



## TYLER COUNTY AUDITOR

*Jackie Skinner*

100 W. Bluff Room 110 Woodville, Texas 75979

409.283.3652 fax: 409.283.6305 jskinner.aud@co.tyler.tx.us

October 4, 2023

TO THE HONORABLE COMMISSIONER'S COURT:

Our basement at the courthouse was flooded due to a backed-up sewer on August 21, 2023. We immediately contacted our insurance as well as our Architect to inform them of the damage. The courthouse is a historical site, so we are required to make sure all our repairs meet with the Texas Historical Commission's approval. We obtained all the information that was needed to move this claim forward. A week later it flooded again before the approvals or work could be started. We notified our insurance of this incident as well.

We received an estimate from an approved contractor with the Texas Historical Commission in the amount of \$ 77,658.08 for the work required. The water had seeped into the walls requiring remediation work as well as repair work to be done. I've attached the insurance report for the first incident. The breakdown is as follows:


Replacement Cost Estimated	\$ 58,486.26
Less deductible	(5,000.00)
Less depreciation	(4,976.43)
Actual Cash Value	<b>\$ 48,509.83</b>

The payment the county will have to make is approximately \$ 29,148.25. This amount is well below the \$ 50,000.00 competitive bid requirement. I respectfully ask that the court order this remediation/repair work to be exempt from the competitive bid law per local government code Sec. 262.024(a)(3).

(3) an item necessary because of unforeseen damage to public property.

This incident qualifies as it was truly unforeseen and did significant damage to the walls and floors as well as filing cabinets, desks, etc. of the basement.

Respectfully submitted,

  
Jackie Skinner  
County Auditor/Claims Department

Sec. 262.024. DISCRETIONARY EXEMPTIONS. (a) A contract for the purchase of any of the following items is exempt from the requirement established by Section 262.023 if the commissioners court by order grants the exemption:

(1) an item that must be purchased in a case of public calamity if it is necessary to make the purchase promptly to relieve the necessity of the citizens or to preserve the property of the county;

(2) an item necessary to preserve or protect the public health or safety of the residents of the county;

(3) an item necessary because of unforeseen damage to public property;

(4) a personal or professional service;

(5) any individual work performed and paid for by the day, as the work progresses, provided that no individual is compensated under this subsection for more than 20 working days in any three month period;

(6) any land or right-of-way;

(7) an item that can be obtained from only one source, including:

(A) items for which competition is precluded because of the existence of patents, copyrights, secret processes, or monopolies;

(B) films, manuscripts, or books;

(C) electric power, gas, water, and other utility services; and

(D) captive replacement parts or components for equipment;

(8) an item of food;

(9) personal property sold:

(A) at an auction by a state licensed auctioneer;

(B) at a going out of business sale held in compliance with Subchapter F, Chapter 17, Business & Commerce Code; or

(C) by a political subdivision of this state, a state agency of this state, or an entity of the federal government;

(10) any work performed under a contract for community and economic development made by a county under Section 381.004; or

(11) vehicle and equipment repairs.



**Construction Managers  
of Southeast Texas, LLC**

5520 GORMAN ROAD–BEAUMONT, TX 77705 – PHONE (409) 736 – 9010 – FAX (409) 7369-020

September 28, 2023

Dohn Labiche  
Labiche Architectural Group  
7999 Gladys Ave #101  
Beaumont, TX 77706

**Re: Phase II Tyler County Courthouse Restoration  
Project**

Budgetary Estimate for Basement:

Dohn:

Please see below budget estimate for the additional demolition/repairs in the Tyler County Courthouse Basement which includes only:

- Demolition of plaster/drywall up 12”
- Demo Wainscot in Hallway and replace with plaster
- Demolition of existing floor tile.
- Demo/Install New Plinth Bocks at doors in Hallway
- Demo of existing cabinets
- Install 2 New 1930 Style Door/Frames and 1 new closet door matching existing closet door
- Install new 1930 Style Base Board. (Reuse existing base where applicable)
- Repair Demoed Plaster/Drywall
- Paint Walls in the basement work areas.
- Install New Plywood over lower portion of 2 panel doors to cover opening.
- Build Matching Replacement Cabinets/Tops and Install. Cabinets painted with as close a match as possible.
- Remove/Reinstall Kitchen Sink during cabinet scope.
- Install VCT Flooring in basement work area. (Includes VCT in small IT Closet)

<b><u>Subtotal</u></b>	<b><u>\$68,542.00</u></b>
Additional Bonds & Insurance Cost	\$2,056.26
CMOST Fee	\$7,059.82
<b><u>TOTAL</u></b>	<b><u>\$77,658.08</u></b>





**Construction Managers  
of Southeast Texas, LLC**

If you have any questions, please let me know.

Sincerely,  
Construction Managers  
of Southeast Texas, LLC

Jose Cardenas  
Project Manager

CC: Bruce Reyes- CMOST

Your Ref: PR20238907-1  
Our Ref: 016.013994.00  
September 26, 2023



**ADJUSTMENT:**

The enclosed estimate includes repairs, remediation, and demolition costs For Site 01 Building 01 with like kind and quality materials, clean up and debris removal. Our current calculations are as follows:

<b>Total Replacement Cost Value:</b>	<b>\$58,486.26</b>
Less Deductible:	(\$ 5,000.00)
Less Depreciation:	(\$ 4,976.43)
<b>Actual Cash Value:</b>	<b>\$48,509.83</b>

To confirm a full measurement of the members claim we await the following:

- Servpro mitigation invoicing
- Demolition Invoices
- Repair Bids/Invoicing
- BPP inventory
- Document Processing Costs

Once apprised we'll provide updates to the estimated total cost of the claim for your consideration.

**PRELIMINARY EXPSOURES:**

Our current preliminary exposure figures are reflected below. Recommendations are based solely on the information available to date and are based on our preliminary observations, pending additional information from the member. Preliminary exposure recommendations are not a reflection of any coverage determination to be considered by Texas Association of Counties but represent potential exposures for your consideration only.

Building:	\$ 75,000.00
Remediation:	\$ 20,000.00
Demolition:	\$ 20,000.00
Business Personal Property:	\$ 10,000.00
Document Cleaning:	<u>\$ 5,000.00</u>
<b>Subtotal:</b>	<b>\$ 130,000.00</b>
Deductible:	(\$ 5,000.00)
<b>Total Exposure:</b>	<b>\$125,000.00</b>

**COMPLETED ITEMS:**

The member has been contacted, preliminary claim details discussed, a preliminary inspection performed, and our initial report provided to your office. We have prepared the photographs with detailed captions of observed damages at the risk location as well as an estimate outlining our calculations for the repairs and remediation.

**RECOMMENDATIONS:**

We are currently working to secure outstanding documentation as discussed above. Should you wish to move forward based on the McLarens Estimate of Repairs:

Your Ref: PR20238907-1  
Our Ref: 016.013994.00  
September 26, 2023



**PAYMENT RECOMMENDATION:**

At the present, we recommend payment of the ACV amount for repairs per the estimate prepared. We have completed the enclosed Statement of Loss, which outlines our recommendation to conclude the undisputed ACV portion of the subject loss in the amount of \$58,486.26, less the policy deductible of \$5,000.00, less recoverable depreciation totaling \$4,976.43, **providing a net payment of \$48,509.83.**

As always, our recommendations are subject to your review and application of policy provisions.

**Should you wish for us to secure a proof of loss based on the above, please advise.**

**FUTURE HANDLING/ITEMS TO BE COMPLETED:**

- Secure outstanding documents relating to the repair, remediation, and demolition;
- Await further instructions from your office;
- Maintain contact with all interested parties.

**CLOSING REMARKS:**

Thank you for this opportunity to be of service. In the event we receive details contrary to representations made thus far, we will promptly notify you concerning remarkable developments. As always, please do not hesitate to reach our office should you require any additional information before our next reporting interval.

