



Insured: Lakeport Yacht Club
Property: 15 Fifth St
Lakeport, CA 95453

Home: (707) 263-5078
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Estimator: Martin Rico
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Kelseyville , CA 95451

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Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected: 2/20/2024 10:00 AM

Date Received:
Date Entered: 2/29/2024 12:18 PM

Price List: CAUK8X_FEB24
Restoration/Service/Remodel
Estimate: LAKEPORT_YACHT_CLUB

Scope of work: This document is intended to be an exact scope of the actual work to be performed. If a specific item is not included within then it is not included as this estimate/bid does not include additional hidden or concealed damages.

Xactimate: This estimate was written using Xactimate, an industry standard, independent third-party pricing database which has a history of reliability for the type of repairs outlined below. This estimate/bid reflects current pricing that is competitive within the construction industry. Any additional supplements or change orders will also reflect similarly competitive pricing plus the addition of reasonable Overhead and Profit.

Supplements/Change Orders: Changes after work has begun can be costly and time consuming. Any supplements and/or change orders to this estimate will alter the costs and will likely delay the completion of this project. Bridges Construction cannot be held responsible in any way for unforeseen delays that would be caused by changes in the scope.

Job-Site Notes: If there are contents being stored on site that need to be moved during repairs, great care will be taken to move/protect those as needed. Bridges Construction always recommends however, that breakable and/or valuable contents be removed before any repairs begin. If the decision is made to leave these in place during construction, we cannot be held responsible for damage that may occur.

Caution will be exercised in all phases of construction, however if a material is unintentionally damaged, and was intended for re-installation, a supplemental estimate may be supplied to the appropriate financial party for approval to have Bridges Construction complete the additional repair needs.

Materials/Finishes: The replacement materials used during repairs will be similar matching grains, quality, and texture, but may not be exact. Paint applied to original materials with potential flaws (dents, paint runs, etc.), will not be corrected and may be visible after repairs are completed. In the event that the customer is unhappy with the new match or paint job, Bridges Construction reserves the right to provide a supplement to the appropriate responsible party.

Permits, Plans, Code Upgrades: As normally noted within the estimate, all permits, fees, planning charges, and code upgrades are not included unless otherwise noted. These items will be supplemented to the financially responsible party once they are incurred. Reasonable Overhead and Profit will be added.

Project Management: Once your contract has been completed and your deposit has been paid, a Project Manager will be assigned to take care of your specific needs regarding this scope of work. You will find that your Project Manager along with our office staff will help guide you through all selections, scheduling, and product budgets to additionally assure your satisfaction.

We at Bridges Construction appreciate your business. We strive for excellence and integrity in all phases of our work, including estimates that are fair, concise and accurate. If you have any questions or concerns, please let us know.

Our total estimate for the repairs is:

\$17,551.24

Thank you for choosing Bridges Construction. We look forward to working with you on this project and future ones!

*Please note. Price only valid for 30 Days from initial date estimate is provided

Date Printed: 2/29/2024 2:22 PM

Respectfully,
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Project Manager
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LAKEPORT_YACHT_CLUB
Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****General*****			
1. Residential Supervision / Project Management - per hour	4.61 HR @	97.11 =	447.68
2. Haul debris - per pickup truck load - including dump fees	0.25 EA @	216.53 =	54.13
3. Additional driving charge - per mile	59.91 EA @	0.63 =	37.74
4. Pick up and delivery of building material	0.61 EA @	100.00 =	61.00
*****General Cleaning*****			
5. General clean - up	1.15 HR @	64.09 =	73.70
6. Final cleaning - construction - Commercial	1,172.22 SF @	0.28 =	328.22
*****Fees / As Incurred Items*****			
7. Taxes, insurance, permits & fees (Bid Item)	1.00 EA @		AS INCURRED
*****Storage Room*****			
8. Carpenter - General Frammer - per hour	2.00 HR @	99.24 =	198.48
Labor to frame in for fire wall between storage room and kitchen.			
9. Sheathing - plywood - 1/2" CDX	32.00 SF @	2.20 =	70.40
10. 2" x 4" lumber (.667 BF per LF)	8.00 LF @	3.34 =	26.72
11. Urethane foam sealant	10.00 LF @	1.15 =	11.50
Seal areas to prevent rodent intrusion			

Conference Room

Height: Sloped

Subroom: Mens Bathroom (1)

Height: 8'

Subroom: Kitchen (2)

Height: 9' 7"

Missing Wall **27' 3" X 9' 7"**

Opens into CONFERENCE_R

Subroom: Womens Bathroom (3)

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****Drywall*****			
12. Drywall - Labor Minimum	1.00 EA @	398.73 =	398.73
Remove and replace drywall to access plumbing for new utility sink			
*****Painting*****			
13. Painting - Labor Minimum	1.00 EA @	241.45 =	241.45
Painting labor minimum to paint new drywall behind utility sink			
*****Finish Plumbing*****			
14. Rough-in plumbing - per fixture	1.00 EA @	766.81 =	766.81
Plumbing for installation of utility sink			
15. Plumbing fixture supply line	2.00 EA @	22.80 =	45.60
16. Angle stop valve	2.00 EA @	43.63 =	87.26

CONTINUED - Conference Room

DESCRIPTION	QTY	UNIT PRICE	TOTAL
17. P-trap assembly - ABS (plastic)	1.00 EA @	70.66 =	70.66
18. Laundry tub	1.00 EA @	379.12 =	379.12
19. Sink faucet - Bathroom	1.00 EA @	237.83 =	237.83
*****Finish Hardware & Mechanical*****			
20. Deadbolt - Commercial grade	1.00 EA @	94.46 =	94.46
21. Panic hardware	3.00 EA @	1,702.50 =	5,107.50
22. Door kick plate - 16 gauge, 8" x 34"	4.00 EA @	58.31 =	233.24
23. Door closer - Heavy duty - Commercial grade	5.00 EA @	354.88 =	1,774.40
*****Specialty Items*****			

Grand Total Areas:

2,286.26 SF Walls	1,172.51 SF Ceiling	3,458.76 SF Walls and Ceiling
1,172.22 SF Floor	130.25 SY Flooring	202.67 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	229.93 LF Ceil. Perimeter
1,172.22 Floor Area	1,230.25 Total Area	2,286.26 Interior Wall Area
1,779.72 Exterior Wall Area	144.17 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	

Summary for Dwelling

Line Item Total	10,746.63
Prevailing Wage Labor Burden	2,685.69
California Lumber Assessment Fee	0.35
Material Sales Tax	434.95
Subtotal	13,867.62
Overhead	1,733.47
Profit	1,950.15
Replacement Cost Value	\$17,551.24
Net Claim	\$17,551.24

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