

RESTORATION SPECIALISTS

4808 Simonton Road
Dallas Texas 75244
214-637-2200
RS1967.com



GREAT WORK FIRST TIME EVERY TIME
Since 1967

City of Allen CITY HALL REPAIR PROPOSAL May 17, 2021



City of Allen
305 Century Parkway
Allen, Tx, 75013



PCA JOC Award #325-20



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Insured: Allen City Hall
Property: 305 Century Parkway
Allen, TX 75013

Claim Number:

Policy Number:

Type of Loss: <NONE>

Date of Loss: 2/15/2021 12:00 AM
Date Inspected:

Date Received:
Date Entered: 4/2/2021 12:00 AM

Price List: TXDF8X_MAY21
Restoration/Service/Remodel
Estimate: ALLEN_CITY_HALL-1

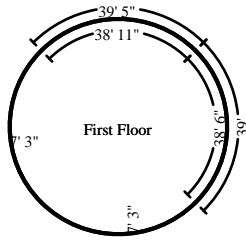


Restoration Specialists

4808 Simonton Rd.
 Dallas, TX 75244
 (214) 637-2200 Tel
 1 (214) 481-3469 Fax (MUST DIAL 1)
 FID: 20-1229286

ALLEN_CITY_HALL-1

Main Level



First Floor

Height: 14' 6"

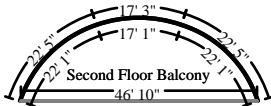
| | |
|-----------------------------|---------------------------|
| 2,243.85 SF Walls | 1,905.29 SF Ceiling |
| 4,149.14 SF Walls & Ceiling | 1,905.29 SF Floor |
| 211.70 SY Flooring | 154.76 LF Floor Perimeter |
| 154.76 LF Ceil. Perimeter | |

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|--|-------------|--------|---------|-------------|---------------|-----------------|
| 1. Floor protection - self-adhesive plastic film | 1,905.29 SF | 0.00 | 0.67 | 0.00 | 255.30 | 1,531.84 |
| 2. Mask and prep for paint - plastic, paper, tape (per LF) | 154.76 LF | 0.00 | 1.44 | 0.00 | 44.58 | 267.43 |
| Totals: First Floor | | | | 0.00 | 299.88 | 1,799.27 |
| Total: Main Level | | | | 0.00 | 299.88 | 1,799.27 |

Level 2

Second Floor Balcony

Height: 15' 6"



| | |
|-----------------------------|--------------------------|
| 949.26 SF Walls | 565.06 SF Ceiling |
| 1,514.31 SF Walls & Ceiling | 565.06 SF Floor |
| 62.78 SY Flooring | 61.25 LF Floor Perimeter |
| 61.25 LF Ceil. Perimeter | |

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|--|-----------|--------|---------|------|--------|----------|
| Missing Wall | | | | | | |
| 46' 9 13/16" X 15' 6" | | | | | | |
| Opens into Exterior | | | | | | |
| Flooring | | | | | | |
| 3. R&R Carpet tile - High grade | 565.06 SF | 0.97 | 5.20 | 0.00 | 697.28 | 4,183.70 |
| 4. Floor prep (scrape rubber back residue) | 565.06 SF | 0.00 | 0.62 | 0.00 | 70.06 | 420.40 |
| 5. R&R Vinyl cove - 4" wrap | 61.25 LF | 3.02 | 8.12 | 0.00 | 136.48 | 818.81 |
| 6. Floor protection - self-adhesive plastic film | 565.06 SF | 0.00 | 0.67 | 0.00 | 75.72 | 454.31 |
| 7. Mask and prep for paint - plastic, paper, tape (per LF) | 61.25 LF | 0.00 | 1.44 | 0.00 | 17.64 | 105.84 |

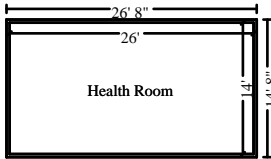


Restoration Specialists

4808 Simonton Rd.
 Dallas, TX 75244
 (214) 637-2200 Tel
 1 (214) 481-3469 Fax (MUST DIAL 1)
 FID: 20-1229286

CONTINUED - Second Floor Balcony

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|------------------------------|-----|--------|---------|------|--------|----------|
| Totals: Second Floor Balcony | | | | 0.00 | 997.18 | 5,983.06 |



