

CITY OF SUMAS, WASHINGTON
Public Work Agreement
2026 – EMERGENCY FLOOD DAMAGE & RESTORATION – SUMAS LIBRARY & COMMUNITY CENTER

The CITY OF SUMAS, a municipal corporation of the State of Washington (hereinafter the "City"), and **RESTOREWELL LLC**, 191 Birch Bay Lynden Rd., Lynden, Washington, 98264, a duly-qualified Washington limited liability company and a licensed contractor authorized to do business in the State of Washington, (hereinafter "Contractor"), hereby agree to enter into this Public Work Agreement ("Agreement") under the following terms and conditions in recognition of the mutual covenants and consideration contained herein.

I. THE PROJECT: Contractor shall do all work and furnish all labor, tools, materials, and equipment for the EMERGENCY FLOOD DAMAGE REPAIR AND RESTORATION – **SUMAS LIBRARY & COMMUNITY CENTER** (the "Project") in accordance with the Contract, which includes this Agreement, Contractor's Bid Proposal, Contract Plans, Contract Provisions, Standard Specifications for Road, Bridge and Municipal Construction, most recent Edition, issued by the Washington State Department of Transportation ("Standard Specifications"), Addenda, and Change Orders (if any).

II. GENERAL REQUIREMENTS: The General Requirements of this Contract are set forth in Division 1 of the Standard Specifications, modified or supplemented as follows:

A. Definitions and Terms

1. All capitalized terms in this Agreement shall have the meaning ascribed to them in the Standard Specifications, unless otherwise defined herein.

2. Where the terms "Contract Form" or "Agreement Form" are used in the Standard Specifications, they shall be construed to mean this Agreement.

3. Whenever the terms "Washington State Transportation Commission", "State Department of Transportation", "Contracting Agency", or variations of same are used in the Standard Specifications, they shall be construed to mean "City of Sumas" or "Owner".

4. Where the terms "Secretary of Transportation" or "Secretary" are used in the Standard Specifications, the terms shall be construed to mean the duly authorized representative of the City.

B. Project Manager: The term "Engineer" is understood to be the City's Project Manager, who is the City's representative to the Contractor for all purposes under this Contract. The City designates its Public Works Director, Sunny Aulakh, as its

Project Manager. Contractor designates Colby Weg as its Project Manager, who is Contractor's representative to the City for all purposes under this Contract.

C. Licenses: Contractor must possess and maintain a valid business registration/license to conduct its' business in Sumas, Whatcom County, Washington, prior to bid award and continuing throughout the duration of the Project. Additionally, by executing this Agreement, Contractor certifies it has all other applicable state and local licenses and has not been debarred from public contracting by either Washington State or the United States Government.

D. Nondiscrimination: Contractor shall comply with all applicable Federal, State and local non-discrimination laws and regulations in effect at the time this Agreement is executed.

E. Taxes: Contractor is responsible for payment of all applicable taxes, including state sales tax on those projects subject to it. All taxes, including applicable State Sales Taxes, are deemed included in the Contractor's invoices.

F. Payment and Performance Contract Bond:

1. *Requirement.* Contractor shall provide a Payment and Performance Contract Bond, in the form attached hereto, as specified in Section 1-03.4 of the Standard Specifications.

2. *Exception.* On contracts of one hundred fifty thousand (\$150,000) or less, at the Contractor's option, the City will, in lieu of a Payment and Performance Contract Bond, withhold retainage of ten percent (10%) of the Contract price until releasable under RCW 39.08.010. If Contractor does not submit a Payment and Performance Contract Bond to the City concurrently with the signed Agreement for projects of one hundred fifty thousand dollars (\$150,000) or less, Contractor agrees that the City may hold retainage of ten percent (10%) in the manner selected by Contractor on the attached Retainage Investment Option form.

G. Insurance: The insurance requirements for this Contract are contained in Section 1-07.18 of the Standard Specifications, modified as follows: a) Owners and Contractors Protective ("OCP") insurance is not required; b) minimum coverage limits for Commercial General Liability ("CGL") insurance shall be \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

H. Governing Law and Venue: This Contract and all provisions hereof shall be interpreted in accordance with the laws of the State of Washington in effect on the date of execution of this Agreement without recourse to any principle of Conflicts of Laws. The Superior Court of Whatcom County, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Contract, except if jurisdiction lies solely in federal court, in which case the U.S. District Court for Western District of Washington shall be the exclusive venue.

III. PAYMENT, PREVAILING WAGES AND RETAINAGE:

A. Payment

1. This is a lump sum contract. The total amount to be paid to Contractor for the work provided herein is \$344,725.77, which consists of a contract price of \$317,561.45 and sales tax of \$27,164.32.

2. Contractor will be paid pursuant to the Contract's terms, including Section 1-09.9 of the Standard Specifications. Payments will only be made for work completed, labor performed, and materials furnished in accordance with the Contract and shall represent the value of the work completed subject to any lawful deductions such as retainage, tax or as otherwise authorized. Payment does not constitute final acceptance of work performed or materials used therein. A final application for payment shall be prepared upon completion of the work, satisfaction of test requirements and fulfillment of the Contract. Any invoices submitted by Contractor must be approved by the Project Manager prior to payment. No final payment shall be made until the project is accepted by the City.

B. Prevailing Wages: Prior to any payment hereunder, Contractor is responsible for complying with applicable Washington State Department of Labor and Industries and Department of Revenue requirements and procedures, including but not limited to prevailing wage requirements of RCW 39.12. This includes obtaining and timely filing of Intent to Pay Prevailing Wages, Affidavit of Wages Paid, Notice of Completion of Public Work Contract, and any other required documents.

C. Retainage: Retainage will be administered in accordance with Chapter 60.28 RCW and the Standard Specifications.

IV TIME FOR COMPLETION; SCOPE OF WORK:

A. Time of Completion: Contractor shall begin work within ten business days of Notice to Proceed and shall complete work within four (4) months of the date the work is to begin.

B. Scope of Work: To repair and restore the Sumas Library and Community Center located at 461 2nd Street in Sumas, Washington, from impacts and damage caused by flooding from the Nooksack River that occurred on or about December 11, 2025. Contractor shall provide all labor, materials, equipment, and incidentals to complete the Project in accordance with the Contract, including all work described in Contractor's proposal attached hereto as Exhibit "A" and incorporated herein by this reference. All work shall be done in a proper and workmanlike manner and in compliance with all applicable standards and manufacturer recommendations and in accordance with the Contract.

EXECUTED, this _____ day of _____ for the CONTRACTOR,
RESTOREWELL LLC by:

Sign: _____
Printed Name: _____
Title: _____

EXECUTED, this _____ day of _____ for the CITY OF SUMAS
by:

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

RestoreWell RestoreWell LLC

191 Birch Bay Lynden Rd.
Lynden, WA 98264
(360) 354-4145

Client: City of Sumas/Molly
Property: 461 2nd Street
Sumas,, WA 98295

Home: (360) 988-5711

Operator: PAUL

Estimator: PJ Lemay
Company: RestoreWell
Business: 191 Birch Bay Lynden Rd.
Lynden/WA/98264

Business: (360) 354-4145
E-mail: plemay@restorepnw.com

Type of Estimate:

Date Entered: 12/18/2025

Date Assigned:

Price List: WABE8X_JAN26

Labor Efficiency: Restoration/Service/Remodel

Estimate: SUMASLIBRY-121125-R

RESTORATION ESTIMATE TOTAL:

\$ 344,725.77

DOWN PAYMENT:

- 1ST PAYMENT UPON COMPLETION OF DRYWALL:**
- 2ND PAYMENT UPON COMPLETION OF CABINETS:**
- 3RD PAYMENT UPON COMPLETION OF FLOORING:**

FINAL PAYMENT: TO BE DETERMINED

Northwest Professional Services uses Xactimate Pricing Structure based on IICRC standards and Building Codes to provide restoration services. As an IICRC certified firm, we uphold industry standards for quality workmanship and customer satisfaction. Our estimates are subject to change if unforeseen circumstances or additional requirements arise during the project, potentially leading to increased costs. Factors like hidden damages, complex structures, material delays, or scope changes can impact the final project cost. Payment structure for Restoration work is 100% of Materials and 50% of Labor as down payment.

