting from a fire at the property that has further resulted in diminution of value to \$166,000.00.

WHEREFORE, the Petitioner prays for a determination of the claim before the tax court resulting in a reduction in assessed value and an abatement of the taxes.

MANSFIELD, TANICK & COHEN, P.A.

Date: March 30, 2010


By:


Gregory M. Miller (#249932)
1700 U.S. Bank Plaza South
220 South Sixth Street
Minneapolis MN 55402-4511
(612) 339-4295

**ATTORNEYS FOR
PETITIONER RKL LANDHOLDING, LLC**

SERVICES ADMITTED
PETITION NO. _____
MARK E. OSWALD, DIRECTOR

APR 01 2010

DEPT. OF PROPERTY RECORDS & REVENUE
RAMSEY COUNTY, MN
BY 

From: emad abed <emadyabed@yahoo.com>
To: Mai Vang <Mai.Vang@ci.stpaul.mn.us>
CC: Bryan Battina <brb@battinalaw.com>
Date: 5/12/2010 4:57 PM
Subject: Construction Plan & Estimate
Attachments: EMA Estimate 3-16-10.pdf

Dear Mai,

Please see attached.
Emad Y Abed.
110 Bank St. Se.
Suite 405
Minneapolis, MN 55414
Cell: (612) 743-2088
Fax : (612) 379-1601
emadyabed@yahoo.com



Engle Martin & Associates, Inc.

7100 Northland Circle
Suite 108
Brooklyn Park, MN 55428
Phone: 763-230-7300
Fax: 763-230-7301

Insured: 1563 University Ave., LLC
Property: 1563 University Avenue
St. Paul, MN 55104

Claim Rep.: Jeff Nonhof
Business: 7100 Northland Circle N., Suite 108
Brooklyn Park, MN 55428

Business: (763) 230-7302

Estimator: Jeff Nonhof
Business: 7100 Northland Circle N., Suite 108
Brooklyn Park, MN 55428

Business: (763) 230-7302

Reference:
Company: None

Contractor:
Company: Restoration Professionals
Business: 505 W. Minnehaha Ave.
Saint Paul, MN 55103

Business: (651) 379-1990

Claim Number: 9GGC020

Policy Number: SSP 1402091

Type of Loss: Fire

Date of Loss: 7/9/2009
Date Inspected: 7/25/2009

Date Received: 7/24/2009
Date Entered: 3/16/2010 11:55 AM

Price List: MNMN5B_DEC09
Restoration/Service/Remodel
Estimate: MSP-PROP041424C

VERY IMPORTANT! - PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damage observed during inspection of the claimed loss. Additional inspection and/or investigation of the cause of loss and the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin & Associates, Inc. ["EMA"]. Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EMA. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractor's estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EMA. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EMA guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.

*INSURANCE
LOSS ESTIMATE
Not work Plan on
Rehabilitation*



Engle Martin & Associates, Inc.

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Brooklyn Park, MN 55428
Phone: 763-230-7300
Fax: 763-230-7301

MSP-PROP041424C

1st Floor

Main Area

Ceiling Height: 10' 4"

DESCRIPTION	QNTY	UNIT COST	TOTAL
1. Remove 5/8" drywall - hung & fire taped only	1,746.46 SF @	0.36 =	628.73
2. Clean stud wall	1,746.46 SF @	0.49 =	855.77
3. Remove Glue down carpet	1,746.46 SF @	0.53 =	925.62
4. Remove Carpet cove (wall wrap) - 4"	170.17 LF @	0.62 =	105.51
5. Remove Chair rail - 2 1/2"	101.00 LF @	0.36 =	36.36
6. R&R Trim board - 1" x 2" - installed (hardwood - oak or =)	120.00 LF @	2.69 =	322.80
7. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
8. Clean the walls - Heavy	1,758.39 SF @	0.28 =	492.35
9. Seal stud wall for odor control (white pigmented shellac)	1,746.46 SF @	0.58 =	1,012.95
10. Seal then paint the walls (2 coats)	1,758.39 SF @	0.61 =	1,072.62
11. 5/8" drywall - hung & fire taped only	1,746.46 SF @	1.21 =	2,113.22
12. R&R Suspended ceiling system - Standard grade - 2' x 4'	1,746.46 SF @	2.42 =	4,226.44
13. Chair rail - 2 1/2"	101.00 LF @	2.62 =	264.62
14. Mask and prep for paint - plastic, paper, tape (per LF)	340.33 LF @	0.83 =	282.47
15. Stain & finish chair rail	101.00 LF @	0.97 =	97.97
16. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
17. Stain & finish casing	120.00 LF @	0.98 =	117.60
18. Floor preparation for carpet goods	1,746.46 SF @	0.61 =	1,065.34
19. Glue down carpet - Standard grade	2,008.43 SF @	1.74 =	3,494.67
20. Carpet cove (wall wrap) - 4"	170.17 LF @	5.84 =	993.79
21. R&R Window sill - stain grade	101.00 LF @	3.26 =	329.26
22. Stain & finish wood window sill	101.00 LF @	1.80 =	181.80
23. Seal block with masonry sealer	1,758.39 SF @	0.54 =	949.53

Back Landing

Ceiling Height: 8'

Subroom 1: BackStairs

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6"	Opens into Back Landing	Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 12'6"	Opens into Lower Back L	Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
24. R&R Suspended ceiling system - Standard grade - 2' x 4'	55.29 SF @	2.42 =	133.80
25. Remove 5/8" drywall - hung, taped, ready for texture	380.71 SF @	0.36 =	137.06
26. Remove Batt insulation - 6" - R19	55.29 SF @	0.31 =	17.14
27. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
28. Remove Carpet pad	75.61 SF @	0.10 =	7.56



Engle Martin & Associates, Inc.

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Fax: 763-230-7301

CONTINUED - Back Landing

DESCRIPTION	QNTY	UNIT COST	TOTAL
29. Remove Carpet	75.61 SF @	0.22 =	16.63
30. Seal stud wall for odor control (white pigmented shellac)	456.31 SF @	0.58 =	264.66
31. Paint masonry	162.71 SF @	0.64 =	104.13
32. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
33. 5/8" drywall - hung, taped, ready for texture	380.71 SF @	1.37 =	521.57
34. Texture drywall - light hand texture	325.42 SF @	0.42 =	136.68
35. Mask and prep for paint - plastic, paper, tape (per LF)	74.03 LF @	0.83 =	61.44
36. Seal then paint the walls (2 coats)	325.42 SF @	0.61 =	198.51
37. Floor preparation for sheet goods	75.61 SF @	0.61 =	46.12
38. Glue down carpet - Standard grade	86.95 SF @	1.74 =	151.29
39. Remove Carpet cove (wall wrap) - 4"	36.36 LF @	0.62 =	22.54

Lower Back L

Ceiling Height: 8'

Missing Wall: 1 - 4'0" X 8'0" Opens into BackStairs Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
40. R&R Suspended ceiling system - Standard grade - 2' x 4'	22.63 SF @	2.42 =	54.76
41. Remove 5/8" drywall - hung, taped, ready for texture	161.29 SF @	0.36 =	58.06
42. Remove Batt insulation - 6" - R19	22.63 SF @	0.31 =	7.02
43. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
44. Remove Carpet pad	22.63 SF @	0.10 =	2.26
45. Remove Carpet	22.63 SF @	0.22 =	4.98
46. Seal stud wall for odor control (white pigmented shellac)	183.92 SF @	0.58 =	106.67
47. Paint masonry	69.33 SF @	0.64 =	44.37
48. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
49. 5/8" drywall - hung, taped, ready for texture	161.29 SF @	1.37 =	220.97
50. Texture drywall - light hand texture	138.67 SF @	0.42 =	58.24
51. Mask and prep for paint - plastic, paper, tape (per LF)	34.67 LF @	0.83 =	28.78
52. Seal then paint the walls (2 coats)	138.67 SF @	0.61 =	84.59
53. Floor preparation for sheet goods	22.63 SF @	0.61 =	13.80
54. Glue down carpet - Standard grade	26.02 SF @	1.74 =	45.27
55. Remove Carpet cove (wall wrap) - 4"	17.33 LF @	0.62 =	10.74

**Engle Martin & Associates, Inc.**

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 Fax: 763-230-7301

Hall**Ceiling Height: 6' 8"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
56. Remove 5/8" drywall - hung, taped, ready for texture	426.00 SF @	0.36 =	153.36
57. Remove Batt insulation - 6" - R19	86.00 SF @	0.31 =	26.66
58. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
59. Remove Carpet pad	86.00 SF @	0.10 =	8.60
60. Remove Carpet	86.00 SF @	0.22 =	18.92
61. Seal stud wall for odor control (white pigmented shellac)	512.00 SF @	0.58 =	296.96
62. Paint masonry	136.00 SF @	0.64 =	87.04
63. Batt insulation - 6" - R19	340.00 SF @	0.77 =	261.80
64. 5/8" drywall - hung, taped, ready for texture	426.00 SF @	1.37 =	583.62
65. Texture drywall - light hand texture	340.00 SF @	0.42 =	142.80
66. Mask and prep for paint - plastic, paper, tape (per LF)	102.00 LF @	0.83 =	84.66
67. Seal then paint part of the walls (2 coats)	136.00 SF @	0.61 =	82.96
68. Floor preparation for sheet goods	86.00 SF @	0.61 =	52.46
69. Glue down carpet - Standard grade	98.90 SF @	1.74 =	172.09
70. Carpet cove (wall wrap) - 6"	51.00 LF @	6.68 =	340.68
71. Wallpaper - grass cloth	204.00 SF @	2.06 =	420.24
72. Remove Carpet cove (wall wrap) - 4"	51.00 LF @	0.62 =	31.62