Health Room

Height: 8'

| | |
|-----------------------------|--------------------------|
| 640.00 SF Walls | 364.00 SF Ceiling |
| 1,004.00 SF Walls & Ceiling | 364.00 SF Floor |
| 40.44 SY Flooring | 80.00 LF Floor Perimeter |
| 80.00 LF Ceil. Perimeter | |

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|---|-----------|--------|---------|-------------|-----------------|-----------------|
| 8. Install Suspended ceiling tile - 2' x 4' | 364.00 SF | 0.00 | 1.00 | 0.00 | 72.80 | 436.80 |
| 9. Suspended ceiling grid - Reset/realign | 364.00 SF | 0.00 | 1.87 | 0.00 | 136.14 | 816.82 |
| Totals: Health Room | | | | 0.00 | 208.94 | 1,253.62 |
| Total: Level 2 | | | | 0.00 | 1,206.12 | 7,236.68 |

Level 3



Third Floor Balcony

Height: 15' 6"

| | |
|-----------------------------|--------------------------|
| 949.26 SF Walls | 565.06 SF Ceiling |
| 1,514.31 SF Walls & Ceiling | 565.06 SF Floor |
| 62.78 SY Flooring | 61.25 LF Floor Perimeter |
| 61.25 LF Ceil. Perimeter | |

Missing Wall

46' 9 13/16" X 15' 6"

Opens into Exterior

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|---|-----------|--------|---------|------|-------|--------|
| Repaint 3rd floor base of balcony | | | | | | |
| 10. Paint the surface area - two coats | 237.92 SF | 0.00 | 0.96 | 0.00 | 45.68 | 274.08 |
| 11. Apply paint deglosser | 237.92 SF | 0.00 | 0.38 | 0.00 | 18.08 | 108.49 |
| 12. Additional cost for high wall or ceiling - Over 14' | 237.92 SF | 0.00 | 0.10 | 0.00 | 4.76 | 28.55 |
| 13. Floor protection - self-adhesive plastic film | 565.06 SF | 0.00 | 0.67 | 0.00 | 75.72 | 454.31 |



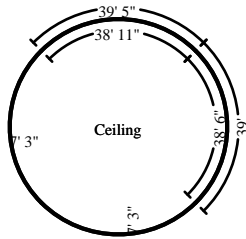
Restoration Specialists

4808 Simonton Rd.
 Dallas, TX 75244
 (214) 637-2200 Tel
 1 (214) 481-3469 Fax (MUST DIAL 1)
 FID: 20-1229286

CONTINUED - Third Floor Balcony

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|---|----------|--------|---------|-------------|---------------|---------------|
| 14. Mask and prep for paint - plastic, paper, tape (per LF) | 61.25 LF | 0.00 | 1.44 | 0.00 | 17.64 | 105.84 |
| Totals: Third Floor Balcony | | | | 0.00 | 161.88 | 971.27 |
| Total: Level 3 | | | | 0.00 | 161.88 | 971.27 |

Level 4



Ceiling

Height: 4"

| | |
|-----------------------------|---------------------------|
| 51.58 SF Walls | 1,905.29 SF Ceiling |
| 1,956.87 SF Walls & Ceiling | 1,905.29 SF Floor |
| 211.70 SY Flooring | 154.76 LF Floor Perimeter |
| 154.76 LF Ceil. Perimeter | |