Respectfully submitted,

**McLarens**

Grant Gates  
Executive General Adjuster  
Mobile: 972.206.7572  
Email: [grant.gates@mclarens.com](mailto:grant.gates@mclarens.com)

Andrew Skellie  
Regional General Adjuster  
Mobile: 346.412.0128  
Email: [andrew.skellie@mclarens.com](mailto:andrew.skellie@mclarens.com)

10440 North Central Expressway, Ste 650  
Dallas, TX, 75231 United States

Tel +001 972 907 9910

www.mclarens.com



Via Email: [bretta@county.org](mailto:bretta@county.org)

September 26, 2023

Brett Anderson  
Texas Association of Counties

### Preliminary Report

<b>MEMBER</b>	Tyler County
<b>DATE OF LOSS</b>	August 21, 2023
<b>TYPE OF LOSS</b>	Sewer backup
<b>LOCATION OF LOSS</b>	Tyler County Courthouse 100 W Bluff St., Woodville, TX 75979
<b>COVERAGE DOCUMENT NUMBER</b>	PR-2290-20230701-1
<b>COVERAGE TERM</b>	July 1, 2023 to July 1, 2024
<b>CLAIM REFERENCE</b>	PR20238907-1
<b>DATE OF ASSIGNMENT</b>	August 22, 2023
<b>DATE CONTACTED</b>	August 22, 2023
<b>DATE INSPECTED</b>	August 25, 2023
<b>MCLARENS FILE NUMBER</b>	016.013994.00

Mr. Anderson,

Please find the following preliminary report and enclosures regarding the referenced matter.

#### ENCLOSURES:

- Insert #1: Adjuster Photo Report
- Insert #2: Demolition Bid
- Insert #3: Damaged BPP Schedule
- Insert #4: Estimate of Repairs, Remediation, and Demolition
- Insert #5: Statement of Loss
- Insert #6 Belfor Document Cleaning and Digitization Bid

#### ASSIGNMENT:

Our office received the preliminary assignment notice on August 22, 2023, and established same day contact with the member representative. A preliminary inspection was performed on August 25, 2023, with the member contact.



Your Ref: PR20238907-1  
Our Ref: 016.013994.00  
September 26, 2023



**COVERAGE DOCUMENT REVIEW:**

The location at risk is reflected as Site 1, Building 001 in the Property and Mobile Equipment Schedule, noted as the Tyler County Courthouse.

Coverage is sought under the coverage document PR-2290-20230701-1 with Texas Association of Counties with an effective date of July 01, 2023, to July 01, 2024. The coverage document insures against risks of direct physical loss of or damage to covered property at the named premises described, subject to applicable exclusions and limitations. The primary limit of insurance is reflected as \$43,349,580.00 per occurrence in accordance with the Property Contribution & Coverage Declarations with \$16,152,000.00 in Building Coverage for Site 001 Building 001 and \$986,500.00 in Contents Coverage.

We note a policy deductible for losses caused by all perils of \$5,000.00.

**CAUSE OF LOSS:**

The member reports that damages were sustained to the basement offices from water backup. The member discovered the loss around August 21, 2023.

**MEMBER DETAILS:**

The Named Member is Tyler County, with a mailing address of PO Box 2039 Woodville, TX 75979. Our primary contact(s) for the member are:

Mrs. Jackie Skinner  
County Auditor  
Telephone: 409-283-3652  
Email: [jskinner.aud@co.tyler.tx.us](mailto:jskinner.aud@co.tyler.tx.us)

Mr. Burtis Conner  
Maintenance Supervisor  
Telephone: 409-571-3822  
Email: [bconner.mait@co.tyler.tx.us](mailto:bconner.mait@co.tyler.tx.us)

**RISK:**

At risk is the member building at 100 W Bluff Street Woodville, TX. The structure is the Country Courthouse and office space.

The structure rests on a reinforced slab on grade foundation. Exterior walls are comprised of stucco with a metal panel roof covering. Interior partitions are comprised of drywall and wood paneling partition walls.

Your Ref: PR20238907-1  
Our Ref: 016.013994.00  
September 26, 2023



The building was constructed in 1891. Member representatives were unaware of ages of any materials, indicating no changes had been made to the building in some time. Based on the type and condition of the materials in question, it appears the hard surface flooring materials and built-in items are at least fifteen years of age.

**USE OF EXPERTS:**

The insured has requested that the processing and digitization costs of several boxes of affected documents be included within their claim consideration. We have secured the Belfor Bid for cleaning and digitizing the affected documents and attached same for your review.

Please see below for our contact at Belfor:

**BELFOR Property Restoration**

Tammy Kleine  
4820 IH 35N  
Waco, TX 76705  
Ph: 254-799-8400  
Cell 254-405-4833  
[tammy.kleine@us.belfor.com](mailto:tammy.kleine@us.belfor.com)

**INVESTIGATION:**

Upon receipt of the assignment, McLarens contacted the member representative on the loss notice, Mr. Burtis Conner to explain our involvement in the claims process and obtain information surrounding the reported claim.

The member advised that water damages were discovered on August 21, 2023, when a toilet backup occurred affecting the basement office space.

Your Ref: PR20238907-1  
Our Ref: 016.013994.00  
September 26, 2023



**Building:**

**Exterior:** No loss related damages were sustained to the exterior of the structure.

**Interior:** The basement had sustained water damages throughout. Three offices, multiple storage rooms, and a conference room were affected. The flooring and lowest portion of the walls were affected with walls being affected up to 4-6 inches in most of the affected areas. The door and floor trim were also affected. These items are custom cut locally milled lumber. The insured will be working with a contractor that can ensure that the rebuild is compliant with historical status requirements. Our estimate is a preliminary projection as to the costs of these custom wood trim throughout the affected office space.

We have attached the McLarens Estimate of Repair, Remediation, and Demolition outlining costs associated therein.

The member representative also advised that they have received one bid for demolition which we have attached for your review. This bid totals \$16,428.50. The McLarens Estimate of repairs is \$8,062.91 in costs associated with the tear-out and disposal of the affected items. We have applied Cat three charges as this was a toilet back-up and have included the removal and replacement of the flooring, trim, and plaster and painting of the affected walls. We also provide a Remediation Estimate outlining our projections of \$9,382.79 in Remediation and Dry-Out costs.

**Personal Property:** The member representative advised that some of the personal property was damaged with some of the items requiring cleaning and some requiring replacement. We have forwarded the insured a preliminary spreadsheet to assist with presenting their BPP claim.

**Document Processing:**

The insured also advised that several documents were affected as a result of the loss and would need to be digitized in for their system. Attachment "06. Belfor Document Cleaning and Digitizing Bid" outlines all costs associated with the sanitization and digitization of affected county tax documents needed for the county Tax Office's file.

At this time, we anticipate approximately \$1,500.00 – \$2,500.00 in costs based on the documents projections if we do not need to return the originals to the member. Additional costs could be incurred if they wish to have the originals returned.

**We defer all coverage determinations and application to your office. Should you wish for us to include these costs within our claim please advise.**

**SUBROGATION:**

At this time subrogation does not appear to be a viable option. All of the involved building components were over 10 years of age and no recent repairs or remodeling has occurred in the area in the recent past.

**SALVAGE:**

No salvage value exists in damaged building materials.

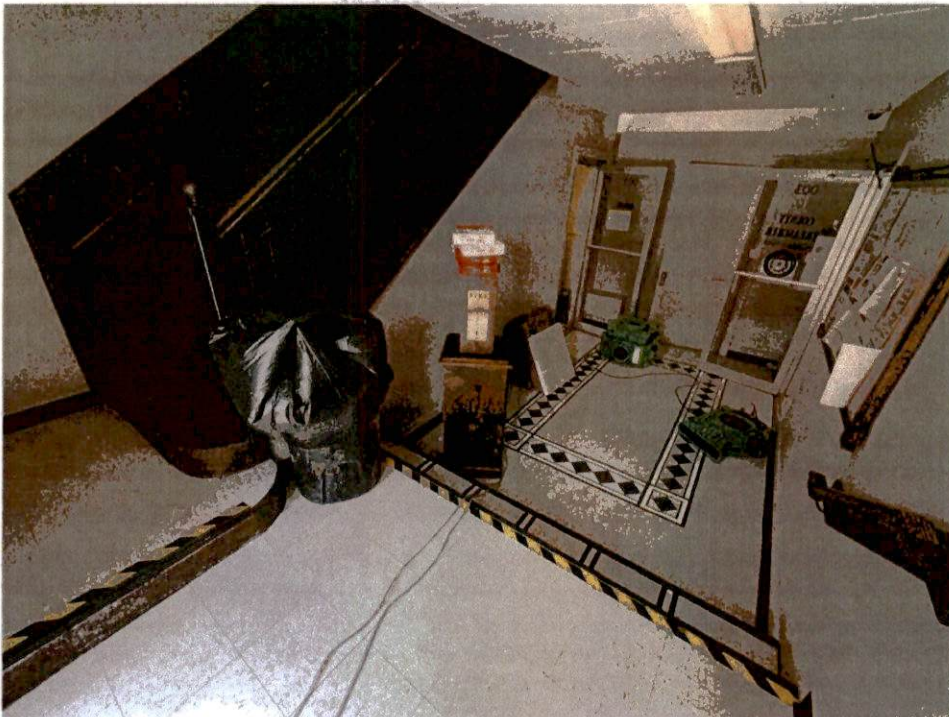


# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



1-  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Exterior Overview: No visible loss related damages.