Dead Space**LxWxH 21' 6" x 7' 8" x 3' 6"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
73. Remove 5/8" drywall - hung, taped, ready for texture	369.00 SF @	0.36 =	132.84
74. Remove Batt insulation - 6" - R19	164.83 SF @	0.31 =	51.10
75. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
76. Seal stud wall for odor control (white pigmented shellac)	533.83 SF @	0.58 =	309.62
77. Paint masonry	102.08 SF @	0.64 =	65.33
78. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
79. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
80. 5/8" drywall - hung, taped, ready for texture	369.00 SF @	1.37 =	505.53
81. Texture drywall - light hand texture	204.17 SF @	0.42 =	85.75
82. Mask and prep for paint - plastic, paper, tape (per LF)	116.67 LF @	0.83 =	96.84
83. Seal then paint the walls (2 coats)	204.17 SF @	0.61 =	124.54

Men's**Ceiling Height: 6' 8"**



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DESCRIPTION	QNTY	UNIT COST	TOTAL
84. Remove 5/8" drywall - hung, taped, ready for texture	86.64 SF @	0.36 =	31.19
85. Remove Batt insulation - 6" - R19	21.64 SF @	0.31 =	6.71
86. Remove Ceramic tile	86.64 SF @	1.50 =	129.96
87. Seal stud wall for odor control (white pigmented shellac)	108.28 SF @	0.58 =	62.80
88. Paint masonry	65.00 SF @	0.64 =	41.60
89. 5/8" drywall - hung, taped, ready for texture	86.64 SF @	1.37 =	118.70
90. Texture drywall - light hand texture	65.00 SF @	0.42 =	27.30
91. R&R 1/2" Cement board	65.00 SF @	4.44 =	288.60
92. Ceramic tile	95.30 SF @	11.12 =	1,059.74
93. Mask and prep for paint - plastic, paper, tape (per LF)	39.00 LF @	0.83 =	32.37
94. Seal then paint part of the walls (2 coats)	86.64 SF @	0.61 =	52.85

Women's

Ceiling Height: 6' 8"

DESCRIPTION	QNTY	UNIT COST	TOTAL
95. Remove 5/8" drywall - hung, taped, ready for texture	78.24 SF @	0.36 =	28.17
96. Remove Batt insulation - 6" - R19	18.79 SF @	0.31 =	5.82
97. Remove Ceramic tile	78.24 SF @	1.50 =	117.36
98. Seal stud wall for odor control (white pigmented shellac)	97.03 SF @	0.58 =	56.28
99. Paint masonry	59.44 SF @	0.64 =	38.04
100. 5/8" drywall - hung, taped, ready for texture	78.24 SF @	1.37 =	107.19
101. Texture drywall - light hand texture	59.44 SF @	0.42 =	24.96
102. R&R 1/2" Cement board	59.44 SF @	4.44 =	263.91
103. Ceramic tile	86.06 SF @	11.12 =	956.99
104. Mask and prep for paint - plastic, paper, tape (per LF)	35.67 LF @	0.83 =	29.61
105. Seal then paint part of the walls (2 coats)	78.24 SF @	0.61 =	47.73

Closet

Ceiling Height: 6' 8"

DESCRIPTION	QNTY	UNIT COST	TOTAL
106. Remove 5/8" drywall - hung, taped, ready for texture	196.31 SF @	0.36 =	70.67
107. Remove Batt insulation - 6" - R19	30.75 SF @	0.31 =	9.53
108. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
109. Remove Carpet pad	30.75 SF @	0.10 =	3.08
110. Remove Carpet	30.75 SF @	0.22 =	6.77
111. Seal stud wall for odor control (white pigmented shellac)	227.06 SF @	0.58 =	131.69



Engle Martin & Associates, Inc.

7100 Northland Circle
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Phone: 763-230-7300
Fax: 763-230-7301

CONTINUED - Closet

DESCRIPTION	QNTY	UNIT COST	TOTAL
112. Paint masonry	82.78 SF @	0.64 =	52.98
113. Batt insulation - 6" - R19	165.56 SF @	0.77 =	127.48
114. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
115. 5/8" drywall - hung, taped, ready for texture	196.31 SF @	1.37 =	268.94
116. Texture drywall - light hand texture	165.56 SF @	0.42 =	69.54
117. Mask and prep for paint - plastic, paper, tape (per LF)	49.67 LF @	0.83 =	41.23
118. Seal then paint the walls (2 coats)	165.56 SF @	0.61 =	100.99
119. Clean concrete on the floor	30.75 SF @	0.19 =	5.84

U Landing 1

Ceiling Height: 8'

Subroom 1: UniverStairs

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6"
Missing Wall: 1 - 4'0" X 12'6"

Opens into U Upper Lan
Opens into U Landing 1

Goes to Floor/Ceiling
Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
120. R&R Suspended ceiling system - Standard grade - 2' x 4'	55.29 SF @	2.42 =	133.80
121. Remove 5/8" drywall - hung, taped, ready for texture	380.71 SF @	0.36 =	137.06
122. Remove Batt insulation - 6" - R19	55.29 SF @	0.31 =	17.14
123. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
124. Remove Carpet pad	75.61 SF @	0.10 =	7.56
125. Remove Carpet	75.61 SF @	0.22 =	16.63
126. Seal stud wall for odor control (white pigmented shellac)	456.31 SF @	0.58 =	264.66
127. Paint masonry	162.71 SF @	0.64 =	104.13
128. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
129. 5/8" drywall - hung, taped, ready for texture	380.71 SF @	1.37 =	521.57
130. Texture drywall - light hand texture	325.42 SF @	0.42 =	136.68
131. Mask and prep for paint - plastic, paper, tape (per LF)	74.03 LF @	0.83 =	61.44
132. Seal then paint part of the walls (2 coats)	130.17 SF @	0.61 =	79.40
133. Floor preparation for sheet goods	75.61 SF @	0.61 =	46.12
134. Glue down carpet - Standard grade	86.95 SF @	1.74 =	151.29
135. Wallpaper - grass cloth	195.25 SF @	2.06 =	402.22
136. R&R Carpet - metal transition strip	4.00 LF @	3.84 =	15.36
137. Remove Carpet cove (wall wrap) - 4"	36.36 LF @	0.62 =	22.54



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CONTINUED - U Landing 1

DESCRIPTION	QNTY	UNIT COST	TOTAL
138. Carpet cove (wall wrap) - 4"	36.36 LF @	5.84 =	212.34

U Upper Lan

Ceiling Height: 8'

Missing Wall: 1 - 4'0" X 8'0" Opens into UniverStairs Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
139. R&R Suspended ceiling system - Standard grade - 2' x 4'	22.63 SF @	2.42 =	54.76
140. Remove 5/8" drywall - hung, taped, ready for texture	161.29 SF @	0.36 =	58.06
141. Remove Batt insulation - 6" - R19	22.63 SF @	0.31 =	7.02
142. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
143. Remove Carpet pad	22.63 SF @	0.10 =	2.26
144. Remove Carpet	22.63 SF @	0.22 =	4.98
145. Seal stud wall for odor control (white pigmented shellac)	183.92 SF @	0.58 =	106.67
146. Paint masonry	69.33 SF @	0.64 =	44.37
147. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
148. 5/8" drywall - hung, taped, ready for texture	161.29 SF @	1.37 =	220.97
149. Texture drywall - light hand texture	138.67 SF @	0.42 =	58.24
150. Mask and prep for paint - plastic, paper, tape (per LF)	34.67 LF @	0.83 =	28.78
151. Seal then paint the walls (2 coats)	138.67 SF @	0.61 =	84.59
152. Floor preparation for sheet goods	22.63 SF @	0.61 =	13.80
153. Glue down carpet - Standard grade	26.02 SF @	1.74 =	45.27
154. Carpet cove (wall wrap) - 6"	17.33 LF @	6.68 =	115.76

2nd Floor

U Landing 1

Ceiling Height: 8'

Missing Wall: 1 - 4'0" X 8'0" Opens into UniverStair1 Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 8'0" Opens into UniverStairs Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
155. R&R Suspended ceiling system - Standard grade - 2' x 4'	25.00 SF @	2.42 =	60.50



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CONTINUED - U Landing 1

DESCRIPTION	QNTY	UNIT COST	TOTAL
156. Remove 5/8" drywall - hung, taped, ready for texture	139.67 SF @	0.36 =	50.28
157. Remove Batt insulation - 6" - R19	25.00 SF @	0.31 =	7.75
158. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
159. Remove Carpet pad	25.00 SF @	0.10 =	2.50
160. Remove Carpet	25.00 SF @	0.22 =	5.50
161. Seal stud wall for odor control (white pigmented shellac)	164.67 SF @	0.58 =	95.51
162. Paint masonry	57.33 SF @	0.64 =	36.69
163. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
164. 5/8" drywall - hung, taped, ready for texture	139.67 SF @	1.37 =	191.35
165. Texture drywall - light hand texture	114.67 SF @	0.42 =	48.16
166. Mask and prep for paint - plastic, paper, tape (per LF)	28.67 LF @	0.83 =	23.80
167. Seal then paint part of the walls (2 coats)	45.87 SF @	0.61 =	27.98
168. Floor preparation for sheet goods	25.00 SF @	0.61 =	15.25
169. Glue down carpet - Standard grade	28.75 SF @	1.74 =	50.03
170. Carpet cove (wall wrap) - 6"	14.33 LF @	6.68 =	95.72
171. Remove Carpet cove (wall wrap) - 4"	14.33 LF @	0.62 =	8.88
172. Wallpaper - grass cloth	68.80 SF @	2.06 =	141.73
173. Carpet cove (wall wrap) - 6"	14.33 LF @	6.68 =	95.72

UniverStair1

Ceiling Height: 12' 6"

