

Vang, Mai (CI-StPaul)

From: Marcial Obregon <marcial@taylorbrock.com>
Sent: Monday, October 21, 2019 10:26 AM
To: *CI-StPaul_LegislativeHearings
Cc: Carla Obregon; PM
Subject: 578 Lafond Ave_Carvalho
Attachments: TrueScope™_Carvalho_REVISED 10212019.pdf

Ms. Moermond

Attached is our revised scope of work, broken out into three phases. We expect to complete the work as follows

- Phase 1 – Replace all damaged framing, rebuild garage, remove and replace the entire exterior building envelope, including the roof, soffit, fascia, siding and gutters. To be completed by 12.21.2019
- Phase 2 – Complete all rough in HVAC, Plumbing, Electrical and insulation. To be completed by 2.29.2019
- Phase 3 – Complete building interior and finishes. To be completed by 5.31.2019

Please let me know the next steps to obtain all necessary building permits or if we are able to do that at this time.

Please feel free to call me on my mobile with any question. 612.221.4000

Sincerely,

Marcial Obregon

M: 612.221.4000 | O: 952.888.2000 | F: 952.938.4000 | T: 877.220.2007
6385 Old Shady Oak Road . Suite 250 . Eden Prairie . Minnesota 55344

General Contractor | Construction Management | BC175079



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Taylor Brock Corporation

COST OF REPAIR

O: 952.888.2000 | F: 952.938.4000
6385 Old Shady Oak Road . Suite 250 . Eden Prairie, MN 55344
General Contractor | Construction Management | BC175079

Client: Judy Carvalho and Brent Johnson

Client Phone:

Project Address: 578 Lafond Avenue
St. Paul, MN 55106

Client Email:

Claim Number: 232090G83

Policy Number:

Type of Loss: Fire

Date of Loss: 11/16/2017 12:00 AM

Price List: MNMN8X_SEP17



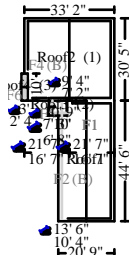
CARVALHO_JUDY

PHASE 1

Miscellaneous

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
1. Scaffold - per section (per week)	6.00 WK	48.00	0.00	57.60	345.60
2. Scaffolding Setup & Take down - per hour	4.00 HR	39.45	0.00	31.56	189.36
3. Two ladders with jacks and plank (per week)	2.00 WK	322.00	0.00	128.80	772.80
4. Temporary toilet (per month)	1.00 MO	179.12	0.00	35.82	214.94
5. Temporary power usage (per month)	1.00 MO	121.27	8.64	25.98	155.89
6. R&R Temporary power - overhead hookup	1.00 EA	550.51	0.00	110.10	660.61
7. Power distribution box (per week)	4.00 WK	117.96	0.00	94.36	566.20
8. Crane and operator - 14 ton capacity - 65' extension boom	14.00 HR	150.00	0.00	420.00	2,520.00
9. Taxes, insurance, permits & fees (Bid Item)	0.00 EA				
Totals: Miscellaneous			8.64	904.22	5,425.40

Roof



Roof1

2578.43 Surface Area	25.78 Number of Squares
288.06 Total Perimeter Length	74.90 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
10. Remove Laminated - comp. shingle rfg. - w/out felt	25.78 SQ	51.96	0.00	267.90	1,607.43
11. 3 tab - 25 yr. - composition shingle roofing - incl. felt	29.33 SQ	246.92	188.85	1,486.22	8,917.23
12. Remove Additional charge for steep roof - 7/12 to 9/12 slope	19.78 SQ	12.59	0.00	49.80	298.83
13. Additional charge for steep roof - 7/12 to 9/12 slope	19.78 SQ	48.95	0.00	193.64	1,161.87
14. Remove Additional charge for high roof (2 stories or greater)	28.36 SQ	4.76	0.00	27.00	161.99
15. Additional charge for high roof (2 stories or greater)	28.36 SQ	21.63	0.00	122.68	736.11
16. Remove Sheathing - plywood - 1/2" CDX	1,949.92 SF	0.51	0.00	198.90	1,193.36
17. Remove Add charge for sheathing steep roof - 7/12 - 9/12 slope	1,949.92 SF	0.04	0.00	15.60	93.60
18. Add charge for sheathing steep roof - 7/12 - 9/12 slope estimate to account for sheathing high roof	2,578.43 SF	0.17	12.86	90.24	541.43
19. Sheathing - plywood - 1/2" CDX	2,578.43 SF	1.55	146.97	828.72	4,972.26
20. R&R Flashing - pipe jack - 8"	1.00 EA	71.01	2.10	14.62	87.73
21. R&R Roof vent - turtle type - Metal	7.00 EA	69.70	7.48	99.08	594.46
22. R&R Exhaust cap - through roof - 6" to 8"	3.00 EA	95.03	6.62	58.34	350.05
23. R&R Drip edge	288.06 LF	2.67	12.52	156.32	937.96



CONTINUED - Roof1

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items 24-30 and totals for Roof1.

Siding

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items 31-34 and totals for Siding.

Soffit, fascia, Gutter and Trim

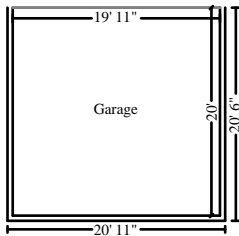
Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items 35-42 and totals for Soffit, fascia, Gutter and Trim.



Garage

Garage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
DOOR/ WINDOW/ TRIM					
43. Prime & paint door slab only - exterior (per side)	2.00 EA	37.00	1.63	15.12	90.75
44. R&R Casing - 2 1/4"	17.00 LF	2.17	1.02	7.58	45.49
45. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	25.43	0.27	5.14	30.84
46. Door lockset & deadbolt - exterior	2.00 EA	86.10	8.20	36.08	216.48
47. R&R Keyless entry pad for overhead door opener	1.00 EA	77.81	2.85	16.14	96.80
48. Overhead door weather stop	30.00 LF	3.38	2.48	20.78	124.66
Total: Garage			16.45	100.84	605.02



Garage

Height: 10'

598.71 SF Walls	397.82 SF Ceiling
996.53 SF Walls & Ceiling	397.82 SF Floor
44.20 SY Flooring	59.87 LF Floor Perimeter
59.87 LF Ceil. Perimeter	

Missing Wall

19' 10 15/16" X 10'

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
GARAGE FRAMING					
49. Labor to frame 2" x 6" x 10' load bearing wall - 16" oc	59.87 LF	20.36	2.56	244.32	1,465.83
50. 2" x 6" lumber - treated (1 BF per LF)	59.87 LF	2.70	4.74	33.28	199.67
51. 2" x 6" x 10' #2 & better Fir / Larch (material only)	60.00 EA	6.83	29.20	87.80	526.80
52. Truss - 10/12 slope - heavy loading	336.00 LF	7.50	110.12	526.02	3,156.14
53. Framing/truss hurricane strap	28.00 EA	8.86	7.20	51.06	306.34
54. 2" x 12" x 18' #2 & better Fir / Larch (material only)	2.00 EA	28.36	4.04	12.14	72.90
Garage overhead door header					
55. 2" x 10" lumber (1.67 BF per LF)	8.00 LF	3.10	0.80	5.12	30.72
Entry door header					
56. Sheathing - OSB - 1/2"	839.92 SF	1.36	36.50	235.76	1,414.55
Walls and Roof					
57. Exterior door - metal - insulated - flush or panel style	1.00 EA	278.31	14.44	58.54	351.29
58. Overhead door & hardware - 16' x 8'	1.00 EA	1,246.21	65.34	262.30	1,573.85
59. Overhead (garage) door opener	1.00 EA	357.67	12.11	73.96	443.74
Totals: Garage			287.05	1,590.30	9,541.83
Total: Garage			303.50	1,691.14	10,146.85



Taylor Brock Corporation

COST OF REPAIR

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General Contractor | Construction Management | BC175079

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
60. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA	590.00	0.00	354.00	2,124.00
Totals: Debris Removal			0.00	354.00	2,124.00
Total: PHASE 1			1,482.84	12,893.14	77,358.59

PHASE 2

Miscellaneous

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
61. Temporary power usage (per month)	1.00 MO	121.27	8.64	25.98	155.89
62. R&R Temporary power - hookup	1.00 EA	394.99	0.00	79.00	473.99
63. Power distribution box (per week)	4.00 WK	117.96	0.00	94.36	566.20
64. Temporary heater - electric - per week	4.00 WK	160.00	0.00	128.00	768.00
65. Temporary toilet (per month)	1.00 MO	179.12	0.00	35.82	214.94
66. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00
Totals: Miscellaneous			8.64	363.16	2,179.02

