

This Claim was submitted under certificate PR1260201907011, ("Coverage Document"). The Coverage Document provides Property Coverage to Johnson County for the period of 07/01/2019 through 07/01/2020. The Coverage Document provides blanket coverage of \$84,381,000 with a \$5,000 deductible per occurrence. The deductible applies to Damages and certain Claims Expenses, as the Coverage Document defines those terms.

Johnson County submitted a claim for property damage to multiple buildings due to wind and hail. A damage appraiser from Abercrombie, Simmons, and Gillette (AS&G) was initially retained to evaluate the damage. AS&G inspected the loss locations on multiple dates. Due to the damages observed, a construction and roofing consultant from JS Held was retained to inspect and estimate the damage from the recent hail storm. Please note the JS Held observed old hail dents at other buildings. The older damages showed rust or debris build up and no corresponding spadder marks to indicate recent hail. The older damage occurred at a different date of loss and due to such will not be considered under this claim.

Please review the estimate provided. Please contact us with any differences or concerns prior to repairs commencing.

Under your Property Coverage Document, claim settlement begins with an initial payment for the actual cash value of your damage, or for the actual cash value of the lost or destroyed item(s), immediately prior to the loss or damage. Actual Cash Value as defined by the Property Coverage Document is the amount it would cost to repair or replace covered property, on the date of loss, with material of like kind and quality, computed by subtracting the depreciated value of the lost or damaged covered property from the actual replacement cost, using materials of like kind and quality, of the covered property at the time of loss.

Your initial payment is based on the actual cash value of your items. You may receive additional payment(s) once you repair and/or replace the damaged items and provide us with documentation (i.e., invoices or cancelled checks). Please mail, email or fax those documents to us when they are available. As stated in the Property Coverage Document, you will need to have repair or replacement completed on the same or another site within 2 years from the date of loss in order to make a claim on the recoverable depreciation.

Please note the increased cost of construction or code work as shown in the estimate are paid when occurred. The amounts for the code compliance are included in the recoverable depreciation shown below.

Below is a breakdown of the payment that has been released under separate cover:

**BUILDING DAMAGES:**

Full cost of Repair or Replacement:	\$424,267.42
Less Recoverable Depreciation:	-\$179,647.69
Actual Cash Value:	\$244,619.73
Less Deductible:	-\$5,000.00
Less Prior Payments:	-\$20,256.00
<b>Total Payment:</b>	<b>\$219,363.73</b>

As outlined in the Property Coverage Document under **Section E Loss Adjustment and Settlement** subsection 3. Valuation K. 8 which states in part:

K. On all other property, the loss amount will not exceed the lesser of:  
\*\*\*

8) The Actual Cash Value if the property is:

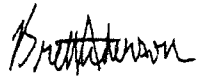
- a. Useless to the Member: or
- b. Not repaired, replaced or rebuilt on the same or another site within two years from the date of loss.

The Member may elect not to repair or replace the Member's real or personal property lost, damaged or destroyed. The Member may elect loss settlement on the lesser of repair or replacement cost basis if the proceeds of the loss settlement are expended on other capital expenditures related to the Member's operations within two years from the date of loss. As a condition of collecting under this provision, expenditure must be unplanned as of the date of loss and be made at a Member Property under this Coverage Document.

If you have or receive further information that may warrant the Pool reevaluating the Claim for coverage, please immediately notify me at (512) 478-8753 or transmit a copy to me at BrettA@county.org or via fax at (512) 615-8942.

Sincerely,

PR20208080-1  
October 21, 2020  
Page 4 of 4



Brett Anderson  
Property Program Supervisor

Enclosures: AS&G Report (10/19/2020) & Loss Worksheet



## NATIONAL CATASTROPHE DIVISION

October 19, 2020

Mr. Brett Anderson  
Texas Association of Counties Risk Management Pool  
P. O. Box 2131  
Austin, Texas 78768

RE: CAT Number: 2024  
Your Claim Number: PR20208080-1  
Insured: Johnson County  
Location: 2 N. Main St., Cleburne, TX 76031  
Date of Loss: 04/29/2020  
Our File Number: CAT-11.21847.3281-MS

### **ENCLOSURES:**

1. Final report
2. Report from JS Held
3. Estimate from JS Held
4. Roof Measurement Report
5. Invoice

### **ASSIGNMENT:**

This assignment was received on July 9<sup>th</sup> 2020 with the request we inspect and confirm claimed damages by hail. We contacted the insured on July 10<sup>th</sup> and set appointment to inspect the damages on July 15<sup>th</sup> 2020. Inspection of damages was performed on July 15<sup>th</sup> 2020, present for inspection was Public Works Supervisor, Randy Wheeler and Sergio Rodriguez of APEX Roofing.

### **COVERAGE:**

Blanket coverage- \$ 84,381,000.00

There is a deductible all perils of \$5,000.00. It is written at replacement cost.

### **RESERVE RECOMMENDATIONS:**

\$450,000.00

### **FACTS/CAUSE OF LOSS:**

Per your request we inspected a total of 14 buildings in Johnson County for possible hail damage, 13 of the 14 were in Cleburne and 1 was in Burleson. I will list the buildings we inspected below

#### **Adjusters. Claims Managers.**

1202 W. Bitters, Suite 1204-E, San Antonio, TX 78216 - tel (210) 824-3941 - fax (201) 824-4306

Visit us online at [www.asg-adj.com](http://www.asg-adj.com) - Submit new assignments to [claims@asg-adj.com](mailto:claims@asg-adj.com)

AS&G is an NCP Member Company – [www.nationalclaimspro.com](http://www.nationalclaimspro.com)

by their numbers from the "Property and Mobile Equipment Schedule" paper. All 14 buildings have now also been inspected by Kevin Dorman of JS Held and we have attached their report and estimate for repairs to hail damage to affected buildings.

**DESCRIPTION OF DAMAGES:**

**Site 1 Building 001 Courthouse**

Roof

Inspection revealed no visible damage from reported date of loss. Roof is 2 separate levels accessed by an interior ladder, both levels of roof consist of 1-layer mop-down modified bitumen over 1" perlite and 3" of ISO insulation board.

Exterior

No observed hail damages.

Interior

No damage reported or observed.

**Site 5 Building 001 Annex**

Roof

Inspection found significant hail damage to the Duro-Last roof. Roof is 2 separate levels, both roofs are 2 layers of Duro-Last over ½" foam board over Built-up roof over 2.5" of Gypsum.

Exterior

No damage reported or observed.

