



**DURATION OF PROJECT:**  
**COMPANY NAME:**  
**PHONE:**  
**EMAIL:**

**NAME:**  
**TITLE:**  
**RFB#:**  
**DATE:**

**VI HRR-01799**

**PROPERTY DESCRIPTION**

This is a two story three bedroom two bathroom house. The second floor consist of approximately 1,876 Sf of livable space. The building was constructed of 8" concrete masonry units, concrete floor slab with a terrazzo floor finish. All interior walls are wood stud framing with 1/4" panel board finishes. The roof is relatively flat to low pitched wood framed with a T&G hard wood interior finish. All interior wood framed walls and ceilings are stained in a high gloss dark varnish. The plumbing system is tied into the Public's Sanitary Sewer system and the home is served with a 200 amp electrical service.

**DAMAGE ACCORDING TO THE APPLICANT**

The applicant and his son was present during our inspection. As was visibly the existing condition of the premises; just as the applicant had reported in the original ECR: the Living Room and Master Bedroom areas of the house still leaks (was leaking during the GECG's Team visit). Water continues to enter into several rooms of the house through the Hard wood T&G ceiling.

**REPAIRS NEEDED**

In the original ECR it was reportedly attributed to the homeowner that: " the Walls, ceiling (drywall none exist), insulation, electrical, doors, appliances, windows, floor covering, plumbing and HVAC needs to be replaced. The House needs to be raised and leveled." The GECG Team does not quite agree with the accuracy of the foregoing statement attributed to the applicant, because in fact the structure contains no drywall, or insulation, nor were windows and flooring covering found to be in need of replacement.

**DAMAGE OBSERVED BY THE PROJECT MANAGER**

During the GECG Team's inspection, we found an active leaking roof with several plastic pales collecting water as it was raining during our visit and inspection. The roof leaks severely especially within the Living Room and Master Bedroom. We also do not concur with the general assessment attributed to the homeowner that the house needs to be raised and leveled. Our inspection was only confined to the second floor which is occupied by the Applicant a senior male. Most of the interior wood stud framed and wood paneled walls shows evidence of prolonged and continuous water damages to the surfaces and along the base of walls. Electrical (switches, outlets and fixtures and bathrooms and Kitchen plumbing fixtures and appurtenances show visible signs of damages from water intrusion; The interior doors consist of fixed louvered wood mahogany doors which sustained varying damages requiring repairs and or replacement, many of the windows also sustained varying levels of damages from broken panes of glass to inoperable mechanisms. Interior kitchen, bathroom and other wood casework, door trims and casing showed evidence of continuous water damage. The existing porch wood (guard) railing system appears not to meet the code for height and intermediary rail spacing.

**REPAIRS NEEDED ACCORDING TO THE PROJECT MANAGER**

The entire roof system needs to be remove and reconstructed. Interior wood-panels will need to be removed and replaced in kind. The existing interior stud wall framing system may or will need to be beefed up to ensure code compliance, it is anticipated the existing framing (may or) will also need to be elevated to the height of the new roof. Visual inspection of the two story building showed significant evidence of surface walls cracks at the first and second floor corners of the building. The building's structural system appears to consist of concrete masonry blocks, no verifiable evidence could be made to determine the make up or extent and nature of the buildings structural (envelopes- Columns, Beams, Slab, Roof Framing components) systems , either below, at or above the first or second floor levels. The interior wood panel walls and T&G hardwood ceiling tightly wrapped and hid the structural systems at the time of the review. A further invasive and selective demolition may be required to determine the nature and extent if any issues or concerns rise to the level of structural integrity concerns. It is further anticipated that the electrical and plumbing components of this dwelling will require extensive repairs, code upgrades and or replacement.