HVAC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
67. R&R Ductwork system - hot or cold air - 2200 to 2500 SF home	1.00 EA	6,179.63	163.47	1,268.62	7,611.72
68. R&R Thermostat	1.00 EA	107.05	3.67	22.16	132.88
69. R&R Furnace - forced air - high efficiency - 120,000 BTU	1.00 EA	2,709.46	132.48	568.38	3,410.32
70. R&R Coil - 4 ton - cased	1.00 EA	758.99	35.14	158.82	952.95
71. R&R Furnace vent - PVC (90% efficient furnaces)	40.00 LF	8.48	7.41	69.32	415.93
Totals: HVAC			342.17	2,087.30	12,523.80

Garage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
72. R&R 110 volt copper wiring run, box and outlet	8.00 EA	68.87	5.57	111.30	667.83
73. Porcelain light fixture	3.00 EA	28.45	1.17	17.32	103.84
74. Light bulb - Incand. standard bulb - 1000 hr - mat. only	3.00 EA	0.79	0.17	0.52	3.06
75. R&R 110 volt copper wiring run, box and switch	1.00 EA	68.95	0.70	13.92	83.57



CONTINUED - Garage

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Row: Totals: Garage, 7.61, 143.06, 858.30

Main Level

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows 76-82. Totals: Main Level, 269.00, 2,702.50, 16,214.94

Upper Level

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows 83-87. Totals: Upper Level, 202.20, 1,779.16, 10,674.97

Basement

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows 88-89. Totals: Basement, 85.48, 1,118.62, 6,711.68



Debris Removal

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Includes row for '90. Dumpster load - Approx. 40 yards, 7-8 tons of debris' and a 'Totals: Debris Removal' row.

PHASE 3

Miscellaneous

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Includes rows for '91. Temporary power usage (per month)', '92. R&R Temporary power - hookup', etc., and a 'Totals: Miscellaneous' row.

Garage

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Includes sub-sections for GARAGE FLOOR, CEILING, WALLS, and MISC. with various construction items.



CONTINUED - Garage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
109. R&R Concrete slab on grade - 2" - finished in place	407.30 SF	4.95	26.99	408.62	2,451.75
110. General Demolition - per hour	32.00 HR	45.00	0.00	288.00	1,728.00
111. Skid steer loader and operator	5.00 HR	101.27	0.00	101.28	607.63
Totals: Garage			128.00	1,994.42	11,966.84

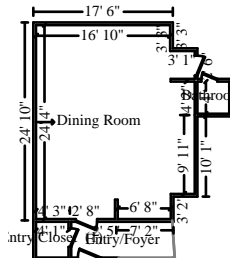
Driveway, Sidewalk, Concrete steps

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
112. Asphalt paving - 2" with 6" base - Residential	731.00 SF	4.78	94.79	717.80	4,306.77
113. R&R Concrete sidewalk - finished in place	73.67 SF	8.35	10.55	125.16	750.86
114. R&R Ornamental iron handrail w/ straight pickets, 3' high	3.00 LF	36.12	3.70	22.40	134.46
115. Skid steer loader and operator	6.00 HR	101.27	0.00	121.52	729.14
116. R&R Precast steps - concrete - 1 to 2 risers - 4' wide	1.00 EA	728.83	24.48	150.68	903.99
Totals: Driveway, Sidewalk, Concrete steps			133.52	1,137.56	6,825.22

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
117. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA	590.00	0.00	354.00	2,124.00
Totals: Debris Removal			0.00	354.00	2,124.00

Main Level



Dining Room

Height: Sloped

1199.22 SF Walls	472.57 SF Ceiling
1671.79 SF Walls & Ceiling	463.32 SF Floor
51.48 SY Flooring	99.40 LF Floor Perimeter
100.31 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CARVALHO_JUDY			10/21/2019		Page: 8



CONTINUED - Dining Room

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include CEILING (118-122), WALLS (123-127), FINISH CARPENTRY (128-129), DOOR/ WINDOW/ TRIM (130-137), FLOOR (138-146), and ELECTRICAL (147-150).



CONTINUED - Dining Room

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Includes items 151 and 152, and a Totals row for Dining Room.

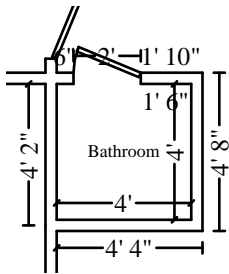
Rear Entry

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Includes sections for CEILING, WALLS, FINISH CARPENTRY, DOOR/ WINDOW/ TRIM, and WINDOW TREATMENT, SHELING, CLOSET ORGANIZATION.



CONTINUED - Rear Entry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
FLOOR					
176. Clean floor underlayment	34.40 SF	0.31	0.91	2.14	13.71
177. Seal underlayment for odor control	34.40 SF	0.49	0.17	3.42	20.45
178. Underlayment - 1/4" lauan/mahogany plywood	34.40 SF	1.56	1.30	11.00	65.96
179. Vinyl floor covering (sheet goods)	39.56 SF	3.13	5.33	25.82	154.97
15 % waste added for Vinyl floor covering (sheet goods).					
ELECTRICAL					
180. Light fixture	1.00 EA	71.46	2.60	14.82	88.88
181. Light bulb - Compact Fluorescent stand. type - mat. only	2.00 EA	6.50	0.93	2.78	16.71
182. Smoke detector	1.00 EA	54.01	1.60	11.12	66.73
183. R&R Sprinkler head only	1.00 EA	33.60	1.27	6.98	41.85
MISC.					
184. Final cleaning - construction - Residential	34.40 SF	0.18	0.53	1.24	7.96
185. Demolish/remove - bedroom/room (up to 200 sf)	34.40 SF	4.34	0.00	29.86	179.16
Totals: Rear Entry			102.52	667.62	4,017.89



Bathroom

Height: 8'

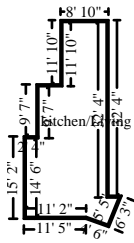
128.61 SF Walls	16.15 SF Ceiling
144.76 SF Walls & Ceiling	16.15 SF Floor
1.79 SY Flooring	16.08 LF Floor Perimeter
16.08 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
186. Seal floor or ceiling joist system (shellac)	16.15 SF	1.13	0.32	3.72	22.29
187. Clean floor or roof joist system - Heavy	16.15 SF	0.94	1.30	3.04	19.52
188. 5/8" drywall - hung, taped, ready for texture	16.15 SF	1.65	0.59	5.46	32.70
189. Acoustic ceiling (popcorn) texture	16.15 SF	0.74	0.06	2.42	14.43
190. Seal the ceiling w/PVA primer - one coat	16.15 SF	0.48	0.06	1.58	9.39
WALLS					
191. Clean stud wall - Heavy	128.61 SF	0.75	8.24	19.30	124.00
192. Seal stud wall for odor control (shellac)	128.61 SF	0.83	2.20	21.80	130.75
193. 1/2" drywall - hung, taped, floated, ready for paint	128.61 SF	1.79	4.40	46.92	281.53
194. Seal/prime then paint the walls (2 coats)	128.61 SF	0.80	1.37	20.86	125.12



CONTINUED - Bathroom

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items like 'Mask and prep for paint', 'Baseboard', 'Interior door', 'Clean floor underlayment', 'Light bar', 'Ductwork', 'Bath accessory', 'Pedestal sink', 'Demolish/remove - bathroom', and 'Final cleaning - construction - Residential'. Totals for Bathroom: 101.44, 663.02, 3,988.02.



kitchen/Living

Height: 8'

849.68 SF Walls	442.24 SF Ceiling
1291.92 SF Walls & Ceiling	442.24 SF Floor
49.14 SY Flooring	106.21 LF Floor Perimeter
106.21 LF Ceil. Perimeter	

DESCRIPTION

QUANTITY UNIT PRICE TAX O&P RCV

CEILING

221. Seal floor or ceiling joist system (shellac)	442.24 SF	1.13	8.82	101.70	610.25
222. Clean floor or roof joist system - Heavy	442.24 SF	0.94	35.54	83.14	534.39
223. 5/8" drywall - hung, taped, ready for texture	442.24 SF	1.65	16.07	149.16	894.93
224. Acoustic ceiling (popcorn) texture	442.24 SF	0.74	1.58	65.78	394.62
225. Seal the ceiling w/PVA primer - one coat	442.24 SF	0.48	1.58	42.78	256.64

WALLS

226. 1/2" drywall - hung, taped, floated, ready for paint	849.68 SF	1.79	29.06	310.00	1,859.99
227. Clean stud wall - Heavy	424.84 SF	0.75	27.24	63.72	409.59
228. Seal stud wall for odor control (shellac)	424.84 SF	0.83	7.26	71.98	431.86
229. Seal/prime then paint the walls (2 coats)	849.68 SF	0.80	9.08	137.76	826.58
230. Mask and prep for paint - plastic, paper, tape (per LF)	106.21 LF	1.13	1.67	24.34	146.03