Missing Wall:	1 - 4'0" X 12'6"	Opens into U Landing 1	Goes to Floor/Ceiling
Missing Wall:	1 - 4'0" X 12'6"	Opens into Exterior	Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
174. R&R Suspended ceiling system - Standard grade - 2' x 4'	32.67 SF @	2.42 =	79.06
175. Remove 5/8" drywall - hung, taped, ready for texture	200.08 SF @	0.36 =	72.03
176. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13
177. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
178. Remove Carpet pad	52.98 SF @	0.10 =	5.30
179. Remove Carpet	52.98 SF @	0.22 =	11.66
180. Seal stud wall for odor control (white pigmented shellac)	253.06 SF @	0.58 =	146.77
181. Paint masonry	83.71 SF @	0.64 =	53.57
182. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30



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CONTINUED - UniverStair1

DESCRIPTION	QNTY	UNIT COST	TOTAL
183. 5/8" drywall - hung, taped, ready for texture	200.08 SF @	1.37 =	274.11
184. Texture drywall - light hand texture	167.42 SF @	0.42 =	70.32
185. Mask and prep for paint - plastic, paper, tape (per LF)	34.98 LF @	0.83 =	29.03
186. Seal then paint part of the walls (2 coats)	66.97 SF @	0.61 =	40.85
187. Floor preparation for sheet goods	52.98 SF @	0.61 =	32.32
188. Glue down carpet - Standard grade	60.93 SF @	1.74 =	106.02
189. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58
190. Remove Carpet cove (wall wrap) - 4"	18.65 LF @	0.62 =	11.56
191. Wallpaper - grass cloth	100.45 SF @	2.06 =	206.93
192. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58

UniverStairs

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6" Opens into Exterior Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 12'6" Opens into U Landing 1 Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
193. R&R Suspended ceiling system - Standard grade - 2' x 4'	32.67 SF @	2.42 =	79.06
194. Remove 5/8" drywall - hung, taped, ready for texture	218.08 SF @	0.36 =	78.51
195. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13
196. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
197. Remove Carpet pad	52.98 SF @	0.10 =	5.30
198. Remove Carpet	52.98 SF @	0.22 =	11.66
199. Seal stud wall for odor control (white pigmented shellac)	271.06 SF @	0.58 =	157.21
200. Paint masonry	92.71 SF @	0.64 =	59.33
201. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
202. 5/8" drywall - hung, taped, ready for texture	218.08 SF @	1.37 =	298.77
203. Texture drywall - light hand texture	185.42 SF @	0.42 =	77.88
204. Mask and prep for paint - plastic, paper, tape (per LF)	38.98 LF @	0.83 =	32.35
205. Seal then paint part of the walls (2 coats)	74.17 SF @	0.61 =	45.24
206. Floor preparation for sheet goods	52.98 SF @	0.61 =	32.32
207. Glue down carpet - Standard grade	60.93 SF @	1.74 =	106.02
208. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58
209. Remove Carpet cove (wall wrap) - 4"	18.65 LF @	0.62 =	11.56



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CONTINUED - UniverStairs

DESCRIPTION	QNTY	UNIT COST	TOTAL
210. Wallpaper - grass cloth	111.25 SF @	2.06 =	229.18
211. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58

Back Landing **Ceiling Height: 8'**

Missing Wall: 1 - 4'0" X 8'0" Opens into Back Stair 2 Goes to Floor/Ceiling

Missing Wall: 1 - 4'0" X 8'0" Opens into Back Stair Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
212. R&R Suspended ceiling system - Standard grade - 2' x 4'	25.00 SF @	2.42 =	60.50
213. Remove 5/8" drywall - hung, taped, ready for texture	139.67 SF @	0.36 =	50.28
214. Remove Batt insulation - 6" - R19	25.00 SF @	0.31 =	7.75
215. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
216. Remove Carpet pad	25.00 SF @	0.10 =	2.50
217. Remove Carpet	25.00 SF @	0.22 =	5.50
218. Seal stud wall for odor control (white pigmented shellac)	164.67 SF @	0.58 =	95.51
219. Paint masonry	57.33 SF @	0.64 =	36.69
220. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
221. 5/8" drywall - hung, taped, ready for texture	139.67 SF @	1.37 =	191.35
222. Texture drywall - light hand texture	114.67 SF @	0.42 =	48.16
223. Mask and prep for paint - plastic, paper, tape (per LF)	28.67 LF @	0.83 =	23.80
224. Seal then paint part of the walls (2 coats)	45.87 SF @	0.61 =	27.98
225. Floor preparation for sheet goods	25.00 SF @	0.61 =	15.25
226. Glue down carpet - Standard grade	28.75 SF @	1.74 =	50.03
227. Carpet cove (wall wrap) - 6"	14.33 LF @	6.68 =	95.72
228. Remove Carpet cove (wall wrap) - 4"	14.33 LF @	0.62 =	8.88
229. Wallpaper - grass cloth	68.80 SF @	2.06 =	141.73
230. Carpet cove (wall wrap) - 6"	14.33 LF @	6.68 =	95.72
231. Masonry - Minimum charge	1.00 EA @	265.00 =	265.00
Repair of concrete sample obtained by engineer.			



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Back Stair

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6" Opens into Exterior Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 12'6" Opens into Back Landing Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
232. R&R Suspended ceiling system - Standard grade - 2' x 4'	32.67 SF @	2.42 =	79.06
233. Remove 5/8" drywall - hung, taped, ready for texture	200.08 SF @	0.36 =	72.03
234. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13
235. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
236. Remove Carpet pad	52.98 SF @	0.10 =	5.30
237. Remove Carpet	52.98 SF @	0.22 =	11.66
238. Seal stud wall for odor control (white pigmented shellac)	253.06 SF @	0.58 =	146.77
239. Paint masonry	83.71 SF @	0.64 =	53.57
240. Batt insulation - 6" - R19	167.42 SF @	0.77 =	128.91
241. 5/8" drywall - hung, taped, ready for texture	200.08 SF @	1.37 =	274.11
242. Texture drywall - light hand texture	167.42 SF @	0.42 =	70.32
243. Mask and prep for paint - plastic, paper, tape (per LF)	34.98 LF @	0.83 =	29.03
244. Seal then paint part of the walls (2 coats)	66.97 SF @	0.61 =	40.85
245. Floor preparation for sheet goods	52.98 SF @	0.61 =	32.32
246. Glue down carpet - Standard grade	60.93 SF @	1.74 =	106.02
247. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58
248. Remove Carpet cove (wall wrap) - 4"	18.65 LF @	0.62 =	11.56
249. Wallpaper - grass cloth	100.45 SF @	2.06 =	206.93
250. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58

Back Stair 2

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6" Opens into Back Landing Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 12'6" Opens into Exterior Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
251. R&R Suspended ceiling system - Standard grade - 2' x 4'	32.67 SF @	2.42 =	79.06
252. Remove 5/8" drywall - hung, taped, ready for texture	218.08 SF @	0.36 =	78.51
253. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13
254. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
255. Remove Carpet pad	52.98 SF @	0.10 =	5.30
256. Remove Carpet	52.98 SF @	0.22 =	11.66
257. Seal stud wall for odor control (white pigmented shellac)	271.06 SF @	0.58 =	157.21
258. Paint masonry	92.71 SF @	0.64 =	59.33
259. Batt insulation - 6" - R19	185.42 SF @	0.77 =	142.77
260. 5/8" drywall - hung, taped, ready for texture	218.08 SF @	1.37 =	298.77



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CONTINUED - Back Stair 2

DESCRIPTION	QNTY	UNIT COST	TOTAL
261. Texture drywall - light hand texture	185.42 SF @	0.42 =	77.88
262. Mask and prep for paint - plastic, paper, tape (per LF)	38.98 LF @	0.83 =	32.35
263. Seal then paint part of the walls (2 coats)	74.17 SF @	0.61 =	45.24
264. Floor preparation for sheet goods	52.98 SF @	0.61 =	32.32
265. Glue down carpet - Standard grade	60.93 SF @	1.74 =	106.02
266. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58
267. Remove Carpet cove (wall wrap) - 4"	18.65 LF @	0.62 =	11.56
268. Wallpaper - grass cloth	111.25 SF @	2.06 =	229.18
269. Carpet cove (wall wrap) - 6"	18.65 LF @	6.68 =	124.58

Hall	Ceiling Height: 6' 8"		
DESCRIPTION	QNTY	UNIT COST	TOTAL
270. Remove 5/8" drywall - hung, taped, ready for texture	426.00 SF @	0.36 =	153.36
271. Remove Batt insulation - 6" - R19	86.00 SF @	0.31 =	26.66
272. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
273. Remove Carpet pad	86.00 SF @	0.10 =	8.60
274. Remove Carpet	86.00 SF @	0.22 =	18.92
275. Seal stud wall for odor control (white pigmented shellac)	512.00 SF @	0.58 =	296.96
276. Paint masonry	170.00 SF @	0.64 =	108.80
277. Remove Underlayment - 1/2" BC plywood	86.00 SF @	0.55 =	47.30
278. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
279. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
280. Underlayment - 1/2" BC plywood	94.60 SF @	1.30 =	122.98
281. Batt insulation - 6" - R19	340.00 SF @	0.77 =	261.80
282. 5/8" drywall - hung, taped, ready for texture	426.00 SF @	1.37 =	583.62
283. Texture drywall - light hand texture	340.00 SF @	0.42 =	142.80
284. Mask and prep for paint - plastic, paper, tape (per LF)	102.00 LF @	0.83 =	84.66
285. Seal then paint part of the walls (2 coats)	136.00 SF @	0.61 =	82.96
286. Floor preparation for sheet goods	86.00 SF @	0.61 =	52.46
287. Glue down carpet - Standard grade	98.90 SF @	1.74 =	172.09
288. Carpet cove (wall wrap) - 6"	51.00 LF @	6.68 =	340.68



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CONTINUED - Hall

DESCRIPTION	QNTY	UNIT COST	TOTAL
289. Remove Carpet cove (wall wrap) - 4"	51.00 LF @	0.62 =	31.62
290. Wallpaper - grass cloth	204.00 SF @	2.06 =	420.24
291. Carpet cove (wall wrap) - 6"	51.00 LF @	6.68 =	340.68

Dead Space

LxWxH 21' 6" x 7' 8" x 3' 6"