Interior

Rainwater leaked in and caused damage to some ceiling tiles and glue down carpet.

Totals for Annex Building

Per attached estimate from JS Held the total RCV repairs for this building is \$140,898.00 Depreciation of \$23,933.69 leaves a balance of \$116,964.31. Also, in attached estimate there is an additional \$33,427.08 for "code upgrades".

**Site 6 Building 001 Meals on Wheels**

Roof

Inspection found significant hail damage to the Duro-Last and composition roofs. Roof is two different sections; one is composition shingles and the other is Duro-Last over ½" foam board over Built-up.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

Totals for Meals on Wheels Building

Per attached estimate from JS Held the total RCV repairs for this building is \$81,384.50. Depreciation of \$22,135.97 leaves a balance of \$59,248.53. Also, in attached estimate there is an additional \$42,141.49 for "code upgrades".

**Site 7 Building 001 Justice of Peace**

Roof

Inspection revealed no visible damage from reported date of loss. Roof is composition shingles over ice and water shield.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

**Site 8 Building 001 Brown Gym**

Roof

Inspection revealed no visible damage from reported date of loss to the Built-up with gravel ballast roof, it appears that hail was too small to have damaged this roof.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

**Site 9 Building 001 United Way**

Roof

Inspection revealed no visible damage from reported date of loss to the composition roof. Roof is composition shingles over ice and water shield.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

**Site 10 Building 001 Adult Probation**

Roof

Inspection revealed no visible damage from reported date of loss to the torch-down aluminum roof, it appears that hail was too small to have damaged this roof.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

**Site 11 Building 001 Elections**

Roof

Inspection revealed no visible damage from reported date of loss. Roof consist of 1-layer mop-down modified bitumen over wood deck.

Exterior

No observed hail damage.

Interior

No damage reported or observed.

**Site 12 Building 001 Gunn Justice**

Roof

Inspection revealed no visible damage from reported date of loss. Roof consist of 1-layer mop-down modified bitumen over 1" perlite and 3" of ISO insulation board.

Exterior

No observed hail damage.

Interior

No damage reported or observed.

**Site 18 Building 001 Doty House**

Roof

Inspection found minor hail damage to some of the wood shingles on the roof. Roof is two different sections; one is wood shingles and the other is 90# torch-down roll roofing. Attached estimate from JS Held includes replacing the damaged wood shingles.

Exterior

No observed hail damage.

Interior

No damage reported or observed.

Totals for Doty House

Per attached estimate from JS Held the total RCV repairs for this building is \$814.56 and no depreciation was taken.

**Site 19 Building 001 E.O.C**

Roof

Inspection revealed no visible damage from reported date of loss to the standing seam metal roof.

Exterior

No observed hail damage.

Interior

No damage reported or observed.

**Site 20 Building 001 Sheriff's Office**

Roof

Roof consists of three separate types, metal, built-up with gravel ballast and Duro-Last. Minor hail damage was observed to the Duro-Last roof Inspection revealed no visible damage from reported date of loss to Built-up or metal roofs.

Attached estimate from JS Held includes repairs to Duro-Last roof.

Exterior

No observed hail damage.

Interior

No damage reported or observed.

Totals for Sheriff's Office

Per attached estimate from JS Held the total RCV repairs for this building is \$995.44 and no depreciation was taken.

**Site 24 Building 001 Sub-Courthouse**

Roof

Inspection revealed no hail damage to the Built-up with gravel ballast roofing.

Exterior

No observed hail damage.

Interior

No damage reported or observed.



**109 West Chambers St Agri-Life Building**

Roof

Inspection found significant hail damage to the Duro-Last roof. Roof is Duro-Last over ½" foam board over 2 layers of composition shingles.

Exterior

No damage reported or observed.

Interior

No damage reported or observed.

Totals for Agri-Life Building

Per attached estimate from JS Held the total RCV repairs for this building is \$60,988.51 Depreciation of \$19,647.62 leaves a balance of \$41,340.89. Also, in attached estimate there is an additional \$38,361.84 for "code upgrades".

**ESTIMATE OF DAMAGES:**

**Enclosed estimate is for damages to all locations. RC damages are \$285,081.01, Depreciation of \$84,294.18 leaves an ACV of \$219,363.73, Deductible of \$5,000 leaves a claim payable of \$214,363.73. In attached estimate there is also a total of \$113,930.41 in code upgrades to be paid when incurred.**

**SALVAGE:**

No salvage available.

**SUBROGATION:**

None.

**ACTION PLAN:**

If all is in order, please close your file as our work on this file has been completed.

Sincerely,

Jacob Tindell  
Adjuster

Read and approved by:  
Mike Swinney  
Executive General Adjuster  
Abercrombie, Simmons & Gillette, Inc.,

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

Insured: Johnson County  
Property: Multiple  
Cleburne, TX 76033

Claim Rep.: Brett Anderson  
Company: Texas Association of Counties  
Business: 1210 San Antonio Street  
Austin, TX 78701

Business: (512) 615-8921  
E-mail: BrettA@county.org

Estimator: Andrew Richards  
Position: Consultant  
Company: J.S. Held LLC  
Business: 480 Wrangler Drive, Suite 300  
Coppell, TX 75019

Business: (469) 978-9537  
E-mail: arichards@jsheld.com

**Claim Number:** PR20208080-1

**Policy Number:** PR1260201907011

**Type of Loss:** Hail

Date of Loss: 4/29/2020  
Date Inspected: 8/10/2020

Date Received: 7/21/2020  
Date Entered: 10/1/2020 8:53 AM

Price List: TXDF8X\_OCT20  
Restoration/Service/Remodel  
Estimate: JOHNSON\_COUNTY

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

This estimate is based on site inspections completed by J.S. Held consultants David McLaughlin, Kevin Dorman, and Jeff Green on July 23, and August 10, 2020.

This opinion of probable cost is based on the level of detail of "as-built" conditions provided to us by site inspections. We have not been provided any plans for this complex, nor is the demolition complete at this time.

**General Building Description:** This estimate includes multiple commercial properties. Individual building descriptions are described in J.S. Held narrative report.

**Cause of damage:** Hail

**Scope recap:** Remove and replace PVC roofs on the Annex Building, Agrilife Building, and Meals on Wheels Building. Perform patch repair on Sherrif's office. Insert repairs on the Doty House.

This opinion reflects J.S. Held's assumption of the pre-loss configuration. The pricing contemplates the use of contemporary materials of "like, kind and quality". Furthermore, this evaluation is governed by the following assumptions and exclusions.

