

**CITY OF SUMAS, WASHINGTON**  
**Public Work Agreement**  
**2026 – EMERGENCY FLOOD CLEAN-UP AND RESTORATION – SUMAS LIBRARY**  
**(FEMA: )**

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 CLEAN-UP AND RESTORATION – **SUMAS LIBRARY** (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 PJ Lemay 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 \$341,524.55, which consists of a contract price of \$314,612.48 and sales tax of \$26,912.07.

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 by March 31, 2026.

**B. Scope of Work:** To clean, repair and restore the Sumas Library and Community Center located at 461 2<sup>nd</sup> 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

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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:**

**\$ 341,524.55**

**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
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**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

*WASTE IS MEASURED BY WEIGHT*

**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
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*THIS IS FOR THE INTERIOR SOLID WOOD DOORS - MATERIALS ONLY, NO FINISH, NO HARDWARE*

*THIS IS AN ESTIMATE, AN ACTUAL QUOTE CAN BE ACQUIRED*

**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
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*PAINT BOTH SIDES OF JAMB AND CASINGS*

5. Paint door opening - Large - 2 coats (per side)	6.00 EA	0.00	82.10	57.29	158.42	708.31
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*PAINT BOTH SIDES OF THE DOUBLE DOOR JAMBS AND CASINGS*

**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
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**REPLACE AND INSTALL BOTTOM SOLID WINDOW SILLS THROUGHOUT BUILDING**

7. Underlayment - 3/4" particle board	90.00 SF	0.00	3.77	39.46	109.11	487.87
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*PARTICLE BOARD SUBSURFACE FOR BOTTOM OF WINDOW SILLS*

8. Countertop - flat laid laminate - laminate only - High gr.	45.00 LF	0.00	87.72	459.08	1,269.48	5,675.96
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*MATERIAL FOR SURFACE OF BOTTOM WINDOW SILL*

9. Carpenter - General Framer - per hour	8.00 HR	0.00	180.00	167.47	463.10	2,070.57
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*TO CUT AND NOTCH MATERIALS TO FIT IN WINDOW SILL*

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

**CONTINUED - Community Room Kitchen**

<b>DESCRIPTION</b>	<b>QTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TAX</b>	<b>O&amp;P</b>	<b>TOTAL</b>
<b><u>PAINTING</u></b>						
19. Seal more than the floor perimeter w/PVA primer - one coat	366.76 SF	0.00	1.32	56.30	155.69	696.11
20. Paint the walls - two coats	696.01 SF	0.00	2.05	165.94	458.87	2,051.63
<b><u>CABINETS</u></b>						
21. Cabinetry - lower (base) units	46.00 LF	0.00	306.37	1,639.04	4,532.31	20,264.37
22. Countertop - flat laid plastic laminate - High grade	46.00 LF	0.00	85.00	454.74	1,257.46	5,622.20
23. Cabinet knob or pull	52.00 EA	0.00	15.75	95.25	263.39	1,177.64
24. R&R Cabinetry - laminate upper (wall) units	20.75 LF	26.78	164.28	461.08	1,274.99	5,700.57
25. Carpenter - Finish, Trim / Cabinet - per hour	6.00 HR	0.00	180.00	125.60	347.33	1,552.93
<b><u>FIBERGLASS REINFORCED PLASTIC</u></b>						
26. 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>						
<b><u>STAINLESS STEEL PANELS</u></b>						
27. Wall sheathing - stainless steel	80.00 SF	0.00	37.66	350.40	968.91	4,332.11
<b><u>TRIM</u></b>						
28. Cove base molding - rubber or vinyl, 4" high	73.35 LF	0.00	3.76	32.08	88.69	396.57
<b><u>PLUMBING</u></b>						
29. Install Sink - trough style - Commercial INSTALL ONLY	1.00 EA	0.00	998.75	116.16	321.20	1,436.11
30. Sink - single	3.00 EA	0.00	338.98	118.27	327.05	1,462.26
31. Plumber - per hour	4.00 HR	0.00	161.67	75.21	207.97	929.86
32. P-trap assembly - ABS (plastic)	6.00 EA	0.00	95.64	66.74	184.55	825.13
33. Plumbing fixture supply line	8.00 EA	0.00	29.54	27.49	76.00	339.81
<b><u>APPLIANCES</u></b>						
34. Range - Commercial - 48" - gas	1.00 EA	0.00	7,028.92	817.46	2,260.51	10,106.89
35. Refrigerator - Commercial - side by side	1.00 EA	0.00	6,060.46	704.84	1,949.04	8,714.34
36. FREEZER - 14 to 18 cf	1.00 EA	0.00	793.73	92.31	255.26	1,141.30
37. Dishwasher - Deluxe grade	1.00 EA	0.00	2,700.45	314.07	868.46	3,882.98
38. Dishwasher connection	1.00 EA	0.00	218.17	25.37	70.16	313.70
<b><u>FINAL CLEAN</u></b>						
39. Final cleaning - construction - Residential	404.40 SF	0.00	1.02	47.97	132.66	593.12