We operate as a General Contractor and apply Overhead and Profit, plus Supervisor hours to projects involving multiple trades or subcontractors.

Payment is required upon completion, with a Late Fee of 10% after 30 days. Restoration work can begin after payment for Mitigation and approval of the scope. We appreciate your trust in us and are available to address any questions or concerns.

191 Birch Bay Lynden Rd.
 Lynden, WA 98264
 (360) 354-4145

SUMASLIBRY-121125-R

SUMASLIBRY-121125-R

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
MISC						
1. Residential Supervision / Project Management - per hour	80.00 HR	0.00	161.67	1,504.19	4,159.45	18,597.24
2. Tandem axle dump trailer - per load - including dump fees	3.00 EA	544.58	0.00	190.01	525.41	2,349.16
<i>WASTE IS MEASURED BY WEIGHT</i>						
VANDER GRIEND LUMBER - INTERIOR DOOR ESTIMATE						
3. VANDER GRIEND LUMBER - INTERIOR DOOR ESTIMATE	1.00 EA	0.00	5,048.49	587.15	1,623.60	7,259.24
<i>THIS IS FOR THE INTERIOR SOLID WOOD DOORS - MATERIALS ONLY, NO FINISH, NO HARDWARE</i>						
<i>THIS IS AN ESTIMATE, AN ACTUAL QUOTE CAN BE ACQUIRED</i>						
PAINT DOOR JAMBS						
4. Paint door opening - 2 coats (per side)	34.00 EA	0.00	69.79	275.96	763.11	3,411.93
<i>PAINT BOTH SIDES OF JAMB AND CASINGS</i>						
5. Paint door opening - Large - 2 coats (per side)	6.00 EA	0.00	82.10	57.29	158.42	708.31
<i>PAINT BOTH SIDES OF THE DOUBLE DOOR JAMBS AND CASINGS</i>						
PAINT WINDOW TRIM AND JAMBS						
6. window opening - Large - 2 coats (per side)	13.00 EA	0.00	82.10	124.12	343.24	1,534.66
REPLACE AND INSTALL BOTTOM SOLID WINDOW SILLS THROUGH BUILDING						
7. Underlayment - 3/4" particle board	90.00 SF	0.00	3.77	39.46	109.11	487.87
<i>PARTICLE BOARD SUBSURFACE FOR BOTTOM OF WINDOW SILLS</i>						
8. Countertop - flat laid laminate - laminate only - High gr.	45.00 LF	0.00	87.72	459.08	1,269.48	5,675.96
<i>MATERIAL FOR SURFACE OD BOTTOM WIDOW SILL</i>						
9. Carpenter - General Framer - per hour	8.00 HR	0.00	180.00	167.47	463.10	2,070.57
<i>TO CUT AND NOTCH MATERIALS TO FIT IN WINDOW SILL</i>						
REPLACE AND PAINT WINDOW SILLS ON WINDOWS IN THE FOYER						
10. Window sill	12.00 LF	0.00	7.45	10.40	28.75	128.55

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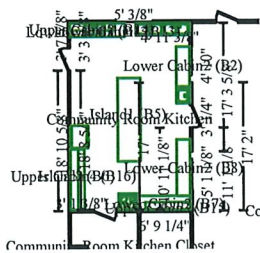
CONTINUED - SUMASLIBRY-121125-R

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
11. Seal & paint window sill	12.00 LF	0.00	5.79	8.07	22.35	99.90
LYNDEN SHEET METAL - HVAC RECONNECTION						
12. LYNDEN SHEET METAL	1.00 EA	0.00	2,169.00	252.25	697.55	3,118.80
Total: SUMASLIBRY-121125-R				3,675.45	10,163.57	45,442.19

Source - DocuSketch
1st Floor

1st Floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
WINDOW SILLS						
13. Install Window sill	LF	0.00	5.14	0.00	0.00	0.00
Total: 1st Floor				0.00	0.00	0.00



Community Room Kitchen

Height: 9' 11"

696.01 SF Walls	404.40 SF Ceiling
1,100.40 SF Walls & Ceiling	404.40 SF Floor
44.93 SY Flooring	73.35 LF Floor Perimeter
82.38 LF Ceil. Perimeter	

Door	3' 1/4" X 6' 11 7/16"	Opens into Exterior
Door	2' 11 7/8" X 7' 5/8"	Opens into COMMUNITY_R2
Door	5' 1 1/8" X 4'	Opens into COMMUNITY_R3
Door	3' 1/4" X 7' 5/8"	Opens into COMMUNITY_R3
Door	4' 10" X 4'	Opens into COMMUNITY_R3
Window	5' 3/8" X 3' 6 1/2"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
14. Floor preparation for resilient flooring	404.40 SF	0.00	1.33	62.55	172.97	773.37
15. Material Only Vinyl tile	404.40 SF	0.00	2.63	123.69	342.04	1,529.30
16. Install Vinyl tile	404.40 SF	0.00	3.49	164.14	453.89	2,029.39
DRYWALL/INSULATION						
17. Batt insulation - 6" - R19 - unfaced batt	200.00 SF	0.00	1.45	33.73	93.26	416.99

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CONTINUED - Community Room Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. 3/4" - drywall per LF - up to 2' tall	73.35 LF	0.00	24.99	213.19	589.50	2,635.71
19. Tape joint for new to existing drywall - per LF	73.35 LF	0.00	13.23	112.86	312.09	1,395.37
<u>PAINTING</u>						
20. Seal more than the floor perimeter w/PVA primer - one coat	366.76 SF	0.00	1.32	56.30	155.69	696.11
21. Paint the walls - two coats	696.01 SF	0.00	2.05	165.94	458.87	2,051.63
<u>CABINETS</u>						
22. Cabinetry - lower (base) units	46.00 LF	0.00	306.37	1,639.04	4,532.31	20,264.37
23. Countertop - flat laid plastic laminate - High grade	46.00 LF	0.00	85.00	454.74	1,257.46	5,622.20
24. Cabinet knob or pull	52.00 EA	0.00	15.75	95.25	263.39	1,177.64
25. R&R Cabinetry - laminate upper (wall) units	20.75 LF	26.78	164.28	461.08	1,274.99	5,700.57
26. Carpenter - Finish, Trim / Cabinet - per hour	6.00 HR	0.00	180.00	125.60	347.33	1,552.93
<u>FIBERGLASS REINFORCED PLASTIC</u>						
27. Fiberglass reinforced plastic (FRP) paneling	80.00 SF	0.00	13.01	121.05	334.72	1,496.57
<i>THIS ALSO SERVES AS THE BACKSPLASH</i>						
<u>STAINLESS STEEL PANELS</u>						
28. Wall sheathing - stainless steel	80.00 SF	0.00	37.66	350.40	968.91	4,332.11
<u>TRIM</u>						
29. Cove base molding - rubber or vinyl, 4" high	73.35 LF	0.00	3.76	32.08	88.69	396.57
<u>PLUMBING</u>						
30. Install Sink - trough style - Commercial INSTALL ONLY	1.00 EA	0.00	998.75	116.16	321.20	1,436.11
31. Sink - single	3.00 EA	0.00	338.98	118.27	327.05	1,462.26
32. Plumber - per hour	4.00 HR	0.00	161.67	75.21	207.97	929.86
33. P-trap assembly - ABS (plastic)	6.00 EA	0.00	95.64	66.74	184.55	825.13
34. Plumbing fixture supply line	8.00 EA	0.00	29.54	27.49	76.00	339.81
<u>APPLIANCES</u>						
35. Range - Commercial - 48" - gas	1.00 EA	0.00	7,028.92	817.46	2,260.51	10,106.89
36. Refrigerator - Commercial - side by side	1.00 EA	0.00	6,060.46	704.84	1,949.04	8,714.34
37. FREEZER - 14 to 18 cf	1.00 EA	0.00	793.73	92.31	255.26	1,141.30
38. Dishwasher - Deluxe grade	1.00 EA	0.00	2,700.45	314.07	868.46	3,882.98
39. Dishwasher connection	1.00 EA	0.00	218.17	25.37	70.16	313.70