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|--|-------------|--------|---------|-------------|-----------------|------------------|
| 15. R&R Sprayed polyurethane foam - open cell - Adjusted to R30 (approximately 8") | 1,905.29 SF | 3.25 | 4.51 | 0.00 | 2,957.02 | 17,742.07 |
| 16. R&R 5/8" drywall - hung, taped, ready for texture | 1,905.29 SF | 0.96 | 2.48 | 0.00 | 1,310.84 | 7,865.04 |
| 17. Texture drywall - smooth / skim coat | 1,905.29 SF | 0.00 | 1.58 | 0.00 | 602.08 | 3,612.44 |
| 18. Seal/prime then paint the ceiling twice (3 coats) | 1,905.29 SF | 0.00 | 1.30 | 0.00 | 495.38 | 2,972.26 |
| 19. R&R Additional cost for high wall or ceiling - over 14' to 20' | 1,905.29 SF | 0.44 | 0.86 | 0.00 | 495.38 | 2,972.26 |
| 20. Additional cost for high wall or ceiling - Over 14' | 1,905.29 SF | 0.00 | 0.10 | 0.00 | 38.10 | 228.63 |
| 21. Mask and prep for paint - plastic, paper, tape (per LF) | 154.76 LF | 0.00 | 1.44 | 0.00 | 44.58 | 267.43 |
| Totals: Ceiling | | | | 0.00 | 5,943.38 | 35,660.13 |
| Total: Level 4 | | | | 0.00 | 5,943.38 | 35,660.13 |

Life, Health, & Safety

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|-------------|-----|--------|---------|-----|-----|-------|
|-------------|-----|--------|---------|-----|-----|-------|



Restoration Specialists

4808 Simonton Rd.
 Dallas, TX 75244
 (214) 637-2200 Tel
 1 (214) 481-3469 Fax (MUST DIAL 1)
 FID: 20-1229286

CONTINUED - Life, Health, & Safety

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|---|-----------|--------|---------|------|-----------|-----------|
| 22. Fall protection harness and lanyard - per day | 79.00 DA | 0.00 | 8.00 | 0.00 | 126.40 | 758.40 |
| Scaffolding | | | | | | |
| 23. Scaffold - per section (per month) | 324.00 MO | 0.00 | 112.88 | 0.00 | 7,314.62 | 43,887.74 |
| 24. Scaffolding Setup & Take down - per hour | 384.00 HR | 0.00 | 38.64 | 0.00 | 2,967.56 | 17,805.32 |
| 25. 450# hoist for lifting material to deck | 4.00 WK | 0.00 | 500.00 | 0.00 | 400.00 | 2,400.00 |
| Totals: Life, Health, & Safety | | | | 0.00 | 10,808.58 | 64,851.46 |

General Conditions

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | O&P | TOTAL |
|--|-----------|--------|----------|-------------|------------------|-------------------|
| 26. Mobilization & Demobilization | 1.00 EA | 0.00 | 2,500.00 | 0.00 | 500.00 | 3,000.00 |
| 27. Scissor lift - 26' platform height (per month) | 1.00 MO | 0.00 | 1,115.00 | 0.00 | 223.00 | 1,338.00 |
| 28. Dumpster load - Approx. 20 yards, 4 tons of debris | 4.00 EA | 425.53 | 0.00 | 0.00 | 340.42 | 2,042.54 |
| 29. Commercial Supervision / Project Management - per hour | 160.00 HR | 0.00 | 68.19 | 0.00 | 2,182.08 | 13,092.48 |
| 30. General clean - up | 32.00 HR | 0.00 | 46.01 | 0.00 | 294.46 | 1,766.78 |
| 31. Temporary toilet (per month) | 2.00 MO | 0.00 | 203.61 | 0.00 | 81.44 | 488.66 |
| 32. Temporary Repairs (Bid Item) Handwash Station | 1.00 EA | 0.00 | 250.00 | 0.00 | 0.00 | 250.00 |
| 33. Taxes, insurance, permits & fees (Bid Item) | 1.00 EA | | | | | SEE BELOW |
| Totals: General Conditions | | | | 0.00 | 3,621.40 | 21,978.46 |
| Line Item Totals: ALLEN_CITY_HALL-1 | | | | 0.00 | 22,041.24 | 132,497.27 |

Additional Charges

| | Charge |
|--|-------------------|
| Taxes, Insurance, Permits, & Fees (1%) | 1,324.97 |
| Additional Charges Total | \$1,324.97 |