2-  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Hallway Overview: Damages to bottom of walls and flooring.

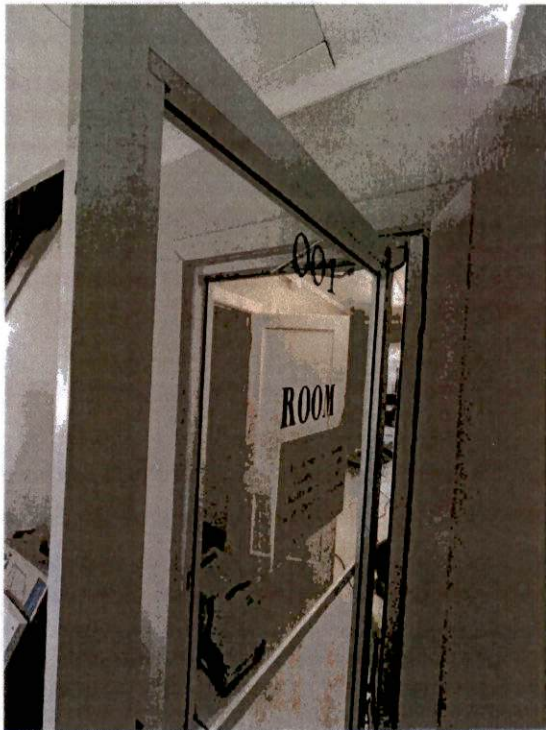


# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



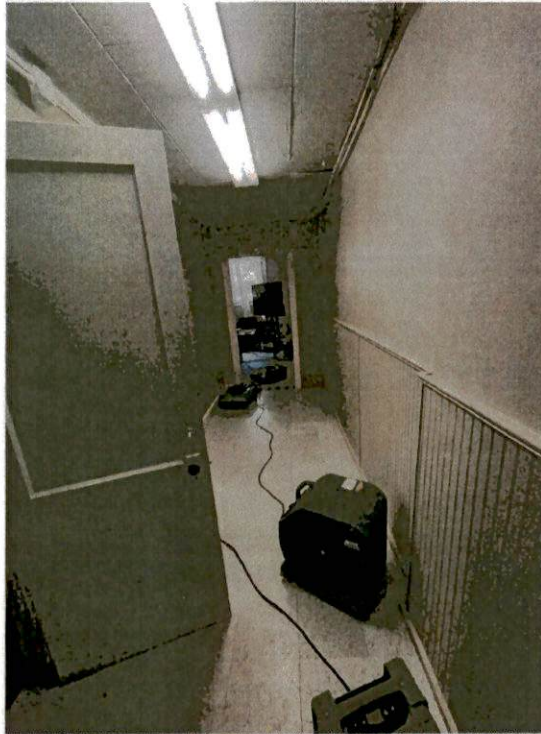
**3-**  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Hallway Overview: Damages to bottom of walls and flooring.



**4-**  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Office 100: Damages to plaster walls, trim, and flooring.

# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



5-

Date Taken: 8/24/2023

Taken By: A. Skellie

Office 100: Damages to plaster walls, trim, and flooring.



6-

Date Taken: 8/24/2023

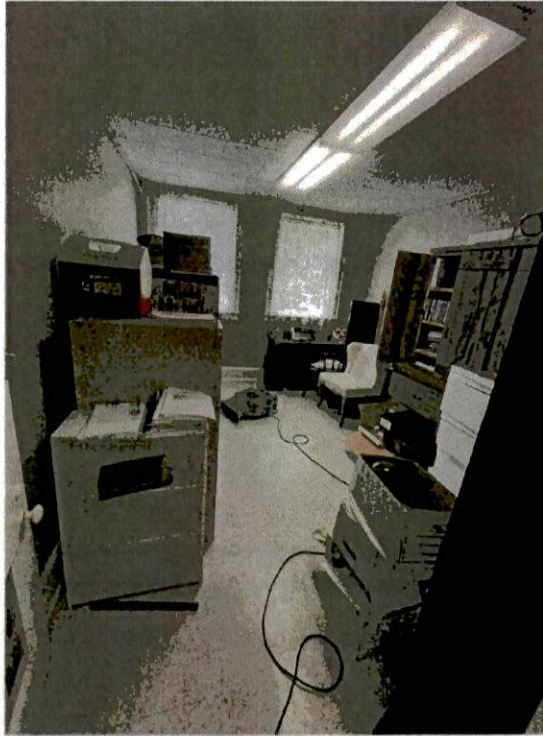
Taken By: A. Skellie

Office 100: Damages to plaster walls, trim, and flooring.



# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



7-

Date Taken: 8/24/2023

Taken By: A. Skellie

Office 100: Damages to plaster walls, trim, and flooring.



8-

Date Taken: 8/24/2023

Taken By: A. Skellie

Office 100: Damages to plaster walls, trim, and flooring.

# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



9-

Date Taken: 8/24/2023

Taken By: A. Skellie

Unit 003: Origin of water backup. Damages to walls, flooring, cabinetry, and trim. Damages to BPP also observed.



10-

Date Taken: 8/24/2023

Taken By: A. Skellie

Damages to cabinetry observed. Working to determine if toe kick will require replacement or if further scope will be required.



# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1



11-

Date Taken: 8/24/2023

Taken By: A. Skellie

Unit 003: Origin of water backup. Damages to walls, flooring, cabinetry, and trim. Damages to BPP also observed.



12-

Date Taken: 8/24/2023

Taken By: A. Skellie

Unit 003: Origin of water backup. Damages to walls, flooring, cabinetry, and trim. Damages to BPP also observed.

# Photo Sheet

Insured: Tyler County  
Claim #: PR20238907-1  
Policy #: PR-2290-20230701-1

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**13-**  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Damages to BPP observed.



**14-**  
Date Taken: 8/24/2023  
Taken By: A. Skellie  
Damages to BPP observed.



# Photo Sheet

Insured: Tyler County

Claim #: PR20238907-1

Policy #: PR-2290-20230701-1



15-

Date Taken: 8/24/2023

Taken By: A. Skellie

Damages to BPP observed.

Construction Managers of Southeast Texas, LLC. 5520 Gorman Road Beaumont, TX 77705	<b>CPR #</b>	<b>8</b>
	PROJECT:	Tyler County Courthouse Phase II

## CHANGE PROPOSAL REQUEST

TO: LaBiche Architectural Group  
7999 Gladys Ave, Suite 101  
Beaumont, Texas 77706  
Attn: Dohn LaBiche

FROM: Construction Managers of Southeast Texas, LLC.  
5520 Gorman Road  
Beaumont, TX 77705

CHANGE PROPOSAL #: 8	DATE: 9/12/2023
REFERENCE:	SCHEDULE IMPACT: N/A

<b>DESCRIPTION OF CHANGE:</b>
Demolition of plaster up to a certain height, removal of wood base boards and bottom trim at door, and demolition of floor.

#	DESCRIPTION	UNIT	QTY	UNIT \$	TYPE	TOTALS
1	Additional Demolition in Basement	LS	1	\$14,500.00	Demo	\$14,500.00
2	Additional Bonds & Insurance Cost	LS	1	\$435.00		\$435.00
3						
4						
5						
6						
7						
8						
9						
10						
<b>SUBTOTAL:</b>						<b>\$14,935.00</b>
<b>CONTRACTOR'S FEE:</b>						<b>\$1,493.50</b>
<b>SUBTOTAL:</b>						<b>\$16,428.50</b>
<b>SALES TAX:</b>						<b>\$0.00</b>
<b>CHANGE PROPOSAL GRAND TOTAL:</b>						<b>\$16,428.50</b>





**Construction Managers  
of Southeast Texas, LLC**

5520 GORMAN ROAD–BEAUMONT, TX 77705 – PHONE (409) 736 – 9010 – FAX (409) 7369-020

September 12, 2023

Dohn Labiche  
Labiche Architectural Group  
7999 Gladys Ave #101  
Beaumont, TX 77706

**Re: Phase II Tyler County Courthouse Restoration  
Project**

Change Proposal No.008:

Dohn:

Please see below cost for additional demolition in basement which includes demolition of plaster up to a certain height, removal of wood base boards and bottom trim at door, and demolition of floor.

Marsh Waterproofing	\$14,500.00
Additional Bonds & Insurance Cost	\$435.00
CMOST Fee	\$1,493.50
<b>TOTAL</b>	<b>\$16,428.50</b>

If you have any questions, please let me know.

