

AN ORDINANCE 2018-12-13-1018

APPROVING A CONTRACT WITH BLACKMON MOORING IN THE AMOUNT OF \$76,770.57 FOR MOLD/ASBESTOS REMEDIATION AND RESTORATION AND BATHROOM BUILD-OUT IN THE MAINTENANCE OFFICE AT 10223 JOHN SAUNDERS AT THE SAN ANTONIO INTERNATIONAL AIRPORT, FUNDED BY THE AVIATION OPERATING AND MAINTENANCE FUND.

* * * * *

WHEREAS, in September 2018, mold and asbestos were discovered in the Aviation Department's maintenance office at San Antonio International Airport, and the Department's Environmental Division, utilizing a Certificate of Exemption, requested a quote from a certified mold and asbestos remediation firm; and

WHEREAS, an initial estimate was submitted by Blackmon Mooring to provide remediation services, restoration and bathroom build-out in the amount of \$35,376.67, which was paid from the FY 2018 Aviation Operating and Maintenance Fund; and

WHEREAS, subsequently, additional mold was found and tiles containing asbestos were disturbed during the mold remediation, which required abatement totaling an additional \$41,393.90, bringing the total project cost to \$76,770.57; and

WHEREAS, the Texas Local Government Code §252.022(a)(2) provides that competitive bidding is not required for procurements necessary to preserve or protect the public health or safety of the municipality's residents; and

WHEREAS, it is now necessary to authorize payment for the remediation and restoration services performed by Blackmon Mooring; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The estimates submitted by Blackmon Mooring to perform mold and asbestos remediation at the Aviation Department's maintenance office in the amount of \$76,770.57 for mold and asbestos remediation and restoration and bathroom build-out, attached as **EXHIBIT 1**, are accepted, and payment is authorized.

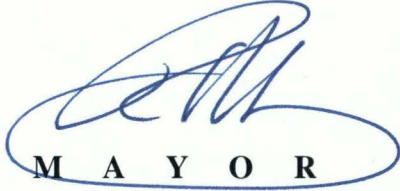
SECTION 2. Funding in the amount of \$41,393.90 is available in Fund 51001000, Cost Center 3305030006 and General Ledger 5204050 as part of the FY2019 Budget.

SECTION 3. Payment not to exceed the budgeted amount is authorized to Blackmon Mooring and should be encumbered with a purchase order.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

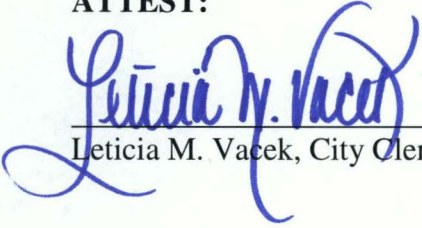
SECTION 5. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

***PASSED and APPROVED** this 13th day of December, 2018.*



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	25 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49A, 49B, 50A, 50B, 50C, 51A, 51B, 51C, 52, Z-1, 53, Z-2)						
Date:	12/13/2018						
Time:	11:10:11 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance approving a contract with Blackmon Mooring in the amount of \$76,770.57 for mold/asbestos remediation and restoration and bathroom build-out in the maintenance office at 10223 John Saunders at the San Antonio International Airport, funded by the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

MAT
12/13/18
Item No. 25

EXHIBIT 1
BLACKMON MOORING ESTIMATES

**BLACKMON-MOORING OF SAN ANTONIO**

4808 Perrin Creek, Suite 500

San Antonio, TX 78217

Federal Tax ID: 74-2250180 / 877-730-1948

Customer Name: COSA
457 Sandau
San Antonio, TX 78216

Invoice No. 12361800-1 Progress Billing
Date: 10/05/18
PO#
Customer account#

Payment Term: Upon Receipt

Bill To: COSA
457 Sandau
San Antonio, TX 78216

Amount Due: \$ 35,376.67

Remit To: Blackmon-Mooring of San Antonio
Attn: Accounts Receivable
4808 Perrin Creek, Suite 500
San Antonio, TX 78217