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CONTINUED - Community Room Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FINAL CLEAN						
40. Final cleaning - construction - Residential	404.40 SF	0.00	1.02	47.97	132.66	593.12
Totals: Community Room Kitchen				6,617.53	18,298.97	81,816.33



Community Room Kitchen Closet

Height: 9' 11"

351.42 SF Walls	67.19 SF Ceiling
418.61 SF Walls & Ceiling	67.19 SF Floor
7.47 SY Flooring	34.57 LF Floor Perimeter
37.56 LF Ceil. Perimeter	

Door

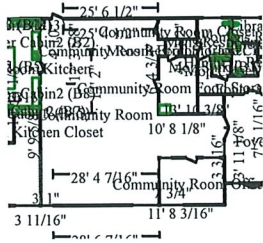
2' 11 7/8" X 7' 5/8"

Opens into COMMUNITY_R1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
41. Floor preparation for resilient flooring	67.19 SF	0.00	1.33	10.39	28.73	128.48
42. Material Only Vinyl tile	67.19 SF	0.00	2.63	20.55	56.83	254.09
43. Install Vinyl tile	67.19 SF	0.00	3.49	27.28	75.41	337.18
DRYWALL/INSULATION						
44. Batt insulation - 6" - R19 - unfaced batt	40.00 SF	0.00	1.45	6.74	18.65	83.39
45. 3/4" - drywall per LF - up to 2' tall	34.57 LF	0.00	24.99	100.47	277.83	1,242.20
46. Tape joint for new to existing drywall - per LF	34.57 LF	0.00	13.23	53.19	147.08	657.63
PAINTING						
47. Seal more than the floor perimeter w/PVA primer - one coat	172.87 SF	0.00	1.32	26.54	73.38	328.11
48. Paint the walls - two coats	351.42 SF	0.00	2.05	83.79	231.68	1,035.88
TRIM						
49. Cove base molding - rubber or vinyl, 4" high	34.57 LF	0.00	3.76	15.12	41.81	186.91
FINAL CLEAN						
50. Final cleaning - construction - Residential	67.19 SF	0.00	1.02	7.97	22.04	98.54

Totals: Community Room Kitchen Closet 352.04 973.44 4,352.41

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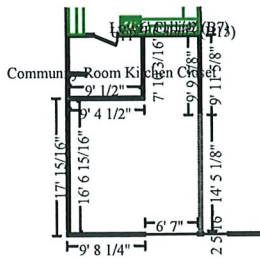
Community Room

Height: 9' 8"

1,505.54 SF Walls
3,288.96 SF Walls & Ceiling
198.16 SY Flooring
199.53 LF Ceil. Perimeter

1,783.42 SF Ceiling
1,783.42 SF Floor
164.02 LF Floor Perimeter

Door	3' 1/4" X 6' 10 11/16"	Opens into COMMUNITY_R4
Door	3' X 7' 2 1/4"	Opens into Exterior
Door	5' 1 1/8" X 4'	Opens into COMMUNITY_R1
Door	3' 1/4" X 7' 5/8"	Opens into COMMUNITY_R1
Door	4' 10" X 4'	Opens into COMMUNITY_R1
Window	6' 9" X 6' 5"	Opens into Exterior
Window	3' 1" X 6' 5"	Opens into Exterior
Window	5' 10 3/16" X 4'	Opens into COMMUNITY_R5
Window	4' 8 1/16" X 4'	Opens into COMMUNITY_R5
Door	2' 11 7/8" X 7' 2 1/4"	Opens into COMMUNITY_R5
Window	3' 1 9/16" X 4'	Opens into COMMUNITY_R5
Window	3' 11 1/8" X 4' 11 13/16"	Opens into FOYER
Door	6' 1/4" X 7' 3"	Opens into FOYER
Door	3' 5/16" X 7' 5/8"	Opens into COMMUNITY_R6



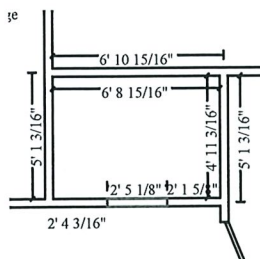
Subroom: Community Room (1)

Height: 9' 8"

646.14 SF Walls
967.01 SF Walls & Ceiling
35.65 SY Flooring
81.15 LF Ceil. Perimeter

320.87 SF Ceiling
320.87 SF Floor
66.72 LF Floor Perimeter

Missing Wall - Goes to Floor	14' 5 1/8" X 6' 7 15/16"	Opens into COMMUNITY_R3
Window	6' 7" X 6' 5"	Opens into Exterior



Subroom: Community Room (2)

Height: 9' 8"

202.33 SF Walls
235.61 SF Walls & Ceiling
3.70 SY Flooring
20.93 LF Ceil. Perimeter

33.28 SF Ceiling
33.28 SF Floor
20.93 LF Floor Perimeter

Missing Wall	2' 5 1/8" X 9' 8"	Opens into COMMUNITY_R3
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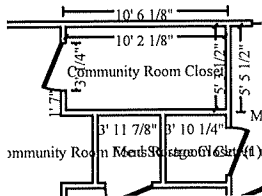
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CONTINUED - Community Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
VINYL TILE FLOORING						
51. Floor preparation for resilient flooring	2,137.57 SF	0.00	1.33	330.64	914.29	4,087.90
52. Material Only Vinyl tile	2,137.57 SF	0.00	2.63	653.82	1,807.98	8,083.61
53. Install Vinyl tile	2,137.57 SF	0.00	3.49	867.62	2,399.17	10,726.91
GLUED DOWN CARPET						
54. Material Only Glue down carpet - High grade	1,600.00 SF	0.00	2.73	508.00	1,404.75	6,280.75
55. Install Glue down carpet	1,600.00 SF	0.00	1.47	273.54	756.40	3,381.94
DRYWALL/INSULATION						
56. Batt insulation - 6" - R19 - unfaced batt	320.00 SF	0.00	1.45	53.96	149.22	667.18
57. 3/4" - drywall per LF - up to 2' tall	251.68 LF	0.00	24.99	731.47	2,022.70	9,043.65
58. Tape joint for new to existing drywall - per LF	251.68 LF	0.00	13.23	387.26	1,070.84	4,787.83
PAINTING						
59. Seal more than the floor perimeter w/PVA primer - one coat	1,258.38 SF	0.00	1.32	193.18	534.20	2,388.44
60. Paint the walls - two coats	2,354.01 SF	0.00	2.05	561.23	1,551.95	6,938.90
TRIM						
61. Cove base molding - rubber or vinyl, 4" high	251.68 LF	0.00	3.76	110.06	304.34	1,360.72
ELECTRICAL						
62. R&R Outlet or switch cover	29.00 EA	2.23	4.83	23.82	65.84	294.40
FINAL CLEAN						
63. Final cleaning - construction - Residential	2,137.57 SF	0.00	1.02	253.58	701.19	3,135.09
Totals: Community Room				4,948.18	13,682.87	61,177.32