DESCRIPTION	QNTY	UNIT COST	TOTAL
292. Remove 5/8" drywall - hung, taped, ready for texture	369.00 SF @	0.36 =	132.84
293. Remove Batt insulation - 6" - R19	164.83 SF @	0.31 =	51.10
294. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
295. Seal stud wall for odor control (white pigmented shellac)	533.83 SF @	0.58 =	309.62
296. Paint masonry	102.08 SF @	0.64 =	65.33
297. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
298. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
299. 5/8" drywall - hung, taped, ready for texture	369.00 SF @	1.37 =	505.53
300. Texture drywall - light hand texture	204.17 SF @	0.42 =	85.75
301. Mask and prep for paint - plastic, paper, tape (per LF)	116.67 LF @	0.83 =	96.84
302. Seal then paint the walls (2 coats)	204.17 SF @	0.61 =	124.54

Office 1

Ceiling Height: 10'

DESCRIPTION	QNTY	UNIT COST	TOTAL
303. R&R Suspended ceiling system - Standard grade - 2' x 4'	275.96 SF @	2.42 =	667.83
304. Remove 5/8" drywall - hung & fire taped only	944.29 SF @	0.36 =	339.94
305. Clean stud wall	275.96 SF @	0.49 =	135.22
306. Remove Glue down carpet	275.96 SF @	0.53 =	146.26
307. Remove Carpet cove (wall wrap) - 4"	66.83 LF @	0.62 =	41.43
308. Remove Cove base molding - rubber or vinyl, 6" high	66.83 LF @	0.26 =	17.38
309. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
310. Clean the walls - Heavy	668.33 SF @	0.28 =	187.13



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CONTINUED - Office 1

DESCRIPTION	QNTY	UNIT COST	TOTAL
311. Seal stud wall for odor control (white pigmented shellac)	275.96 SF @	0.58 =	160.06
312. Seal/prime the walls - one coat	668.33 SF @	0.35 =	233.92
313. 5/8" drywall - hung & fire taped only	275.96 SF @	1.21 =	333.91
314. Chair rail - 2 1/2"	66.83 LF @	2.62 =	175.09
315. Mask and prep for paint - plastic, paper, tape (per LF)	133.67 LF @	0.83 =	110.95
316. Paint the walls - two coats	668.33 SF @	0.62 =	414.36
317. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
318. Stain & finish casing	120.00 LF @	0.98 =	117.60
319. Floor preparation for carpet goods	275.96 SF @	0.61 =	168.34
320. Glue down carpet - Standard grade	317.35 SF @	1.74 =	552.19
321. Carpet cove (wall wrap) - 4"	66.83 LF @	5.84 =	390.29
322. Remove Underlayment - 1/2" BC plywood	275.96 SF @	0.55 =	151.78
323. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
324. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
325. Underlayment - 1/2" BC plywood	303.55 SF @	1.30 =	394.62

Office 2

Ceiling Height: 10'

DESCRIPTION	QNTY	UNIT COST	TOTAL
326. R&R Suspended ceiling system - Standard grade - 2' x 4'	319.42 SF @	2.42 =	772.99
327. Remove 5/8" drywall - hung & fire taped only	1,076.08 SF @	0.36 =	387.39
328. Clean stud wall	319.42 SF @	0.49 =	156.52
329. Remove Glue down carpet	319.42 SF @	0.53 =	169.29
330. Remove Carpet cove (wall wrap) - 4"	75.67 LF @	0.62 =	46.92
331. Remove Cove base molding - rubber or vinyl, 6" high	75.67 LF @	0.26 =	19.67
332. Remove Chair rail - 2 1/2"	75.67 LF @	0.36 =	27.24
333. R&R Trim board - 1" x 2" - installed (hardwood - oak or =)	120.00 LF @	2.69 =	322.80
334. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
335. Clean the walls - Heavy	756.67 SF @	0.28 =	211.87
336. Seal stud wall for odor control (white pigmented shellac)	319.42 SF @	0.58 =	185.26
337. Seal/prime the walls - one coat	756.67 SF @	0.35 =	264.83
338. 5/8" drywall - hung & fire taped only	319.42 SF @	1.21 =	386.50



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DESCRIPTION	QNTY	UNIT COST	TOTAL
339. Chair rail - 2 1/2"	75.67 LF @	2.62 =	198.26
340. Mask and prep for paint - plastic, paper, tape (per LF)	151.33 LF @	0.83 =	125.60
341. Paint the walls - two coats	756.67 SF @	0.62 =	469.14
342. Paint chair rail - two coats	75.67 LF @	0.87 =	65.83
343. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
344. Stain & finish casing	120.00 LF @	0.98 =	117.60
345. Floor preparation for carpet goods	319.42 SF @	0.61 =	194.85
346. Glue down carpet - Standard grade	367.33 SF @	1.74 =	639.15
347. Carpet cove (wall wrap) - 4"	75.67 LF @	5.84 =	441.91
348. Remove Underlayment - 1/2" BC plywood	319.42 SF @	0.55 =	175.68
349. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
350. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
351. Underlayment - 1/2" BC plywood	351.36 SF @	1.30 =	456.77

Office 4

Ceiling Height: 10'

DESCRIPTION	QNTY	UNIT COST	TOTAL
352. R&R Suspended ceiling system - Standard grade - 2' x 4'	282.13 SF @	2.42 =	682.75
353. Remove 5/8" drywall - hung & fire taped only	957.13 SF @	0.36 =	344.57
354. Clean stud wall	282.13 SF @	0.49 =	138.24
355. Remove Glue down carpet	282.13 SF @	0.53 =	149.53
356. Remove Carpet cove (wall wrap) - 4"	67.50 LF @	0.62 =	41.85
357. Remove Cove base molding - rubber or vinyl, 6" high	67.50 LF @	0.26 =	17.55
358. Remove Chair rail - 2 1/2"	67.50 LF @	0.36 =	24.30
359. R&R Trim board - 1" x 2" - installed (hardwood - oak or =)	120.00 LF @	2.69 =	322.80
360. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
361. Clean the walls - Heavy	675.00 SF @	0.28 =	189.00
362. Seal stud wall for odor control (white pigmented shellac)	282.13 SF @	0.58 =	163.64
363. Seal/prime the walls - one coat	675.00 SF @	0.35 =	236.25
364. 5/8" drywall - hung & fire taped only	282.13 SF @	1.21 =	341.38
365. Chair rail - 2 1/2"	67.50 LF @	2.62 =	176.85
366. Mask and prep for paint - plastic, paper, tape (per LF)	135.00 LF @	0.83 =	112.05

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CONTINUED - Office 4

DESCRIPTION	QNTY	UNIT COST	TOTAL
367. Paint the walls - two coats	675.00 SF @	0.62 =	418.50
368. Paint chair rail - two coats	67.50 LF @	0.87 =	58.73
369. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
370. Stain & finish casing	120.00 LF @	0.98 =	117.60
371. Floor preparation for carpet goods	282.13 SF @	0.61 =	172.10
372. Glue down carpet - Standard grade	324.44 SF @	1.74 =	564.53
373. Carpet cove (wall wrap) - 4"	67.50 LF @	5.84 =	394.20
374. Remove Underlayment - 1/2" BC plywood	282.13 SF @	0.55 =	155.17
375. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
376. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
377. Underlayment - 1/2" BC plywood	310.34 SF @	1.30 =	403.44

Office 3**Ceiling Height: 10'**

DESCRIPTION	QNTY	UNIT COST	TOTAL
378. R&R Suspended ceiling system - Standard grade - 2' x 4'	315.38 SF @	2.42 =	763.22
379. Remove 5/8" drywall - hung & fire taped only	1,065.38 SF @	0.36 =	383.54
380. Clean stud wall	315.38 SF @	0.49 =	154.54
381. Remove Glue down carpet	315.38 SF @	0.53 =	167.15
382. Remove Carpet cove (wall wrap) - 4"	75.00 LF @	0.62 =	46.50
383. Remove Cove base molding - rubber or vinyl, 6" high	75.00 LF @	0.26 =	19.50
384. Remove Chair rail - 2 1/2"	75.00 LF @	0.36 =	27.00
385. R&R Trim board - 1" x 2" - installed (hardwood - oak or =)	120.00 LF @	2.69 =	322.80
386. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
387. Clean the walls - Heavy	750.00 SF @	0.28 =	210.00
388. Seal stud wall for odor control (white pigmented shellac)	315.38 SF @	0.58 =	182.92
389. Seal/prime the walls - one coat	750.00 SF @	0.35 =	262.50
390. 5/8" drywall - hung & fire taped only	315.38 SF @	1.21 =	381.61
391. Chair rail - 2 1/2"	75.00 LF @	2.62 =	196.50
392. Mask and prep for paint - plastic, paper, tape (per LF)	150.00 LF @	0.83 =	124.50
393. Paint the walls - two coats	750.00 SF @	0.62 =	465.00
394. Paint chair rail - two coats	75.00 LF @	0.87 =	65.25



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CONTINUED - Office 3

DESCRIPTION	QNTY	UNIT COST	TOTAL
395. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
396. Stain & finish casing	120.00 LF @	0.98 =	117.60
397. Floor preparation for carpet goods	315.38 SF @	0.61 =	192.38
398. Glue down carpet - Standard grade	362.68 SF @	1.74 =	631.06
399. Carpet cove (wall wrap) - 4"	75.00 LF @	5.84 =	438.00
400. Remove Underlayment - 1/2" BC plywood	315.38 SF @	0.55 =	173.46
401. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
402. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
403. Underlayment - 1/2" BC plywood	346.91 SF @	1.30 =	450.98

Storage

Ceiling Height: 10'