Worksite: Maintenance Building
10223 John Sanders
SATX, 78216

AR rep Rachel Vasquez
Telephone: 210-284-2983
A/R Email address rvasquez@bmsmanagement.com

Description Of Work	Amount	Credit	Total
Mold Remediation	\$ 35,376.67	\$	35,376.67

Subtotal	\$	35,376.67
Tax	\$	-
Total	\$	35,376.67

**BLACKMON-MOORING OF SAN ANTONIO**

4808 Perrin Creek, Suite 500

San Antonio, TX 78217

Federal Tax ID: 74-2250180 / 877-730-1948

Customer Name: COSA
457 Sandau
San Antonio, TX 78216

Invoice No. 12361800-2 Progress Billing
Date: 11/09/18
PO#
Customer account#

Payment Term: Upon Receipt

Bill To: COSA
457 Sandau
San Antonio, TX 78216

Amount Due: \$ 9,630.98

Remit To: Blackmon-Mooring of San Antonio
Attn: Accounts Receivable
4808 Perrin Creek, Suite 500
San Antonio, TX 78217

Worksite: Maintenance Building
10223 John Sanders
SATX, 78216

AR rep Rachel Vasquez
Telephone: 210-284-2983
A/R Email address rvasquez@bmsmanagement.com

Description Of Work	Amount	Credit	Total
Mold Remediation	\$ 9,360.98	\$	9,360.98

Subtotal	\$	9,360.98
Tax	\$	-
Total	\$	9,360.98



Blackmon-Mooring of SAT

4808 Perrin Creek
San Antonio, TX 78217
FED ID #74-2250180
877-730-1948
TACLA28327E

Client: COSA
Property: 10223 JOHN SAUNDERS
SAN ANTONIO, TX 78216

Home: (210) 207-3862

Operator: BSTICKEL

Estimator: Brian Stickel
Company: Blackmon Mooring-BMS CAT
Business: 4808 Perrin Creek #500
San Antonio, TX 78217

Cellular: (210) 394-5519
E-mail: bstickel@bmsmanagement.
com

Type of Estimate: Mold

Date Entered: 9/6/2018

Date Assigned:

Price List: TXSA8X_SEP18

Labor Efficiency: Restoration/Service/Remodel

Estimate: COSA-ABATEMENT

File Number: Rebuild



Blackmon-Mooring of SAT

4808 Perrin Creek
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TACLA28327E

COSA-ABATEMENT

ABATEMENT

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
106. Tear out asbestos vinyl floor covering & haul off*	1.00 EA	5,353.04	0.00	5,353.04	(0.00)	5,353.04
109. Equipment setup, take down, and monitoring (hourly charge)	1.00 EA	2,280.00	0.00	2,280.00	(0.00)	2,280.00
Totals: ABATEMENT			0.00	7,633.04	0.00	7,633.04
Line Item Totals: COSA-ABATEMENT			0.00	7,633.04	0.00	7,633.04

Grand Total Areas:

5,381.70 SF Walls	2,030.86 SF Ceiling	7,412.56 SF Walls and Ceiling
2,030.86 SF Floor	225.65 SY Flooring	672.71 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	672.71 LF Ceil. Perimeter
2,030.86 Floor Area	2,178.12 Total Area	5,543.63 Interior Wall Area
1,828.79 Exterior Wall Area	203.20 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	