**Assumptions:**

- Per discussions with the adjuster, all the items have been included in the estimate.
- Access given by municipal city manager
- Eagleview roof measurements with spot verified field measurements

**Exclusions:**

- ACM/ Lead/ Mold sampling, testing, protocol, abatement or clearance (Unless it is included above)
- Architectural & Engineering Fee Budgets
- Permit fees

This estimate is subject to review by the Insurance Carrier(s) per contract/policy terms and conditions. J.S. Held recommends that all costs that are anticipated to be part of the claim are submitted for review prior to executing contracts. This document is prepared for the adjustment team. Reliance upon this document are for the sole use of the intended recipients. J.S. Held LLC reserves the right to change their opinion should further information become available following the preparation of this presentation.

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**JOHNSON\_COUNTY**

**Agrilife**

**West Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. Detach & Reset Metal roofing - ribbed - 26 gauge - 1 1/8" to 1 1/2"	282.00 SF	4.87	0.00	1,373.34	(0.00)	1,373.34
2. Remove Cap flashing	26.00 LF	0.46	0.00	11.96	(0.00)	11.96
3. Remove Cap flashing - large	30.00 LF	0.46	0.00	13.80	(0.00)	13.80
4. Remove Aluminum termination bar / flashing for membrane roofs	238.00 LF	0.46	0.00	109.48	(0.00)	109.48
5. Remove Flash parapet wall only - PVC*	315.00 LF	1.58	0.00	497.70	(0.00)	497.70
6. Remove PVC - Mechanically attached - 45 mil*	34.16 SQ	60.53	0.00	2,067.70	(0.00)	2,067.70
<b>Remove and replace two layers of mechanically attached PVC and poly sheet.</b>						
7. Remove Fanfold foam insulation board - 1/4"	3,416.00 SF	0.24	0.00	819.84	(0.00)	819.84
8. Tear off, haul and dispose of comp. shingles - 3 tab	34.16 SQ	45.18	0.00	1,543.35	(0.00)	1,543.35
9. Add. layer of comp. shingles, remove & disp. - 3 tab	34.16 SQ	29.03	0.00	991.66	(0.00)	991.66
10. Fanfold foam insulation board - 1/4"	3,416.00 SF	0.50	0.00	1,708.00	(182.19)	1,525.81
11. PVC - Mechanically attached - 45 mil*	34.16 SQ	380.71	0.00	13,005.05	(6,502.53)	6,502.52
12. Flash parapet wall only - PVC*	315.00 LF	14.47	0.00	4,558.05	(2,279.03)	2,279.02
13. Aluminum termination bar / flashing for membrane roofs	238.00 LF	2.65	0.00	630.70	(288.32)	342.38
14. Caulking - butyl rubber	238.00 LF	3.67	0.00	873.46	(436.73)	436.73
<b>Additional caulking for sealing around termination bar.</b>						
15. Cap flashing	26.00 LF	17.87	0.00	464.62	(212.40)	252.22
16. Cap flashing - large	30.00 LF	23.47	0.00	704.10	(321.87)	382.23
17. R&R Roof scupper - aluminum	4.00 EA	168.99	0.00	675.96	(290.82)	385.14
18. Rain cap - 8"	3.00 EA	42.49	0.00	127.47	(58.27)	69.20
19. Exhaust cap - through roof - 6" to 8"	3.00 EA	78.25	0.00	234.75	(107.31)	127.44
20. One-way roof vent*	4.00 EA	52.87	0.00	211.48	(96.68)	114.80
<b>The line items listed below are included to be in ordinance with local energy code.</b>						
<del>21. Insulation - ISO board, 1"</del>	<del>34.16 SQ</del>	<del>188.37</del>	<del>0.00</del>	<del>6,434.72</del>	<del>(0.00)</del>	<del>6,434.72</del>
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<del>22. Insulation - ISO board, 3 1/2"</del>	<del>34.16 SQ</del>	<del>395.08</del>	<del>0.00</del>	<del>13,495.93</del>	<del>(0.00)</del>	<del>13,495.93</del>
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<b>Totals: West Roof</b>			<b>0.00</b>	<b>30,622.47</b>	<b>10,776.15</b>	<b>19,846.32</b>

**East Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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**CONTINUED - East Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
23. Remove Aluminum termination bar / flashing for membrane roofs	159.00 LF	0.46	0.00	73.14	(0.00)	73.14
24. Remove Flash parapet wall only - PVC*	236.00 LF	1.58	0.00	372.88	(0.00)	372.88
25. Remove PVC - Mechanically attached - 45 mil*	31.59 SQ	60.53	0.00	1,912.14	(0.00)	1,912.14
<b>Remove and replace two layers of mechanically attached PVC and poly sheet.</b>						
26. Remove Fanfold foam insulation board - 1/4"	3,159.00 SF	0.24	0.00	758.16	(0.00)	758.16
27. Tear off, haul and dispose of 4 ply built-up roofing	63.18 SQ	61.11	0.00	3,860.93	(0.00)	3,860.93
<b>Remove 2 layers of 4 ply built-up roofing.</b>						
28. Fanfold foam insulation board - 1/4"	3,159.00 SF	0.50	0.00	1,579.50	(168.48)	1,411.02
29. PVC - Mechanically attached - 45 mil*	31.59 SQ	380.71	0.00	12,026.63	(6,013.32)	6,013.31
30. Flash parapet wall only - PVC*	236.00 LF	14.47	0.00	3,414.92	(1,707.46)	1,707.46
31. Rain cap - 8"	6.00 EA	42.49	0.00	254.94	(116.54)	138.40
32. Exhaust cap - through roof - 6" to 8"	3.00 EA	78.25	0.00	234.75	(107.31)	127.44
33. One-way roof vent*	4.00 EA	52.87	0.00	211.48	(96.68)	114.80
34. Flashing - pipe jack - split boot	1.00 EA	69.73	0.00	69.73	(31.88)	37.85
35. R&R Roof scupper - aluminum	2.00 EA	168.99	0.00	337.98	(145.41)	192.57
36. Aluminum termination bar / flashing for membrane roofs	159.00 LF	2.65	0.00	421.35	(192.62)	228.73
37. Caulking - butyl rubber	159.00 LF	3.67	0.00	583.53	(291.77)	291.76
<b>Additional caulking for sealing around termination bar.</b>						
<b>The line items listed below are included to be in ordinance with local energy code.</b>						
<del>38. Insulation - ISO board - 1"</del>	<del>31.59 SQ</del>	<del>188.37</del>	<del>0.00</del>	<del>5,950.61</del>	<del>(0.00)</del>	<del>5,950.61</del>
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<del>39. Insulation - ISO board - 3 1/2"</del>	<del>31.59 SQ</del>	<del>395.08</del>	<del>0.00</del>	<del>12,480.58</del>	<del>(0.00)</del>	<del>12,480.58</del>
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<b>Totals: East Roof</b>			<b>0.00</b>	<b>26,112.06</b>	<b>8,871.47</b>	<b>17,240.59</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>No visible damage from reported date of loss.</b>						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
All supervision, toilet rentals, and general labor hours are based on a roofing crew size with 8 roofers removing and replacing approximately 15 squares per day.						
40. Commercial Supervision / Project Management - per hour	10.00 HR	68.19	0.00	681.90	(0.00)	681.90
Project supervision for entire duration of project. 2 hours per day, 5 days a week, for 1 week.						
41. General Laborer - per hour	40.00 HR	36.53	0.00	1,461.20	(0.00)	1,461.20
General laborer to clean, stage materials, etc. for entire duration of project. 8 hours per day, 5 days a week, for 1 week.						
42. Telehandler/forklift (per week) - no operator	1.00 WK	1,310.16	0.00	1,310.16	(0.00)	1,310.16
43. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	641.00	0.00	641.00	(0.00)	641.00
44. Temporary toilet - Minimum rental charge	1.00 EA	159.72	0.00	159.72	(0.00)	159.72
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>4,253.98</b>	<b>0.00</b>	<b>4,253.98</b>
<b>Total: Agrilife</b>			<b>0.00</b>	<b>60,988.51</b>	<b>19,647.62</b>	<b>41,340.89</b>