DESCRIPTION	QNTY	UNIT COST	TOTAL
404. Remove 5/8" drywall - hung, taped, ready for texture	508.39 SF @	0.36 =	183.02
405. Remove Batt insulation - 6" - R19	98.39 SF @	0.31 =	30.50
406. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
407. Seal stud wall for odor control (white pigmented shellac)	606.78 SF @	0.58 =	351.93
408. Paint masonry	205.00 SF @	0.64 =	131.20
409. Batt insulation - 6" - R19	410.00 SF @	0.77 =	315.70
410. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
411. 5/8" drywall - hung, taped, ready for texture	508.39 SF @	1.37 =	696.49
412. Texture drywall - light hand texture	410.00 SF @	0.42 =	172.20
413. Mask and prep for paint - plastic, paper, tape (per LF)	82.00 LF @	0.83 =	68.06
414. Seal then paint the walls (2 coats)	410.00 SF @	0.61 =	250.10
415. Clean concrete on the floor	98.39 SF @	0.19 =	18.69

Main Area

Ceiling Height: 10'

DESCRIPTION	QNTY	UNIT COST	TOTAL
416. Remove 5/8" drywall - hung & fire taped only	1,538.19 SF @	0.36 =	553.75



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CONTINUED - Main Area

DESCRIPTION	QNTY	UNIT COST	TOTAL
417. Clean stud wall	409.86 SF @	0.49 =	200.83
418. Remove Glue down carpet	409.86 SF @	0.53 =	217.23
419. Remove Carpet cove (wall wrap) - 4"	112.83 LF @	0.62 =	69.95
420. Remove Cove base molding - rubber or vinyl, 6" high	112.83 LF @	0.26 =	29.34
421. Remove Chair rail - 2 1/2"	112.83 LF @	0.36 =	40.62
422. R&R Trim board - 1" x 2" - installed (hardwood - oak or =)	120.00 LF @	2.69 =	322.80
423. Casing - 2 1/4"	120.00 LF @	1.55 =	186.00
424. Clean the walls - Heavy	1,128.33 SF @	0.28 =	315.93
425. Seal stud wall for odor control (white pigmented shellac)	409.86 SF @	0.58 =	237.72
426. Seal/prime the walls - one coat	1,128.33 SF @	0.35 =	394.92
427. 5/8" drywall - hung & fire taped only	409.86 SF @	1.21 =	495.93
428. R&R Suspended ceiling system - Standard grade - 2' x 4'	409.86 SF @	2.42 =	991.86
429. Chair rail - 2 1/2"	112.83 LF @	2.62 =	295.61
430. Mask and prep for paint - plastic, paper, tape (per LF)	225.67 LF @	0.83 =	187.31
431. Paint part of the walls - two coats	451.33 SF @	0.62 =	279.82
432. Paint chair rail - two coats	112.83 LF @	0.87 =	98.16
433. Paint door or window opening - 2 coats (per side)	6.00 EA @	19.16 =	114.96
434. Stain & finish casing	120.00 LF @	0.98 =	117.60
435. Floor preparation for carpet goods	409.86 SF @	0.61 =	250.01
436. Glue down carpet - Standard grade	471.34 SF @	1.74 =	820.13
437. Carpet cove (wall wrap) - 4"	112.83 LF @	5.84 =	658.93
438. Remove Carpet cove (wall wrap) - 4"	112.83 LF @	0.62 =	69.95
439. Wallpaper - grass cloth	677.00 SF @	2.06 =	1,394.62
440. Carpet cove (wall wrap) - 6"	112.83 LF @	6.68 =	753.70
441. R&R Curtain wall - single glazed	84.00 SF @	31.84 =	2,674.56

Utility Clos

Ceiling Height: 6' 8"

DESCRIPTION	QNTY	UNIT COST	TOTAL
442. Remove 5/8" drywall - hung, taped, ready for texture	278.67 SF @	0.36 =	100.32
443. Remove Batt insulation - 6" - R19	52.00 SF @	0.31 =	16.12
444. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
445. Seal stud wall for odor control (white pigmented shellac)	330.67 SF @	0.58 =	191.79



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CONTINUED - Utility Clos

DESCRIPTION	QNTY	UNIT COST	TOTAL
446. Paint masonry	113.33 SF @	0.64 =	72.53
447. Batt insulation - 6" - R19	226.67 SF @	0.77 =	174.54
448. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
449. 5/8" drywall - hung, taped, ready for texture	278.67 SF @	1.37 =	381.78
450. Texture drywall - light hand texture	226.67 SF @	0.42 =	95.20
451. Mask and prep for paint - plastic, paper, tape (per LF)	68.00 LF @	0.83 =	56.44
452. Seal then paint the walls (2 coats)	226.67 SF @	0.61 =	138.27
453. Clean concrete on the floor	52.00 SF @	0.19 =	9.88

Closet 2

Ceiling Height: 6' 8"

DESCRIPTION	QNTY	UNIT COST	TOTAL
454. Remove 5/8" drywall - hung, taped, ready for texture	194.89 SF @	0.36 =	70.16
455. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13
456. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
457. Seal stud wall for odor control (white pigmented shellac)	227.56 SF @	0.58 =	131.98
458. Paint masonry	81.11 SF @	0.64 =	51.91
459. Batt insulation - 6" - R19	162.22 SF @	0.77 =	124.91
460. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
461. 5/8" drywall - hung, taped, ready for texture	194.89 SF @	1.37 =	267.00
462. Texture drywall - light hand texture	162.22 SF @	0.42 =	68.13
463. Mask and prep for paint - plastic, paper, tape (per LF)	48.67 LF @	0.83 =	40.40
464. Seal then paint the walls (2 coats)	162.22 SF @	0.61 =	98.95
465. Clean concrete on the floor	32.67 SF @	0.19 =	6.21

3rd Floor

Office 1

Ceiling Height: 12'

DESCRIPTION	QNTY	UNIT COST	TOTAL
466. R&R Suspended ceiling system - Standard grade - 2' x 4'	483.71 SF @	2.42 =	1,170.58



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DESCRIPTION	QNTY	UNIT COST	TOTAL
467. Remove 5/8" drywall - hung, taped, ready for texture	1,369.87 SF @	0.36 =	493.15
468. Remove Batt insulation - 6" - R19	715.37 SF @	0.31 =	221.76
469. Remove Visqueen vapor barrier	231.67 SF @	0.07 =	16.22
470. Remove Carpet pad	483.71 SF @	0.10 =	48.37
471. Remove Carpet	483.71 SF @	0.22 =	106.42
472. Remove Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	0.35 =	17.50
473. Remove Casing - 2 1/4" hardwood	50.00 LF @	0.42 =	21.00
474. Seal stud wall for odor control (white pigmented shellac)	1,853.58 SF @	0.58 =	1,075.08
475. Paint masonry	235.83 SF @	0.64 =	150.93
476. Remove Underlayment - 1/2" BC plywood	483.71 SF @	0.55 =	266.04
477. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
478. Carpenter - General Frammer - per hour	4.00 HR @	60.67 =	242.68
479. Underlayment - 1/2" BC plywood	532.08 SF @	1.30 =	691.70
480. Batt insulation - 6" - R19	715.37 SF @	0.77 =	550.83
481. Visqueen vapor barrier	0.00 SF @	0.28 =	0.00
482. 5/8" drywall - hung, taped, ready for texture	1,369.87 SF @	1.37 =	1,876.72
483. Texture drywall - light hand texture	883.67 SF @	0.42 =	371.14
484. Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	5.15 =	257.50
485. Casing - 2 1/4" hardwood	50.00 LF @	3.05 =	152.50
486. R&R Crown molding - 3 1/4"	93.50 LF @	3.59 =	335.67
487. Mask and prep for paint - plastic, paper, tape (per LF)	187.00 LF @	0.83 =	155.21
488. Seal then paint the walls (2 coats)	1,122.00 SF @	0.61 =	684.42
489. Paint crown molding - two coats	93.50 LF @	0.91 =	85.09
490. Paint door or window opening - Large - 2 coats (per side)	2.00 EA @	22.54 =	45.08
491. Stain & finish casing	50.00 LF @	0.98 =	49.00
492. Floor preparation for sheet goods	483.71 SF @	0.61 =	295.06
493. Glue down carpet - Standard grade	556.26 SF @	1.74 =	967.89
494. Carpet cove (wall wrap) - 6"	93.50 LF @	6.68 =	624.58

Office 2

Ceiling Height: 12'

DESCRIPTION	QNTY	UNIT COST	TOTAL
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DESCRIPTION	QNTY	UNIT COST	TOTAL
495. R&R Suspended ceiling system - Standard grade - 2' x 4'	207.42 SF @	2.42 =	501.95
496. Remove 5/8" drywall - hung, taped, ready for texture	925.42 SF @	0.36 =	333.15
497. Remove Batt insulation - 6" - R19	207.42 SF @	0.31 =	64.30
498. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
499. Remove Carpet pad	207.42 SF @	0.10 =	20.74
500. Remove Carpet	207.42 SF @	0.22 =	45.63
501. Remove Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	0.35 =	17.50
502. Remove Casing - 2 1/4" hardwood	50.00 LF @	0.42 =	21.00
503. Seal stud wall for odor control (white pigmented shellac)	1,132.83 SF @	0.58 =	657.04
504. Paint masonry	359.00 SF @	0.64 =	229.76
505. Remove Underlayment - 1/2" BC plywood	207.42 SF @	0.55 =	114.08
506. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
507. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
508. Underlayment - 1/2" BC plywood	228.16 SF @	1.30 =	296.61
509. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
510. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
511. 5/8" drywall - hung, taped, ready for texture	925.42 SF @	1.37 =	1,267.83
512. Texture drywall - light hand texture	718.00 SF @	0.42 =	301.56
513. Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	5.15 =	257.50
514. Casing - 2 1/4" hardwood	50.00 LF @	3.05 =	152.50
515. R&R Crown molding - 3 1/4"	59.83 LF @	3.59 =	214.79
516. Mask and prep for paint - plastic, paper, tape (per LF)	119.67 LF @	0.83 =	99.33
517. Seal then paint the walls (2 coats)	718.00 SF @	0.61 =	437.98
518. Paint crown molding - two coats	59.83 LF @	0.91 =	54.45
519. Paint door or window opening - Large - 2 coats (per side)	2.00 EA @	22.54 =	45.08
520. Stain & finish casing	50.00 LF @	0.98 =	49.00
521. Floor preparation for sheet goods	207.42 SF @	0.61 =	126.53
522. Glue down carpet - Standard grade	238.53 SF @	1.74 =	415.04
523. Carpet cove (wall wrap) - 6"	59.83 LF @	6.68 =	399.66