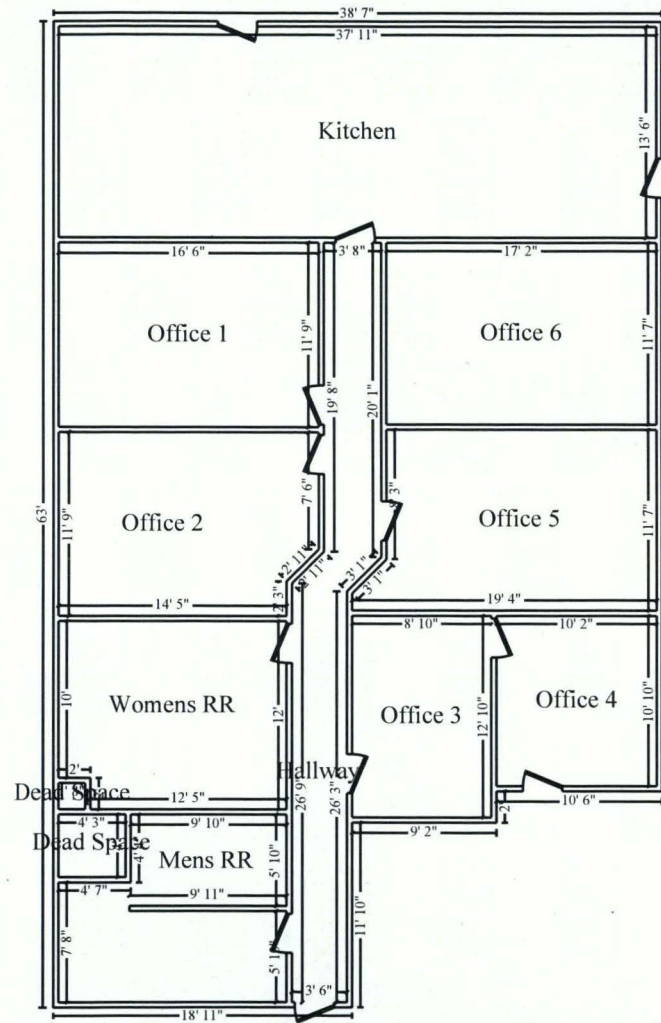
Blackmon-Mooring of SAT

4808 Perrin Creek
San Antonio, TX 78217
FED ID #74-2250180
877-730-1948
TACLA28327E

Summary

Line Item Total	7,633.04
Replacement Cost Value	\$7,633.04
Net Claim	\$7,633.04

Brian Stickel



Main Level



Blackmon-Mooring of SAT

4808 Perrin Creek
San Antonio, TX 78217
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Client: COSA
Property: 10223 JOHN SAUNDERS
SAN ANTONIO, TX 78216

Home: (210) 207-3862

Operator: BSTICKEL

Estimator: Brian Stickel
Company: Blackmon Mooring-BMS CAT
Business: 4808 Perrin Creek #500
San Antonio, TX 78217

Cellular: (210) 394-5519
E-mail: bstickel@bmsmanagement.
com

Type of Estimate: Mold

Date Entered: 9/6/2018

Date Assigned:

Price List: TXSA8X_SEP18

Labor Efficiency: Restoration/Service/Remodel

Estimate: COSA-12365200

File Number: Rebuild



Blackmon-Mooring of SAT

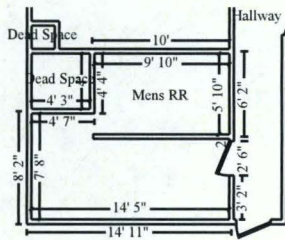
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COSA-12365200

Sub K

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Plumbing - Labor Minimum	6.00 EA	262.51	0.00	315.02	1,890.08	(0.00)	1,890.08
2. Haul debris - per pickup truck load - including dump fees	2.00 EA	124.57	0.00	49.82	298.96	(0.00)	298.96
3. Commercial Supervision / Project Management - per hour	24.00 HR	56.90	0.00	273.12	1,638.72	(0.00)	1,638.72
Totals: Sub K			0.00	637.96	3,827.76	0.00	3,827.76

Main Level



Mens RR

Height: 8'