Community Room Closet

Height: 10'



288.49 SF Walls	53.83 SF Ceiling
342.31 SF Walls & Ceiling	53.83 SF Floor
5.98 SY Flooring	27.91 LF Floor Perimeter
30.93 LF Ceil. Perimeter	

Door

3' 1/4" X 6' 10 11/16"

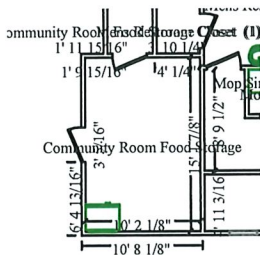
Opens into COMMUNITY_R3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Community Room Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
GLUED DOWN CARPET						
64. Floor prep (scrape rubber back residue)	53.83 SF	0.00	1.59	9.95	27.53	123.07
65. Material Only Glue down carpet - High grade	61.90 SF	0.00	2.73	19.65	54.35	242.99
15 % waste added for Glue down carpet.						
66. Install Glue down carpet	53.83 SF	0.00	1.47	9.20	25.44	113.77
DRYWALL/INSULATION						
67. Batt insulation - 6" - R19 - unfaced batt	45.00 SF	0.00	1.45	7.59	20.99	93.83
68. 3/4" - drywall per LF - up to 2' tall	27.91 LF	0.00	24.99	81.12	224.30	1,002.89
69. Tape joint for new to existing drywall - per LF	27.91 LF	0.00	13.23	42.94	118.76	530.95
PAINTING						
70. Seal more than the floor perimeter w/PVA primer - one coat	139.54 SF	0.00	1.32	21.42	59.23	264.84
71. Paint the walls - two coats	288.49 SF	0.00	2.05	68.78	190.19	850.37
TRIM						
72. Cove base molding - rubber or vinyl, 4" high	27.91 LF	0.00	3.76	12.20	33.75	150.89
FINAL CLEAN						
73. Final cleaning - construction - Residential	53.83 SF	0.00	1.02	6.38	17.65	78.94
Totals: Community Room Closet				279.23	772.19	3,452.54



Community Room Food Storage

Height: 9' 3"

426.02 SF Walls	154.24 SF Ceiling
580.27 SF Walls & Ceiling	154.24 SF Floor
17.14 SY Flooring	44.63 LF Floor Perimeter
50.67 LF Ceil. Perimeter	

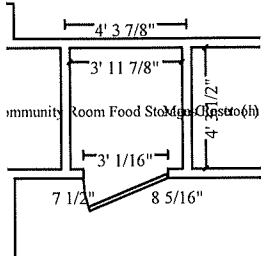
Door

3' 5/16" X 7' 5/8"

Opens into COMMUNITY_R3

191 Birch Bay Lynden Rd.
 Lynden, WA 98264
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CONTINUED - Community Room Food Storage



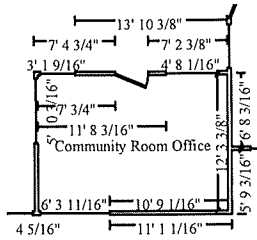
Subroom: Community Room Food Storage Closet (1)

Height: 10'

144.31 SF Walls	17.12 SF Ceiling
161.42 SF Walls & Ceiling	17.12 SF Floor
1.90 SY Flooring	13.56 LF Floor Perimeter
16.56 LF Ceil. Perimeter	

Door	3' 1/16" X 7' 1 1/16"		Opens into COMMUNITY_R6			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>GLUED DOWN CARPET</u>						
74. Floor prep (scrape rubber back residue)	171.36 SF	0.00	1.59	31.69	87.62	391.77
75. Material Only Glue down carpet - High grade	197.07 SF	0.00	2.73	62.56	173.02	773.58
15 % waste added for Glue down carpet.						
76. Install Glue down carpet	171.36 SF	0.00	1.47	29.30	81.01	362.21
<u>DRYWALL/INSULATION</u>						
77. 3/4" - drywall per LF - up to 2' tall	58.19 LF	0.00	24.99	169.13	467.66	2,090.96
78. Tape joint for new to existing drywall - per LF	58.19 LF	0.00	13.23	89.54	247.58	1,106.97
<u>PAINTING</u>						
79. Seal more than the floor perimeter w/PVA primer - one coat	290.95 SF	0.00	1.32	44.67	123.51	552.23
80. Paint the walls - two coats	570.33 SF	0.00	2.05	135.98	376.01	1,681.17
<u>TRIM</u>						
81. Cove base molding - rubber or vinyl, 4" high	58.19 LF	0.00	3.76	25.44	70.36	314.59
<u>FINAL CLEAN</u>						
82. Final cleaning - construction - Residential	171.36 SF	0.00	1.02	20.33	56.21	251.33
Totals: Community Room Food Storage				608.64	1,682.98	7,524.81

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Community Room Office

Height: 10'

474.17 SF Walls	211.92 SF Ceiling
686.09 SF Walls & Ceiling	211.92 SF Floor
23.55 SY Flooring	56.08 LF Floor Perimeter
59.07 LF Ceil. Perimeter	

Window	5' 10 3/16" X 4'	Opens into COMMUNITY_R3
Window	4' 8 1/16" X 4'	Opens into COMMUNITY_R3
Door	2' 11 7/8" X 7' 2 1/4"	Opens into COMMUNITY_R3
Window	3' 1 9/16" X 4'	Opens into COMMUNITY_R3
Window	6' 3 11/16" X 6' 5"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>GLUED DOWN CARPET</u>						
83. Floor prep (scrape rubber back residue)	211.92 SF	0.00	1.59	39.19	108.36	484.50
84. Material Only Glue down carpet - High grade	243.71 SF	0.00	2.73	77.38	213.97	956.68
15 % waste added for Glue down carpet.						
85. Install Glue down carpet	211.92 SF	0.00	1.47	36.23	100.18	447.93
<u>DRYWALL/INSULATION</u>						
86. Batt insulation - 6" - R19 - unfaced batt	60.00 SF	0.00	1.45	10.12	27.98	125.10
87. 3/4" - drywall per LF - up to 2' tall	56.08 LF	0.00	24.99	162.99	450.70	2,015.13
88. Tape joint for new to existing drywall - per LF	56.08 LF	0.00	13.23	86.29	238.61	1,066.84
<u>PAINTING</u>						
89. Seal more than the floor perimeter w/PVA primer - one coat	280.41 SF	0.00	1.32	43.04	119.04	532.22
90. Paint the walls - two coats	474.17 SF	0.00	2.05	113.05	312.61	1,397.71
<u>TRIM</u>						
91. Cove base molding - rubber or vinyl, 4" high	56.08 LF	0.00	3.76	24.53	67.81	303.20
<u>ELECTRICAL</u>						
92. R&R Outlet or switch cover	29.00 EA	2.23	4.83	23.82	65.84	294.40
<u>FINAL CLEAN</u>						
93. Final cleaning - construction - Residential	211.92 SF	0.00	1.02	25.14	69.52	310.82
Totals: Community Room Office				641.78	1,774.62	7,934.53