Office 3

Ceiling Height: 12'



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DESCRIPTION	QNTY	UNIT COST	TOTAL
524. R&R Suspended ceiling system - Standard grade - 2' x 4'	1,027.58 SF @	2.42 =	2,486.75
525. Remove 5/8" drywall - hung, taped, ready for texture	2,601.58 SF @	0.36 =	936.57
526. Remove Batt insulation - 6" - R19	1,027.58 SF @	0.31 =	318.55
527. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
528. Remove Carpet pad	1,027.58 SF @	0.10 =	102.76
529. Remove Carpet	1,027.58 SF @	0.22 =	226.07
530. Remove Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	0.35 =	17.50
531. Remove Casing - 2 1/4" hardwood	50.00 LF @	0.42 =	21.00
532. Seal stud wall for odor control (white pigmented shellac)	3,629.17 SF @	0.58 =	2,104.92
533. Paint masonry	787.00 SF @	0.64 =	503.68
534. Remove Underlayment - 1/2" BC plywood	1,027.58 SF @	0.55 =	565.17
535. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	16.00 EA @	11.02 =	176.32
536. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
537. Underlayment - 1/2" BC plywood	1,130.34 SF @	1.30 =	1,469.44
538. Batt insulation - 6" - R19	1,574.00 SF @	0.77 =	1,211.98
539. Visqueen vapor barrier	750.00 SF @	0.28 =	210.00
540. 5/8" drywall - hung, taped, ready for texture	2,601.58 SF @	1.37 =	3,564.16
541. Texture drywall - light hand texture	1,574.00 SF @	0.42 =	661.08
542. Trim board - 1" x 6" - installed (hardwood - oak or =)	50.00 LF @	5.15 =	257.50
543. Casing - 2 1/4" hardwood	50.00 LF @	3.05 =	152.50
544. R&R Crown molding - 3 1/4"	131.17 LF @	3.59 =	470.90
545. Mask and prep for paint - plastic, paper, tape (per LF)	262.33 LF @	0.83 =	217.73
546. Seal then paint the walls (2 coats)	1,574.00 SF @	0.61 =	960.14
547. Paint crown molding - two coats	131.17 LF @	0.91 =	119.36
548. Paint door or window opening - Large - 2 coats (per side)	2.00 EA @	22.54 =	45.08
549. Stain & finish casing	50.00 LF @	0.98 =	49.00
550. Floor preparation for sheet goods	1,027.58 SF @	0.61 =	626.82
551. Glue down carpet - Standard grade	1,181.72 SF @	1.74 =	2,056.19
552. Carpet cove (wall wrap) - 6"	131.17 LF @	6.68 =	876.22

BackStairs

Ceiling Height: 12' 6"

Missing Wall: 1 - 4'0" X 12'6" Opens into Back Upper Goes to Floor/Ceiling
 Missing Wall: 1 - 4'0" X 12'6" Opens into Exterior Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
553. R&R Suspended ceiling system - Standard grade - 2' x 4'	32.67 SF @	2.42 =	79.06
554. Remove 5/8" drywall - hung, taped, ready for texture	201.42 SF @	0.36 =	72.51
555. Remove Batt insulation - 6" - R19	32.67 SF @	0.31 =	10.13



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CONTINUED - BackStairs

DESCRIPTION	QNTY	UNIT COST	TOTAL
556. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
557. Remove Carpet pad	52.98 SF @	0.10 =	5.30
558. Remove Carpet	52.98 SF @	0.22 =	11.66
559. Seal stud wall for odor control (white pigmented shellac)	254.40 SF @	0.58 =	147.55
560. Paint masonry	84.38 SF @	0.64 =	54.00
561. Batt insulation - 6" - R19	168.75 SF @	0.77 =	129.94
562. 5/8" drywall - hung, taped, ready for texture	201.42 SF @	1.37 =	275.95
563. Texture drywall - light hand texture	168.75 SF @	0.42 =	70.88
564. Mask and prep for paint - plastic, paper, tape (per LF)	35.17 LF @	0.83 =	29.19
565. Seal then paint the walls (2 coats)	168.75 SF @	0.61 =	102.94
566. Floor preparation for sheet goods	52.98 SF @	0.61 =	32.32
567. Glue down carpet - Standard grade	60.93 SF @	1.74 =	106.02
568. Carpet cove (wall wrap) - 6"	18.84 LF @	6.68 =	125.85

Back Upper

Ceiling Height: 8'

Missing Wall: 1 - 4'0" X 8'0" Opens into BackStairs Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
569. R&R Suspended ceiling system - Standard grade - 2' x 4'	22.63 SF @	2.42 =	54.76
570. Remove 5/8" drywall - hung, taped, ready for texture	161.29 SF @	0.36 =	58.06
571. Remove Batt insulation - 6" - R19	22.63 SF @	0.31 =	7.02
572. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
573. Remove Carpet pad	22.63 SF @	0.10 =	2.26
574. Remove Carpet	22.63 SF @	0.22 =	4.98
575. Seal stud wall for odor control (white pigmented shellac)	183.92 SF @	0.58 =	106.67
576. Paint masonry	69.33 SF @	0.64 =	44.37
577. Remove Underlayment - 1/2" BC plywood	22.63 SF @	0.55 =	12.45
578. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
579. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
580. Underlayment - 1/2" BC plywood	24.89 SF @	1.30 =	32.36
581. Batt insulation - 6" - R19	69.33 SF @	0.77 =	53.38
582. 5/8" drywall - hung, taped, ready for texture	161.29 SF @	1.37 =	220.97



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CONTINUED - Back Upper

DESCRIPTION	QNTY	UNIT COST	TOTAL
583. Texture drywall - light hand texture	138.67 SF @	0.42 =	58.24
584. Mask and prep for paint - plastic, paper, tape (per LF)	34.67 LF @	0.83 =	28.78
585. Seal then paint the walls (2 coats)	138.67 SF @	0.61 =	84.59
586. Floor preparation for sheet goods	22.63 SF @	0.61 =	13.80
587. Glue down carpet - Standard grade	26.02 SF @	1.74 =	45.27
588. Carpet cove (wall wrap) - 6"	17.33 LF @	6.68 =	115.76

Hall	Ceiling Height: 6' 8"		
DESCRIPTION	QNTY	UNIT COST	TOTAL
589. Remove 5/8" drywall - hung, taped, ready for texture	426.00 SF @	0.36 =	153.36
590. Remove Batt insulation - 6" - R19	86.00 SF @	0.31 =	26.66
591. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
592. Remove Carpet pad	86.00 SF @	0.10 =	8.60
593. Remove Carpet	86.00 SF @	0.22 =	18.92
594. Seal stud wall for odor control (white pigmented shellac)	512.00 SF @	0.58 =	296.96
595. Paint masonry	170.00 SF @	0.64 =	108.80
596. Remove Underlayment - 1/2" BC plywood	86.00 SF @	0.55 =	47.30
597. 2" x 8" x 10' #2 treated pine (material only) - For perimeter blocking	8.00 EA @	11.02 =	88.16
598. Carpenter - General Framer - per hour	4.00 HR @	60.67 =	242.68
599. Underlayment - 1/2" BC plywood	94.60 SF @	1.30 =	122.98
600. Batt insulation - 6" - R19	340.00 SF @	0.77 =	261.80
601. 5/8" drywall - hung, taped, ready for texture	426.00 SF @	1.37 =	583.62
602. Texture drywall - light hand texture	340.00 SF @	0.42 =	142.80
603. Mask and prep for paint - plastic, paper, tape (per LF)	102.00 LF @	0.83 =	84.66
604. Seal then paint the walls (2 coats)	340.00 SF @	0.61 =	207.40
605. Floor preparation for sheet goods	86.00 SF @	0.61 =	52.46
606. Glue down carpet - Standard grade	98.90 SF @	1.74 =	172.09
607. Carpet cove (wall wrap) - 6"	51.00 LF @	6.68 =	340.68

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Dead Space**LxWxH 21' 6" x 7' 8" x 3' 6"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
608. Remove 5/8" drywall - hung, taped, ready for texture	369.00 SF @	0.36 =	132.84
609. Remove Batt insulation - 6" - R19	164.83 SF @	0.31 =	51.10
610. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
611. Seal stud wall for odor control (white pigmented shellac)	533.83 SF @	0.58 =	309.62
612. Paint masonry	102.08 SF @	0.64 =	65.33
613. Batt insulation - 6" - R19	369.00 SF @	0.77 =	284.13
614. Visqueen vapor barrier	164.83 SF @	0.28 =	46.15
615. 5/8" drywall - hung, taped, ready for texture	369.00 SF @	1.37 =	505.53
616. Texture drywall - light hand texture	204.17 SF @	0.42 =	85.75
617. Mask and prep for paint - plastic, paper, tape (per LF)	116.67 LF @	0.83 =	96.84
618. Seal then paint the walls (2 coats)	204.17 SF @	0.61 =	124.54