Sincerely,  
Construction Managers  
of Southeast Texas, LLC

Jose Cardenas  
Project Manager

CC: Bruce Reyes– CMOST

**INVENTORY OF DAMAGED CONTENTS**

Member: Tyler County  
Date of Loss: 8-21-23

Claim No.: PR20238907-1  
Cause / Loss: Property Damage

NO.	ITEM INCLUDING BRAND NAME	DATE OF PURCH.	Quantity	COST	Total	DEP.	LOSS	Invoice Received
1	Filing Cabinet			\$ -	\$ -	\$ -	\$ -	
2	Large Office Desk			\$ -	\$ -	\$ -	\$ -	
3	Small Office Desk			\$ -	\$ -	\$ -	\$ -	
4	Office Chair			\$ -	\$ -	\$ -	\$ -	
5	Book Case			\$ -	\$ -	\$ -	\$ -	
6	Large Wooden Cabinet			\$ -	\$ -	\$ -	\$ -	
7	Medium Office Desk			\$ -	\$ -	\$ -	\$ -	
8	Misc. Office Supplies			\$ -	\$ -	\$ -	\$ -	
9				\$ -	\$ -	\$ -	\$ -	
10				\$ -	\$ -	\$ -	\$ -	
11				\$ -	\$ -	\$ -	\$ -	
12				\$ -	\$ -	\$ -	\$ -	
13				\$ -	\$ -	\$ -	\$ -	
14				\$ -	\$ -	\$ -	\$ -	
15				\$ -	\$ -	\$ -	\$ -	
16				\$ -	\$ -	\$ -	\$ -	
17				\$ -	\$ -	\$ -	\$ -	
18				\$ -	\$ -	\$ -	\$ -	
19				\$ -	\$ -	\$ -	\$ -	
20				\$ -	\$ -	\$ -	\$ -	
21				\$ -	\$ -	\$ -	\$ -	
22				\$ -	\$ -	\$ -	\$ -	
23				\$ -	\$ -	\$ -	\$ -	
24				\$ -	\$ -	\$ -	\$ -	
25				\$ -	\$ -	\$ -	\$ -	
26				\$ -	\$ -	\$ -	\$ -	
27				\$ -	\$ -	\$ -	\$ -	
28				\$ -	\$ -	\$ -	\$ -	
29				\$ -	\$ -	\$ -	\$ -	
30				\$ -	\$ -	\$ -	\$ -	
31				\$ -	\$ -	\$ -	\$ -	
32				\$ -	\$ -	\$ -	\$ -	
33				\$ -	\$ -	\$ -	\$ -	
34				\$ -	\$ -	\$ -	\$ -	
35				\$ -	\$ -	\$ -	\$ -	
36				\$ -	\$ -	\$ -	\$ -	
				<b>Total</b>	\$ -	\$ -	\$ -	

Insured: TAC- Tyler County  
Property: 100 W Bluff Street  
Woodville, TX 75979

Claim Rep.: Andrew Skellie  
Company: McLarens  
Business: 13100 Wortham Center Dr. Suite 190  
Houston, TX 77065

Business: (346) 345-4317  
E-mail: [andrew.skellie@mcclarens.com](mailto:andrew.skellie@mcclarens.com)

Estimator: Andrew Skellie  
Company: McLarens  
Business: 13100 Wortham Center Dr. Suite 190  
Houston, TX 77065

Business: (346) 345-4317  
E-mail: [andrew.skellie@mcclarens.com](mailto:andrew.skellie@mcclarens.com)

**Claim Number:** PR20238907-1

**Policy Number:** PR-2290-20230701-1

**Type of Loss:** Backup of Sewer or Drain

Date Contacted: 8/25/2023 5:10 PM

Date of Loss: 8/21/2023 12:00 AM

Date Received: 8/22/2023 12:00 AM

Date Inspected:

Date Entered: 9/24/2023 5:08 PM

Price List: TXBM8X\_AUG23  
Restoration/Service/Remodel  
Estimate: 2023-09-24-1708

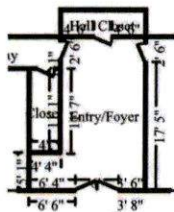
The estimated scope of damages and prices contained in this document are based upon the damages viewed by the McLarens adjuster at the time of the inspection. They do not represent any hidden damages that may later be discovered. This document does not constitute a settlement of any claim and all estimates contained herein are subject to the approval of Texas Association of Counties. This document is not an authorization to repair, which authorization can only be given by both the owner of the property and Texas Association of Counties. Neither McLarens nor the Texas Association of Counties assumes responsibility for the sufficiency or quality of repairs made.

2023-09-24-1708

**Main Level**

**Main Level**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Final cleaning - construction - Commercial	2,951.72 SF	0.23	0.00	135.78	814.68	(0.00)	814.68
<b>Total: Main Level</b>			<b>0.00</b>	<b>135.78</b>	<b>814.68</b>	<b>0.00</b>	<b>814.68</b>



**Entry/Foyer**

**Height: 8'**

584.00 SF Walls	258.97 SF Ceiling
842.97 SF Walls & Ceiling	258.97 SF Floor
28.77 SY Flooring	73.00 LF Floor Perimeter
73.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
2. Vinyl tile	258.97 SF	4.07	0.00	210.80	1,264.81	(210.80)	1,054.01
3. Paint the walls - one coat	584.00 SF	0.73	0.00	85.26	511.58	(284.21)	227.37
4. Seal and Paint Custom Trim*	115.00 LF	1.68	0.00	38.64	231.84	(128.80)	103.04
5. Custom Trim*	115.00 LF	7.12	0.00	163.76	982.56	(54.59)	927.97
6. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13
7. Air mover (per 24 hour period) - No monitoring	14.00 EA	27.27	0.00	0.00	381.78	(0.00)	381.78
8. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	7.00 EA	58.24	0.00	0.00	407.68	(0.00)	407.68
9. Tear out trim and bag for disposal - up to Cat 3	115.00 LF	1.02	0.00	0.00	117.30	(0.00)	117.30
10. Water extract from hard surf flr - Cat 3 wtr - after hours	258.97 SF	1.31	0.00	0.00	339.25	(0.00)	339.25
11. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	258.97 SF	2.66	0.00	0.00	688.86	(0.00)	688.86
<b>Totals: Entry/Foyer</b>			<b>0.00</b>	<b>510.98</b>	<b>5,000.79</b>	<b>678.40</b>	<b>4,322.39</b>



**Hallway**

**Height: 8'**

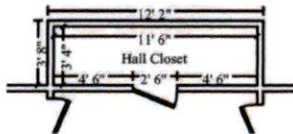


352.00 SF Walls	72.00 SF Ceiling
424.00 SF Walls & Ceiling	72.00 SF Floor
8.00 SY Flooring	44.00 LF Floor Perimeter
44.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
12. Vinyl tile	72.00 SF	4.07	0.00	58.60	351.64	(58.61)	293.03
13. Two coat plaster over metal lath	88.00 SF	10.28	0.00	180.92	1,085.56	(60.31)	1,025.25
14. Paneling	176.00 SF	2.56	0.00	90.12	540.68	(30.04)	510.64
15. Paint the walls - one coat	352.00 SF	0.73	0.00	51.40	308.36	(171.31)	137.05
16. Custom Trim*	100.00 LF	7.12	0.00	142.40	854.40	(47.47)	806.93
17. Seal and Paint Custom Trim*	100.00 LF	1.68	0.00	33.60	201.60	(112.00)	89.60
18. Contents - move out then reset - Small room	1.00 EA	47.00	0.00	9.40	56.40	(0.00)	56.40
19. Air mover (per 24 hour period) - No monitoring	14.00 EA	27.27	0.00	0.00	381.78	(0.00)	381.78
20. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	2.00 EA	58.24	0.00	0.00	116.48	(0.00)	116.48
21. Water extract from hard surf flr - Cat 3 wtr - after hours	72.00 SF	1.31	0.00	0.00	94.32	(0.00)	94.32
22. Tear out trim and bag for disposal - up to Cat 3	86.00 LF	1.02	0.00	0.00	87.72	(0.00)	87.72
23. Tear out wet paneling, bag for disposal - Cat 3	424.00 SF	0.96	0.00	0.00	407.04	(0.00)	407.04
24. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	72.00 SF	2.66	0.00	0.00	191.52	(0.00)	191.52
25. Tear out wet plaster, cleanup, bag - Category 3 water	88.00 SF	3.55	0.00	0.00	312.40	(0.00)	312.40
<b>Totals: Hallway</b>			<b>0.00</b>	<b>566.44</b>	<b>4,989.90</b>	<b>479.74</b>	<b>4,510.16</b>