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Foyer

Height: 10'

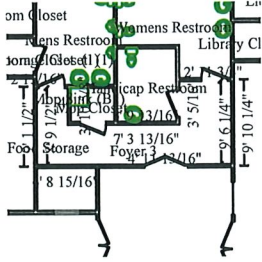
508.08 SF Walls	358.39 SF Ceiling
866.48 SF Walls & Ceiling	358.39 SF Floor
39.82 SY Flooring	49.87 LF Floor Perimeter
77.54 LF Ceil. Perimeter	

Window	3' 9 7/8" X 5' 1"	Opens into LIBRARY
Door	6' 4 1/16" X 7' 2 5/8"	Opens into LIBRARY
Window	3' 10 1/2" X 4' 11 13/16"	Opens into LIBRARY
Door	4' 11 13/16" X 7' 1 1/16"	Opens into FOYER_3
Window	3' 11 1/8" X 4' 11 13/16"	Opens into COMMUNITY_R3
Door	6' 1/4" X 7' 3"	Opens into COMMUNITY_R3
Window - Goes to Floor	2' 3/16" X 7' 2"	Opens into Exterior
Door	6' 3 1/2" X 7' 1/4"	Opens into Exterior
Window	5' 10" X 1' 11"	Opens into Exterior
Window - Goes to Floor	2' 3/16" X 7' 2"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>FLOORING</u>						
94. Floor preparation for resilient flooring	358.39 SF	0.00	1.33	55.44	153.30	685.40
95. Material Only Vinyl plank flooring	358.39 SF	0.00	3.32	138.38	382.65	1,710.88
96. Install Vinyl plank flooring	358.39 SF	0.00	6.72	280.10	774.54	3,463.02
<u>DRYWALL/INSULATION</u>						
97. Batt insulation - 6" - R19 - unfaced batt	40.00 SF	0.00	1.45	6.74	18.65	83.39
98. 3/4" - drywall per LF - up to 2' tall	49.87 LF	0.00	24.99	144.94	400.80	1,791.99
99. Tape joint for new to existing drywall - per LF	49.87 LF	0.00	13.23	76.73	212.18	948.69
<u>PAINTING</u>						
100. Seal more than the floor perimeter w/PVA primer - one coat	249.37 SF	0.00	1.32	38.29	105.86	473.32
101. Paint the walls - two coats	508.08 SF	0.00	2.05	121.14	334.96	1,497.66
<u>TRIM</u>						
102. Cove base molding - rubber or vinyl, 4" high	49.87 LF	0.00	3.76	21.81	60.30	269.62
<u>FINAL CLEAN</u>						
103. Final cleaning - construction - Residential	358.39 SF	0.00	1.02	42.52	117.56	525.64

Totals: Foyer 926.09 2,560.80 11,449.61

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Foyer 3

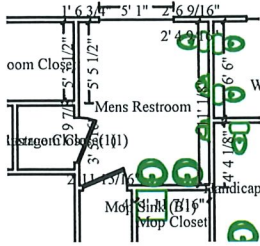
Height: 10'

602.23 SF Walls	146.46 SF Ceiling
748.70 SF Walls & Ceiling	146.46 SF Floor
16.27 SY Flooring	55.08 LF Floor Perimeter
72.07 LF Ceil. Perimeter	

Door	2' 11 15/16" X 6' 11 7/8"	Opens into MENS_RESTROO
Door	3' X 6' 6 3/4"	Opens into MOP_CLOSET
Door	3' 5/16" X 7' 1 1/16"	Opens into HANDICAP_RES
Door	2' 11 3/4" X 7' 5/8"	Opens into WOMENS_RESTR
Door	4' 11 13/16" X 7' 1 1/16"	Opens into FOYER

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
104. Floor preparation for resilient flooring	146.46 SF	0.00	1.33	22.65	62.64	280.08
105. Material Only Vinyl plank flooring	146.46 SF	0.00	3.32	56.55	156.38	699.18
106. Install Vinyl plank flooring	146.46 SF	0.00	6.72	114.46	316.52	1,415.19
DRYWALL/INSULATION						
107. 3/4" - drywall per LF - up to 2' tall	55.08 LF	0.00	24.99	160.09	442.67	1,979.21
108. Tape joint for new to existing drywall - per LF	55.08 LF	0.00	13.23	84.75	234.36	1,047.82
PAINTING						
109. Seal more than the floor perimeter w/PVA primer - one coat	275.39 SF	0.00	1.32	42.28	116.90	522.69
110. Paint the walls - two coats	602.23 SF	0.00	2.05	143.58	397.03	1,775.18
TRIM						
111. Cove base molding - rubber or vinyl, 4" high	55.08 LF	0.00	3.76	24.08	66.61	297.79
FINAL CLEAN						
112. Final cleaning - construction - Residential	146.46 SF	0.00	1.02	17.38	48.04	214.81
Totals: Foyer 3				665.82	1,841.15	8,231.95

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Mens Restroom

Height: 10'

342.51 SF Walls	97.60 SF Ceiling
440.11 SF Walls & Ceiling	97.60 SF Floor
10.84 SY Flooring	33.73 LF Floor Perimeter
39.75 LF Ceil. Perimeter	

Window

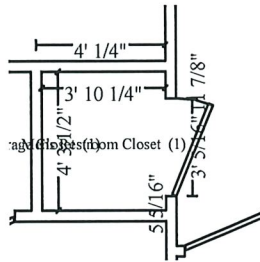
5' 1" X 2' 6"

Opens into Exterior

Door

2' 11 15/16" X 6' 11 7/8"

Opens into FOYER_3



Subroom: Mens Restroom Closet (1)

Height: 10'

141.58 SF Walls	16.54 SF Ceiling
158.12 SF Walls & Ceiling	16.54 SF Floor
1.84 SY Flooring	13.27 LF Floor Perimeter
16.29 LF Ceil. Perimeter	

Door

3' 5/16" X 7' 5/8"

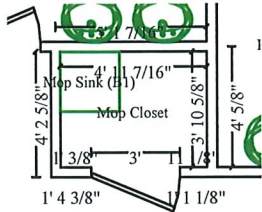
Opens into MENS_RESTROO

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
113. Floor preparation for resilient flooring	114.14 SF	0.00	1.33	17.66	48.83	218.30
114. Material Only Vinyl floor covering (sheet goods)	158.42 SF	0.00	2.42	44.59	123.30	551.27
115. Install Vinyl floor covering (sheet goods)	158.42 SF	0.00	3.23	59.51	164.57	735.78
DRYWALL/INSULATION						
116. Batt insulation - 6" - R19 - unfaced batt	60.00 SF	0.00	1.45	10.12	27.98	125.10
117. 3/4" - drywall per LF - up to 2' tall	47.00 LF	0.00	24.99	136.60	377.73	1,688.86
118. Tape joint for new to existing drywall - per LF	47.00 LF	0.00	13.23	72.32	199.98	894.11
PAINTING						
119. Seal more than the floor perimeter w/PVA primer - one coat	234.98 SF	0.00	1.32	36.07	99.75	445.99
120. Paint the walls - two coats	484.09 SF	0.00	2.05	115.42	319.15	1,426.95
TRIM						
121. Cove base molding - rubber or vinyl, 4" high	47.00 LF	0.00	3.76	20.55	56.83	254.10
FINAL CLEAN						
122. Final cleaning - construction - Residential	114.14 SF	0.00	1.02	13.53	37.45	167.40