**PRIORITY OF REPAIRS (PROJECT MANAGER)**

When insufficient funds are available to complete the entire scope of work described in this Estimated Cost of Repair (ECR), the generalized prioritization of storm related repairs for this property is first the restoration of the weatherproof integrity of the structure, followed by the restoration of the structure's security, plumbing system, electrical system, HVAC system, thermal components, completion of the interior, and then any other remaining repairs. The determination to proceed with partial repairs will require additional coordination between the Construction Manager and Contractor to identify repairs that should be performed with available funds.

**ENVIRONMENTAL NOTE(S)**

Homes are assumed to have mold. Contractors are tasked with completing a mold inspection of the property. If mold is identified pictures should be taken to document the presence of mold. Contractors are then asked to clean surfaces identified with mold contamination, Clean-up should follow EPA guidelines which can be found on EPA's website. Pictures should be taken after to document mold clean-up.

DIV ID	DESCRIPTION (CASE #01799) Mr. Albert George ADDRESS: 27A Hospital Ground, St. Thomas, VI 00802	QTY	UNIT	UNIT PRICE (\$ (STT))	TOTAL (\$)
<b>01 00 Division 01 00 - Mobilization/General Requirements</b>					
01.01	Mobilization (10% if allowed)	1.00	LS	0.00	0.00
<b>02 40 Division 02 40 - Demolition (Prices include Bins &amp; Disposal)</b>					