582.30 SF Walls	150.04 SF Ceiling
732.34 SF Walls & Ceiling	150.04 SF Floor
16.67 SY Flooring	72.79 LF Floor Perimeter
72.79 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
4. Floor prot. - cloth - skid resist, leak proof, cleanable	200.00 SF	0.77	0.00	30.80	184.80	(0.00)	184.80
5. Waterproof paneling w/trim - Commercial (FRP)	88.00 SF	3.68	0.00	64.76	388.60	(0.00)	388.60
6. 1/2" water rock - hung, taped, floated, ready for paint	245.00 SF	2.19	0.00	107.32	643.87	(0.00)	643.87
7. Add on cost for 5/8" water resistant drywall - Commercial	245.00 SF	0.07	0.00	3.44	20.59	(0.00)	20.59
8. Batt insulation - 6" - R19 - unfaced batt	245.00 SF	0.78	0.00	38.22	229.32	(0.00)	229.32
Insulation for both tile and drywall repairs.							
9. Paint the walls and ceiling - two coats	732.34 SF	0.77	0.00	112.78	676.68	(0.00)	676.68
10. Cove base molding - rubber or vinyl, 4" high	72.79 LF	1.83	0.00	26.64	159.85	(0.00)	159.85
11. Detach & Reset Sink - single	2.00 EA	128.44	0.00	51.38	308.26	(0.00)	308.26
12. R&R P-trap assembly - ABS (plastic)	6.00 EA	58.49	0.00	70.20	421.14	(0.00)	421.14
13. Interior door - Detach & reset - slab only	1.00 EA	17.87	0.00	3.58	21.45	(0.00)	21.45
14. Light fixture - Detach & reset	2.00 EA	48.25	0.00	19.30	115.80	(0.00)	115.80
15. Final cleaning - construction - Commercial	150.04 SF	0.17	0.00	5.10	30.61	(0.00)	30.61
Totals: Mens RR			0.00	533.52	3,200.97	0.00	3,200.97

COSA-12365200

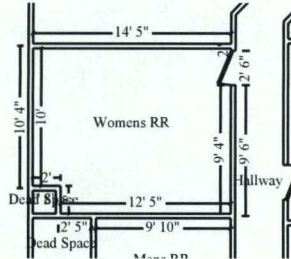
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Blackmon-Mooring of SAT

4808 Perrin Creek
San Antonio, TX 78217
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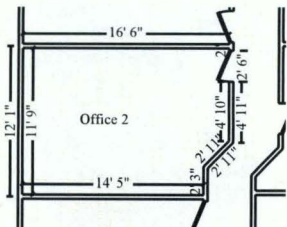


Womens RR

Height: 8'

423.03 SF Walls	169.23 SF Ceiling
592.26 SF Walls & Ceiling	169.23 SF Floor
18.80 SY Flooring	52.88 LF Floor Perimeter
52.88 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
16. Floor prot. - cloth - skid resist, leak proof, cleanable	100.00 SF	0.77	0.00	15.40	92.40	(0.00)	92.40
17. Batt insulation - 6" - R19 - unfaced batt	232.00 SF	0.78	0.00	36.20	217.16	(0.00)	217.16
18. 5/8" drywall - hung, taped, floated, ready for paint	32.00 SF	2.19	0.00	14.02	84.10	(0.00)	84.10
19. 1/2" water rock - hung, taped, floated, ready for paint	200.00 SF	2.19	0.00	87.60	525.60	(0.00)	525.60
20. Add on cost for 5/8" water resistant drywall - Commercial	200.00 SF	0.07	0.00	2.80	16.80	(0.00)	16.80
21. Paint the walls and ceiling - two coats	592.26 SF	0.77	0.00	91.20	547.24	(0.00)	547.24
22. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
23. Cove base molding - rubber or vinyl, 4" high	52.88 LF	1.83	0.00	19.36	116.13	(0.00)	116.13
24. Vanity	5.60 LF	134.39	0.00	150.52	903.10	(0.00)	903.10
25. Countertop - flat laid plastic laminate	5.60 LF	36.66	0.00	41.06	246.36	(0.00)	246.36
26. R&R P-trap assembly - ABS (plastic)	2.00 EA	58.49	0.00	23.40	140.38	(0.00)	140.38
27. Interior door - Detach & reset - slab only	1.00 EA	17.87	0.00	3.58	21.45	(0.00)	21.45
28. Final cleaning - construction - Commercial	169.23 SF	0.17	0.00	5.76	34.53	(0.00)	34.53
Totals: Womens RR			0.00	500.56	3,003.16	0.00	3,003.16



Office 2

Height: 8'

441.77 SF Walls	186.67 SF Ceiling
628.44 SF Walls & Ceiling	186.67 SF Floor
20.74 SY Flooring	55.22 LF Floor Perimeter
55.22 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Floor prot. - cloth - skid resist, leak proof, cleanable	186.67 SF	0.77	0.00	28.74	172.48	(0.00)	172.48