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CONTINUED - Mens Restroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Mens Restroom				526.37	1,455.57	6,507.86



Mop Closet

Height: 10'

157.15 SF Walls	19.26 SF Ceiling
176.40 SF Walls & Ceiling	19.26 SF Floor
2.14 SY Flooring	14.68 LF Floor Perimeter
17.68 LF Ceil. Perimeter	

Door **3' X 6' 6 3/4"** **Opens into FOYER_3**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
DRYWALL/INSULATION						
123. 3/4" - drywall per LF - up to 2' tall	14.68 LF	0.00	24.99	42.66	117.98	527.49
124. Tape joint for new to existing drywall - per LF	14.68 LF	0.00	13.23	22.59	62.46	279.27
PAINTING						
125. Seal more than the floor perimeter w/PVA primer - one coat	73.42 SF	0.00	1.32	11.27	31.16	139.34
126. Paint the walls - two coats	157.15 SF	0.00	2.05	37.47	103.61	463.24
TRIM						
127. Cove base molding - rubber or vinyl, 4" high	14.68 LF	0.00	3.76	6.42	17.76	79.38
FINAL CLEAN						
128. Final cleaning - construction - Residential	19.26 SF	0.00	1.02	2.29	6.32	28.26

Totals: Mop Closet				122.70	339.29	1,516.98
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Womens Restroom

Height: 10'

433.30 SF Walls	107.61 SF Ceiling
540.91 SF Walls & Ceiling	107.61 SF Floor
11.96 SY Flooring	43.78 LF Floor Perimeter
46.76 LF Ceil. Perimeter	

Window **5' 3 5/8" X 2' 6"** **Opens into Exterior**

Door **2' 11 3/4" X 7' 5/8"** **Opens into FOYER_3**

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CONTINUED - Womens Restroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
129. Floor preparation for resilient flooring	107.61 SF	0.00	1.33	16.64	46.03	205.79
130. Material Only Vinyl floor covering (sheet goods)	148.58 SF	0.00	2.42	41.82	115.63	517.01
131. Install Vinyl floor covering (sheet goods)	148.58 SF	0.00	3.23	55.81	154.33	690.05
DRYWALL/INSULATION						
132. Batt insulation - 6" - R19 - unfaced batt	52.00 SF	0.00	1.45	8.78	24.25	108.43
133. 3/4" - drywall per LF - up to 2' tall	43.78 LF	0.00	24.99	127.24	351.85	1,573.15
134. Tape joint for new to existing drywall - per LF	43.78 LF	0.00	13.23	67.36	186.28	832.85
PAINTING						
135. Seal more than the floor perimeter w/PVA primer - one coat	218.89 SF	0.00	1.32	33.61	92.92	415.46
136. Paint the walls - two coats	433.30 SF	0.00	2.05	103.31	285.67	1,277.25
TRIM						
137. Cove base molding - rubber or vinyl, 4" high	43.78 LF	0.00	3.76	19.15	52.94	236.70
FINAL CLEAN						
138. Final cleaning - construction - Residential	107.61 SF	0.00	1.02	12.77	35.30	157.83
Totals: Womens Restroom				486.49	1,345.20	6,014.52



Handicap Restroom

Height: 10'

282.86 SF Walls	57.26 SF Ceiling
340.12 SF Walls & Ceiling	57.26 SF Floor
6.36 SY Flooring	27.40 LF Floor Perimeter
30.43 LF Ceil. Perimeter	

Door

3' 5/16" X 7' 1 1/16"

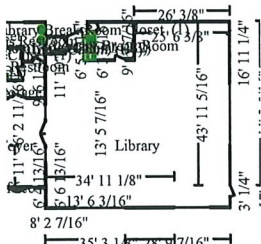
Opens into FOYER_3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOORING						
139. Floor preparation for resilient flooring	57.26 SF	0.00	1.33	8.85	24.49	109.50
140. Material Only Vinyl floor covering (sheet goods)	98.58 SF	0.00	2.42	27.74	76.72	343.02

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CONTINUED - Handicap Restroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
141. Install Vinyl floor covering (sheet goods)	98.58 SF	0.00	3.23	37.03	102.40	457.84
DRYWALL/INSULATION						
142. 3/4" - drywall per LF - up to 2' tall	27.40 LF	0.00	24.99	79.64	220.21	984.58
143. Tape joint for new to existing drywall - per LF	27.40 LF	0.00	13.23	42.16	116.58	521.24
PAINTING						
144. Seal more than the floor perimeter w/PVA primer - one coat	137.02 SF	0.00	1.32	21.04	58.17	260.08
145. Paint the walls - two coats	282.86 SF	0.00	2.05	67.44	186.48	833.78
TRIM						
146. Cove base molding - rubber or vinyl, 4" high	27.40 LF	0.00	3.76	11.99	33.13	148.14
FINAL CLEAN						
147. Final cleaning - construction - Residential	57.26 SF	0.00	1.02	6.79	18.78	83.98
Totals: Handicap Restroom				302.68	836.96	3,742.16



Library

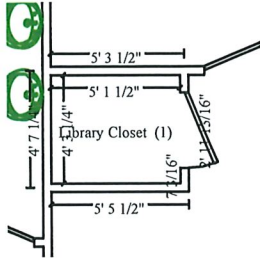
Height: 10'

1,712.09 SF Walls	2,279.17 SF Ceiling
3,991.26 SF Walls & Ceiling	2,279.17 SF Floor
253.24 SY Flooring	192.75 LF Floor Perimeter
212.11 LF Ceil. Perimeter	

Window	9' 9 1/8" X 6' 5"	Opens into Exterior
Window	13' 6 3/16" X 6' 5"	Opens into Exterior
Window	16' 5 3/8" X 5' 1"	Opens into Exterior
Door	3' 1/4" X 7' 5/8"	Opens into Exterior
Door	3' X 6' 11 7/8"	Opens into LIBRARY_BREA
Door	4' 3/16" X 7' 1/4"	Opens into Exterior
Window	3' 9 7/8" X 5' 1"	Opens into FOYER
Door	6' 4 1/16" X 7' 2 5/8"	Opens into FOYER
Window	3' 10 1/2" X 4' 11 13/16"	Opens into FOYER

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CONTINUED - Library



Subroom: Library Closet (1)

Height: 10'

166.81 SF Walls	21.87 SF Ceiling
188.68 SF Walls & Ceiling	21.87 SF Floor
2.43 SY Flooring	15.80 LF Floor Perimeter
18.78 LF Ceil. Perimeter	

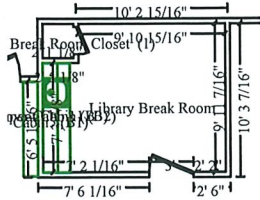
Door

2' 11 13/16" X 7' 5/8"