**Annex**

**Upper Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
45. Remove Additional charge for high roof (2 stories or greater)	76.41 SQ	4.20	0.00	320.92	(0.00)	320.92
46. Remove Aluminum termination bar / flashing for membrane roofs	420.00 LF	0.46	0.00	193.20	(0.00)	193.20
47. Remove Flash parapet wall only - PVC*	420.00 LF	1.58	0.00	663.60	(0.00)	663.60
48. Remove PVC - Mechanically attached - 45 mil*	152.82 SQ	60.53	0.00	9,250.19	(0.00)	9,250.19
<b>Remove two layers of mechanically attached PVC.</b>						
49. Remove Fanfold foam insulation board - 1/4"	7,641.00 SF	0.24	0.00	1,833.84	(0.00)	1,833.84
50. Tear off, haul and dispose of gravel ballast	76.41 SQ	50.26	0.00	3,840.37	(0.00)	3,840.37
51. Tear off, haul and dispose of 4 ply built-up roofing	76.41 SQ	61.11	0.00	4,669.42	(0.00)	4,669.42
52. Remove Light weight, gypsum concrete - 1 1/2" thick	7,641.00 SF	2.61	0.00	19,943.01	(0.00)	19,943.01
53. Additional charge for high roof (2 stories or greater)	76.41 SQ	17.02	0.00	1,300.50	(0.00)	1,300.50
54. Light weight, gypsum concrete - 1 1/2" thick	7,641.00 SF	4.60	0.00	35,148.60	(3,749.18)	31,399.42
55. Fanfold foam insulation board - 1/4"	7,641.00 SF	0.50	0.00	3,820.50	(407.52)	3,412.98
56. PVC - Mechanically attached - 45 mil*	76.41 SQ	380.71	0.00	29,090.05	(14,545.03)	14,545.02
57. Flash parapet wall only - PVC*	420.00 LF	14.47	0.00	6,077.40	(3,038.70)	3,038.70
58. Aluminum termination bar / flashing for membrane roofs	420.00 LF	2.65	0.00	1,113.00	(508.80)	604.20
59. Caulking - butyl rubber	420.00 LF	3.67	0.00	1,541.40	(770.70)	770.70
<b>Additional caulking for sealing around termination bar.</b>						
60. Packaged air conditioning unit - Detach & reset	4.00 EA	849.77	0.00	3,399.08	(0.00)	3,399.08
61. Central air - condenser unit - Detach & reset	4.00 EA	533.33	0.00	2,133.32	(0.00)	2,133.32
62. Detach & Reset Gravity roof ventilator - 18"	2.00 EA	70.23	0.00	140.46	(0.00)	140.46
63. R&R Pitch pan / pocket - up to 6" x 6" x 4" - galvanized	4.00 EA	123.31	0.00	493.24	(189.15)	304.09
64. Roof drain - PVC/ABS - 2" to 6" outlet	6.00 EA	374.79	0.00	2,248.74	(399.78)	1,848.96
65. One-way roof vent*	9.00 EA	52.87	0.00	475.83	(217.52)	258.31
66. Exhaust cap - through roof - 6" to 8"	3.00 EA	78.25	0.00	234.75	(107.31)	127.44
67. Comb/straighten a/c cond. fins - w/trip charge - Large	2.00 EA	199.17	0.00	398.34	(0.00)	398.34
<b>The line items listed below are included to be in ordinance with local energy code.</b>						
68. Insulation - ISO board, 4"	76.41 SQ	437.47	0.00	33,427.08	(0.00)	33,427.08

This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.

**Totals: Upper Roof** **0.00 128,329.76 23,933.69 104,396.07**

**Lower Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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**CONTINUED - Lower Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Lower Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>All supervision, toilet rentals, and general labor hours are based on a roofing crew size with 8 roofers removing and replacing approximately 15 squares per day.</b>						
69. Commercial Supervision / Project Management - per hour	20.00 HR	68.19	0.00	1,363.80	(0.00)	1,363.80
<b>Project supervision for entire duration of project. 2 hours per day, 5 days a week, for 2 weeks.</b>						
70. General Laborer - per hour	80.00 HR	36.53	0.00	2,922.40	(0.00)	2,922.40
<b>General laborer to clean, stage materials, etc. for entire duration of project. 8 hours per day, 5 days a week, for 1 week.</b>						
71. Boom lift - 50'-60' reach (per week)	2.00 WK	1,302.00	0.00	2,604.00	(0.00)	2,604.00
72. Telehandler/forklift (per week) - no operator	2.00 WK	1,310.16	0.00	2,620.32	(0.00)	2,620.32
73. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA	641.00	0.00	1,282.00	(0.00)	1,282.00
74. Temporary toilet - Minimum rental charge	1.00 EA	159.72	0.00	159.72	(0.00)	159.72
75. Crane and operator - 50 ton capacity	8.00 HR	202.00	0.00	1,616.00	(0.00)	1,616.00
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>12,568.24</b>	<b>0.00</b>	<b>12,568.24</b>
<b>Total: Annex</b>			<b>0.00</b>	<b>140,898.00</b>	<b>23,933.69</b>	<b>116,964.31</b>