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<b>2.41</b>	<b>Demolition of Building Elements</b>				
02.41.01	Demolition of Wall Tiles	1.00	SF	0.00	0.00
02.41.02	Demolition of Masonry Walls	1.00	SF/CY	0.00	0.00
02.41.03	Demolition of Partition Walls	1.00	SF	0.00	0.00
02.41.05	Removal of Doors	6.00	EA	0.00	0.00
02.41.06	Removal of Roofing	2,000.00	SF	0.00	0.00
02.41.07	Removal of Kitchen Cabinetry/Fixtures	1.00	LS	0.00	0.00
02.41.08	Removal of Bathroom Fixtures	6.00	EA	0.00	0.00
<b>2.87</b>	<b>Biohazard Remediation</b>				
02.87.01	Mold Remediation	1.00	LS	0.00	0.00
02.87.02	Removal & Disposal of Materials with LS Mold	1.00	LS	0.00	0.00
<b>31.00</b>	<b>Division 31 00 - Site Clearing, Earthwork &amp; Excavation</b>				
<b>03.00</b>	<b>Division 03 00 - Concrete</b>				
<b>3.02</b>	<b>Structural Concrete Elements</b>				
03.02.01	Concrete Bond Beams – For Roofs & Slabs	1.00	CY	0.00	0.00
03.02.02	Concrete Columns	1.00	CY	0.00	0.00
03.02.03	Concrete Footings	1.00	CY	0.00	0.00
03.02.04	Concrete Beams	1.00	CY	0.00	0.00
03.02.05	Concrete Risers (Stairs)	1.00	CY	0.00	0.00
03.02.07	Cast-in-Place Concrete Walls	1.00	CY	0.00	0.00
<b>04.00</b>	<b>Division 04 00 - Masonry Units</b>				
04.00.01	4" CMU Walls	1.00	SF	0.00	0.00
04.00.02	6" CMU Walls	1.00	SF	3.00	3.00
04.00.03	8" CMU Walls	1.00	SF	0.00	0.00
<b>06.00</b>	<b>Division 06 00 - Woods, Plastics Composites</b>				
<b>6.01</b>	<b>Baseboards</b>				
06.01.01	Timber Baseboards	300.00	LF	0.00	0.00
<b>6.02</b>	<b>Wood Trim</b>				
06.02.01	Door Casings	5.00	LF	0.00	0.00
<b>6.03</b>	<b>Wood Deck Systems</b>				
06.03.01	Timber Decking	1.00	SF	0.00	0.00
06.03.03	Timber Hand/Guardrail	20.00	LF	0.00	0.00
<b>6.41</b>	<b>Cabinetry</b>				
06.41	Kitchen Cabinetry w/Countertop	39.00	LF	0.00	0.00
<b>07.00</b>	<b>Division 07 00 - Roof Assembly</b>				
07 00	Roof Assembly	2000.00	SF	0.00	0.00
<b>08.00</b>	<b>Division 08 00 - Doors and Window Openings</b>				
08.01.01A	36" Exterior Door w/Frame,Casing	1.00	EA	0.00	0.00
08.01.01B	36" Exterior Door w/ Casing &	1.00	EA	0.00	0.00
08.01.02	36"x80" Interior hollow core sliding Closet Door	4.00	EA	0.00	0.00
08.01.03	30" Interior Fixed Louvered Doors (Specialty-Mahogany)	5.00	EA	0.00	0.00
08.01.04	30" Glass Paneld Bifold Closet Door	2.00	EA	0.00	0.00
08.01.05	120" x 80" Sliding Glass Door	1.00	EA	0.00	0.00
08.01.06	Windows (See window schedule) Repair, Lubricate relace damaged components or	18.00	EA	0.00	0.00
08.01.08	Shutters (See shutter schedule)	330.00	SF	0.00	0.00
<b>09.00</b>	<b>Division 09 00 - Finishes</b>				
<b>9.01</b>	<b>Wall Finishes</b>				
09.01.01	Masonry Plaster (Interior/Exterior)	1.00	SF	0.00	0.00
09.01.02	Paint (Exterior/Interior walls)	1.00	SF	0.00	0.00
09.01.03	Wall Tile (Bathroom & Kitchens)	1.00	SF	0.00	0.00
<b>9.02</b>	<b>Floor Finishes</b>				
09.02.01	Terrazo Floor requires cleaning, waxing and buffing	1,800.00	SF	0.00	0.00
<b>9.03</b>	<b>Ceiling Finishes</b>				
09.03.01	Ceiling Plaster and Painting	1.00	SF	0.00	0.00
09.03.02	Prime/Paint/Stain T&G T-111	1.00	SF	0.00	0.00
<b>10.00</b>	<b>Division 10 00 - Building Structures</b>				
10.01.01	Timber Partition	1.00	SF	0.00	0.00
10.01.02	Exterior Pump House	1.00	LS	0.00	0.00
<b>22.00</b>	<b>Division 22 00 - Plumbing &amp; Sanitary</b>				
<b>22.01</b>	<b>Water Supply</b>				
22.01.01	Water Heater (Tank or Tankless)	3.00	EA	0.00	0.00
22.01.02	Water Pump/Storage Tank	1.00	EA	0.00	0.00
22.01.03	Cistern Cleaning, Sanitize, Reseal	1.00	LS	0.00	0.00
<b>22.02</b>	<b>Sanitary Waste</b>				
<b>22.03</b>	<b>Rain water Drainage / Catchment</b>				
22.03.01	5" Aluminum Guttering Assembly	1.00	LF	0.00	0.00
22.03.02	3" PVC Pipe Drain Assembly	1.00	LF	0.00	0.00
<b>22.04</b>	<b>Plumbing Fixtures</b>				
22.04.01	Toilets	2.00	EA	0.00	0.00
22.04.02	Tub/Shower Enclosure	1.00	EA	0.00	0.00

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22.04.03	Vanity Sink	2.00	EA	0.00	0.00
22.04.04	Senior Accessible Shower Enclosure System	1.00	EA	0.00	0.00
<b>26.00</b>	<b>Division 26 00 - Electrical Works</b>				
26.01.01	Electrical Service Relocation/Base	1.00	LS	0.00	0.00
26.01.02	New Service Panel	1.00	EA	0.00	0.00
26.01.03	Electrical Service Points (Outlets & Switches)	60.00	EA	0.00	0.00
26.01.04	Electrical Conduit System & Wiring	1.00	LS	0.00	0.00
26.01.05	Fixtures (Fan/Light Combinations)	5.00	EA	0.00	0.00
				<b>TOTAL</b>	<b>3.00</b>