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**CONTINUED - Community Room Kitchen**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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
<b><u>FLOORING</u></b>						
40. Floor preparation for resilient flooring	67.19 SF	0.00	1.33	10.39	28.73	128.48
41. Material Only Vinyl tile	67.19 SF	0.00	2.63	20.55	56.83	254.09
42. Install Vinyl tile	67.19 SF	0.00	3.49	27.28	75.41	337.18
<b><u>DRYWALL/INSULATION</u></b>						
43. Batt insulation - 6" - R19 - unfaced batt	40.00 SF	0.00	1.45	6.74	18.65	83.39
44. 3/4" - drywall per LF - up to 2' tall	34.57 LF	0.00	24.99	100.47	277.83	1,242.20
45. Tape joint for new to existing drywall - per LF	34.57 LF	0.00	13.23	53.19	147.08	657.63
<b><u>PAINTING</u></b>						
46. Seal more than the floor perimeter w/PVA primer - one coat	172.87 SF	0.00	1.32	26.54	73.38	328.11
47. Paint the walls - two coats	351.42 SF	0.00	2.05	83.79	231.68	1,035.88
<b><u>TRIM</u></b>						
48. Cove base molding - rubber or vinyl, 4" high	34.57 LF	0.00	3.76	15.12	41.81	186.91
<b><u>FINAL CLEAN</u></b>						
49. Final cleaning - construction - Residential	67.19 SF	0.00	1.02	7.97	22.04	98.54
<b><u>DOORS</u></b>						
Totals: Community Room Kitchen Closet				352.04	973.44	4,352.41



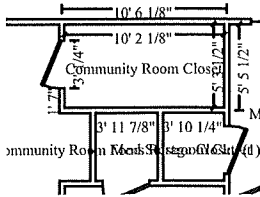
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**CONTINUED - Community Room**

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

**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"**

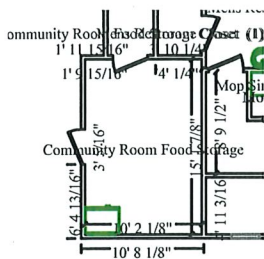
**Opens into COMMUNITY\_R3**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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191 Birch Bay Lynden Rd.  
Lynden, WA 98264  
(360) 354-4145

**CONTINUED - Community Room Closet**

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



**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	

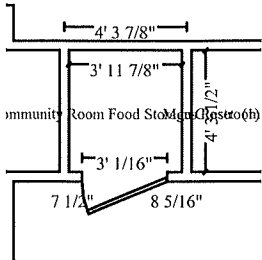
**Door**

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

**Opens into COMMUNITY\_R3**

191 Birch Bay Lynden Rd.  
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**CONTINUED - Community Room Food Storage**



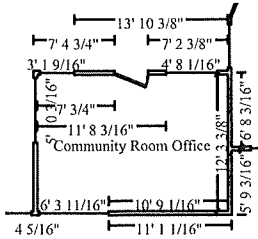
**Subroom: Community Room Food Storage Closet (1)**