**Meals on Wheels**

**Low-Slope Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
76. Remove PVC - Mechanically attached - 45 mil*	88.85 SQ	60.53	0.00	5,378.09	(0.00)	5,378.09
77. Remove Drip edge - PVC clad metal*	401.00 LF	0.27	0.00	108.27	(0.00)	108.27
78. Remove Fanfold foam insulation board - 1/4"	8,885.00 SF	0.24	0.00	2,132.40	(0.00)	2,132.40
79. Tear off, haul and dispose of 4 ply built-up roofing	177.70 SQ	61.11	0.00	10,859.25	(0.00)	10,859.25
<b>Remove multiple layers of built-up roofing.</b>						
80. Fanfold foam insulation board - 1/4"	8,885.00 SF	0.50	0.00	4,442.50	(473.87)	3,968.63
81. Drip edge - PVC clad metal*	401.00 LF	4.43	0.00	1,776.43	(812.08)	964.35
82. Pipe jack flashing - PVC/TPO	30.00 EA	67.52	0.00	2,025.60	(1,012.80)	1,012.80
83. PVC - Mechanically attached - 45 mil*	88.85 SQ	380.71	0.00	33,826.08	(16,913.04)	16,913.04
84. Central air - condenser unit - Detach & reset	8.00 EA	533.33	0.00	4,266.64	(0.00)	4,266.64
85. One-way roof vent*	12.00 EA	52.87	0.00	634.44	(290.03)	344.41
86. Rain cap - 8"	10.00 EA	42.49	0.00	424.90	(194.24)	230.66
87. R&R Pitch pan / pocket - up to 6" x 6" x 4" - galvanized	8.00 EA	123.31	0.00	986.48	(378.29)	608.19
88. Plumber - per hour	8.00 HR	120.51	0.00	964.08	(0.00)	964.08
<b>Additional labor for plumber to detach and reset gas lines on roof.</b>						
89. Exhaust cap - through roof - 6" to 8"	6.00 EA	78.25	0.00	469.50	(214.63)	254.87
<b>The line items listed below are included to be in ordinance with local energy code.</b>						
90. Insulation - ISO board - 4"	88.85 SQ	437.47	0.00	38,869.24	(0.00)	38,869.24

**CONTINUED - Low-Slope Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<b>Totals: Low-Slope Roof</b>			<b>0.00</b>	<b>68,294.66</b>	<b>20,288.98</b>	<b>48,005.68</b>

**Upper Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
91. Remove PVC - Mechanically attached - 45 mil*	7.48 SQ	60.53	0.00	452.76	(0.00)	452.76
92. Remove Drip edge - PVC clad metal*	103.00 LF	0.27	0.00	27.81	(0.00)	27.81
93. Remove Fanfold foam insulation board - 1/4"	748.00 SF	0.24	0.00	179.52	(0.00)	179.52
94. Tear off, haul and dispose of 3 ply built-up roofing	7.48 SQ	45.95	0.00	343.71	(0.00)	343.71
95. Drip edge - PVC clad metal*	103.00 LF	4.43	0.00	456.29	(208.59)	247.70
96. Fanfold foam insulation board - 1/4"	748.00 SF	0.50	0.00	374.00	(39.89)	334.11
97. PVC - Mechanically attached - 45 mil*	7.48 SQ	380.71	0.00	2,847.71	(1,423.86)	1,423.85
98. One-way roof vent*	1.00 EA	52.87	0.00	52.87	(24.17)	28.70
<b>The line items listed below are included to be in ordinance with local energy code.</b>						
<del>99. Insulation - ISO board. 4"</del>	<del>7.48 SQ</del>	<del>437.47</del>	<del>0.00</del>	<del>3,272.28</del>	<del>(0.00)</del>	<del>3,272.28</del>
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
<b>Totals: Upper Roof</b>			<b>0.00</b>	<b>4,734.67</b>	<b>1,696.51</b>	<b>3,038.16</b>

**Steep-Slope Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
100. Remove 3 tab - 25 yr. - composition shingle roofing (per SHINGLE)	22.00 EA	5.95	0.00	130.90	(0.00)	130.90
101. 3 tab - 25 yr. - composition shingle roofing (per SHINGLE)	22.00 EA	13.68	0.00	300.96	(150.48)	150.48
<b>Perform insert repair at a rate of 1 shingle per square.</b>						
102. Roofer - per hour	1.83 HR	118.07	0.00	216.07	(0.00)	216.07
<b>Additional labor for roofer to locate shingles, and perform insert repair at a rate of 5 minutes per shingle.</b>						
<b>Totals: Steep-Slope Roof</b>			<b>0.00</b>	<b>647.93</b>	<b>150.48</b>	<b>497.45</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
All supervision, toilet rentals, and general labor hours are based on a roofing crew size with 8 roofers removing and replacing approximately 15 squares per day.						
103. Commercial Supervision / Project Management - per hour	20.00 HR	68.19	0.00	1,363.80	(0.00)	1,363.80
Project supervision for entire duration of project. 2 hours per day, 5 days a week, for 2 weeks.						
104. General Laborer - per hour	80.00 HR	36.53	0.00	2,922.40	(0.00)	2,922.40

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**CONTINUED - General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>General laborer to clean, stage materials, etc. for entire duration of project. 8 hours per day, 5 days a week, for 2 weeks.</b>						
105. Telehandler/forklift (per week) - no operator	2.00 WK	1,310.16	0.00	2,620.32	(0.00)	2,620.32
106. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	641.00	0.00	641.00	(0.00)	641.00
107. Temporary toilet - Minimum rental charge	1.00 EA	159.72	0.00	159.72	(0.00)	159.72
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>7,707.24</b>	<b>0.00</b>	<b>7,707.24</b>
<b>Total: Meals on Wheels</b>			<b>0.00</b>	<b>81,384.50</b>	<b>22,135.97</b>	<b>59,248.53</b>