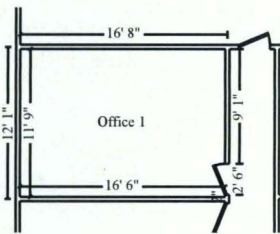


Blackmon-Mooring of SAT

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CONTINUED - Office 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
30. 5/8" drywall - hung, taped, floated, ready for paint	186.67 SF	2.19	0.00	81.76	490.57	(0.00)	490.57
31. Batt insulation - 6" - R19 - unfaced batt	186.67 SF	0.78	0.00	29.12	174.72	(0.00)	174.72
32. Seal/prime then paint the ceiling (2 coats)	186.67 SF	0.75	0.00	28.00	168.00	(0.00)	168.00
33. Final cleaning - construction - Commercial	186.67 SF	0.17	0.00	6.34	38.07	(0.00)	38.07
34. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
Totals: Office 2			0.00	183.62	1,101.75	0.00	1,101.75



Office 1

Height: 8'

451.89 SF Walls	193.88 SF Ceiling
645.77 SF Walls & Ceiling	193.88 SF Floor
21.54 SY Flooring	56.49 LF Floor Perimeter
56.49 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
35. Floor prot. - cloth - skid resist, leak proof, cleanable	193.88 SF	0.77	0.00	29.86	179.15	(0.00)	179.15
36. 5/8" drywall - hung, taped, floated, ready for paint	193.88 SF	2.19	0.00	84.92	509.52	(0.00)	509.52
37. Batt insulation - 6" - R19 - unfaced batt	193.88 SF	0.78	0.00	30.24	181.47	(0.00)	181.47
38. Seal/prime then paint the ceiling (2 coats)	193.88 SF	0.75	0.00	29.08	174.49	(0.00)	174.49
39. Final cleaning - construction - Commercial	193.88 SF	0.17	0.00	6.60	39.56	(0.00)	39.56
40. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
Totals: Office 1			0.00	190.36	1,142.10	0.00	1,142.10

Blackmon-Mooring of SAT

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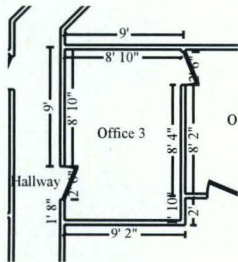


Hallway

Height: 8'

847.17 SF Walls	173.76 SF Ceiling
1020.93 SF Walls & Ceiling	173.76 SF Floor
19.31 SY Flooring	105.90 LF Floor Perimeter
105.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
41. Floor prot. - cloth - skid resist, leak proof, cleanable	173.76 SF	0.77	0.00	26.76	160.56	(0.00)	160.56
42. 5/8" drywall - hung, taped, floated, ready for paint	160.00 SF	2.19	0.00	70.08	420.48	(0.00)	420.48
43. Batt insulation - 6" - R19 - unfaced batt	160.00 SF	0.78	0.00	24.96	149.76	(0.00)	149.76
44. Seal/prime then paint the surface area (2 coats)	160.00 SF	0.75	0.00	24.00	144.00	(0.00)	144.00
45. Final cleaning - construction - Commercial	173.76 SF	0.17	0.00	5.90	35.44	(0.00)	35.44
46. Light fixture - Detach & reset	3.00 EA	48.25	0.00	28.96	173.71	(0.00)	173.71
Totals: Hallway			0.00	180.66	1,083.95	0.00	1,083.95



Office 3

Height: 8'