**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
<b>GLUED DOWN CARPET</b>						
73. Floor prep (scrape rubber back residue)	171.36 SF	0.00	1.59	31.69	87.62	391.77
74. 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.						
75. Install Glue down carpet	171.36 SF	0.00	1.47	29.30	81.01	362.21
<b>DRYWALL/INSULATION</b>						
76. 3/4" - drywall per LF - up to 2' tall	58.19 LF	0.00	24.99	169.13	467.66	2,090.96
77. Tape joint for new to existing drywall - per LF	58.19 LF	0.00	13.23	89.54	247.58	1,106.97
<b>PAINTING</b>						
78. Seal more than the floor perimeter w/PVA primer - one coat	290.95 SF	0.00	1.32	44.67	123.51	552.23
79. Paint the walls - two coats	570.33 SF	0.00	2.05	135.98	376.01	1,681.17
<b>TRIM</b>						
80. Cove base molding - rubber or vinyl, 4" high	58.19 LF	0.00	3.76	25.44	70.36	314.59
<b>FINAL CLEAN</b>						
81. Final cleaning - construction - Residential	171.36 SF	0.00	1.02	20.33	56.21	251.33
<b>Totals: Community Room Food Storage</b>				<b>608.64</b>	<b>1,682.98</b>	<b>7,524.81</b>

191 Birch Bay Lynden Rd.  
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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	

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

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

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**Foyer**

**Height: 10'**

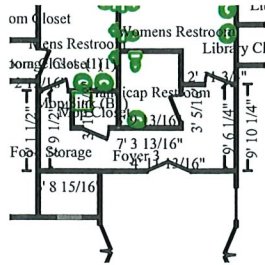
508.08 SF Walls  
 866.48 SF Walls & Ceiling  
 39.82 SY Flooring  
 77.54 LF Ceil. Perimeter  
 358.39 SF Ceiling  
 358.39 SF Floor  
 49.87 LF Floor Perimeter

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

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

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



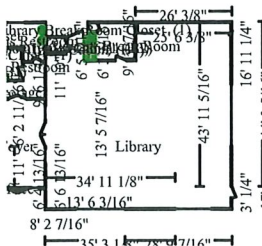




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**CONTINUED - Handicap Restroom**

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



**Library**

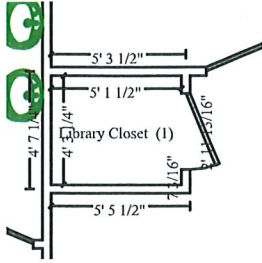
**Height: 10'**

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	

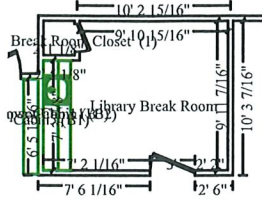
Door

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

Opens into LIBRARY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>GLUED DOWN CARPET</b>						
147. Floor prep (scrape rubber back residue)	2,301.04 SF	0.00	1.59	425.50	1,176.63	5,260.78
148. 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.						
149. Install Glue down carpet	2,301.04 SF	0.00	1.47	393.39	1,087.83	4,863.75
<b>DRYWALL/INSULATION</b>						
150. Batt insulation - 6" - R19 - unfaced batt	640.00 SF	0.00	1.45	107.92	298.44	1,334.36
151. 3/4" - drywall per LF - up to 2' tall	208.56 LF	0.00	24.99	606.15	1,676.15	7,494.21
152. Tape joint for new to existing drywall - per LF	208.56 LF	0.00	13.23	320.90	887.38	3,967.53
<b>PAINTING</b>						
153. 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
154. Paint the walls - two coats	1,878.90 SF	0.00	2.05	447.96	1,238.73	5,538.44
<b>TRIM</b>						
155. Cove base molding - rubber or vinyl, 4" high	208.56 LF	0.00	3.76	91.20	252.19	1,127.58
<b>FINAL CLEAN</b>						
156. Final cleaning - construction - Residential	2,301.04 SF	0.00	1.02	272.96	754.81	3,374.83
<b>Totals: Library</b>				<b>3,666.24</b>	<b>10,138.12</b>	<b>45,328.31</b>

