



Heritage Restoration  
1581 N National Ave  
Chehalis, WA 98532  
(360) 345-1015  
firewaterstorm.com

Client: City of Tumwater - Brewmasters House  
Property: 602 Deschutes Way SW  
Tumwater, WA 98501

Operator: ESTIMATO

Estimator: Alan Baum

E-mail: alan@firewaterstorm.com

Type of Estimate: Fire

Date Entered: 3/2/2023

Date Assigned:

Price List: HRI\_PREVFEB23

Labor Efficiency: Restoration/Service/Remodel

Estimate: BREWMASTERS-WPSUPP

Thank you for choosing Heritage Restoration Inc to perform your **Emergency Mitigation and/or Reconstruction needs**. Listed below you will find a detailed breakdown of the services provided at the above mentioned property. This includes the work necessary to preserve and protect the property from further damage.

**PLEASE NOTE:** Due to the uniqueness of this restoration project, the costs of many of the materials may need to be supplemented based on availability/matching. Most line items have been marked as "Premium" although "premium" material costs are usually found to be much lower than actual costs on many high-end projects, let alone historical projects such as this.

Vendor invoices/receipts will be submitted as supplements where necessary.

**Prevailing Wage:** The pricing in this estimate includes prevailing wage. On September 1st, 2023 the prevailing wage rates are due to increase, and so any work performed on or after 09/01/2023 will be adjusted to reflect the changes in the prevailing wage for this jobsite.

**DISCLAIMER:**

**On electrical:** The proposed scope of electrical work and panel upgrade may change, depending on the inspection by L&I.

**On wallpaper:** Costs of the wallpaper may change depending on the selections to maintain a "historical appearance."



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## BREWMASTERS-WPSUPP

### SKETCH1

#### Main Level

#### Main Level

CAT	SEL	ACT DESCRIPTION					
	CALC	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. WPR	BIDITM	+ Wallpaper (Bid Item) - Materials					
	1	1.00 EA [*]	0.00+	6,194.79 =	706.21	1,238.96	8,139.96
2. WPR	BIDITM	+ Wallpaper (Bid Item) - Labor					
	1	1.00 EA [*]	0.00+	16,500.00 =	1,881.00	3,300.00	21,681.00
3. WPR	BIDITM	+ Wallpaper (Bid Item) - Liners					
	1	1.00 EA [*]	0.00+	700.00 =	79.80	140.00	919.80
4. SCF	LJ	+ Two ladders with jacks and plank (per day)					
	3	3.00 DA	0.00+	116.63 =	39.89	69.98	459.76

Labor for additional prep to ceilings

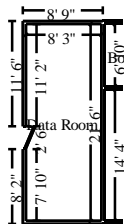
5. DRY	LAB	+ Drywall Installer / Finisher - per hour					
	8*3	24.00 HR	0.00+	152.69 =	417.76	732.92	4,815.24

This is in addition to the Change Order/Supplement issued on December 12th 2024, this additional cost is for the prep and wallpaper of the ceilings in this historic building.

These bids are not included in December's numbers.

<b>Total: Main Level</b>				<b>3,124.66</b>	<b>5,481.86</b>	<b>36,015.76</b>
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#### Basement



#### Data Room

Height: 7' 6"

446.25 SF Walls	177.38 SF Ceiling
623.63 SF Walls & Ceiling	177.38 SF Floor
19.71 SY Flooring	59.50 LF Floor Perimeter
59.50 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION					
	CALC	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Structural repairs to this room have been included in "Back Storage" on the Main level.							
<b>Totals: Data Room</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total: SKETCH1</b>					<b>3,124.66</b>	<b>5,481.86</b>	<b>36,015.76</b>



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Line Item Totals: BREWMASTERS-WPSUPP	3,124.66	5,481.86	36,015.76
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### Grand Total Areas:

7,080.23	SF Walls	3,208.86	SF Ceiling	10,289.08	SF Walls and Ceiling
3,210.91	SF Floor	356.77	SY Flooring	904.08	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	920.32	LF Ceil. Perimeter
3,210.91	Floor Area	3,426.23	Total Area	6,588.32	Interior Wall Area
3,971.01	Exterior Wall Area	494.73	Exterior Perimeter of Walls		
164.97	Surface Area	1.65	Number of Squares	60.02	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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### Summary

Line Item Total	27,409.24
Overhead	2,740.93
Profit	2,740.93
Sales Tax	3,124.66
<b>Replacement Cost Value</b>	<b>\$36,015.76</b>
<b>Net Claim</b>	<b>\$36,015.76</b>

Alan Baum



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### Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Sales Tax (9.5%)
Line Items	2,740.93	2,740.93	3,124.66
Total	2,740.93	2,740.93	3,124.66



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Recap by Room

Estimate: BREWMASTERS-WPSUPP

Area: SKETCH1

Area: Main Level	27,409.24	100.00%
Area Subtotal: Main Level	27,409.24	100.00%
Area Subtotal: SKETCH1	27,409.24	100.00%
Subtotal of Areas	27,409.24	100.00%
Total	27,409.24	100.00%



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### Recap by Category

O&P Items	Total	%
DRYWALL	3,664.56	10.17%
SCAFFOLDING	349.89	0.97%
WALLPAPER	23,394.79	64.96%
O&P Items Subtotal	27,409.24	76.10%
Overhead	2,740.93	7.61%
Profit	2,740.93	7.61%
Sales Tax	3,124.66	8.68%
Total	36,015.76	100.00%