Opens into LIBRARY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
GLUED DOWN CARPET						
148. Floor prep (scrape rubber back residue)	2,301.04 SF	0.00	1.59	425.50	1,176.63	5,260.78
149. Material Only Glue down carpet - High grade	2,646.20 SF	0.00	2.73	840.17	2,323.28	10,387.58
15 % waste added for Glue down carpet.						
150. Install Glue down carpet	2,301.04 SF	0.00	1.47	393.39	1,087.83	4,863.75
DRYWALL/INSULATION						
151. Batt insulation - 6" - R19 - unfaced batt	640.00 SF	0.00	1.45	107.92	298.44	1,334.36
152. 3/4" - drywall per LF - up to 2' tall	208.56 LF	0.00	24.99	606.15	1,676.15	7,494.21
153. Tape joint for new to existing drywall - per LF	208.56 LF	0.00	13.23	320.90	887.38	3,967.53
PAINTING						
154. Seal more than the floor perimeter w/PVA primer - one coat	1,042.79 SF	0.00	1.32	160.09	442.68	1,979.25
155. Paint the walls - two coats	1,878.90 SF	0.00	2.05	447.96	1,238.73	5,538.44
TRIM						
156. Cove base molding - rubber or vinyl, 4" high	208.56 LF	0.00	3.76	91.20	252.19	1,127.58
FINAL CLEAN						
157. Final cleaning - construction - Residential	2,301.04 SF	0.00	1.02	272.96	754.81	3,374.83
Totals: Library				3,666.24	10,138.12	45,328.31

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Library Break Room

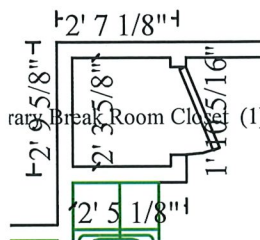
Height: 10'

411.88 SF Walls	116.43 SF Ceiling
528.30 SF Walls & Ceiling	116.43 SF Floor
12.94 SY Flooring	39.72 LF Floor Perimeter
44.59 LF Ceil. Perimeter	

Door

3' X 6' 11 7/8"

Opens into LIBRARY



Subroom: Library Break Room Closet (1)

Height: 10'

74.91 SF Walls	4.82 SF Ceiling
79.73 SF Walls & Ceiling	4.82 SF Floor
0.54 SY Flooring	6.93 LF Floor Perimeter
8.79 LF Ceil. Perimeter	

Door

1' 10 5/16" X 6' 11 7/8"

Opens into LIBRARY_BREA

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>GLUED DOWN CARPET</u>						
158. Floor prep (scrape rubber back residue)	121.25 SF	0.00	1.59	22.43	62.00	277.22
159. Material Only Glue down carpet - High grade	139.43 SF	0.00	2.73	44.27	122.42	547.33
15 % waste added for Glue down carpet.						
160. Install Glue down carpet	121.25 SF	0.00	1.47	20.74	57.32	256.30
<u>DRYWALL/INSULATION</u>						
161. Batt insulation - 6" - R19 - unfaced batt	640.00 SF	0.00	1.45	107.92	298.44	1,334.36
162. 3/4" - drywall per LF - up to 2' tall	46.65 LF	0.00	24.99	135.58	374.91	1,676.27
163. Tape joint for new to existing drywall - per LF	46.65 LF	0.00	13.23	71.78	198.48	887.44
<u>PAINTING</u>						
164. Seal more than the floor perimeter w/PVA primer - one coat	233.27 SF	0.00	1.32	35.82	99.03	442.77
165. Paint the walls - two coats	486.79 SF	0.00	2.05	116.06	320.94	1,434.92
<u>TRIM</u>						
166. Cove base molding - rubber or vinyl, 4" high	46.65 LF	0.00	3.76	20.41	56.41	252.22
<u>FINAL CLEAN</u>						
167. Final cleaning - construction - Residential	121.25 SF	0.00	1.02	14.38	39.77	177.83

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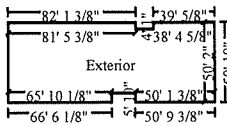
CONTINUED - Library Break Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Library Break Room				589.39	1,629.72	7,286.66
Total: 1st Floor				20,733.18	57,331.88	256,335.99

Exterior

Exterior

Height: 12'



4,604.00 SF Walls	6,468.67 SF Ceiling
11,072.67 SF Walls & Ceiling	6,468.67 SF Floor
718.74 SY Flooring	383.67 LF Floor Perimeter
383.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
EXTERIOR STUCCO						
168. R&R Metal lath & stucco	543.00 SF	2.67	16.34	1,200.50	3,319.69	14,842.62
169. Sheathing - plywood - 5/8" CDX	543.00 SF	0.00	3.42	215.98	597.23	2,670.27
170. Carpenter - General Framer - per hour	8.00 HR	0.00	180.00	167.47	463.10	2,070.57
PAINT EXTERIOR						
171. Seal stucco - elastomeric sealer	1,534.67 SF	0.00	1.69	301.64	834.10	3,729.33
172. Exterior - paint two coats	2,302.00 SF	0.00	2.42	647.89	1,791.58	8,010.31
173. Mask and prep for paint - plastic, paper, tape (per LF)	383.67 LF	0.00	2.94	131.18	362.76	1,621.93
FINAL CLEAN						
174. Final cleaning - construction - Residential	767.33 SF	0.00	1.02	91.03	251.71	1,125.42
Totals: Exterior				2,755.69	7,620.17	34,070.45
Total: Exterior				2,755.69	7,620.17	34,070.45
Total: Source - DocuSketch				23,488.87	64,952.05	290,406.44
Line Item Totals: SUMASLIBRY-121125-R				27,164.32	75,115.62	335,848.63

Additional Charges

Charge

%2 FUEL SURCHARGE	6,716.97
Additional Charges Total	\$6,716.97

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Grand Total Areas:

14,171.82	SF Walls	12,740.34	SF Ceiling	26,912.16	SF Walls and Ceiling
12,740.34	SF Floor	1,415.59	SY Flooring	1,378.47	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,547.25	LF Ceil. Perimeter
12,740.34	Floor Area	13,129.63	Total Area	14,219.16	Interior Wall Area
8,614.05	Exterior Wall Area	770.63	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Summary for Dwelling

Line Item Total	233,568.69
%2 FUEL SURCHARGE	6,716.97
	<hr/>
Subtotal	240,285.66
Overhead	43,251.39
Profit	34,024.40
Sales Tax	27,164.32
	<hr/>
Replacement Cost Value	\$344,725.77
Net Claim	\$344,725.77
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PJ Lemay

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Recap of Taxes, Overhead and Profit

	Overhead (18%)	Profit (12%)	Sales Tax (8.8%)
Line Items	42,042.34	33,073.28	27,164.32
Additional Charges	1,209.05	951.12	0.00
Total	43,251.39	34,024.40	27,164.32