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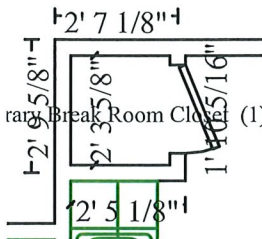
**Library Break Room** **Height: 10'**

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

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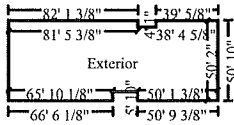
**CONTINUED - Library Break Room**

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
<b>EXTERIOR STUCCO</b>						
167. R&R Metal lath & stucco	543.00 SF	2.67	16.34	1,200.50	3,319.69	14,842.62
168. Sheathing - plywood - 5/8" CDX	543.00 SF	0.00	3.42	215.98	597.23	2,670.27
169. Carpenter - General Framer - per hour	8.00 HR	0.00	180.00	167.47	463.10	2,070.57
<b>PAINT EXTERIOR</b>						
170. Seal stucco - elastomeric sealer	1,534.67 SF	0.00	1.69	301.64	834.10	3,729.33
171. Exterior - paint two coats	2,302.00 SF	0.00	2.42	647.89	1,791.58	8,010.31
172. Mask and prep for paint - plastic, paper, tape (per LF)	383.67 LF	0.00	2.94	131.18	362.76	1,621.93
<b>FINAL CLEAN</b>						
173. 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
<b>Line Item Totals: SUMASLIBRY-121125-R</b>				26,912.07	74,418.07	332,729.83

Additional Charges	Charge
%2 FUEL SURCHARGE	6,654.60
<b>Additional Charges Total</b>	<b>\$6,654.60</b>

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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	231,399.69
%2 FUEL SURCHARGE	6,654.60
Subtotal	238,054.29
Overhead	42,849.75
Profit	33,708.44
Sales Tax	26,912.07
<b>Replacement Cost Value</b>	<b>\$341,524.55</b>
<b>Net Claim</b>	<b>\$341,524.55</b>

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PJ Lemay

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**Recap of Taxes, Overhead and Profit**

	<b>Overhead (18%)</b>	<b>Profit (12%)</b>	<b>Sales Tax (8.8%)</b>
<b>Line Items</b>	41,651.92	32,766.15	26,912.07
<b>Additional Charges</b>	1,197.83	942.29	0.00
<b>Total</b>	<b>42,849.75</b>	<b>33,708.44</b>	<b>26,912.07</b>