**Hall Closet**

**Height: 8'**

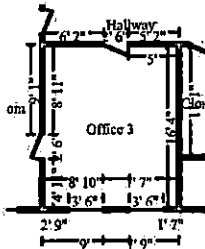


237.33 SF Walls	38.33 SF Ceiling
275.67 SF Walls & Ceiling	38.33 SF Floor
4.26 SY Flooring	29.67 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
26. Two coat plaster over metal lath	59.33 SF	10.28	0.00	121.98	731.89	(40.66)	691.23
27. Paint the walls - one coat	237.33 SF	0.73	0.00	34.66	207.91	(115.50)	92.41
28. Custom Trim*	43.67 LF	7.12	0.00	62.18	373.11	(20.73)	352.38

**CONTINUED - Hall Closet**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Tear out trim and bag for disposal - up to Cat 3	43.67 LF	1.02	0.00	0.00	44.54	(0.00)	44.54
30. Tear out wet plaster, cleanup, bag - Category 3 water	59.33 SF	3.55	0.00	0.00	210.62	(0.00)	210.62
31. Contents - move out then reset - Small room	1.00 EA	47.00	0.00	9.40	56.40	(0.00)	56.40
32. Water extract from hard surf flr - Cat 3 wtr - after hours	38.33 SF	1.31	0.00	0.00	50.21	(0.00)	50.21
33. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	38.33 SF	2.66	0.00	0.00	101.96	(0.00)	101.96
<b>Totals: Hall Closet</b>			<b>0.00</b>	<b>228.22</b>	<b>1,776.64</b>	<b>176.89</b>	<b>1,599.75</b>

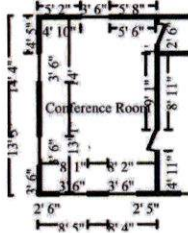


**Office 3**

**Height: 8'**

480.00 SF Walls	223.22 SF Ceiling
703.22 SF Walls & Ceiling	223.22 SF Floor
24.80 SY Flooring	60.00 LF Floor Perimeter
60.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
34. Vinyl tile	223.22 SF	4.07	0.00	181.70	1,090.21	(181.70)	908.51
35. Two coat plaster over metal lath	120.00 SF	10.28	0.00	246.72	1,480.32	(82.24)	1,398.08
36. Paint the walls - one coat	480.00 SF	0.73	0.00	70.08	420.48	(233.60)	186.88
37. Custom Trim*	102.00 LF	7.12	0.00	145.24	871.48	(48.42)	823.06
38. Seal and Paint Custom Trim*	102.00 LF	1.68	0.00	34.28	205.64	(114.24)	91.40
39. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13
40. Air mover (per 24 hour period) - No monitoring	14.00 EA	27.27	0.00	0.00	381.78	(0.00)	381.78
41. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	2.00 EA	58.24	0.00	0.00	116.48	(0.00)	116.48
42. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	223.22 SF	2.66	0.00	0.00	593.77	(0.00)	593.77
43. Tear out trim and bag for disposal - up to Cat 3	102.00 LF	1.02	0.00	0.00	104.04	(0.00)	104.04
<b>Totals: Office 3</b>			<b>0.00</b>	<b>690.54</b>	<b>5,339.33</b>	<b>660.20</b>	<b>4,679.13</b>

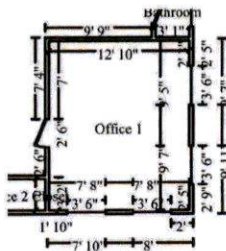


**Conference Room**

**Height: 8'**

552.00 SF Walls	285.89 SF Ceiling
837.89 SF Walls & Ceiling	285.89 SF Floor
31.77 SY Flooring	69.00 LF Floor Perimeter
69.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
44. Vinyl tile	285.89 SF	4.07	0.00	232.72	1,396.29	(232.71)	1,163.58
45. Two coat plaster over metal lath	138.00 SF	10.28	0.00	283.72	1,702.36	(94.58)	1,607.78
46. Paint the walls - one coat	552.00 SF	0.73	0.00	80.60	483.56	(268.64)	214.92
47. Custom Trim*	134.00 LF	7.12	0.00	190.82	1,144.90	(63.61)	1,081.29
48. Seal and Paint Custom Trim*	134.00 LF	1.68	0.00	45.02	270.14	(150.08)	120.06
49. Air mover (per 24 hour period) - No monitoring	35.00 EA	27.27	0.00	0.00	954.45	(0.00)	954.45
50. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	7.00 EA	58.24	0.00	0.00	407.68	(0.00)	407.68
51. Tear out wet plaster, cleanup, bag - Category 3 water	138.00 SF	3.55	0.00	0.00	489.90	(0.00)	489.90
52. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	285.89 SF	2.66	0.00	0.00	760.47	(0.00)	760.47
53. Tear out trim and bag for disposal - up to Cat 3	83.00 LF	1.02	0.00	0.00	84.66	(0.00)	84.66
54. Contents - move out then reset - Large room	1.00 EA	93.91	0.00	18.78	112.69	(0.00)	112.69
<b>Totals: Conference Room</b>			<b>0.00</b>	<b>851.66</b>	<b>7,807.10</b>	<b>809.62</b>	<b>6,997.48</b>



**Office 1**

**Height: 8'**

450.67 SF Walls	196.78 SF Ceiling
647.44 SF Walls & Ceiling	196.78 SF Floor
21.86 SY Flooring	56.33 LF Floor Perimeter
56.33 LF Ceil. Perimeter	

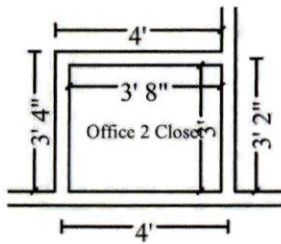
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
55. Vinyl tile	196.78 SF	4.07	0.00	160.18	961.07	(160.18)	800.89
56. Two coat plaster over metal lath	112.67 SF	10.28	0.00	231.66	1,389.91	(77.22)	1,312.69
57. Paint the walls - one coat	450.67 SF	0.73	0.00	65.80	394.79	(219.33)	175.46
58. Custom Trim*	98.33 LF	7.12	0.00	140.02	840.13	(46.67)	793.46
59. Seal and Paint Custom Trim*	98.33 LF	1.68	0.00	33.04	198.23	(110.13)	88.10
60. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13
61. Air mover (per 24 hour period) - No monitoring	14.00 EA	27.27	0.00	0.00	381.78	(0.00)	381.78





**CONTINUED - Office 2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Tear out wet plaster, cleanup, bag - Category 3 water	178.67 SF	3.55	0.00	0.00	634.28	(0.00)	634.28
82. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	329.92 SF	2.66	0.00	0.00	877.59	(0.00)	877.59
83. Tear out trim and bag for disposal - up to Cat 3	131.33 LF	1.02	0.00	0.00	133.96	(0.00)	133.96
84. Remove Cabinetry - lower (base) units	8.00 LF	9.03	0.00	14.44	86.68	(0.00)	86.68
<b>Totals: Office 2</b>			<b>0.00</b>	<b>1,761.20</b>	<b>13,002.51</b>	<b>948.24</b>	<b>12,054.27</b>

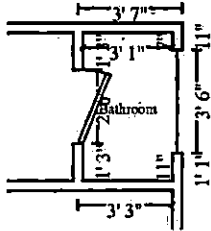


**Office 2 Closet**

**Height: 8'**

106.67 SF Walls	11.00 SF Ceiling
117.67 SF Walls & Ceiling	11.00 SF Floor
1.22 SY Flooring	13.33 LF Floor Perimeter
13.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
85. Vinyl tile	11.00 SF	4.07	0.00	8.96	53.73	(8.95)	44.78
86. Paint the walls - one coat	106.67 SF	0.73	0.00	15.58	93.45	(51.91)	41.54
87. Custom Trim*	55.33 LF	7.12	0.00	78.80	472.75	(26.26)	446.49
88. Two coat plaster over metal lath	26.67 SF	10.28	0.00	54.84	329.01	(18.28)	310.73
89. Seal and Paint Custom Trim*	55.33 LF	1.68	0.00	18.60	111.55	(61.97)	49.58
90. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13
91. Air mover (per 24 hour period) - No monitoring	7.00 EA	27.27	0.00	0.00	190.89	(0.00)	190.89
92. Tear out wet plaster, cleanup, bag - Category 3 water	26.67 SF	3.55	0.00	0.00	94.68	(0.00)	94.68
93. Tear out trim and bag for disposal - up to Cat 3	55.33 LF	1.02	0.00	0.00	56.44	(0.00)	56.44
94. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	11.00 SF	2.66	0.00	0.00	29.26	(0.00)	29.26
<b>Totals: Office 2 Closet</b>			<b>0.00</b>	<b>189.30</b>	<b>1,506.89</b>	<b>167.37</b>	<b>1,339.52</b>