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Grand Total Areas:

| | | | | | |
|----------|--------------------|----------|-----------------------------|-----------|------------------------|
| 4,833.94 | SF Walls | 5,304.70 | SF Ceiling | 10,138.64 | SF Walls and Ceiling |
| 5,304.70 | SF Floor | 589.41 | SY Flooring | 512.01 | LF Floor Perimeter |
| 0.00 | SF Long Wall | 0.00 | SF Short Wall | 512.01 | LF Ceil. Perimeter |
| 5,304.70 | Floor Area | 5,476.76 | Total Area | 4,833.94 | Interior Wall Area |
| 5,526.41 | Exterior Wall Area | 614.14 | 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 | | |



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Summary for Dwelling

| | |
|--|---------------------|
| Line Item Total | 110,456.03 |
| Taxes, Insurance, Permits, & Fees (1%) | 1,324.97 |
| Subtotal | 111,781.00 |
| Overhead | 11,020.62 |
| Profit | 11,020.62 |
| Replacement Cost Value | \$133,822.24 |
| Net Claim | \$133,822.24 |



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Recap of Taxes, Overhead and Profit

| | Overhead (10%) | Profit (10%) |
|--------------------|------------------|------------------|
| Line Items | 11,020.62 | 11,020.62 |
| Additional Charges | 0.00 | 0.00 |
| Total | 11,020.62 | 11,020.62 |



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Recap by Room

Estimate: ALLEN_CITY_HALL-1

Area: Main Level

First Floor

1,499.39

1.36%

Area Subtotal: Main Level

1,499.39

1.36%

Area: Level 2

Second Floor Balcony

4,985.88

4.51%

Health Room

1,044.68

0.95%

Area Subtotal: Level 2

6,030.56

5.46%

Area: Level 3

Third Floor Balcony

809.39

0.73%

Area Subtotal: Level 3

809.39

0.73%

Area: Level 4

Ceiling

29,716.75

26.90%

Area Subtotal: Level 4

29,716.75

26.90%

Life, Health, & Safety

54,042.88

48.93%

General Conditions

18,357.06

16.62%

Subtotal of Areas

110,456.03

100.00%

Total

110,456.03

100.00%



Restoration Specialists

4808 Simonton Rd.
Dallas, TX 75244
(214) 637-2200 Tel
1 (214) 481-3469 Fax (MUST DIAL 1)
FID: 20-1229286

Recap by Category

| O&P Items | Total | % |
|-----------------------------------|-------------------|----------------|
| ACOUSTICAL TREATMENTS | 1,044.68 | 0.78% |
| CLEANING | 1,472.32 | 1.10% |
| GENERAL DEMOLITION | 11,294.81 | 8.44% |
| DRYWALL | 9,374.03 | 7.00% |
| MISC. EQUIPMENT - COMMERCIAL | 2,000.00 | 1.49% |
| HEAVY EQUIPMENT | 1,115.00 | 0.83% |
| FLOOR COVERING - CARPET | 3,288.65 | 2.46% |
| FLOOR COVERING - VINYL | 497.35 | 0.37% |
| INSULATION | 8,592.86 | 6.42% |
| LABOR ONLY | 10,910.40 | 8.15% |
| PAINTING | 5,665.83 | 4.23% |
| SCAFFOLDING | 52,042.88 | 38.89% |
| TEMPORARY REPAIRS | 407.22 | 0.30% |
| USER DEFINED ITEMS | 2,500.00 | 1.87% |
| O&P Items Subtotal | 110,206.03 | 82.35% |
| Non-O&P Items | Total | % |
| TEMPORARY REPAIRS | 250.00 | 0.19% |
| Non-O&P Items Subtotal | 250.00 | 0.19% |
| O&P Items Subtotal | 110,206.03 | 82.35% |
| Permits and Fees | 1,324.97 | 0.99% |
| Overhead | 11,020.62 | 8.24% |
| Profit | 11,020.62 | 8.24% |
| Total | 133,822.24 | 100.00% |



All work shall be completed pursuant to PCA JOC Award #325-20.