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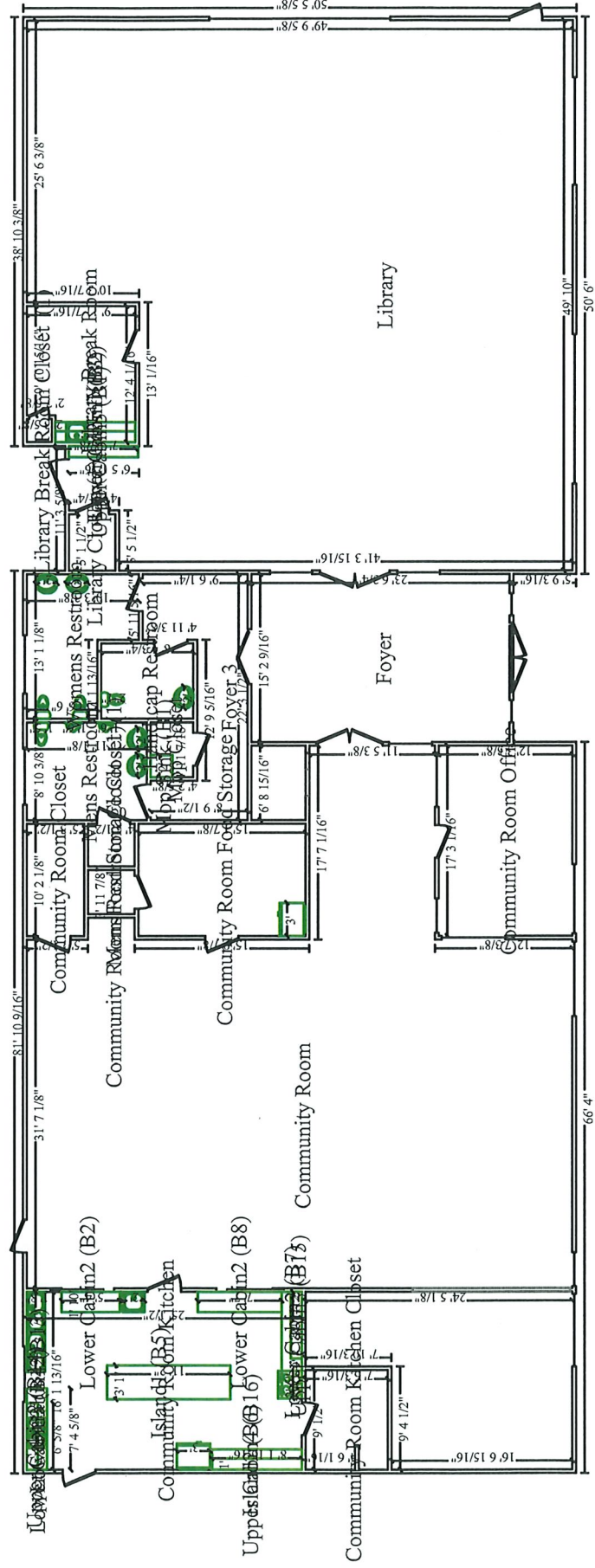
**Recap by Room**