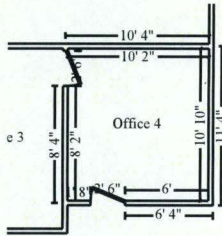
347.10 SF Walls	113.60 SF Ceiling
460.70 SF Walls & Ceiling	113.60 SF Floor
12.62 SY Flooring	43.39 LF Floor Perimeter
43.39 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
47. Floor prot. - cloth - skid resist, leak proof, cleanable	113.60 SF	0.77	0.00	17.50	104.97	(0.00)	104.97
48. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	2.19	0.00	28.04	168.20	(0.00)	168.20
49. Batt insulation - 6" - R19 - unfaced batt	64.00 SF	0.78	0.00	9.98	59.90	(0.00)	59.90
50. Seal/prime then paint the surface area (2 coats)	64.00 SF	0.75	0.00	9.60	57.60	(0.00)	57.60
51. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
52. Final cleaning - construction - Commercial	113.60 SF	0.17	0.00	3.86	23.17	(0.00)	23.17
Totals: Office 3			0.00	78.64	471.75	0.00	471.75



Blackmon-Mooring of SAT

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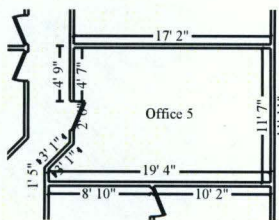
Office 4

Height: 8'

336.32 SF Walls
446.66 SF Walls & Ceiling
12.26 SY Flooring
42.04 LF Ceil. Perimeter

110.34 SF Ceiling
110.34 SF Floor
42.04 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
53. Floor prot. - cloth - skid resist, leak proof, cleanable	110.34 SF	0.77	0.00	17.00	101.96	(0.00)	101.96
54. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	2.19	0.00	28.04	168.20	(0.00)	168.20
55. Batt insulation - 6" - R19 - unfaced batt	64.00 SF	0.78	0.00	9.98	59.90	(0.00)	59.90
56. Seal/prime then paint the surface area (2 coats)	64.00 SF	0.75	0.00	9.60	57.60	(0.00)	57.60
57. Final cleaning - construction - Commercial	110.34 SF	0.17	0.00	3.76	22.52	(0.00)	22.52
58. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
Totals: Office 4			0.00	78.04	468.09	0.00	468.09



Office 5

Height: 8'

483.89 SF Walls
686.77 SF Walls & Ceiling
22.54 SY Flooring
60.49 LF Ceil. Perimeter

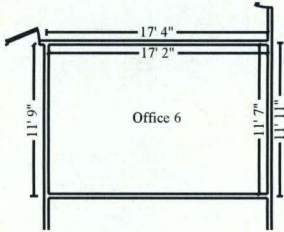
202.88 SF Ceiling
202.88 SF Floor
60.49 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
59. Floor prot. - cloth - skid resist, leak proof, cleanable	202.88 SF	0.77	0.00	31.24	187.46	(0.00)	187.46
60. 5/8" drywall - hung, taped, floated, ready for paint	160.00 SF	2.19	0.00	70.08	420.48	(0.00)	420.48
61. Batt insulation - 6" - R19 - unfaced batt	160.00 SF	0.78	0.00	24.96	149.76	(0.00)	149.76
62. Seal/prime then paint the surface area (2 coats)	160.00 SF	0.75	0.00	24.00	144.00	(0.00)	144.00
63. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
64. Final cleaning - construction - Commercial	202.88 SF	0.17	0.00	6.90	41.39	(0.00)	41.39
Totals: Office 5			0.00	166.84	1,001.00	0.00	1,001.00



Blackmon-Mooring of SAT

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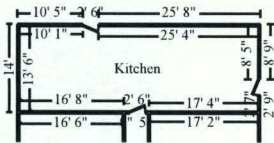
Office 6

Height: 8'

459.61 SF Walls
658.17 SF Walls & Ceiling
22.06 SY Flooring
57.45 LF Ceil. Perimeter

198.56 SF Ceiling
198.56 SF Floor
57.45 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
65. Floor prot. - cloth - skid resist, leak proof, cleanable	198.56 SF	0.77	0.00	30.58	183.47	(0.00)	183.47
66. 5/8" drywall - hung, taped, floated, ready for paint	160.00 SF	2.19	0.00	70.08	420.48	(0.00)	420.48
67. Batt insulation - 6" - R19 - unfaced batt	160.00 SF	0.78	0.00	24.96	149.76	(0.00)	149.76
68. Seal/prime then paint the surface area (2 coats)	160.00 SF	0.75	0.00	24.00	144.00	(0.00)	144.00
69. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
70. Final cleaning - construction - Commercial	198.56 SF	0.17	0.00	6.76	40.52	(0.00)	40.52
Totals: Office 6			0.00	166.04	996.14	0.00	996.14