**Sheriff's Office**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
108. Remove PVC - Mechanically attached - 45 mil*	1.00 SQ	60.53	0.00	60.53	(0.00)	60.53
109. PVC - Mechanically attached - 45 mil*	1.00 SQ	380.71	0.00	380.71	(0.00)	380.71
<b>Patch repair PVC membrane.</b>						
<b>Totals: Roof</b>			<b>0.00</b>	<b>441.24</b>	<b>0.00</b>	<b>441.24</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>No visible damage from reported date of loss.</b>						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>No visible damage from reported date of loss.</b>						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
110. Commercial Supervision / Project Management - per hour	2.00 HR	68.19	0.00	136.38	(0.00)	136.38
<b>Project supervision for entire duration of project. 2 hours per day, for 1 day.</b>						
111. General Laborer - per hour	8.00 HR	36.53	0.00	292.24	(0.00)	292.24
<b>General laborer to clean, stage materials, etc. for entire duration of project. 8 hours per day, for 1 day.</b>						
112. Haul debris - per pickup truck load - including dump fees	1.00 EA	125.58	0.00	125.58	(0.00)	125.58
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>554.20</b>	<b>0.00</b>	<b>554.20</b>
<b>Total: Sheriff's Office</b>			<b>0.00</b>	<b>995.44</b>	<b>0.00</b>	<b>995.44</b>

**Doty House**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
113. Remove Wood shingles - tapersawn - #1 cedar (per SHINGLE)*	9.00 EA	5.95	0.00	53.55	(0.00)	53.55
114. Wood shingles - tapersawn - #1 cedar (per SHINGLE)*	9.00 EA	13.14	0.00	118.26	(0.00)	118.26
<b>Remove and replace wood shingles at a rate of 1 per square on the north and west facing slopes.</b>						
115. Roofer - per hour	0.75 HR	118.07	0.00	88.55	(0.00)	88.55
<b>Additional labor for roofer to locate wood shingles, and perform insert repairs at a rate of 5 minutes per wood shingle.</b>						

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Totals: Roof			0.00	260.36	0.00	260.36

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
Totals: Front Elevation			0.00	0.00	0.00	0.00

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
Totals: Right Elevation			0.00	0.00	0.00	0.00

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
Totals: Rear Elevation			0.00	0.00	0.00	0.00

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
Totals: Left Elevation			0.00	0.00	0.00	0.00

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**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
116. Commercial Supervision / Project Management - per hour Project supervision for entire duration of project. 2 hours per day, for 1 day.	2.00 HR	68.19	0.00	136.38	(0.00)	136.38
117. General Laborer - per hour General laborer to clean, stage materials, etc. for entire duration of project. 8 hours per day, for 1 day.	8.00 HR	36.53	0.00	292.24	(0.00)	292.24
118. Haul debris - per pickup truck load - including dump fees	1.00 EA	125.58	0.00	125.58	(0.00)	125.58
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>554.20</b>	<b>0.00</b>	<b>554.20</b>
<b>Total: Doty House</b>			<b>0.00</b>	<b>814.56</b>	<b>0.00</b>	<b>814.56</b>

**Adult Probation Building**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			0.00	0.00	0.00	0.00

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			0.00	0.00	0.00	0.00

**Brown Gym**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			0.00	0.00	0.00	0.00

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			0.00	0.00	0.00	0.00

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			0.00	0.00	0.00	0.00



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**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			0.00	0.00	0.00	0.00

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			0.00	0.00	0.00	0.00

**Courthouse**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			0.00	0.00	0.00	0.00

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			0.00	0.00	0.00	0.00

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			0.00	0.00	0.00	0.00

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**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Emergency Operations Center**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Guinn Building**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			0.00	0.00	0.00	0.00

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			0.00	0.00	0.00	0.00

**Johnson County Elections Building**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			0.00	0.00	0.00	0.00

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			0.00	0.00	0.00	0.00

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			0.00	0.00	0.00	0.00

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Justice of the Peace Building**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Ron Harmon Sub Courthouse**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**United Way Building**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Roof</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Exterior**

**Front Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Front Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Right Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Right Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Rear Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Rear Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Left Elevation**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
No visible damage from reported date of loss.						
<b>Totals: Left Elevation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Line Item Totals: JOHNSON_COUNTY</b>			<b>0.00</b>	<b>285,081.01</b>	<b>65,717.28</b>	<b>219,363.73</b>

Coverage	Item Total	%	ACV Total	%
Agrilife	60,988.51	21.39%	41,340.89	18.85%
Agrilife - Code Upgrade	0.00	0.00%	0.00	0.00%
Annex	140,898.00	49.42%	116,964.31	53.32%
Annex - Code Upgrade	0.00	0.00%	0.00	0.00%
Meals on Wheels	81,384.50	28.55%	59,248.53	27.01%
Meals on Wheels - Code Upgrade	0.00	0.00%	0.00	0.00%
Sherrifs Office	995.44	0.35%	995.44	0.45%
Doty House	814.56	0.29%	814.56	0.37%
<b>Total</b>	<b>285,081.01</b>	<b>100.00%</b>	<b>219,363.73</b>	<b>100.00%</b>



**Summary for Agrilife**

Line Item Total	60,988.51
<b>Replacement Cost Value</b>	<b>\$60,988.51</b>
Less Depreciation	(19,647.62)
<b>Actual Cash Value</b>	<b>\$41,340.89</b>
<b>Net Claim</b>	<b>\$41,340.89</b>
Total Recoverable Depreciation	19,647.62
<b>Net Claim if Depreciation is Recovered</b>	<b>\$60,988.51</b>

---

Andrew Richards  
Consultant

**Summary for Agrilife - Code Upgrade**

Line Item Total	0.00
<b>Replacement Cost Value</b>	<b>\$0.00</b>
<b>Net Claim</b>	<b>\$0.00</b>

**Agrilife - Code Upgrade Paid When Incurred**

Line Item Total	38,361.84
<b>Replacement Cost Value</b>	<b>\$38,361.84</b>
<b>Total Paid When Incurred</b>	<b>\$38,361.84</b>

---

Andrew Richards  
Consultant

**Summary for Annex**

Line Item Total	140,898.00
<b>Replacement Cost Value</b>	<b>\$140,898.00</b>
Less Depreciation	(23,933.69)
<b>Actual Cash Value</b>	<b>\$116,964.31</b>
<b>Net Claim</b>	<b>\$116,964.31</b>
Total Recoverable Depreciation	23,933.69
<b>Net Claim if Depreciation is Recovered</b>	<b>\$140,898.00</b>

Andrew Richards  
Consultant

**Summary for Annex - Code Upgrade**

Line Item Total	0.00
<b>Replacement Cost Value</b>	<b>\$0.00</b>
<b>Net Claim</b>	<b>\$0.00</b>