FINISH CARPENTRY

231. Baseboard - 3 1/4" hardwood	106.21 LF	4.09	17.10	90.30	541.80
232. Stain & finish baseboard	106.21 LF	1.27	1.29	27.24	163.42

WINDOW TREATMENT, SHELVING, CLOSET ORGANIZATION

233. Window shade - roll up	4.00 EA	67.23	16.56	57.10	342.58
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FLOOR

234. Underlayment - 1/4" lauan/mahogany plywood	139.92 SF	1.56	5.28	44.72	268.28
235. Vinyl floor covering (sheet goods)	179.40 SF	3.13	24.16	117.14	702.82
15 % waste added for Vinyl floor covering (sheet goods).					
236. Oak flooring - #1 common - no finish	312.01 SF	7.44	95.37	483.36	2,900.08
237. Sand, stain, and finish wood floor	312.01 SF	4.11	19.56	260.40	1,562.32
238. Clean floor underlayment	442.24 SF	0.31	11.72	27.42	176.23
239. Seal underlayment for odor control	442.24 SF	0.49	2.21	43.78	262.69
240. Floor protection - corrugated cardboard and tape	442.24 SF	0.49	5.99	44.54	267.23

ELECTRICAL

241. Light fixture	2.00 EA	71.46	5.21	29.62	177.75
242. Light bulb - Compact Fluorescent stand. type - mat. only	6.00 EA	6.50	2.78	8.36	50.14
243. Chandelier	1.00 EA	244.82	9.09	50.78	304.69

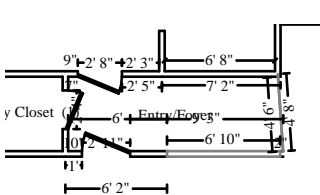
CABINETRY / HARDWARE/ ACCESSORIES

244. Cabinetry - lower (base) units	15.50 LF	161.27	140.26	528.00	3,167.95
245. Cabinetry - upper (wall) units	14.00 LF	118.60	84.12	348.90	2,093.42
246. Countertop - flat laid plastic laminate	17.08 LF	37.83	31.65	135.56	813.35
247. 4" backsplash for flat laid countertop	17.08 LF	7.58	5.99	27.10	162.56
248. Add-on for mitered corner (Countertop)	2.00 EA	79.00	0.00	31.60	189.60



CONTINUED - kitchen/Living

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
PLUMBING AND RELATED FIXTURES					
249. Sink - double	1.00 EA	361.26	16.92	75.64	453.82
250. Sink strainer and drain assembly	1.00 EA	51.27	1.28	10.52	63.07
251. Sink faucet - Kitchen	1.00 EA	221.18	9.83	46.20	277.21
252. Angle stop valve	2.00 EA	36.07	1.02	14.62	87.78
253. Refrigerator/icemaker water supply box with valve	1.00 EA	132.04	3.23	27.04	162.31
APPLIANCES					
254. Range hood	1.00 EA	189.67	7.82	39.50	236.99
MISC.					
255. Demolish/remove - bedroom/room (up to 200 sf)*	442.24 SF	9.06	0.00	801.34	4,808.03
256. Final cleaning - construction - Residential	442.24 SF	0.18	6.80	15.92	102.32
Totals: kitchen/Living			663.14	4,437.06	26,703.32



Entry/Foyer

Height: 8'

197.08 SF Walls	57.70 SF Ceiling
254.77 SF Walls & Ceiling	57.70 SF Floor
6.41 SY Flooring	23.50 LF Floor Perimeter
30.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

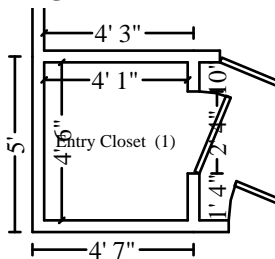
6' 10" X 6' 8"

Opens into Exterior

Missing Wall

4' 6 1/16" X 8'

Opens into Exterior



Subroom: Entry Closet (1)

Height: 8'

137.27 SF Walls	18.36 SF Ceiling
155.62 SF Walls & Ceiling	18.36 SF Floor
2.04 SY Flooring	17.16 LF Floor Perimeter
17.16 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
257. Seal floor or ceiling joist system (shellac)	42.81 SF	1.13	0.85	9.86	59.09
258. Clean floor or roof joist system - Heavy	42.81 SF	0.94	3.44	8.04	51.72
259. 5/8" drywall - hung, taped, ready for texture	42.81 SF	1.65	1.56	14.44	86.64
260. Acoustic ceiling (popcorn) texture	42.81 SF	0.74	0.15	6.38	38.21



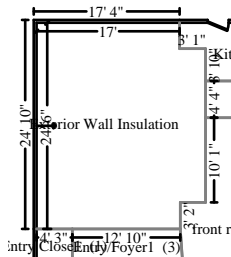
CONTINUED - Entry/Foyer

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items like 'Seal the surface area w/PVA primer', 'WALLS', 'FINISH CARPENTRY', 'DOOR/ WINDOW/ TRIM', 'WINDOW TREATMENT, SHELVING, CLOSET ORGANIZATION', 'FLOOR', 'ELECTRICAL', and 'MISC.'.



Landing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
290. Seal floor or ceiling joist system (shellac)	31.22 SF	1.13	0.62	7.18	43.08
291. Clean floor or roof joist system - Heavy	31.22 SF	0.94	2.51	5.88	37.74
292. 5/8" drywall - hung, taped, ready for texture	31.22 SF	1.65	1.13	10.52	63.16
293. Acoustic ceiling (popcorn) texture	31.22 SF	0.74	0.11	4.64	27.85
294. Seal the surface area w/PVA primer - one coat	31.22 SF	0.48	0.11	3.02	18.12
WALLS					
295. Clean stud wall - Heavy	90.17 SF	0.75	5.78	13.52	86.93
296. Seal stud wall for odor control (shellac)	90.17 SF	0.83	1.54	15.26	91.64
297. 1/2" drywall - hung, taped, floated, ready for paint	90.17 SF	1.79	3.08	32.90	197.38
298. Seal/prime then paint the surface area (2 coats)	90.17 SF	0.80	0.96	14.62	87.72
299. Mask and prep for paint - plastic, paper, tape (per LF)	25.00 LF	1.13	0.39	5.74	34.38
FINISH CARPENTRY					
300. Baseboard - 3 1/4" hardwood	8.91 LF	4.09	1.43	7.56	45.43
301. Stain & finish baseboard	8.91 LF	1.27	0.11	2.28	13.71
FLOOR					
302. Clean floor underlayment	31.22 SF	0.31	0.83	1.94	12.45
303. Seal underlayment for odor control	31.22 SF	0.49	0.16	3.10	18.56
304. Pre-finished solid wood flooring	31.22 SF	8.57	12.06	55.94	335.56
305. Floor protection - corrugated cardboard and tape	42.81 SF	0.49	0.58	4.32	25.88
ELECTRICAL					
306. Light fixture	1.00 EA	71.46	2.60	14.82	88.88
307. Light bulb - Compact Fluorescent stand. type - mat. only	2.00 EA	6.50	0.93	2.78	16.71
MISC.					
308. Demolish/remove - bedroom/room (up to 200 sf)	31.22 SF	4.34	0.00	27.10	162.59
309. Final cleaning - construction - Residential	31.22 SF	0.18	0.48	1.12	7.22
310. Access - face frame & doors	9.00 SF	41.60	9.63	76.80	460.83
Totals: Landing			45.04	311.04	1,875.82



Missing Wall

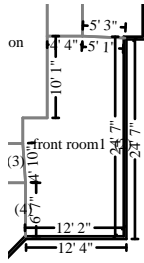
Exterior Wall Insulation

Height: Sloped

660.04 SF Walls	482.61 SF Ceiling
1142.65 SF Walls & Ceiling	473.16 SF Floor
52.57 SY Flooring	41.50 LF Floor Perimeter
42.31 LF Ceil. Perimeter	

4' 4 7/16" X 10'

Opens into Exterior

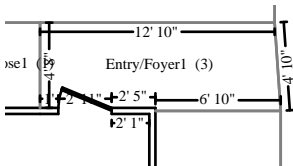


Subroom: front room1 (2)

Height: 8'

293.67 SF Walls	272.03 SF Ceiling
565.70 SF Walls & Ceiling	272.03 SF Floor
30.23 SY Flooring	36.71 LF Floor Perimeter
36.71 LF Ceil. Perimeter	