Men's**Ceiling Height: 6' 8"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
619. Remove 5/8" drywall - hung, taped, ready for texture	86.64 SF @	0.36 =	31.19
620. Remove Batt insulation - 6" - R19	21.64 SF @	0.31 =	6.71
621. Remove Ceramic tile	86.64 SF @	1.50 =	129.96
622. Seal stud wall for odor control (white pigmented shellac)	108.28 SF @	0.58 =	62.80
623. Paint masonry	65.00 SF @	0.64 =	41.60
624. 5/8" drywall - hung, taped, ready for texture	86.64 SF @	1.37 =	118.70
625. Texture drywall - light hand texture	65.00 SF @	0.42 =	27.30
626. R&R 1/2" Cement board	65.00 SF @	4.44 =	288.60
627. Ceramic tile	95.30 SF @	11.12 =	1,059.74
628. Mask and prep for paint - plastic, paper, tape (per LF)	39.00 LF @	0.83 =	32.37
629. Seal then paint part of the walls (2 coats)	86.64 SF @	0.61 =	52.85

Women's**Ceiling Height: 6' 8"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
630. Remove 5/8" drywall - hung, taped, ready for texture	78.24 SF @	0.36 =	28.17
631. Remove Batt insulation - 6" - R19	18.79 SF @	0.31 =	5.82
632. Remove Ceramic tile	78.24 SF @	1.50 =	117.36
633. Seal stud wall for odor control (white pigmented shellac)	97.03 SF @	0.58 =	56.28
634. Paint masonry	59.44 SF @	0.64 =	38.04

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CONTINUED - Women's

DESCRIPTION	QNTY	UNIT COST	TOTAL
635. 5/8" drywall - hung, taped, ready for texture	78.24 SF @	1.37 =	107.19
636. Texture drywall - light hand texture	59.44 SF @	0.42 =	24.96
637. R&R 1/2" Cement board	59.44 SF @	4.44 =	263.91
638. Ceramic tile	86.06 SF @	11.12 =	956.99
639. Mask and prep for paint - plastic, paper, tape (per LF)	35.67 LF @	0.83 =	29.61
640. Seal then paint part of the walls (2 coats)	78.24 SF @	0.61 =	47.73

Closet**Ceiling Height: 6' 8"**

DESCRIPTION	QNTY	UNIT COST	TOTAL
641. Remove 5/8" drywall - hung, taped, ready for texture	196.31 SF @	0.36 =	70.67
642. Remove Batt insulation - 6" - R19	30.75 SF @	0.31 =	9.53
643. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
644. Seal stud wall for odor control (white pigmented shellac)	227.06 SF @	0.58 =	131.69
645. Paint masonry	82.78 SF @	0.64 =	52.98
646. Batt insulation - 6" - R19	165.56 SF @	0.77 =	127.48
647. Visqueen vapor barrier	190.00 SF @	0.28 =	53.20
648. 5/8" drywall - hung, taped, ready for texture	196.31 SF @	1.37 =	268.94
649. Texture drywall - light hand texture	165.56 SF @	0.42 =	69.54
650. Mask and prep for paint - plastic, paper, tape (per LF)	49.67 LF @	0.83 =	41.23
651. Seal then paint the walls (2 coats)	165.56 SF @	0.61 =	100.99
652. Clean concrete on the floor	30.75 SF @	0.19 =	5.84

U Landing 1**Ceiling Height: 8'****Subroom 1: UniverStairs****Ceiling Height: 12' 6"**

Missing Wall: 1 - 4'0" X 12'6" Opens into U Landing 1 Goes to Floor/Ceiling
Missing Wall: 1 - 4'0" X 12'6" Opens into Exterior Goes to Floor/Ceiling

DESCRIPTION	QNTY	UNIT COST	TOTAL
653. R&R Suspended ceiling system - Standard grade - 2' x 4'	55.29 SF @	2.42 =	133.80



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CONTINUED - U Landing 1

DESCRIPTION	QNTY	UNIT COST	TOTAL
654. Remove 5/8" drywall - hung, taped, ready for texture	379.37 SF @	0.36 =	136.57
655. Remove Batt insulation - 6" - R19	55.29 SF @	0.31 =	17.14
656. Remove Visqueen vapor barrier	190.00 SF @	0.07 =	13.30
657. Remove Carpet pad	75.61 SF @	0.10 =	7.56
658. Remove Carpet	75.61 SF @	0.22 =	16.63
659. Seal stud wall for odor control (white pigmented shellac)	454.98 SF @	0.58 =	263.89
660. Paint masonry	162.04 SF @	0.64 =	103.71
661. Batt insulation - 6" - R19	190.00 SF @	0.77 =	146.30
662. 5/8" drywall - hung, taped, ready for texture	379.37 SF @	1.37 =	519.74
663. Texture drywall - light hand texture	324.08 SF @	0.42 =	136.11
664. Mask and prep for paint - plastic, paper, tape (per LF)	73.84 LF @	0.83 =	61.29
665. Seal then paint the walls (2 coats)	324.08 SF @	0.61 =	197.69
666. Floor preparation for sheet goods	75.61 SF @	0.61 =	46.12
667. Glue down carpet - Standard grade	86.95 SF @	1.74 =	151.29
668. Carpet cove (wall wrap) - 6"	36.17 LF @	6.68 =	241.62

Subcontractor Bids

DESCRIPTION	QNTY	UNIT COST	TOTAL
669. Excel Electric	1.00 EA @	151,250.00 =	151,250.00
670. Up Top Construction (Supply and Install door and windoes)	1.00 EA @	47,000.00 =	47,000.00
671. Bid from Acme Tuckpointing	1.00 EA @	50,260.00 =	50,260.00
672. Bid item	1.00 EA @	30,000.00 =	30,000.00
673. Bid item	1.00 EA @	87,775.00 =	87,775.00

Allowance increased per Cities Plumbing & Heating estimate dated 2/22/10. Estimate includes allowance for ADA code requirements for bathrooms. Original plumbing allowance was \$19,250.00 and HVC, \$32,000.00.

General Items

DESCRIPTION	QNTY	UNIT COST	TOTAL
674. General clean - up	3.00 EA @	300.00 =	900.00



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CONTINUED - General Items

DESCRIPTION	QNTY	UNIT COST	TOTAL
675. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA @	600.00 =	1,800.00
676. Taxes, insurance, permits & fees (Bid item)	1.00 EA @	5,000.00 =	5,000.00
This is an allowance for the permit. These are budget amount and will be adjusted when actual bids are obtained.			
677. Labor to set up and take down scaffold - per section	32.00 HR @	22.29 =	713.28
678. Scaffold - per section (per month)	32.00 MO @	112.88 =	3,612.16
679. Temporary toilet (per month) - With eye wash station	5.00 MO @	275.00 =	1,375.00
680. Temporary power usage (per month)	3.00 MO @	102.61 =	307.83
681. FRAMING & ROUGH CARPENTRY	1.00 EA @	750.00 =	750.00
Miscellaneous wood wall framing replacement per engineer report.			

Grand Total Areas:

14,905.67 SF Walls	6,592.90 SF Ceiling	21,498.57 SF Walls and Ceiling
6,755.42 SF Floor	750.60 SY Flooring	1,687.17 LF Floor Perimeter
225.75 SF Long Wall	80.50 SF Short Wall	1,687.50 LF Ceil. Perimeter
6,260.92 Floor Area	6,442.57 Total Area	12,331.72 Interior Wall Area
5,035.11 Exterior Wall Area	508.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Building

Line Item Total			522,637.50
Overhead	@	10.0% x	522,637.50
Profit	@	10.0% x	52,263.75
Matl Sales Tax Reimb	@	6.875% x	46,102.10
Replacement Cost Value			\$630,334.52
Less Deductible			(5,000.00)
Net Claim			\$625,334.52

Jeff Nonhof



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Recap by Room

Estimate: MSP-PROP041424C

Area: 1st Floor

Main Area	19,870.38	3.80%
Back Landing	1,978.73	0.38%
Lower Back L	900.11	0.17%
Hall	2,777.77	0.53%
Dead Space	1,584.35	0.30%
Men's	1,851.82	0.35%
Women's	1,676.06	0.32%
Closet	955.24	0.18%
U Landing 1	2,489.54	0.48%
U Upper Lan	1,005.13	0.19%

Area Subtotal: 1st Floor 35,089.13 6.71%

Area: 2nd Floor

U Landing 1	1,116.95	0.21%
UniverStair1	1,558.42	0.30%
UniverStairs	1,643.28	0.31%
Back Landing	1,381.95	0.26%
Back Stair	1,541.03	0.29%
Back Stair 2	1,639.75	0.31%
Hall	3,641.33	0.70%
Dead Space	1,584.35	0.30%
Office 1	5,370.10	1.03%
Office 2	6,467.87	1.24%
Office 4	5,856.83	1.12%
Office 3	6,407.81	1.23%
Storage	2,284.39	0.44%
Main Area	11,772.24	2.25%
Utility Clos	1,303.37	0.25%
Closet 2	936.28	0.18%

Area Subtotal: 2nd Floor 54,505.95 10.43%

Area: 3rd Floor

Office 1	11,060.28	2.12%
Office 2	6,666.65	1.28%
Office 3	20,663.37	3.95%
BackStairs	1,266.60	0.24%
Back Upper	1,287.86	0.25%
Hall	2,973.23	0.57%



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Dead Space	1,715.13	0.33%
Men's	1,851.82	0.35%
Women's	1,676.06	0.32%
Closet	945.39	0.18%
U Landing 1	2,192.76	0.42%
<hr/>		
Area Subtotal: 3rd Floor	52,299.15	10.01%
Subcontractor Bids	366,285.00	70.08%
General Items	14,458.27	2.77%
<hr/>		
Subtotal of Areas	522,637.50	100.00%
<hr/>		
Total	522,637.50	100.00%