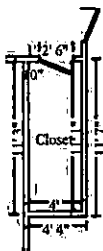


**Bathroom**

**Height: 8'**

129.33 SF Walls	15.42 SF Ceiling
144.75 SF Walls & Ceiling	15.42 SF Floor
1.71 SY Flooring	16.17 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
95. Vinyl tile	15.42 SF	4.07	0.00	12.56	75.32	(12.55)	62.77
96. Paint the walls - one coat	129.33 SF	0.73	0.00	18.88	113.29	(62.94)	50.35
97. Custom Trim*	30.17 LF	7.12	0.00	42.96	257.77	(14.32)	243.45
98. Two coat plaster over metal lath	32.33 SF	10.28	0.00	66.48	398.83	(22.16)	376.67
99. Seal and Paint Custom Trim*	58.17 LF	1.68	0.00	19.54	117.27	(65.15)	52.12
100. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13
101. Air mover (per 24 hour period) - No monitoring	7.00 EA	27.27	0.00	0.00	190.89	(0.00)	190.89
102. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	7.00 EA	58.24	0.00	0.00	407.68	(0.00)	407.68
103. Tear out wet plaster, cleanup, bag - Category 3 water	32.33 SF	3.55	0.00	0.00	114.77	(0.00)	114.77
104. Tear out trim and bag for disposal - up to Cat 3	58.17 LF	1.02	0.00	0.00	59.33	(0.00)	59.33
105. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	15.42 SF	2.66	0.00	0.00	41.02	(0.00)	41.02
106. Toilet - Detach & reset	1.00 EA	307.36	0.00	61.48	368.84	(0.00)	368.84
<b>Totals: Bathroom</b>			<b>0.00</b>	<b>234.42</b>	<b>2,220.14</b>	<b>177.12</b>	<b>2,043.02</b>



**Closet**

**Height: 8'**

241.33 SF Walls	44.33 SF Ceiling
285.67 SF Walls & Ceiling	44.33 SF Floor
4.93 SY Flooring	30.17 LF Floor Perimeter
30.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
107. Vinyl tile	44.33 SF	4.07	0.00	36.08	216.50	(36.08)	180.42
108. Paint the walls - one coat	241.33 SF	0.73	0.00	35.24	211.41	(117.45)	93.96
109. Two coat plaster over metal lath	60.33 SF	10.28	0.00	124.04	744.23	(41.35)	702.88
110. Custom Trim*	44.17 LF	7.12	0.00	62.90	377.39	(20.97)	356.42
111. Seal and Paint Custom Trim*	44.17 LF	1.68	0.00	14.84	89.05	(49.47)	39.58
112. Contents - move out then reset	1.00 EA	62.61	0.00	12.52	75.13	(0.00)	75.13



CONTINUED - Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
113. Air mover (per 24 hour period) - No monitoring	7.00 EA	27.27	0.00	0.00	190.89	(0.00)	190.89
114. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	7.00 EA	58.24	0.00	0.00	407.68	(0.00)	407.68
115. Tear out wet plaster, cleanup, bag - Category 3 water	60.33 SF	3.55	0.00	0.00	214.17	(0.00)	214.17
116. Tear out trim and bag for disposal - up to Cat 3	44.17 LF	1.02	0.00	0.00	45.05	(0.00)	45.05
117. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	44.33 SF	2.66	0.00	0.00	117.92	(0.00)	117.92
<b>Totals: Closet</b>			<b>0.00</b>	<b>285.62</b>	<b>2,689.42</b>	<b>265.32</b>	<b>2,424.10</b>
<b>Total: Main Level</b>			<b>0.00</b>	<b>6,097.38</b>	<b>50,819.83</b>	<b>4,976.43</b>	<b>45,843.40</b>

General Conditions

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
118. Commercial Supervision / Project Management - per hour	40.00 HR	75.55	0.00	604.40	3,626.40	(0.00)	3,626.40
119. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	645.00	0.00	129.00	774.00	(0.00)	774.00
120. Commercial Supervision / Project Management - per hour	20.00 HR	75.55	0.00	0.00	1,511.00	(0.00)	1,511.00
121. Equipment setup, take down, and monitoring (hourly charge)	16.00 HR	60.45	0.00	0.00	967.20	(0.00)	967.20
122. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	645.00	0.00	0.00	645.00	(0.00)	645.00
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>733.40</b>	<b>7,523.60</b>	<b>0.00</b>	<b>7,523.60</b>

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
123. Tile / marble labor minimum	1.00 EA	119.03	0.00	23.80	142.83	(0.00)	142.83
<b>Totals: Labor Minimums Applied</b>			<b>0.00</b>	<b>23.80</b>	<b>142.83</b>	<b>0.00</b>	<b>142.83</b>
<b>Line Item Totals: 2023-09-24-1708</b>			<b>0.00</b>	<b>6,854.58</b>	<b>58,486.26</b>	<b>4,976.43</b>	<b>53,509.83</b>

**Grand Total Areas:**

3,848.00 SF Walls	1,475.86 SF Ceiling	5,323.86 SF Walls and Ceiling
1,475.86 SF Floor	163.98 SY Flooring	481.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	481.00 LF Ceil. Perimeter
1,475.86 Floor Area	1,589.50 Total Area	3,848.00 Interior Wall Area
1,753.50 Exterior Wall Area	194.83 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	

Coverage	Item Total	%	ACV Total	%
Site 001 Building 001 Repairs	41,040.56	70.17%	36,064.13	67.40%
Remediation	9,382.79	16.04%	9,382.79	17.53%
Contents	0.00	0.00%	0.00	0.00%
Demolition and Debris Removal	8,062.91	13.79%	8,062.91	15.07%
<b>Total</b>	<b>58,486.26</b>	<b>100.00%</b>	<b>53,509.83</b>	<b>100.00%</b>

**Summary for Site 001 Building 001 Repairs**

Line Item Total	34,200.42
Overhead	3,420.07
Profit	3,420.07
<b>Replacement Cost Value</b>	<b>\$41,040.56</b>
Less Depreciation	(4,976.43)
<b>Actual Cash Value</b>	<b>\$36,064.13</b>
Less Deductible	(5,000.00)
<b>Net Claim</b>	<b>\$31,064.13</b>
Total Recoverable Depreciation	4,976.43
<b>Net Claim if Depreciation is Recovered</b>	<b>\$36,040.56</b>

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Andrew Skellie



**Summary for Remediation**

Line Item Total	9,382.79
<b>Replacement Cost Value</b>	<b>\$9,382.79</b>
<b>Net Claim</b>	<b>\$9,382.79</b>

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Andrew Skellie

**Summary for Demolition and Debris Removal**

Line Item Total	8,048.47
Overhead	7.22
Profit	7.22
<b>Replacement Cost Value</b>	<b>\$8,062.91</b>
<b>Net Claim</b>	<b>\$8,062.91</b>

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Andrew Skellie

**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>
<b>Line Items</b>	<b>3,427.29</b>	<b>3,427.29</b>
<b>Total</b>	<b>3,427.29</b>	<b>3,427.29</b>