Missing Wall	6' 7" X 8'	Opens into ROOM1
Missing Wall	5' 1 1/16" X 8'	Opens into KITCHEN1
Missing Wall	4' 4" X 8'	Opens into Exterior
Missing Wall	10' 3/4" X 8'	Opens into EXTERIOR_WAL
Missing Wall	3' X 8'	Opens into EXTERIOR_WAL
Missing Wall	3' 1 13/16" X 8'	Opens into EXTERIOR_WAL
Missing Wall	4' 10 1/16" X 8'	Opens into ENTRY_FOYER1

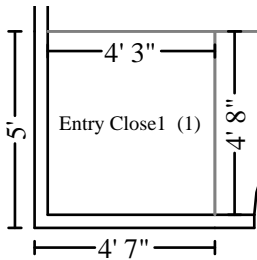


Subroom: Entry/Foyer1 (3)

Height: 8'

50.50 SF Walls	61.73 SF Ceiling
112.22 SF Walls & Ceiling	61.73 SF Floor
6.86 SY Flooring	6.31 LF Floor Perimeter
6.31 LF Ceil. Perimeter	

Missing Wall	6' 10 1/4" X 8'	Opens into ROOM1
Missing Wall	4' 10 1/16" X 8'	Opens into FRONT_ROOM1
Missing Wall	12' 10" X 8'	Opens into EXTERIOR_WAL
Missing Wall	4' 7 15/16" X 8'	Opens into ENTRY_CLOSE1

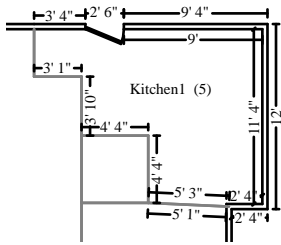


Subroom: Entry Close1 (1)

Height: 8'

71.30 SF Walls	19.82 SF Ceiling
91.11 SF Walls & Ceiling	19.82 SF Floor
2.20 SY Flooring	8.91 LF Floor Perimeter
8.91 LF Ceil. Perimeter	

Missing Wall	4' 7 15/16" X 8'	Opens into ENTRY_FOYER1
Missing Wall	4' 3" X 8'	Opens into EXTERIOR_WAL

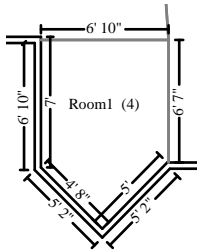


Subroom: Kitchen1 (5)

Height: 8'

229.55 SF Walls	123.97 SF Ceiling
353.52 SF Walls & Ceiling	123.97 SF Floor
13.77 SY Flooring	28.69 LF Floor Perimeter
28.69 LF Ceil. Perimeter	

- Missing Wall **4' 4 7/16" X 8'** **Opens into Exterior**
- Missing Wall **5' 3 1/16" X 8'** **Opens into FRONT_ROOM1**
- Missing Wall **3' 1" X 8'** **Opens into EXTERIOR_WAL**
- Missing Wall **3' 1" X 8'** **Opens into EXTERIOR_WAL**
- Missing Wall **3' 10" X 8'** **Opens into EXTERIOR_WAL**
- Missing Wall **4' 4" X 8'** **Opens into Exterior**



Subroom: Room1 (4)

Height: 8'

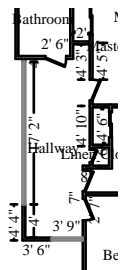
133.26 SF Walls	57.63 SF Ceiling
190.89 SF Walls & Ceiling	57.63 SF Floor
6.40 SY Flooring	16.66 LF Floor Perimeter
16.66 LF Ceil. Perimeter	

- Missing Wall **6' 10 1/4" X 8'** **Opens into ENTRY_FOYER1**
- Missing Wall **6' 7" X 8'** **Opens into FRONT_ROOM1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
311. R&R Batt insulation - 6" - R21 - unfaced batt	1,438.32 SF	1.25	69.69	373.52	2,241.11
312. R&R Polyethylene vapor barrier, seam taping & joint caulking	1,438.32 SF	0.45	12.30	131.92	791.46
Totals: Exterior Wall Insulation			81.99	505.44	3,032.57

Total: Main Level **1,681.06 11,530.16 69,476.94**

Upper Level



Hallway

Height: 8'

376.58 SF Walls	162.92 SF Ceiling
539.50 SF Walls & Ceiling	162.92 SF Floor
18.10 SY Flooring	41.08 LF Floor Perimeter
62.00 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor **17' 2" X 5' 6"** **Opens into Exterior**
- Missing Wall - Goes to Floor **3' 9" X 6' 8"** **Opens into Exterior**



Taylor Brock Corporation

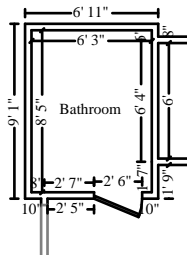
COST OF REPAIR

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
313. Seal floor or ceiling joist system (shellac)	108.01 SF	1.13	2.15	24.86	149.06
314. Clean floor or roof joist system - Heavy	108.01 SF	0.94	8.68	20.30	130.51
315. 5/8" drywall - hung, taped, ready for texture	108.01 SF	1.65	3.93	36.42	218.57
316. Acoustic ceiling (popcorn) texture	108.01 SF	0.74	0.38	16.06	96.37
317. Seal the surface area w/PVA primer - one coat	108.01 SF	0.48	0.38	10.44	62.66
WALLS					
318. Clean stud wall - Heavy	447.61 SF	0.75	28.70	67.14	431.55
319. Seal stud wall for odor control (shellac)	447.61 SF	0.83	7.65	75.84	455.01
320. 1/2" drywall - hung, taped, floated, ready for paint	447.61 SF	1.79	15.31	163.30	979.83
321. Seal/prime then paint the surface area (2 coats)	447.61 SF	0.80	4.78	72.58	435.45
322. Mask and prep for paint - plastic, paper, tape (per LF)	120.00 LF	1.13	1.88	27.50	164.98
FINISH CARPENTRY					
323. Baseboard - 3 1/4" hardwood	67.45 LF	4.09	10.86	57.36	344.09
324. Stain & finish baseboard	67.54 LF	1.27	0.82	17.32	103.92
325. Trim board - 1" x 6" - installed (hardwood - oak or =)	19.50 LF	5.51	5.25	22.56	135.26
326. Stain & finish trim	19.50 LF	1.29	0.25	5.10	30.51
DOOR/ WINDOW/ TRIM					
327. Interior door - oak veneer - pre-hung unit	1.00 EA	182.50	8.80	38.26	229.56
328. Stain & finish door slab only (per side)	2.00 EA	47.56	1.05	19.24	115.41
329. Stain & finish door/window trim & jamb (per side)	2.00 EA	33.34	0.74	13.48	80.90
330. Door knob - interior	1.00 EA	42.11	1.53	8.72	52.36
WINDOW TREATMENT, SHELVING, CLOSET ORGANIZATION					
331. Closet package - hall/linen (4 shelves 3' wide)	1.00 EA	135.52	4.76	28.06	168.34
FLOOR					
332. Clean floor underlayment	108.01 SF	0.31	2.87	6.70	43.05
333. Seal underlayment for odor control	108.01 SF	0.49	0.54	10.68	64.14
334. Pre-finished solid wood flooring	108.01 SF	8.57	41.71	193.48	1,160.84
335. Floor protection - corrugated cardboard and tape	42.81 SF	0.49	0.58	4.32	25.88
ELECTRICAL					
336. Light fixture	1.00 EA	71.46	2.60	14.82	88.88
337. Light bulb - Compact Fluorescent stand. type - mat. only	2.00 EA	6.50	0.93	2.78	16.71
338. Smoke detector	1.00 EA	54.01	1.60	11.12	66.73
339. R&R Sprinkler head only	1.00 EA	33.60	1.27	6.98	41.85
MISC.					
340. Demolish/remove - bedroom/room (up to 200 sf)	108.01 SF	4.34	0.00	93.76	562.52
341. Final cleaning - construction - Residential	108.01 SF	0.18	1.67	3.88	24.99
342. Access - face frame & doors	9.00 SF	41.60	9.63	76.80	460.83
343. Door stop - wall or floor mounted	1.00 EA	13.43	0.39	2.76	16.58
Totals: Hallway			171.69	1,152.62	6,957.34



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Bathroom

Height: 8'