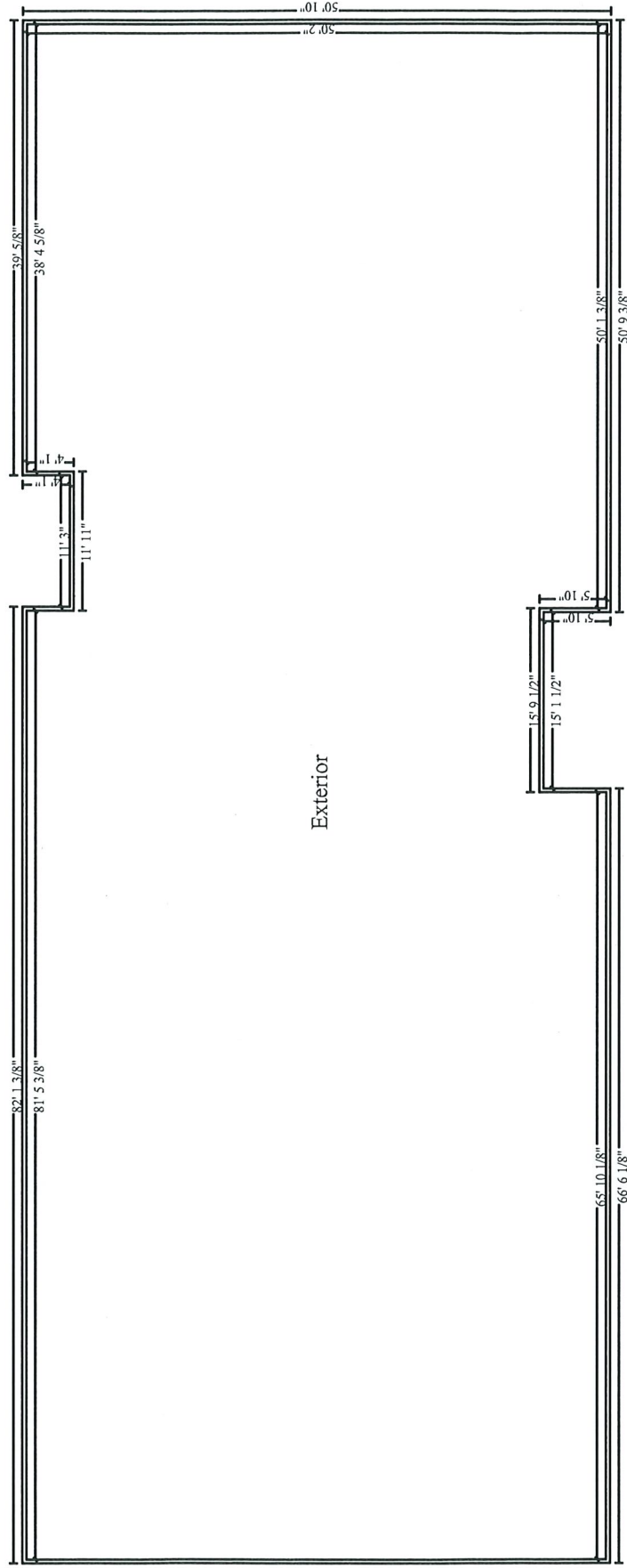
<b>Estimate: SUMASLIBRY-121125-R</b>	<b>29,434.17</b>	<b>12.72%</b>
<b>Area: Source - DocuSketch</b>		
<b>Area: 1st Floor</b>		
Community Room Kitchen	56,899.83	24.59%
Community Room Kitchen Closet	3,026.93	1.31%
Community Room	42,546.27	18.39%
Community Room Closet	2,401.12	1.04%
Community Room Food Storage	5,233.19	2.26%
Community Room Office	5,518.13	2.38%
Foyer	7,962.72	3.44%
Foyer 3	5,724.98	2.47%
Mens Restroom	4,525.92	1.96%
Mop Closet	1,054.99	0.46%
Womens Restroom	4,182.83	1.81%
Handicap Restroom	2,602.52	1.12%
Library	31,523.95	13.62%
Library Break Room	5,067.55	2.19%
<b>Area Subtotal: 1st Floor</b>	<b>178,270.93</b>	<b>77.04%</b>
<b>Area: Exterior</b>		
Exterior	23,694.59	10.24%
<b>Area Subtotal: Exterior</b>	<b>23,694.59</b>	<b>10.24%</b>
<b>Area Subtotal: Source - DocuSketch</b>	<b>201,965.52</b>	<b>87.28%</b>
<b>Subtotal of Areas</b>	<b>231,399.69</b>	<b>100.00%</b>
<b>Total</b>	<b>231,399.69</b>	<b>100.00%</b>

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**Recap by Category**

<b>O&amp;P Items</b>	<b>Total</b>	<b>%</b>
APPLIANCES	16,583.56	4.86%
CABINETRY	27,258.23	7.98%
CLEANING	7,179.81	2.10%
GENERAL DEMOLITION	3,768.58	1.10%
DOORS	5,048.49	1.48%
DRYWALL	38,021.25	11.13%
ELECTRICAL	280.14	0.08%
FLOOR COVERING - CARPET	24,446.85	7.16%
FLOOR COVERING - VINYL	31,920.73	9.35%
FINISH CARPENTRY / TRIMWORK	89.40	0.03%
FRAMING & ROUGH CARPENTRY	4,737.06	1.39%
INSULATION	3,040.65	0.89%
LABOR ONLY	12,933.60	3.79%
PLUMBING	3,690.70	1.08%
PANELING & WOOD WALL FINISHES	4,053.60	1.19%
PAINTING	39,474.42	11.56%
STUCCO & EXTERIOR PLASTER	8,872.62	2.60%
O&P Items Subtotal	231,399.69	67.75%
Permits and Fees	6,654.60	1.95%
Overhead	42,849.75	12.55%
Profit	33,708.44	9.87%
Sales Tax	26,912.07	7.88%
<b>Total</b>	<b>341,524.55</b>	<b>100.00%</b>





Exterior