Kitchen

Height: 8'

822.92 SF Walls
1335.01 SF Walls & Ceiling
56.90 SY Flooring
102.87 LF Ceil. Perimeter

512.09 SF Ceiling
512.09 SF Floor
102.87 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
71. Floor prot. - cloth - skid resist, leak proof, cleanable	512.09 SF	0.77	0.00	78.86	473.17	(0.00)	473.17
72. Carpenter - General Framer - per hour	8.00 HR	65.00	0.00	104.00	624.00	(0.00)	624.00
73. Batt insulation - 6" - R19 - unfaced batt	400.00 SF	0.78	0.00	62.40	374.40	(0.00)	374.40
74. 5/8" drywall - hung, taped, floated, ready for paint	200.00 SF	2.19	0.00	87.60	525.60	(0.00)	525.60
75. R&R 1/2" water rock - hung, taped, floated, ready for paint Rock behind the sink.	200.00 SF	2.51	0.00	100.40	602.40	(0.00)	602.40
76. Add on cost for 5/8" water resistant drywall - Commercial Rock behind the sink.	200.00 SF	0.07	0.00	2.80	16.80	(0.00)	16.80

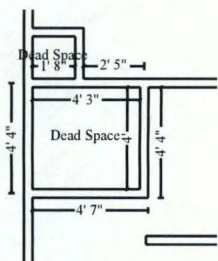


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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
77. Texture drywall - heavy hand texture	200.00 SF	0.86	0.00	34.40	206.40	(0.00)	206.40
78. Seal/prime then paint the surface area (2 coats)	400.00 SF	0.75	0.00	60.00	360.00	(0.00)	360.00
79. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
80. Heat Shield for Range	1.00 EA	155.67	0.00	31.14	186.81	(0.00)	186.81
81. Range hood	1.00 EA	188.20	0.00	37.64	225.84	(0.00)	225.84
82. R&R Cabinetry - full height unit	2.10 LF	271.30	0.00	113.94	683.67	(0.00)	683.67
83. R&R Cabinetry - lower (base) units	10.20 LF	168.15	0.00	343.04	2,058.17	(0.00)	2,058.17
84. Countertop - flat laid plastic laminate - High grade	10.20 LF	46.68	0.00	95.22	571.36	(0.00)	571.36
85. R&R P-trap assembly - ABS (plastic)	2.00 EA	58.49	0.00	23.40	140.38	(0.00)	140.38
86. Final cleaning - construction - Commercial	512.09 SF	0.17	0.00	17.42	104.48	(0.00)	104.48
Totals: Kitchen			0.00	1,201.92	7,211.39	0.00	7,211.39



Dead Space

Height: 8'

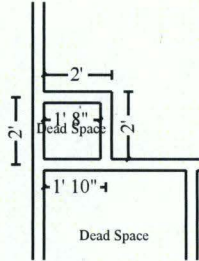
132.00 SF Walls	17.00 SF Ceiling
149.00 SF Walls & Ceiling	17.00 SF Floor
1.89 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
87. 5/8" drywall - hung, taped, floated, ready for paint	132.00 SF	2.19	0.00	57.82	346.90	(0.00)	346.90
88. Batt insulation - 6" - R19 - unfaced batt	132.00 SF	0.78	0.00	20.60	123.56	(0.00)	123.56
89. Paint the walls - two coats	132.00 SF	0.77	0.00	20.32	121.96	(0.00)	121.96
90. Cove base molding - rubber or vinyl, 4" high	16.50 LF	1.83	0.00	6.04	36.24	(0.00)	36.24
Totals: Dead Space			0.00	104.78	628.66	0.00	628.66



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Dead Space

Height: 8'