234.67 SF Walls
 287.27 SF Walls & Ceiling
 5.84 SY Flooring
 29.33 LF Ceil. Perimeter

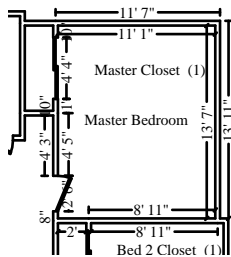
52.60 SF Ceiling
 52.60 SF Floor
 29.33 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
344. 5/8" drywall - hung, taped, ready for texture	52.60 SF	1.65	1.91	17.74	106.44
345. Seal the ceiling w/PVA primer - one coat	52.60 SF	0.48	0.19	5.10	30.54
346. Acoustic ceiling (popcorn) texture	52.60 SF	0.74	0.19	7.82	46.93
WALLS					
347. 1/2" drywall - hung, taped, floated, ready for paint	234.67 SF	1.79	8.03	85.62	513.71
348. Clean stud wall - Heavy	234.67 SF	0.75	15.05	35.20	226.25
349. Seal stud wall for odor control (shellac)	234.67 SF	0.83	4.01	39.76	238.55
350. Seal/prime then paint the walls (2 coats)	234.67 SF	0.80	2.51	38.04	228.29
351. Mask and prep for paint - plastic, paper, tape (per LF)	29.33 LF	1.13	0.46	6.72	40.32
FINISH CARPENTRY					
352. Baseboard - 3 1/4" hardwood	29.33 LF	4.09	4.72	24.94	149.62
353. Stain & finish baseboard	29.33 LF	1.27	0.36	7.54	45.15
DOOR/ WINDOW/ TRIM					
354. Interior door - oak veneer - pre-hung unit	1.00 EA	182.50	8.80	38.26	229.56
355. Stain & finish door slab only (per side)	2.00 EA	47.56	1.05	19.24	115.41
356. Stain & finish door/window trim & jamb (per side)	2.00 EA	33.34	0.74	13.48	80.90
357. Door knob - interior	1.00 EA	42.11	1.53	8.72	52.36
358. Door stop - wall or floor mounted	1.00 EA	13.43	0.39	2.76	16.58
FLOOR					
359. R&R Underlayment - 1/4" lauan/mahogany plywood	52.60 SF	2.91	1.99	31.02	186.08
360. Clean floor underlayment	52.60 SF	0.31	1.39	3.26	20.96
361. Seal underlayment for odor control	52.60 SF	0.49	0.26	5.22	31.25
362. Vinyl floor covering (sheet goods)	63.13 SF	3.13	8.50	41.22	247.32
363. Floor protection - corrugated cardboard and tape	52.60 SF	0.49	0.71	5.30	31.78
ELECTRICAL					
364. Light bar - 4 lights	1.00 EA	87.84	2.67	18.10	108.61
365. Light bulb - Compact Fluorescent stand. type - mat. only	4.00 EA	6.50	1.85	5.58	33.43
366. Bathroom ventilation fan	1.00 EA	85.83	3.18	17.80	106.81
HVAC					
367. Ductwork - flexible - non-insulated - 4" round	20.00 LF	5.62	1.58	22.80	136.78
CABINETRY / HARDWARE/ ACCESSORIES					
368. Vanity top - one sink - cultured marble	3.83 LF	90.92	13.19	72.28	433.69
369. Vanity	3.83 LF	132.27	26.74	106.66	639.99
370. Bath accessory	4.00 EA	28.44	4.30	23.62	141.68
371. Mirror - 1/4" plate glass	15.00 SF	12.86	8.40	40.26	241.56



CONTINUED - Bathroom

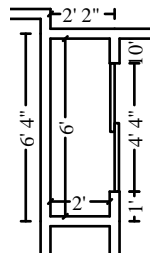
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
PLUMBING AND RELATED FIXTURES					
372. P-trap assembly - ABS (plastic)	1.00 EA	63.82	0.43	12.84	77.09
373. Sink faucet - Bathroom	1.00 EA	202.13	8.47	42.12	252.72
374. Angle stop valve	3.00 EA	36.07	1.54	21.94	131.69
375. Toilet	1.00 EA	451.16	16.34	93.50	561.00
376. Toilet seat	1.00 EA	57.07	2.24	11.86	71.17
377. Tub/shower faucet	1.00 EA	315.16	9.98	65.04	390.18
378. Fiberglass tub & shower combination	1.00 EA	979.69	31.33	202.20	1,213.22
MISC.					
379. Demolish/remove - bathroom (up to 50 sf)	52.60 SF	12.28	0.00	129.18	775.11
380. Final cleaning - construction - Residential	52.60 SF	0.18	0.80	1.90	12.17
Totals: Bathroom			195.83	1,324.64	7,964.90



Master Bedroom

Height: 8'

394.67 SF Walls	150.55 SF Ceiling
545.23 SF Walls & Ceiling	150.55 SF Floor
16.73 SY Flooring	49.33 LF Floor Perimeter
49.33 LF Ceil. Perimeter	



Subroom: Master Closet (1)

Height: 8'

128.01 SF Walls	12.00 SF Ceiling
140.01 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	16.00 LF Floor Perimeter
16.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
381. Seal floor or ceiling joist system (shellac)	162.55 SF	1.13	3.24	37.38	224.30
382. 5/8" drywall - hung, taped, ready for texture	162.55 SF	1.65	5.91	54.82	328.94
383. Acoustic ceiling (popcorn) texture	162.55 SF	0.74	0.58	24.18	145.05
384. Seal the ceiling w/PVA primer - one coat	162.55 SF	0.48	0.58	15.72	94.32
WALLS					
385. Clean stud wall - Heavy	522.68 SF	0.75	33.52	78.40	503.93

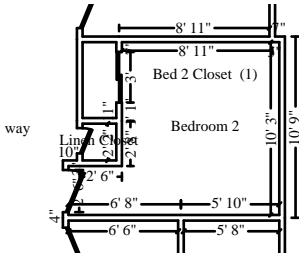


CONTINUED - Master Bedroom

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items like Seal stud wall, drywall, baseboard, door, window trim, floor, and electrical work. Totals: Master Bedroom 201.88, 1,404.78, 8,468.82



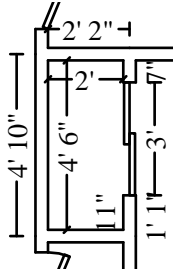
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Bedroom 2

Height: 8'

364.00 SF Walls	104.85 SF Ceiling
468.85 SF Walls & Ceiling	104.85 SF Floor
11.65 SY Flooring	45.50 LF Floor Perimeter
45.50 LF Ceil. Perimeter	



Subroom: Bed 2 Closet (1)

Height: 8'

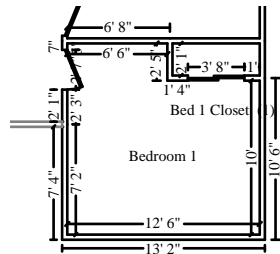
104.00 SF Walls	9.00 SF Ceiling
113.00 SF Walls & Ceiling	9.00 SF Floor
1.00 SY Flooring	13.00 LF Floor Perimeter
13.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
411. Seal floor or ceiling joist system (shellac)	113.85 SF	1.13	2.27	26.20	157.12
412. Clean floor or roof joist system - Heavy	113.85 SF	0.94	9.16	21.40	137.58
413. 5/8" drywall - hung, taped, ready for texture	113.85 SF	1.65	4.14	38.40	230.39
414. Acoustic ceiling (popcorn) texture	113.85 SF	0.74	0.41	16.94	101.60
415. Seal the ceiling w/PVA primer - one coat	113.85 SF	0.48	0.41	11.02	66.08
WALLS					
416. Clean stud wall - Heavy	468.00 SF	0.75	30.01	70.20	451.21
417. Seal stud wall for odor control (shellac)	468.00 SF	0.83	8.00	79.28	475.72
418. 1/2" drywall - hung, taped, floated, ready for paint	468.00 SF	1.79	16.01	170.74	1,024.47
419. Seal/prime then paint the walls (2 coats)	468.00 SF	0.80	5.00	75.88	455.28
420. Mask and prep for paint - plastic, paper, tape (per LF)	58.50 LF	1.13	0.92	13.40	80.43
FINISH CARPENTRY					
421. Baseboard - 3 1/4" hardwood	58.50 LF	4.09	9.42	49.74	298.43
422. Stain & finish baseboard	58.50 LF	1.27	0.71	15.00	90.01
DOOR/ WINDOW/ TRIM					
423. Interior door - oak veneer - pre-hung unit	1.00 EA	182.50	8.80	38.26	229.56
424. Stain & finish door slab only (per side)	2.00 EA	47.56	1.05	19.24	115.41
425. Stain & finish door/window trim & jamb (per side)	2.00 EA	33.34	0.74	13.48	80.90
426. Door knob - interior	1.00 EA	42.11	1.53	8.72	52.36
427. Door stop - wall or floor mounted	1.00 EA	13.43	0.39	2.76	16.58
428. Bypass (sliding) door set - birch	1.00 EA	155.73	7.05	32.56	195.34
429. Door opening (jamb & casing) - 36"to60"wide - hardwood	1.00 EA	180.35	8.71	37.82	226.88
430. Stain & finish bypass door set - slab only (per side)	2.00 EA	63.58	2.09	25.86	155.11
431. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	38.89	0.83	15.72	94.33
WINDOW TREATMENT, SHELVING, CLOSET ORGANIZATION					
432. Window blind - PVC - 2" - 7.1 to 14 SF	2.00 EA	86.13	6.27	35.72	214.25
433. Closet shelf and rod package	4.25 LF	19.64	1.21	16.94	101.62