**Annex - Code Upgrade Paid When Incurred**

Line Item Total	33,427.08
<b>Replacement Cost Value</b>	<b>\$33,427.08</b>
<b>Total Paid When Incurred</b>	<b>\$33,427.08</b>

---

Andrew Richards  
Consultant

**Summary for Meals on Wheels**

Line Item Total	81,384.50
<b>Replacement Cost Value</b>	<b>\$81,384.50</b>
Less Depreciation	(22,135.97)
<b>Actual Cash Value</b>	<b>\$59,248.53</b>
<b>Net Claim</b>	<b>\$59,248.53</b>
Total Recoverable Depreciation	22,135.97
<b>Net Claim if Depreciation is Recovered</b>	<b>\$81,384.50</b>

---

Andrew Richards  
Consultant

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

Summary for Meals on Wheels - Code Upgrade

Commissioners Court

NOV 9 2020

*Go out for bids for repairs to roofs*

**REQUEST FOR AGENDA PLACEMENT FORM**

Submission Deadline - Tuesday, 12:00 PM before Court Dates

**Approved**

**SUBMITTED BY:** Ralph McBroom  
**TODAY'S DATE:** October 27, 2020

**DEPARTMENT:** Purchasing

**DEPARTMENT HEAD:** Ralph McBroom

**REQUESTED AGENDA DATE:** November 9, 2020

**SPECIFIC AGENDA WORDING:** Consideration of Johnson County Property Claim Number PR 20208080-1 (including Final Report, Report from JS Held, Estimate from JS Held, Roof Measurement Report and Invoice), Actual Cash Value Payment Letter and Johnson County Wind and Hail Damage Loss Spread Sheet.

**PERSON(S) TO PRESENT ITEM:** Ralph McBroom C.P.M.

**SUPPORT MATERIAL:** (See attached)

**TIME:** 5 min  
(Anticipated number of minutes needed to discuss item)

**ACTION ITEM:** X  
**WORKSHOP**  
**CONSENT:**  
**EXECUTIVE:**

**STAFF NOTICE:**

**COUNTY ATTORNEY:** X  
**AUDITOR:**  
**PERSONNEL:**  
**BUDGET COORDINATOR:**

**IT DEPARTMENT:**  
**PURCHASING DEPARTMENT:**  
**PUBLIC WORKS:**  
**OTHER:**

\*\*\*\*\*This Section to be completed by County Judge's Office\*\*\*\*\*

ASSIGNED AGENDA DATE: \_\_\_\_\_

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Summary for Sherrifs Office**

Line Item Total	995.44
<b>Replacement Cost Value</b>	<b>\$995.44</b>
<b>Net Claim</b>	<b>\$995.44</b>

---

Andrew Richards  
Consultant

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Summary for Doty House**

Line Item Total	814.56
<b>Replacement Cost Value</b>	<b>\$814.56</b>
<b>Net Claim</b>	<b>\$814.56</b>

---

Andrew Richards  
Consultant



480 Wrangler Drive, Suite 300  
Coppell, TX 75019

**Recap of Taxes**

**Recap by Room**

Estimate: JOHNSON\_COUNTY

**Area: Agrilife**

<b>West Roof</b>		<b>30,622.47</b>	<b>10.74%</b>
Coverage: Agrilife	100.00% =	30,622.47	
<b>East Roof</b>		<b>26,112.06</b>	<b>9.16%</b>
Coverage: Agrilife	100.00% =	26,112.06	
<b>General Conditions</b>		<b>4,253.98</b>	<b>1.49%</b>
Coverage: Agrilife	100.00% =	4,253.98	
<hr/>			
<b>Area Subtotal: Agrilife</b>		<b>60,988.51</b>	<b>21.39%</b>
Coverage: Agrilife	100.00% =	60,988.51	

**Area: Annex**

<b>Upper Roof</b>		<b>128,329.76</b>	<b>45.02%</b>
Coverage: Annex	100.00% =	128,329.76	
<b>General Conditions</b>		<b>12,568.24</b>	<b>4.41%</b>
Coverage: Annex	100.00% =	12,568.24	
<hr/>			
<b>Area Subtotal: Annex</b>		<b>140,898.00</b>	<b>49.42%</b>
Coverage: Annex	100.00% =	140,898.00	

**Area: Meals on Wheels**

<b>Low-Slope Roof</b>		<b>68,294.66</b>	<b>23.96%</b>
Coverage: Meals on Wheels	100.00% =	68,294.66	
<b>Upper Roof</b>		<b>4,734.67</b>	<b>1.66%</b>
Coverage: Meals on Wheels	100.00% =	4,734.67	
<b>Steep-Slope Roof</b>		<b>647.93</b>	<b>0.23%</b>
Coverage: Meals on Wheels	100.00% =	647.93	
<b>General Conditions</b>		<b>7,707.24</b>	<b>2.70%</b>
Coverage: Meals on Wheels	100.00% =	7,707.24	
<hr/>			
<b>Area Subtotal: Meals on Wheels</b>		<b>81,384.50</b>	<b>28.55%</b>
Coverage: Meals on Wheels	100.00% =	81,384.50	

**Area: Sheriff's Office**

<b>Roof</b>		<b>441.24</b>	<b>0.15%</b>
Coverage: Sherrifs Office	100.00% =	441.24	
<b>General Conditions</b>		<b>554.20</b>	<b>0.19%</b>
Coverage: Sherrifs Office	100.00% =	554.20	
<hr/>			
<b>Area Subtotal: Sheriff's Office</b>		<b>995.44</b>	<b>0.35%</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

Coverage: Sherrifs Office	100.00% =	995.44	
<b>Area: Doty House</b>			
<b>Roof</b>		<b>260.36</b>	<b>0.09%</b>
Coverage: Doty House	100.00% =	260.36	
<b>General Conditions</b>		<b>554.20</b>	<b>0.19%</b>
Coverage: Doty House	100.00% =	554.20	
<hr/>			
<b>Area Subtotal: Doty House</b>		<b>814.56</b>	<b>0.29%</b>
Coverage: Doty House	100.00% =	814.56	
<hr/>			
<b>Subtotal of Areas</b>		<b>285,081.01</b>	<b>100.00%</b>
Coverage: Agrilife	21.39% =	60,988.51	
Coverage: Annex	49.42% =	140,898.00	
Coverage: Meals on Wheels	28.55% =	81,384.50	
Coverage: Sherrifs Office	0.35% =	995.44	
Coverage: Doty House	0.29% =	814.56	
<hr/>			
<b>Total</b>		<b>285,081.01</b>	<b>100.00%</b>