53.70 SF Walls	2.82 SF Ceiling
56.51 SF Walls & Ceiling	2.82 SF Floor
0.31 SY Flooring	6.71 LF Floor Perimeter
6.71 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
91. 5/8" drywall - hung, taped, floated, ready for paint	56.51 SF	2.19	0.00	24.76	148.52	(0.00)	148.52
92. Batt insulation - 6" - R19 - unfaced batt	53.70 SF	0.78	0.00	8.38	50.27	(0.00)	50.27
93. Paint the walls - two coats	53.70 SF	0.77	0.00	8.28	49.63	(0.00)	49.63
94. Cove base molding - rubber or vinyl, 4" high	6.71 LF	1.83	0.00	2.46	14.74	(0.00)	14.74
Totals: Dead Space			0.00	43.88	263.16	0.00	263.16
Total: Main Level			0.00	3,428.86	20,572.12	0.00	20,572.12
Line Item Totals: COSA-12365200			0.00	4,066.82	24,399.88	0.00	24,399.88

Grand Total Areas:

5,381.70 SF Walls	2,030.86 SF Ceiling	7,412.56 SF Walls and Ceiling
2,030.86 SF Floor	225.65 SY Flooring	672.71 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	672.71 LF Ceil. Perimeter
2,030.86 Floor Area	2,178.12 Total Area	5,543.63 Interior Wall Area
1,828.79 Exterior Wall Area	203.20 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	



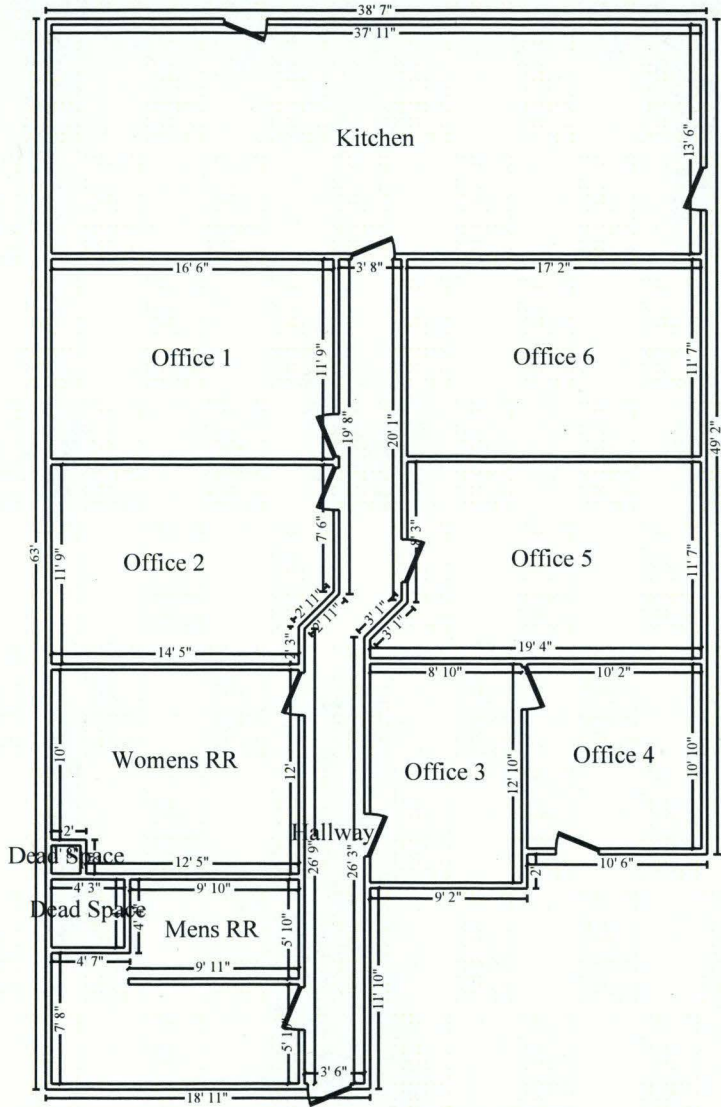
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Summary

Line Item Total	20,333.06
Overhead	2,033.41
Profit	2,033.41
Replacement Cost Value	\$24,399.88
Net Claim	\$24,399.88

Brian Stickel



Main Level