CONTINUED - Bedroom 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
FLOOR					
434. Clean floor underlayment	113.85 SF	0.31	3.01	7.06	45.36
435. Seal underlayment for odor control	113.85 SF	0.49	0.57	11.28	67.64
436. Pre-finished solid wood flooring	113.85 SF	8.57	43.97	203.94	1,223.60
437. Floor protection - corrugated cardboard and tape	58.50 SF	0.49	0.79	5.90	35.36
ELECTRICAL					
438. Smoke detector	1.00 EA	54.01	1.60	11.12	66.73
439. R&R Sprinkler head only	1.00 EA	33.60	1.27	6.98	41.85
MISC.					
440. Demolish/remove - bedroom/room (up to 200 sf)	113.85 SF	4.34	0.00	98.82	592.93
441. Final cleaning - construction - Residential	113.85 SF	0.18	1.75	4.10	26.34
Totals: Bedroom 2			178.09	1,184.48	7,150.47



Bedroom 1

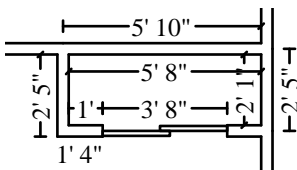
Height: 8'

398.67 SF Walls	140.71 SF Ceiling
539.38 SF Walls & Ceiling	140.71 SF Floor
15.63 SY Flooring	49.83 LF Floor Perimeter
49.83 LF Ceil. Perimeter	

Subroom: Bed 1 Closet (1)

Height: 8'

124.00 SF Walls	11.81 SF Ceiling
135.81 SF Walls & Ceiling	11.81 SF Floor
1.31 SY Flooring	15.50 LF Floor Perimeter
15.50 LF Ceil. Perimeter	



DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
442. Seal floor or ceiling joist system (shellac)	152.51 SF	1.13	3.04	35.06	210.44
443. Clean floor or roof joist system - Heavy	152.51 SF	0.94	12.25	28.68	184.29
444. 5/8" drywall - hung, taped, ready for texture	152.51 SF	1.65	5.54	51.42	308.60
445. Acoustic ceiling (popcorn) texture	152.51 SF	0.74	0.54	22.68	136.08
446. Seal the ceiling w/PVA primer - one coat	152.51 SF	0.48	0.54	14.74	88.48
WALLS					



CONTINUED - Bedroom 1

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include items like 'Clean stud wall - Heavy', 'Seal stud wall for odor control', '1/2" drywall - hung, taped, floated, ready for paint', 'Seal/prime then paint the walls (2 coats)', 'Mask and prep for paint - plastic, paper, tape (per LF)', 'FINISH CARPENTRY', 'DOOR/ WINDOW/ TRIM', 'WINDOW TREATMENT, SHELVING, CLOSET ORGANIZATION', 'FLOOR', 'ELECTRICAL', and 'MISC.'. Totals for Bedroom 1: 217.30, 1,423.46, 8,592.84.

Stairway



Taylor Brock Corporation

COST OF REPAIR

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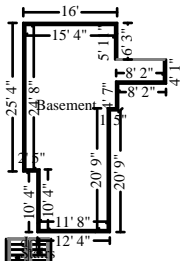
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
474. Seal floor or ceiling joist system (shellac)	58.58 SF	1.13	1.17	13.48	80.85
475. Clean floor or roof joist system - Heavy	58.58 SF	0.94	4.70	11.02	70.79
476. 5/8" drywall - hung, taped, ready for texture	58.58 SF	1.65	2.13	19.76	118.55
477. Acoustic ceiling (popcorn) texture	58.58 SF	0.74	0.21	8.72	52.28
478. Seal the surface area w/PVA primer - one coat	58.58 SF	0.48	0.21	5.66	33.99
WALLS					
479. Clean stud wall - Heavy	370.27 SF	0.75	23.75	55.54	356.99
480. Seal stud wall for odor control (shellac)	370.27 SF	0.83	6.33	62.72	376.37
481. 1/2" drywall - hung, taped, floated, ready for paint	370.27 SF	1.79	12.66	135.10	810.54
482. Seal/prime then paint the surface area (2 coats)	370.27 SF	0.80	3.96	60.04	360.22
483. Mask and prep for paint - plastic, paper, tape (per LF)	100.00 LF	1.13	1.57	22.92	137.49
FINISH CARPENTRY					
484. Stair Skirt/Apron - wall side - hardwood	18.50 LF	19.39	10.22	73.78	442.72
485. Stain & finish stair skirt/apron	18.50 LF	6.52	0.42	24.20	145.24
486. Handrail - round / oval - softwood - wall mounted	18.50 LF	9.19	3.70	34.74	208.46
487. Stain & finish handrail - wall mounted	18.50 LF	1.76	0.45	6.62	39.63
488. Trim board - 1" x 6" - installed (hardwood - oak or =)	13.08 LF	5.51	3.52	15.12	90.71
489. Stain & finish trim	13.08 LF	1.29	0.17	3.42	20.46
490. Baseboard - 3 1/4" hardwood	13.17 LF	4.09	2.12	11.20	67.19
491. Seal & paint baseboard - two coats	13.17 LF	1.22	0.09	3.24	19.40
FLOOR					
492. Clean floor underlayment	122.13 SF	0.31	3.24	7.58	48.68
493. Seal underlayment for odor control	122.13 SF	0.49	0.61	12.08	72.53
494. Clean stair riser - per side - per LF	101.50 LF	0.39	3.38	7.92	50.89
495. Pre-finished solid wood flooring	0.00 SF	8.57	0.00	0.00	0.00
496. Seal & paint stair riser - per side - per LF	101.50 LF	2.94	3.54	60.38	362.33
497. Floor protection - corrugated cardboard and tape	67.00 SF	0.49	0.91	6.74	40.48
MISC.					
498. Demolish/remove - bedroom/room (up to 200 sf)	0.00 SF	4.34	0.00	0.00	0.00
499. Final cleaning - construction - Residential	0.00 SF	0.18	0.00	0.00	0.00
Totals: Stairway			89.06	661.98	4,006.79

Total: Upper Level **1,053.85** **7,151.96** **43,141.16**

Basement



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Basement

Height: 8'

872.00 SF Walls
 1389.80 SF Walls & Ceiling
 57.53 SY Flooring
 109.00 LF Ceil. Perimeter

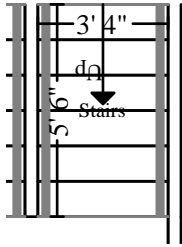
517.80 SF Ceiling
 517.80 SF Floor
 109.00 LF Floor Perimeter

Missing Wall

8' X 8'

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
500. Seal floor or ceiling joist system (shellac)	517.80 SF	1.13	10.33	119.08	714.52
501. Clean floor or roof joist system - Heavy	517.80 SF	0.94	41.62	97.34	625.69
502. 5/8" drywall - hung & fire taped only	517.80 SF	1.47	17.71	155.78	934.66
WALLS					
503. Clean stud wall - Heavy	872.00 SF	0.75	55.92	130.80	840.72
504. Seal stud wall for odor control (shellac)	872.00 SF	0.83	14.91	147.74	886.41
505. R&R Batt insulation - 6" - R21 - unfaced batt	534.67 SF	1.25	25.91	138.84	833.08
506. R&R Polyethylene vapor barrier, seam taping & joint caulking	534.67 SF	0.45	4.57	49.04	294.21
507. R&R 1/2" drywall - hung, taped, floated, ready for paint	30.67 SF	2.17	1.05	13.54	81.14
FLOOR					
508. Clean concrete the floor	517.80 SF	0.22	9.74	22.78	146.44
509. Concrete sealer - brush or spray applied	517.80 SF	0.77	19.92	83.72	502.35
DOOR/ WINDOW/ TRIM					
510. Clean door / window opening (per side)	2.00 EA	9.10	1.56	3.64	23.40
511. Clean window screen	1.00 EA	9.08	0.78	1.82	11.68
512. Clean window unit (per side) 3 - 9 SF	2.00 EA	7.37	1.26	2.94	18.94
MISCELANEOUS					
513. Plumber - per hour	3.00 HR	130.00	0.00	78.00	468.00
Labor to determine if water heater functions properly/ sustained damage.					
514. R&R Security system - control panel	1.00 EA	549.44	12.71	112.44	674.59
515. Cleaning - Remediation Technician - per hour	10.00 HR	45.16	38.62	90.32	580.54
516. Clean laundry tub - Heavy	1.00 EA	13.49	1.15	2.70	17.34
517. Detach & Reset Washer/Washing Machine - Top-loading	1.00 EA	32.43	0.00	6.48	38.91
518. Detach & Reset Dryer - Electric	1.00 EA	29.21	0.00	5.84	35.05
519. Closet rod	14.00 LF	4.21	1.57	12.10	72.61
Totals: Basement			259.33	1,274.94	7,800.28