**Recap by Category with Depreciation**

Items			RCV	Deprec.	ACV
<b>CONCRETE &amp; ASPHALT</b>			<b>35,148.60</b>	<b>3,749.18</b>	<b>31,399.42</b>
Coverage: Annex	@	100.00% =	35,148.60		
<b>GENERAL DEMOLITION</b>			<b>76,587.38</b>		<b>76,587.38</b>
Coverage: Agrilife	@	17.93% =	13,733.44		
Coverage: Annex	@	54.94% =	42,076.03		
Coverage: Meals on Wheels	@	26.65% =	20,412.67		
Coverage: Sherrifs Office	@	0.24% =	186.11		
Coverage: Doty House	@	0.23% =	179.13		
<b>HEAVY EQUIPMENT</b>			<b>10,770.80</b>		<b>10,770.80</b>
Coverage: Agrilife	@	12.16% =	1,310.16		
Coverage: Annex	@	63.51% =	6,840.32		
Coverage: Meals on Wheels	@	24.33% =	2,620.32		
<b>HEAT, VENT &amp; AIR CONDITIONING</b>			<b>10,197.38</b>		<b>10,197.38</b>
Coverage: Annex	@	58.16% =	5,930.74		
Coverage: Meals on Wheels	@	41.84% =	4,266.64		
<b>LABOR ONLY</b>			<b>11,572.74</b>		<b>11,572.74</b>
Coverage: Agrilife	@	18.52% =	2,143.10		
Coverage: Annex	@	37.04% =	4,286.20		
Coverage: Meals on Wheels	@	37.04% =	4,286.20		
Coverage: Sherrifs Office	@	3.70% =	428.62		
Coverage: Doty House	@	3.70% =	428.62		
<b>MOISTURE PROTECTION</b>			<b>2,998.39</b>	<b>1,499.20</b>	<b>1,499.19</b>
Coverage: Agrilife	@	48.59% =	1,456.99		
Coverage: Annex	@	51.41% =	1,541.40		
<b>PLUMBING</b>			<b>3,212.82</b>	<b>399.78</b>	<b>2,813.04</b>
Coverage: Annex	@	69.99% =	2,248.74		
Coverage: Meals on Wheels	@	30.01% =	964.08		
<b>ROOFING</b>			<b>122,189.24</b>	<b>58,797.17</b>	<b>63,392.07</b>
Coverage: Agrilife	@	31.83% =	38,897.60		
Coverage: Annex	@	31.79% =	38,845.75		
Coverage: Meals on Wheels	@	35.89% =	43,858.37		
Coverage: Sherrifs Office	@	0.31% =	380.71		
Coverage: Doty House	@	0.17% =	206.81		
<b>SIDING</b>			<b>11,924.50</b>	<b>1,271.95</b>	<b>10,652.55</b>
Coverage: Agrilife	@	27.57% =	3,287.50		
Coverage: Annex	@	32.04% =	3,820.50		
Coverage: Meals on Wheels	@	40.39% =	4,816.50		
<b>TEMPORARY REPAIRS</b>			<b>479.16</b>		<b>479.16</b>
Coverage: Agrilife	@	33.33% =	159.72		
Coverage: Annex	@	33.33% =	159.72		
Coverage: Meals on Wheels	@	33.33% =	159.72		
<b>Subtotal</b>			<b>285,081.01</b>	<b>65,717.28</b>	<b>219,363.73</b>

480 Wrangler Drive, Suite 300  
Coppell, TX 75019

We have written this report for your sole use and purpose, and only you have the authority to distribute it to any other person, firm or corporation. J.S. Held LLC and its agents and employees do not have and do disclaim any contractual relationship with, or duty or obligation to, any party other than the addressee of this report. Only the consultant that signed this document has the authority to change its contents and then only in writing to you. This report addresses the results of work completed to date. Should additional information become available, we reserve the right to amend, as warranted, any of our conclusions.

<b>Member Name:</b> Johnson County	<b>Claim Info</b>
<b>Date of Loss:</b> 4/29/2020	<b>Claim Number:</b> PR20208080-1
<b>Deductible:</b> \$5,000	<b>Description:</b> Wind & Hail Damage
	<b>Updated As-of:</b> 10/20/2020

**Buildings**

Description	Cause of Loss	Scheduled Value	Estimated RCV	Recoverable Depreciation	Estimated ACV (RCV - Depreciation)	Deductible	Total (ACV - Deductible)	Prior Payments	Amount Payable
<b>Totals:</b>		<b>\$424,267.42</b>	<b>\$179,647.69</b>	<b>\$244,619.73</b>	<b>\$5,000</b>	<b>\$239,619.73</b>	<b>\$20,256.00</b>	<b>\$219,363.73</b>	
Site 2 Bldg 001 & 002 Wind Damage Prct 1 Comple	Wind	#N/A	\$25,256.00	\$0.00	\$25,256.00	#N/A	\$25,256.00	\$20,256.00	\$5,000.00
AgriLife	Hail	#N/A	\$60,988.51	\$19,647.62	\$41,340.89	#N/A	\$41,340.89	\$0.00	\$41,340.89
AgriLife Code Upgrade (paid when incurred)	Hail	#N/A	\$38,361.84	\$38,361.84	\$0.00	#N/A	\$0.00	\$0.00	\$0.00
Site 5 Bldg, 001 Annex	Hail	#N/A	\$140,898.00	\$23,993.69	\$116,964.31	#N/A	\$116,964.31	\$0.00	\$116,964.31
Annex Code Upgrade (paid when incurred)	Hail	#N/A	\$33,427.08	\$33,427.08	\$0.00	#N/A	\$0.00	\$0.00	\$0.00
Site 6 Bldg, 001 Meals On Wheels	Hail	#N/A	\$81,384.50	\$22,135.97	\$59,248.53	#N/A	\$59,248.53	\$0.00	\$59,248.53
Meals On Wheels Code Upgrade (paid when incurred)	Hail	#N/A	\$42,141.49	\$42,141.49	\$0.00	#N/A	\$0.00	\$0.00	\$0.00
Site 20 Bldg, 001 Sheriffs Office	Hail	#N/A	\$995.44	\$0.00	\$995.44	#N/A	\$995.44	\$0.00	\$995.44
Doty House	Hail	#N/A	\$814.56	\$0.00	\$814.56	#N/A	\$814.56	\$0.00	\$814.56