### Recap by Room

Estimate: 2023-09-24-1708

<b>Area: Main Level</b>		<b>678.90</b>	<b>1.31%</b>
Coverage: Site 001 Building 001 Repairs	100.00% =	678.90	
<b>Entry/Foyer</b>		<b>4,489.81</b>	<b>8.70%</b>
Coverage: Site 001 Building 001 Repairs	56.91% =	2,554.94	
Coverage: Remediation	17.58% =	789.46	
Coverage: Demolition and Debris Removal	25.51% =	1,145.41	
<b>Hallway</b>		<b>4,423.46</b>	<b>8.57%</b>
Coverage: Site 001 Building 001 Repairs	64.03% =	2,832.20	
Coverage: Remediation	13.40% =	592.58	
Coverage: Demolition and Debris Removal	22.58% =	998.68	
<b>Hall Closet</b>		<b>1,548.42</b>	<b>3.00%</b>
Coverage: Site 001 Building 001 Repairs	73.69% =	1,141.09	
Coverage: Remediation	3.24% =	50.21	
Coverage: Demolition and Debris Removal	23.06% =	357.12	
<b>Office 3</b>		<b>4,648.79</b>	<b>9.00%</b>
Coverage: Site 001 Building 001 Repairs	74.27% =	3,452.72	
Coverage: Remediation	10.72% =	498.26	
Coverage: Demolition and Debris Removal	15.01% =	697.81	
<b>Conference Room</b>		<b>6,955.44</b>	<b>13.47%</b>
Coverage: Site 001 Building 001 Repairs	61.22% =	4,258.28	
Coverage: Remediation	19.58% =	1,362.13	
Coverage: Demolition and Debris Removal	19.19% =	1,335.03	
<b>Office 1</b>		<b>5,029.21</b>	<b>9.74%</b>
Coverage: Site 001 Building 001 Repairs	63.95% =	3,216.04	
Coverage: Remediation	15.70% =	789.46	
Coverage: Demolition and Debris Removal	20.36% =	1,023.71	
<b>Office 2</b>		<b>11,241.31</b>	<b>21.77%</b>
Coverage: Site 001 Building 001 Repairs	77.69% =	8,733.78	
Coverage: Remediation	7.02% =	789.46	
Coverage: Demolition and Debris Removal	15.28% =	1,718.07	
<b>Office 2 Closet</b>		<b>1,317.59</b>	<b>2.55%</b>
Coverage: Site 001 Building 001 Repairs	71.82% =	946.32	
Coverage: Remediation	14.49% =	190.89	
Coverage: Demolition and Debris Removal	13.69% =	180.38	
<b>Bathroom</b>		<b>1,985.72</b>	<b>3.85%</b>
Coverage: Site 001 Building 001 Repairs	59.02% =	1,172.03	
Coverage: Remediation	30.14% =	598.57	
Coverage: Demolition and Debris Removal	10.83% =	215.12	
<b>Closet</b>		<b>2,403.80</b>	<b>4.66%</b>
Coverage: Site 001 Building 001 Repairs	59.41% =	1,428.09	
Coverage: Remediation	24.90% =	598.57	
Coverage: Demolition and Debris Removal	15.69% =	377.14	

<b>Area Subtotal: Main Level</b>		<b>44,722.45</b>	<b>86.62%</b>
Coverage: Site 001 Building 001 Repairs	68.01% =	30,414.39	
Coverage: Remediation	14.00% =	6,259.59	
Coverage: Demolition and Debris Removal	18.00% =	8,048.47	
<b>General Conditions</b>		<b>6,790.20</b>	<b>13.15%</b>
Coverage: Site 001 Building 001 Repairs	54.00% =	3,667.00	
Coverage: Remediation	46.00% =	3,123.20	
<b>Labor Minimums Applied</b>		<b>119.03</b>	<b>0.23%</b>
Coverage: Site 001 Building 001 Repairs	100.00% =	119.03	
<hr/>			
<b>Subtotal of Areas</b>		<b>51,631.68</b>	<b>100.00%</b>
Coverage: Site 001 Building 001 Repairs	66.24% =	34,200.42	
Coverage: Remediation	18.17% =	9,382.79	
Coverage: Demolition and Debris Removal	15.59% =	8,048.47	
<hr/>			
<b>Total</b>		<b>51,631.68</b>	<b>100.00%</b>

**Recap by Category with Depreciation**

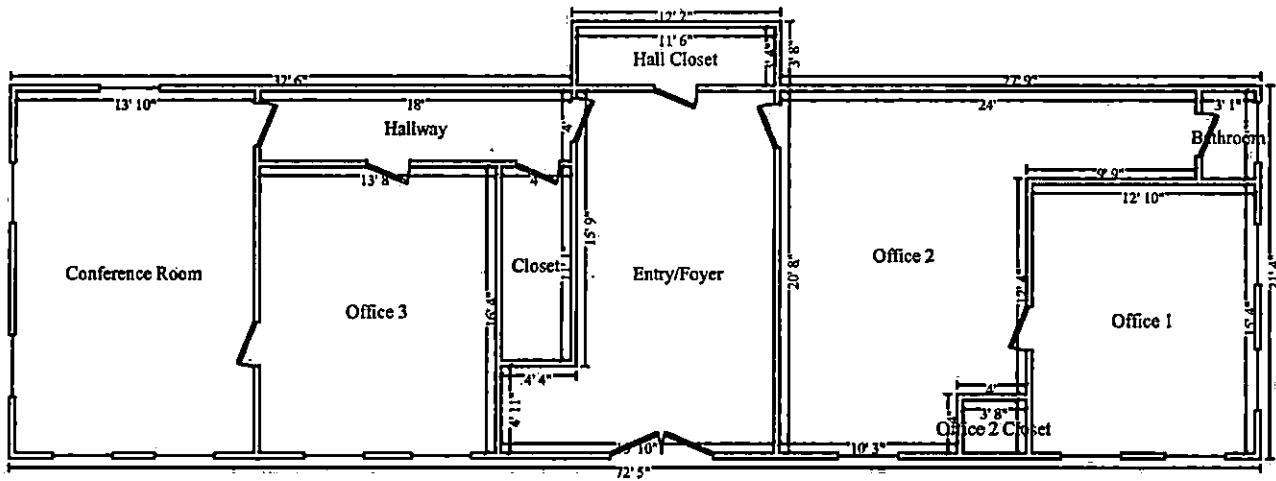
<b>O&amp;P Items</b>			<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
<b>APPLIANCES</b>			<b>45.77</b>		<b>45.77</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	45.77		
<b>CABINETRY</b>			<b>2,957.53</b>		<b>2,957.53</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	2,957.53		
<b>CLEANING</b>			<b>678.90</b>		<b>678.90</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	678.90		
<b>CONTENT MANIPULATION</b>			<b>626.18</b>		<b>626.18</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	626.18		
<b>GENERAL DEMOLITION</b>			<b>717.24</b>		<b>717.24</b>
Coverage: Site 001 Building 001 Repairs	@	89.93% =	645.00		
Coverage: Demolition and Debris Removal	@	10.07% =	72.24		
<b>FLOOR COVERING - VINYL</b>			<b>5,850.74</b>	<b>1,170.13</b>	<b>4,680.61</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	5,850.74		
<b>FINISH CARPENTRY / TRIMWORK</b>			<b>6,080.48</b>	<b>405.38</b>	<b>5,675.10</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	6,080.48		
<b>LABOR ONLY</b>			<b>3,022.00</b>		<b>3,022.00</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	3,022.00		
<b>MARBLE - CULTURED OR NATURAL</b>			<b>32.51</b>		<b>32.51</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	32.51		
<b>INTERIOR LATH &amp; PLASTER</b>			<b>8,388.48</b>	<b>559.25</b>	<b>7,829.23</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	8,388.48		
<b>PLUMBING</b>			<b>509.86</b>		<b>509.86</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	509.86		
<b>PANELING &amp; WOOD WALL FINISHES</b>			<b>450.56</b>	<b>30.04</b>	<b>420.52</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	450.56		
<b>PAINTING</b>			<b>4,793.38</b>	<b>2,811.63</b>	<b>1,981.75</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	4,793.38		
<b>TILE</b>			<b>119.03</b>		<b>119.03</b>
Coverage: Site 001 Building 001 Repairs	@	100.00% =	119.03		
<b>O&amp;P Items Subtotal</b>			<b>34,272.66</b>	<b>4,976.43</b>	<b>29,296.23</b>

<b>Non-O&amp;P Items</b>			<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
<b>GENERAL DEMOLITION</b>			<b>8,281.98</b>		<b>8,281.98</b>
Coverage: Remediation	@	7.79% =	645.00		
Coverage: Demolition and Debris Removal	@	92.21% =	7,636.98		
<b>LABOR ONLY</b>			<b>1,511.00</b>		<b>1,511.00</b>
Coverage: Remediation	@	100.00% =	1,511.00		
<b>WATER EXTRACTION &amp; REMEDIATION</b>			<b>7,566.04</b>		<b>7,566.04</b>
Coverage: Remediation	@	95.52% =	7,226.79		
Coverage: Demolition and Debris Removal	@	4.48% =	339.25		
<b>Non-O&amp;P Items Subtotal</b>			<b>17,359.02</b>	<b>0.00</b>	<b>17,359.02</b>



<b>O&amp;P Items Subtotal</b>			<b>34,272.66</b>	<b>4,976.43</b>	<b>29,296.23</b>
<b>Overhead</b>			<b>3,427.29</b>		<b>3,427.29</b>
Coverage: Site 001 Building 001 Repairs	@	99.79% =	3,420.07		
Coverage: Demolition and Debris Removal	@	0.21% =	7.22		
<b>Profit</b>			<b>3,427.29</b>		<b>3,427.29</b>
Coverage: Site 001 Building 001 Repairs	@	99.79% =	3,420.07		
Coverage: Demolition and Debris Removal	@	0.21% =	7.22		
<b>Total</b>			<b>58,486.26</b>	<b>4,976.43</b>	<b>53,509.83</b>