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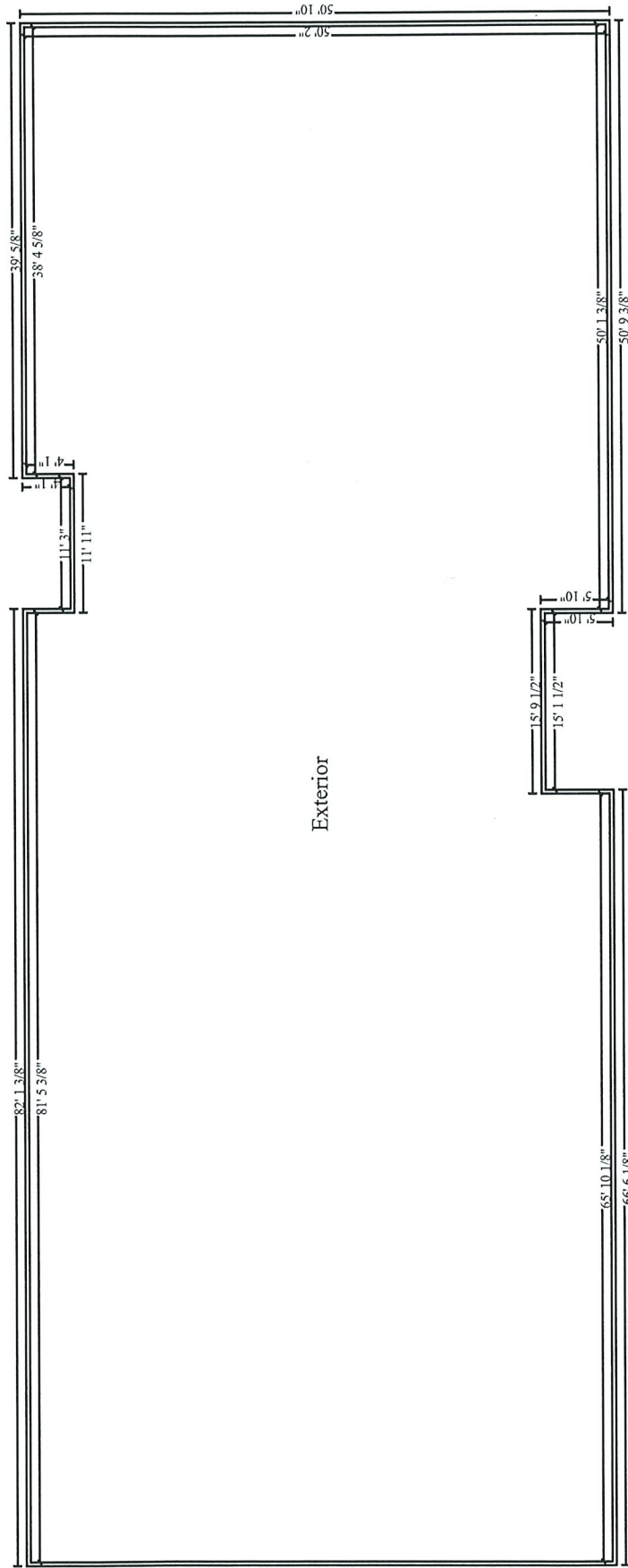
Recap by Room

Estimate: SUMASLIBRY-121125-R	31,603.17	13.53%
Area: Source - DocuSketch		
Area: 1st Floor		
Community Room Kitchen	56,899.83	24.36%
Community Room Kitchen Closet	3,026.93	1.30%
Community Room	42,546.27	18.22%
Community Room Closet	2,401.12	1.03%
Community Room Food Storage	5,233.19	2.24%
Community Room Office	5,518.13	2.36%
Foyer	7,962.72	3.41%
Foyer 3	5,724.98	2.45%
Mens Restroom	4,525.92	1.94%
Mop Closet	1,054.99	0.45%
Womens Restroom	4,182.83	1.79%
Handicap Restroom	2,602.52	1.11%
Library	31,523.95	13.50%
Library Break Room	5,067.55	2.17%
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Area Subtotal: 1st Floor	178,270.93	76.32%
Area: Exterior		
Exterior	23,694.59	10.14%
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Area Subtotal: Exterior	23,694.59	10.14%
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Area Subtotal: Source - DocuSketch	201,965.52	86.47%
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Subtotal of Areas	233,568.69	100.00%
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Total	233,568.69	100.00%

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Recap by Category

O&P Items	Total	%
APPLIANCES	16,583.56	4.81%
CABINETRY	27,258.23	7.91%
CLEANING	7,179.81	2.08%
GENERAL DEMOLITION	3,768.58	1.09%
DOORS	5,048.49	1.46%
DRYWALL	38,021.25	11.03%
ELECTRICAL	280.14	0.08%
FLOOR COVERING - CARPET	24,446.85	7.09%
FLOOR COVERING - VINYL	31,920.73	9.26%
FINISH CARPENTRY / TRIMWORK	89.40	0.03%
FRAMING & ROUGH CARPENTRY	4,737.06	1.37%
HEAT, VENT & AIR CONDITIONING	2,169.00	0.63%
INSULATION	3,040.65	0.88%
LABOR ONLY	12,933.60	3.75%
PLUMBING	3,690.70	1.07%
PANELING & WOOD WALL FINISHES	4,053.60	1.18%
PAINTING	39,474.42	11.45%
STUCCO & EXTERIOR PLASTER	8,872.62	2.57%
O&P Items Subtotal	233,568.69	67.75%
Permits and Fees	6,716.97	1.95%
Overhead	43,251.39	12.55%
Profit	34,024.40	9.87%
Sales Tax	27,164.32	7.88%
Total	344,725.77	100.00%



Exterior

INSTALLATION DETAILS & GUARANTEES

CUSTOMER NAME: NORTHWEST PROF SERVICES

98519.Rev 1

SCOPE OF WORK:

Reinstall and connect two furnaces

INSTALLATION INCLUDES:

Leak check all new connections to gas, refrigeration or water lines of all equipment provided by Lynden Sheet Metal; proper startup and setup of all equipment provided by Lynden Sheet Metal; review system operation and location of manuals with owner of all equipment provided by Lynden Sheet Metal, if applicable.

ITEMS THAT ARE ADDITIONAL OR NOT INCLUDED, UNLESS SPECIFICALLY NOTED OTHERWISE:

Sales Tax is not included in the base price and will show up as a separate line item on this proposal.

Tax will be added to all prices based on the current rate.

Any carpentry, if needed

Moving of items to allow clear access to the installation site.

Removal or relocation of any landscaping or sprinkler heads to place any outdoor unit.

SPECIAL NOTES

Bid price does not include any carpentry or drywall work.

Bid price does not include any moving of items to gain clear access to the install area, such as vehicles, landscaping, sprinklers, boxes, furniture, decor, shelves, etc.

Bid price assumes the existing thermostat wiring is adequate and wire is free of any shorts. If wiring needs to be replaced, it will be completed on a time and material basis.

Bid price assumes the existing electrical panel is capable of handling new equipment. If not, the panel may need to be upgraded at an additional cost.

Bid price assumes the existing refrigeration lines are in good condition, leak free and will hold pressure. Any needed repairs or replacement of existing lines will be performed at an additional cost.

Bid price assumes the existing equipment is in good condition, free of repairs or replacement. Any needed repairs or replacement of equipment will be performed at an additional cost.

If static pressures are too high upon start up of equipment, it may be necessary to modify or add a return air duct or supply outlets. If needed this would be done on a time and material basis.

If blower fan or air flow volumes are higher than previous equipment it may be necessary to modify or add a return air duct or supply outlets. If needed this would be done on a time and material basis.

No Warranty expressed or implied with existing ductwork

Bid price includes removal and reinstallation of existing furnaces and return air attachments within the closets only.

QUALITY INSTALLATION GUARANTEES

No Surprises: The price on the signed proposal is the price you pay for the approved scope of work. Any changes or additional work beyond the original scope of work, may result in additional charges.

Code Compliance: The installation will comply with all existing local codes.

Customer Respect: Our technicians will politely answer any questions or concerns you have regarding the installation. Our technicians will remove their shoes or put on shoe coverings and use drop clothes when working inside the home whenever possible. There are some instances where it is not practical to do so and we will always ask and let you know. Our technicians will leave the job site as neat as they found it.

DUE TO THE SHORTAGE OF RAW MATERIALS, PRICING OF EQUIPMENT AND PARTS ARE FLUCTUATING FREQUENTLY. UNTIL THIS LEVELS OUT, WE CAN ONLY HOLD OUR PRICING FOR 15 DAYS

Thank you for allowing us the opportunity to quote this project for you. We look forward to working with you.