Stairs

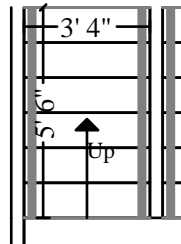
Height: Sloped

88.00 SF Walls	23.98 SF Ceiling
111.98 SF Walls & Ceiling	34.59 SF Floor
3.84 SY Flooring	13.44 LF Floor Perimeter
14.21 LF Ceil. Perimeter	

Missing Wall

3' 4 1/2" X 8'

Opens into Exterior



Subroom: Stairs2 (1)

Height: Sloped

88.00 SF Walls	23.39 SF Ceiling
111.39 SF Walls & Ceiling	33.74 SF Floor
3.75 SY Flooring	13.44 LF Floor Perimeter
14.21 LF Ceil. Perimeter	

Missing Wall

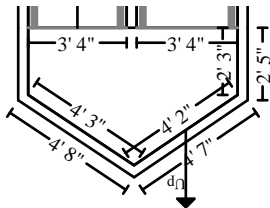
3' 3 1/2" X 8'

Opens into LANDING

Missing Wall

3' 3 1/2" X 8'

Opens into Exterior



Subroom: Landing (2)

Height: Sloped

103.38 SF Walls	23.94 SF Ceiling
127.32 SF Walls & Ceiling	23.94 SF Floor
2.66 SY Flooring	12.92 LF Floor Perimeter
12.92 LF Ceil. Perimeter	

Missing Wall

3' 3 1/2" X 8'

Opens into STAIRS2

Missing Wall

3' 4 1/2" X 8'

Opens into STAIRS

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV
CEILING					
520. Seal floor or ceiling joist system (shellac)	71.32 SF	1.13	1.42	16.40	98.41
521. Clean floor or roof joist system - Heavy	71.32 SF	0.94	5.74	13.40	86.18
522. 5/8" drywall - hung, taped, ready for texture	71.32 SF	1.65	2.59	24.06	144.33
523. Acoustic ceiling (popcorn) texture	71.32 SF	0.74	0.25	10.62	63.65
524. Seal the ceiling w/PVA primer - one coat	71.32 SF	0.48	0.25	6.90	41.38
WALLS					
525. Clean stud wall - Heavy	279.38 SF	0.75	17.92	41.90	269.36
526. Seal stud wall for odor control (shellac)	279.38 SF	0.83	4.78	47.34	284.01
527. 1/2" drywall - hung, taped, floated, ready for paint	279.38 SF	1.79	9.55	101.94	611.58
528. Seal/prime then paint the walls (2 coats)	279.38 SF	0.80	2.99	45.30	271.79
529. Mask and prep for paint - plastic, paper, tape (per LF)	39.79 LF	1.13	0.62	9.12	54.70
FINISH CARPENTRY					
530. Handrail - round / oval - softwood - wall mounted	18.50 LF	9.19	3.70	34.74	208.46
531. Stain & finish handrail - wall mounted	18.50 LF	1.76	0.45	6.62	39.63



CONTINUED - Stairs

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include FLOOR items (532-536), MISC. items (537-538), and summary rows for Stairs, Basement, and PHASE 3.

Labor Minimums Applied

Table with 6 columns: DESCRIPTION, QUANTITY, UNIT PRICE, TAX, O&P, RCV. Rows include labor minimum items (539-542) and summary rows for Labor Minimums Applied and Line Item Totals.



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Grand Total Areas:

11,327.88 SF Walls	5,688.54 SF Ceiling	17,016.42 SF Walls and Ceiling
5,686.53 SF Floor	631.84 SY Flooring	1,190.35 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,218.58 LF Ceil. Perimeter
5,686.53 Floor Area	5,998.62 Total Area	10,761.69 Interior Wall Area
10,676.22 Exterior Wall Area	1,040.30 Exterior Perimeter of Walls	
2,578.43 Surface Area	25.78 Number of Squares	0.00 Total Perimeter Length
74.90 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
PHASE 1	77,358.59	27.90%	77,358.59	27.90%
PHASE 2	49,870.71	17.98%	49,870.71	17.98%
PHASE 3	150,065.38	54.12%	150,065.38	54.12%
Total	277,294.68	100.00%	277,294.68	100.00%



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Summary for PHASE 1

Line Item Total	62,982.61
Matl Sales Tax Reimb	1,482.84
Subtotal	64,465.45
Overhead	6,446.57
Profit	6,446.57
Replacement Cost Value	\$77,358.59



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Summary for PHASE 2

Line Item Total	40,643.81
Matl Sales Tax Reimb	915.10
Subtotal	41,558.91
Overhead	4,155.90
Profit	4,155.90
Replacement Cost Value	\$49,870.71



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Summary for PHASE 3

Line Item Total	121,818.51
Matl Sales Tax Reimb	2,643.25
Subtotal	124,461.76
Overhead	12,446.52
Profit	12,446.52
Cleaning Sales Tax	710.58
Replacement Cost Value	\$150,065.38



Recap by Category

O&P Items				Total	%
APPLIANCES				251.31	0.09%
Coverage: PHASE 3	@	100.00%	=	251.31	
CABINETRY				5,600.29	2.02%
Coverage: PHASE 3	@	100.00%	=	5,600.29	
CLEANING				8,310.98	3.00%
Coverage: PHASE 3	@	100.00%	=	8,310.98	
CONCRETE & ASPHALT				8,281.37	2.99%
Coverage: PHASE 3	@	100.00%	=	8,281.37	
GENERAL DEMOLITION				26,353.23	9.50%
Coverage: PHASE 1	@	30.48%	=	8,033.58	
Coverage: PHASE 2	@	5.74%	=	1,513.37	
Coverage: PHASE 3	@	63.77%	=	16,806.28	
DOORS				5,565.40	2.01%
Coverage: PHASE 1	@	36.88%	=	2,052.40	
Coverage: PHASE 3	@	63.12%	=	3,513.00	
DRYWALL				17,557.11	6.33%
Coverage: PHASE 3	@	100.00%	=	17,557.11	
ELECTRICAL				14,333.40	5.17%
Coverage: PHASE 2	@	92.36%	=	13,237.62	
Coverage: PHASE 3	@	7.64%	=	1,095.78	
HEAVY EQUIPMENT				3,213.97	1.16%
Coverage: PHASE 1	@	65.34%	=	2,100.00	
Coverage: PHASE 3	@	34.66%	=	1,113.97	
FLOOR COVERING - VINYL				1,320.25	0.48%
Coverage: PHASE 3	@	100.00%	=	1,320.25	
FLOOR COVERING - WOOD				14,754.00	5.32%
Coverage: PHASE 3	@	100.00%	=	14,754.00	
FINISH CARPENTRY / TRIMWORK				5,406.07	1.95%
Coverage: PHASE 1	@	0.54%	=	29.24	
Coverage: PHASE 3	@	99.46%	=	5,376.83	
FINISH HARDWARE				1,190.80	0.43%
Coverage: PHASE 1	@	14.46%	=	172.20	
Coverage: PHASE 3	@	85.54%	=	1,018.60	
FIRE PROTECTION SYSTEMS				360.08	0.13%
Coverage: PHASE 3	@	100.00%	=	360.08	
FRAMING & ROUGH CARPENTRY				16,305.88	5.88%
Coverage: PHASE 1	@	98.18%	=	16,009.36	
Coverage: PHASE 3	@	1.82%	=	296.52	
HEAT, VENT & AIR CONDITIONING				9,671.96	3.49%
Coverage: PHASE 2	@	97.68%	=	9,447.16	
Coverage: PHASE 3	@	2.32%	=	224.80	



Table with columns: O&P Items, Total, %. Rows include categories like INSULATION, LIGHT FIXTURES, MARBLE - CULTURED OR NATURAL, MIRRORS & SHOWER DOORS, ORNAMENTAL IRON, PLUMBING, PAINTING, ROOFING, SCAFFOLDING, SIDING, SOFFIT, FASCIA, & GUTTER, STAIRS, TILE, TEMPORARY REPAIRS, WINDOWS - SKYLIGHTS, WINDOW TREATMENT, O&P Items Subtotal, Matl Sales Tax Reimb, and Overhead.