Main Level



Main Level



**Proposed Undisputed Statement of Loss**

As of	<b>September 26, 2023</b>	<i>For Discussion Purposes</i>
	<i>MEMBER:</i> TAC- Tyler County	
	<i>COVERAGE DOCUMENT NUMBER:</i> PR-2290-20230701-1	
	<i>ASSOCIATION:</i> Texas Association of Counties	
	<i>POLICY PERIOD:</i> 7-1-23 to 7-1-24	
	<i>CLAIM NUMBER:</i> PR20238907-1	
	<i>McLARENS FILE NUMBER:</i> 016.013994.00	
	<i>DATE OF LOSS:</i> 8/21/2023	
	<i>PROPERTY NAME:</i> Tyler County Courthouse	
	<i>LOSS LOCATION:</i> Site 001 Building 001	

ITEM	Description	LOSS AS ADJUSTED	DEPRECIATION	ACTUAL CASH VALUE
<b>Emergency Services</b>				
	Remediation and Dry-Out	\$ 9,382.79	\$ -	\$ 9,382.79
	Demolition and Debris Removal	\$ 8,062.91	\$ -	\$ 8,062.91
	Document Cleaning and Digitization	TBD	TBD	TBD
<b>Permanent Building Repairs</b>				
	Per Estimate of Repairs	\$ 41,040.56	\$ (4,976.43)	\$ 36,064.13
<b>Business Personal Property/FF&amp;E</b>				
	Per Insured BPP Schedule	TBD	TBD	TBD
<b>Covered Property - Loss (RCV)</b>		<b>\$ 58,486.26</b>	<b>\$ (4,976.43)</b>	<b>\$ 53,509.83</b>
<b>Totals (Value, Loss, Claim)</b>		<b>\$ 58,486.26</b>	<b>\$ (4,976.43)</b>	<b>\$ 53,509.83</b>

<b>Claim &amp; Payment Summary</b>	
Net Claim Amount	\$ 58,486.26
Less Previous Payments	\$ -
Less Deductible	\$ (5,000.00)
Less Depreciation	\$ (4,976.43)
<b>Net Amount Due</b>	<b>\$ 48,509.83</b>



## Tyler County Courthouse

August 25, 2023

Projection for cleaning documents affected by Category 3 water

Projection is based on picture of affected documents:

Looks like about 1 box, so 1.5 cubic feet

Estimate 2000 images/cf so 3000 images

- Freeze Dry @\$85/cf = \$127.50
  
- Gamma Radiation
  - If original documents are needed, these will need to be gamma radiated to sanitize. Minimum for gamma radiation is \$3000, but if Tyler CH can wait to include with another client's documents, approximate cost is \$45
  
  - Gamma (if needed)  
Minimum \$3000  
Include with another client    \$30/cf X1.5 = \$45

NOTE: If Tyler CH does not need the original documents returned back, we don't have to gamma.

- Scanning \$0.25/image.      Approximate total \$750.
  - Pricing will be adjusted based on actual number of images.
  
- Additional costs
  - Pickup/delivery/rebox etc.





# TEXAS ASSOCIATION *of* COUNTIES RISK MANAGEMENT POOL

Brett Anderson  
BrettA@county.org

September 7, 2023

Via E-mail: [jskinner.aud@co.tyler.tx.us](mailto:jskinner.aud@co.tyler.tx.us)

Mrs. Jackie Skinner  
Tyler County Auditor  
& Risk Management Pool Coordinator  
PO Box 2039  
Woodville, TX 75979

RE TAC RMP Claim #: PR20239027-1  
Member: Tyler County  
DOL: 09/01/2023  
Building: TYLER COUNTY COURTHOUSE

Dear Mrs. Skinner:

This correspondence acknowledges our receipt of the above-referenced claim recently submitted to the Texas Association of Counties Risk Management Pool, ("TAC RMP") for coverage consideration under your Property Coverage Document(s).

This claim has been assigned to Brett Anderson. Your TAC RMP claims examiner will expeditiously contact all known parties to this claim. Attached is a list of some of your duties and responsibilities as a Member of the TAC RMP Property Program. Please refer to your Property Coverage Document for a complete list of duties and responsibilities. Please forward all required documentation at your earliest convenience.

## **DUTIES & RESPONSIBILITIES OF MEMBER**

As a condition of coverage of coverage under your Property Coverage Document, the Member must:

- 1) Give written notice to the Pool of any loss as soon as practicable;
- 2) Protect the property from further loss or damage;

- 3) Promptly separate the damaged and undamaged property; put it in the best possible order, and furnish a complete inventory of the lost, destroyed, damaged and undamaged property showing in detail the quantities, costs, Actual Cash Value, replacement value and amount of loss claimed;
- 4) The Member shall not transfer interest in any losses, payments for such losses, or claims for any such losses to any third party, including, but not limited to, litigation finance companies, attorneys, banks, adjusters, architects, engineers, or contractors.

Any action by the Member which grants or attempts to grant to any third party an interest in or control over any claim or loss payable resulting from covered damage to real or personal property will immediately suspend any obligation by the Pool to make any additional payment for such otherwise covered damages. The obligation of the Pool to make any such payments shall not be restored unless and until the Member provides the Pool with evidence reasonably satisfactory to the Pool that any such transfer or attempt to transfer an interest in or control over such loss or claim to a third party has effectively been terminated.

For the majority of claims, we will submit a referral to Abercrombie, Gillette & Simmons (AS&G) to assign an independent adjuster. They will contact you to schedule the property inspection, if required. AS&G does not have authority to discuss or determine coverage for the claim. They will provide us a report of their findings and estimate of damages.

If you have any questions, Brett Anderson may be reached at **(800) 456-5974** or at **BrettA@county.org**. We look forward to working with you.

Sincerely,

Texas Association of Counties  
Risk Management Pool  
Claims Department

## Jackie Skinner

---

**From:** Brett Anderson <BrettA@county.org>  
**Sent:** Thursday, September 7, 2023 9:28 AM  
**To:** Jackie Skinner  
**Cc:** Maegan Odom; Brett Anderson  
**Subject:** RE: Tyler County - PR20239027-1

Hi Ms. Skinner,

I'm sorry to hear this occurred again. Do you know if this was the same issue with the city's line having an issue or was there something else discovered? We'll assign McLarens this loss as well since they've already been involved on inspecting the initial event. It normally takes a few weeks to receive their report. I'll keep you posted as I receive additional information. Please let me know if there are any questions, and I hope you have a great day.

Thank you,



**Brett Anderson, PCLS**  
**Property Program Supervisor**  
**Risk Management Services**  
**Texas Association of Counties**  
**1210 San Antonio St/Austin, TX 78701**  
**FAX: 512-615-8942**  
**OFFICE: 800-456-5974 DIRECT: 512-615-8921**

**TAC Way Fundamental #20. TREAT PEOPLE WITH DIGNITY.** Interact with people in a way that honors their self-worth and respects their value as unique individuals. Demonstrate kindness and compassion. Learn to walk in others' shoes and to think from their perspective. Understand their needs and respond in a way that provides reassurance and support. Focus on what's right for them, rather than on what you would want or what you think of their communication.

**From:** Itzel Uvalle <ItzelU@county.org>  
**Sent:** Thursday, September 7, 2023 9:09 AM  
**To:** Jackie Skinner <jskinner.aud@co.tyler.tx.us>  
**Cc:** Brett Anderson <BrettA@county.org>; Tanya Davis <TanyaD@county.org>; Claims-CS <claims-cs@county.org>; Maegan Odom <modom.aud@co.tyler.tx.us>  
**Subject:** Tyler County - PR20239027-1

Dear Mrs. Skinner,

Please see the attached letter regarding the above referenced claim. Please don't hesitate to contact the Claims Examiner Brett Anderson with any questions.

Kindest Regards,





**Itzel Uvalle**  
Claims Support Specialist  
Risk Management Services  
Texas Association of Counties  
1210 San Antonio | Austin, TX 78701  
Ph: 512-478-8753 Ext. 3815  
Fax: 512-615-8942

[ItzelU@county.org](mailto:ItzelU@county.org) | <http://www.county.org>

**Check out our Online Property and Liability Claims Reporting portal at:**

<https://www.county.org/Risk-Management/File-a-Claim>

*The mission of the Texas Association of Counties is to unite counties to achieve better solutions.*

Visit *County* magazine.

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