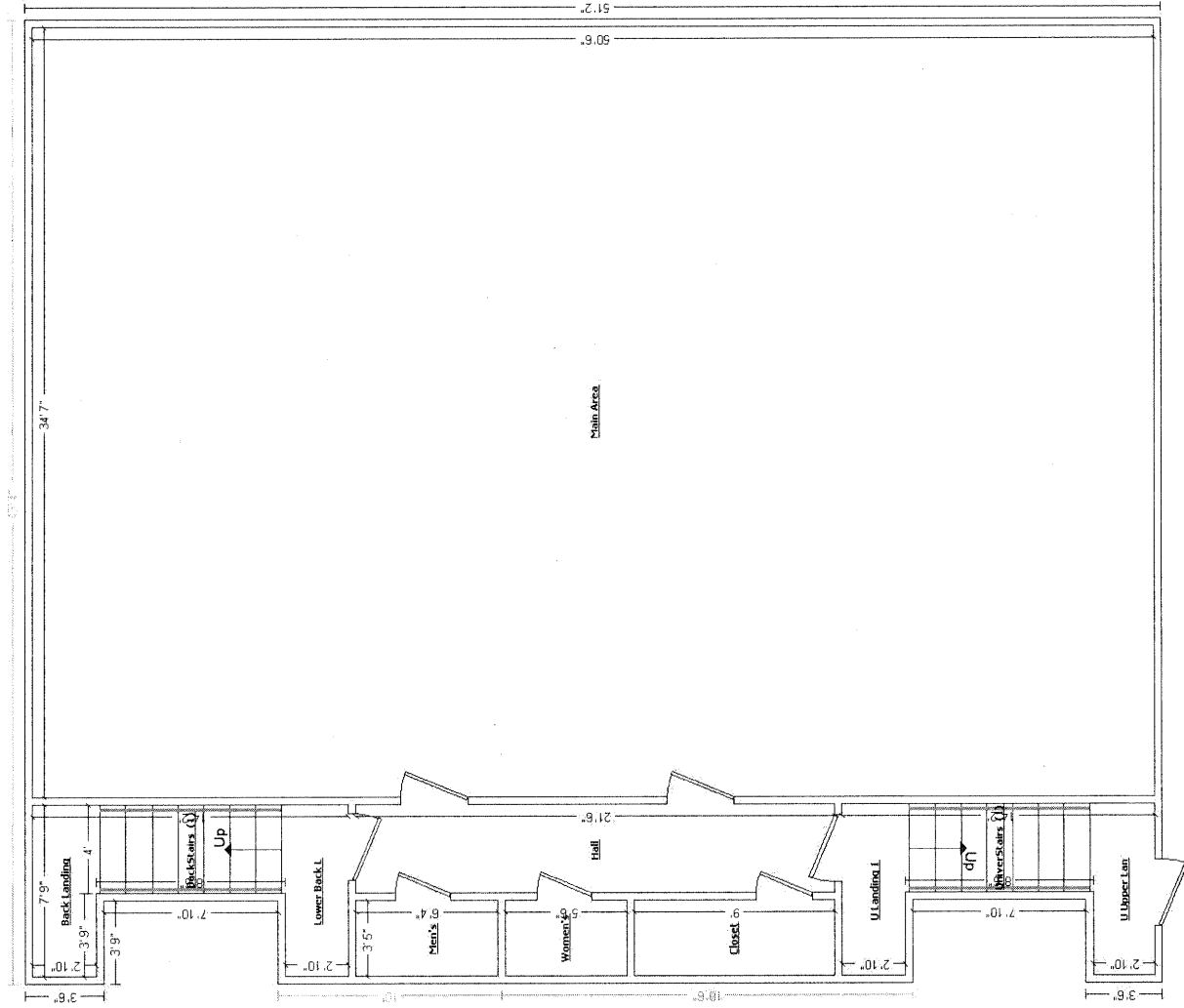


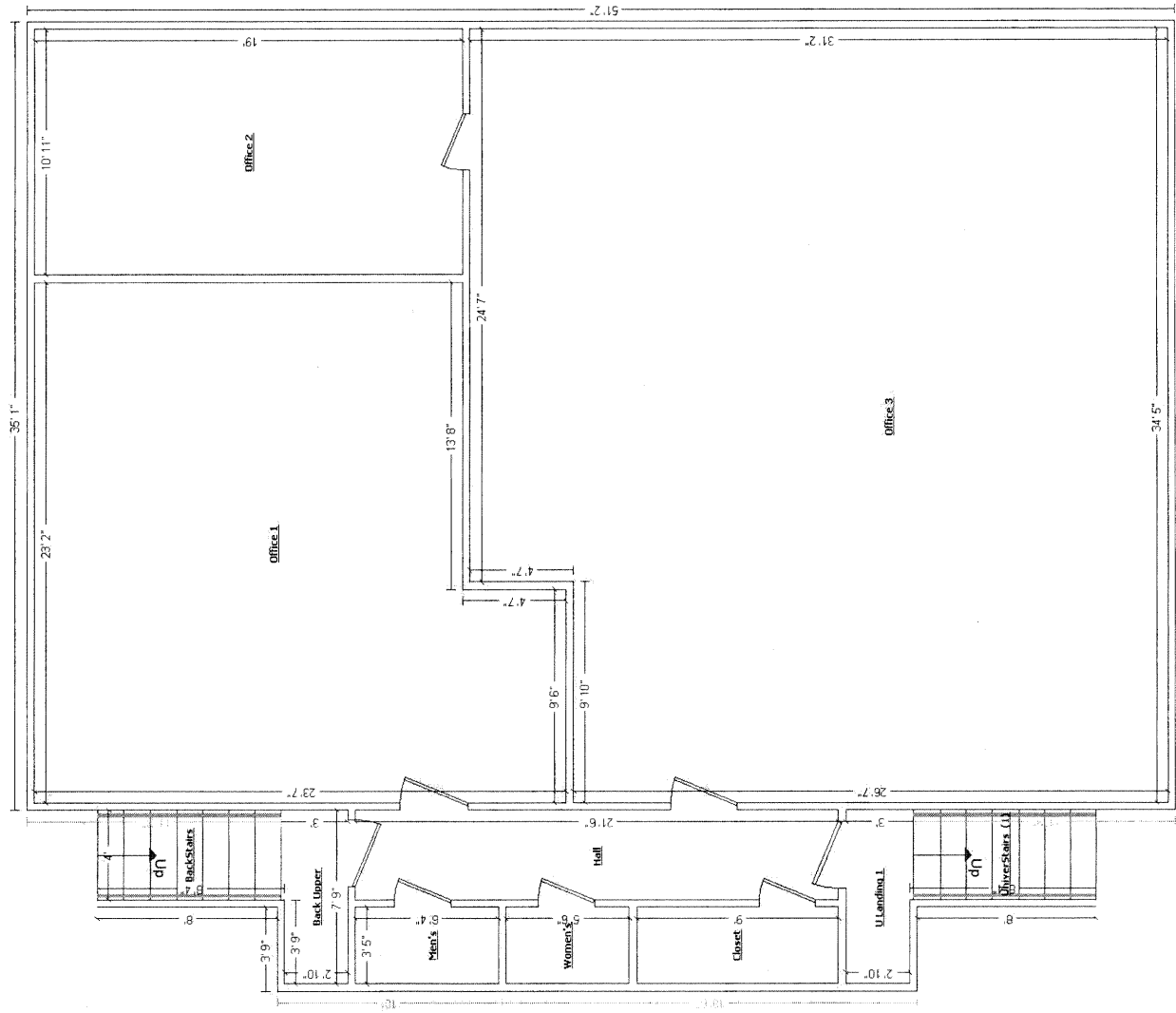
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Recap by Category

O&P Items		Total Dollars	%	
ACOUSTICAL TREATMENTS		11,471.24	1.82%	
CLEANING		4,193.86	0.67%	
GENERAL DEMOLITION		18,592.34	2.95%	
DOORS		47,000.00	7.46%	
DRYWALL		24,040.19	3.81%	
ELECTRICAL		151,250.00	24.00%	
FLOOR COVERING - CARPET		21,414.69	3.40%	
FLOOR COVERING - VINYL		3,620.67	0.57%	
PERMITS AND FEES		5,000.00	0.79%	
FINISH CARPENTRY / TRIMWORK		6,228.49	0.99%	
FRAMING & ROUGH CARPENTRY		8,588.44	1.36%	
GLASS, GLAZING, & STOREFRONTS		2,487.24	0.39%	
HEAT, VENT & AIR CONDITIONING		87,775.00	13.93%	
INSULATION		6,594.80	1.05%	
MASONRY		265.00	0.04%	
PLUMBING		30,000.00	4.76%	
PAINTING		29,087.51	4.61%	
SCAFFOLDING		4,325.44	0.69%	
STUCCO & EXTERIOR PLASTER		50,260.00	7.97%	
TILE		4,966.76	0.79%	
TEMPORARY REPAIRS		1,682.83	0.27%	
WALLPAPER		3,793.00	0.60%	
Subtotal		522,637.50	82.91%	
Overhead	@	10.0%	52,263.75	8.29%
Profit	@	10.0%	52,263.75	8.29%
O&P Items Subtotal		627,165.00	99.50%	
Matl Sales Tax Reimb	@	6.875%	3,169.52	0.50%
Total		630,334.52	100.00%	





From: emad abed <emadyabed@yahoo.com>
To: Mai Vang <Mai.Vang@ci.stpaul.mn.us>
CC: Bryan Battina <brb@battinalaw.com>
Date: 5/12/2010 4:59 PM
Subject: Item 4 Financial Plan

Dear Mai,

Regarding the Financial Plan, we intend to pay for the construction from the insurance proceeds. We are waiting on receiving the Funds from the insurance co.

Thanks,
~Emad
Emad Y Abed.
110 Bank St. Se.
Suite 405
Minneapolis, MN 55414
Cell:(612) 743-2088
Fax :(612) 379-1601
emadyabed@yahoo.com

From: emad abed <emadyabed@yahoo.com>
To: Mai Vang <Mai.Vang@ci.stpaul.mn.us>
CC: Bryan Battina <brb@battinalaw.com>
Date: 5/12/2010 5:02 PM
Subject: Item 5 Maintaining the Property.

Dear Mai,

This is to let you know that we have been maintaining the property at 1563 University Ave.

Thanks,
~Emad

PS. I believe we have satisfied all 5-items on your correspondence of April 29, 2010.

Emad Y Abed.
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