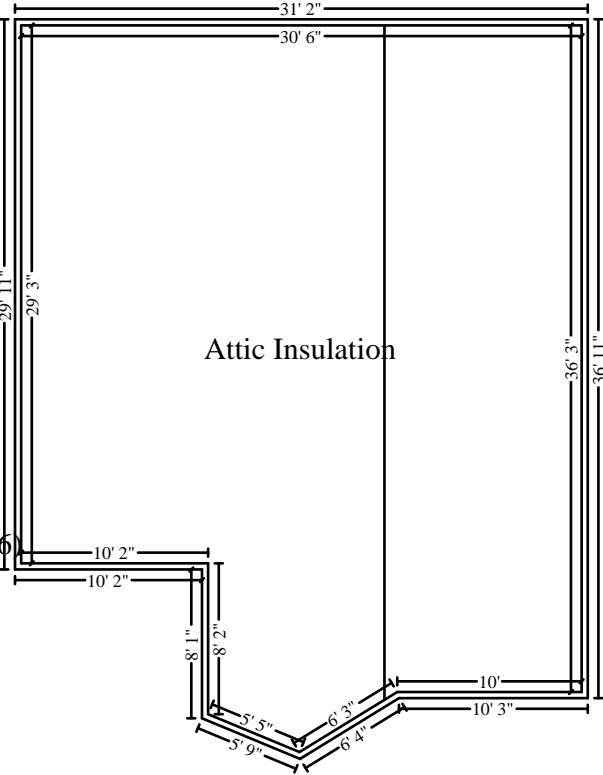
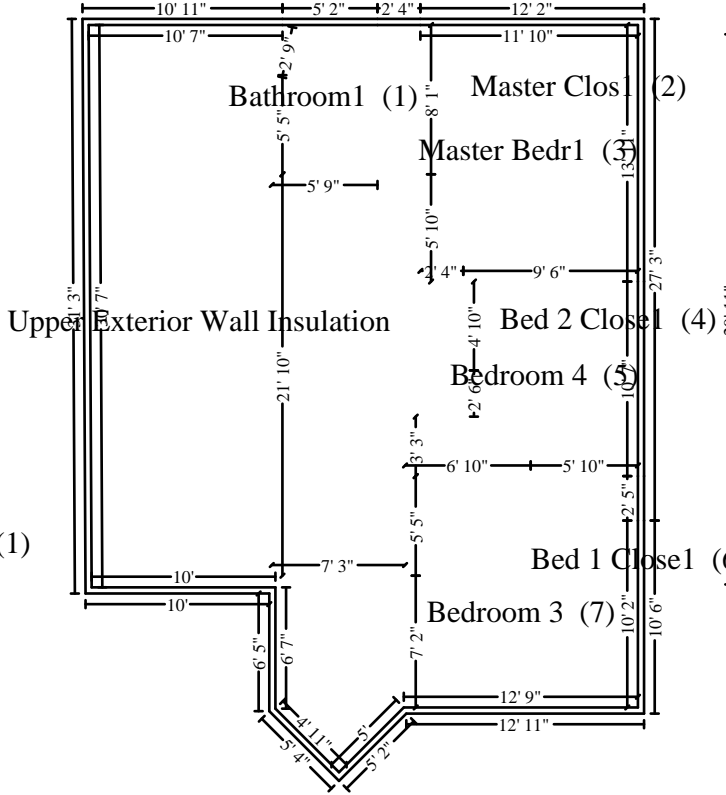
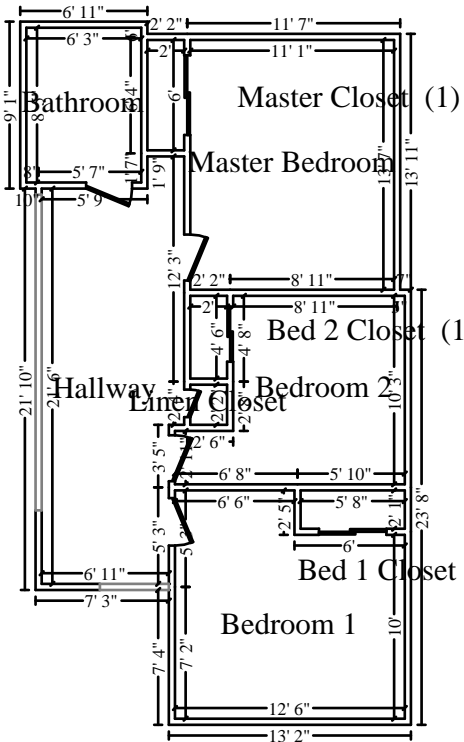


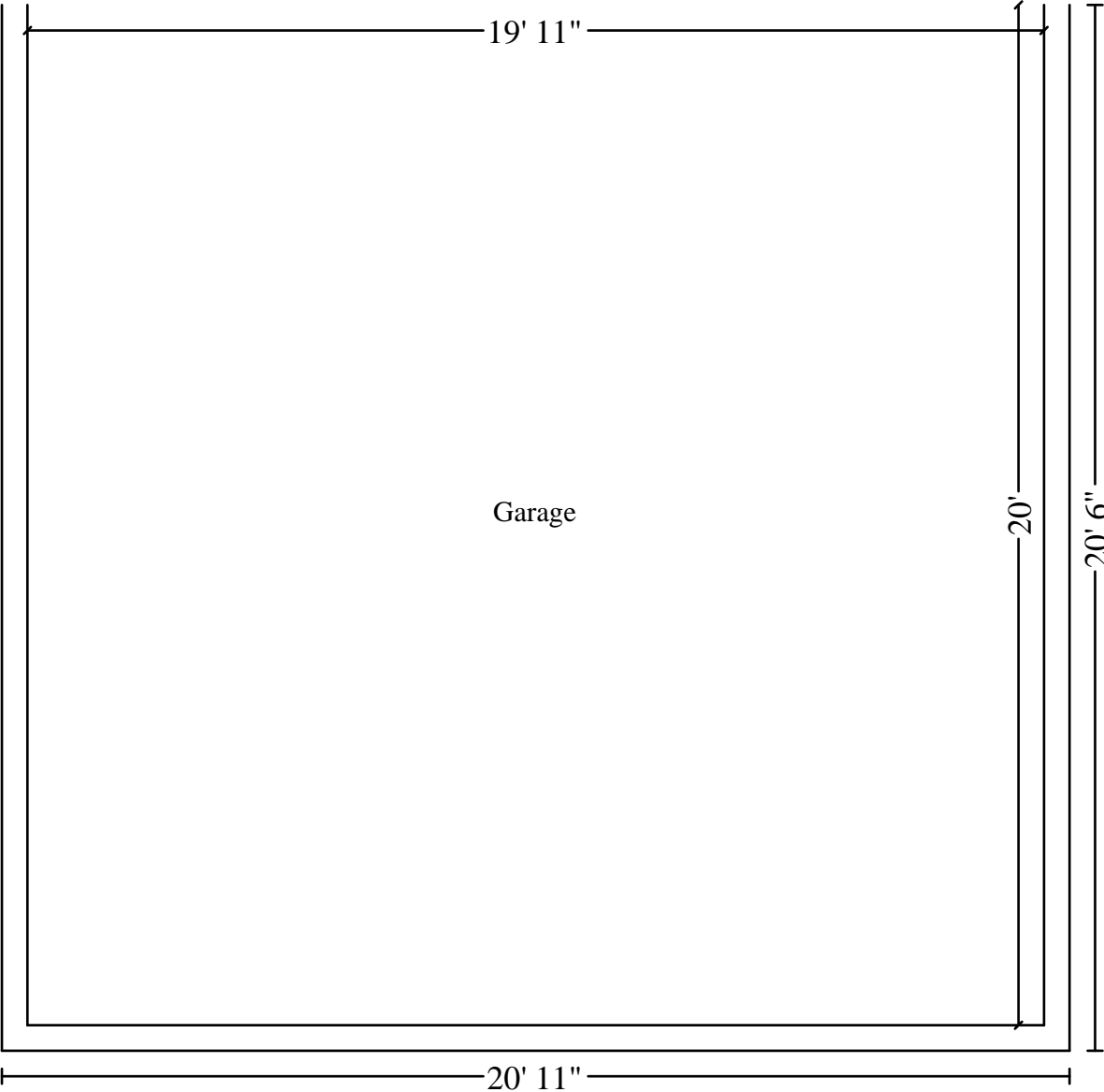
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Coverage: PHASE 1	@	27.97% =	6,446.57	
Coverage: PHASE 2	@	18.03% =	4,155.90	
Coverage: PHASE 3	@	54.00% =	12,446.52	
Profit			23,048.99	8.31%
Coverage: PHASE 1	@	27.97% =	6,446.57	
Coverage: PHASE 2	@	18.03% =	4,155.90	
Coverage: PHASE 3	@	54.00% =	12,446.52	
Cleaning Sales Tax			710.58	0.26%
Coverage: PHASE 3	@	100.00% =	710.58	
Total			277,294.68	100.00%





Garage

