



## YOUNG & Associates

Atlanta, GA

Insured: City of LaGrange - School Bldgs  
Property: 100 E. Cannon St  
LaGrange, GA 30241

Claim Rep.: John Belton  
Position: Executive General Adjuster  
Company: McLarens

Business: (628) 210-7781  
E-mail: john.belton@mclarens.com

Estimator: Trey Sullivan  
Position: Regional Consultant  
Company: Young & Associates

Cellular: (727) 423-9802  
E-mail: trey.sullivan@youngonline.com

**Claim Number:** VARIOUS - MARKET SHARE      **Policy Number:** VARIOUS - MARKET SHA      **Type of Loss:** Hail

Date Contacted: 10/13/2023 12:30 PM  
Date of Loss: 3/26/2023 12:00 PM  
Date Inspected: 10/18/2023 10:30 AM

Date Received: 10/12/2023 3:00 PM  
Date Entered: 11/9/2023 10:05 AM

Price List: GACA8X\_NOV23  
Restoration/Service/Remodel  
Estimate: CITY-LAGRANGE-SCHOOL

This scope of work is based on a visual inspection from 10.18.23 and is based on all work being done during normal business hours. No allowance has been made for overtime or premium time. This scope of work is based on a replacement basis and does not include code upgrades or emergency services.

Testing and/or removal of hazardous materials is not included in this scope document.

The intent of this document is to show repair quantities with the thought process of restoring the building to pre-loss condition. The accuracy of these quantities/prices should be verified by the insured or their contractor and any proposals for the work should include all work required to restore the building to its pre-loss condition regardless of whether the trade description and quantities are shown in this document. Any potential discrepancies should be brought to our attention, in a timely manner, in order to come to an agreed scope of repair.

**YA #SE-20231242**



CITY-LAGRANGE-SCHOOL

Roof 1

| DESCRIPTION   | QTY       |
|---|-----------|
| <b>Roof Covering - Metal</b>  |           |
| 1. R&R Metal roofing - High grade<br><i>Replace punctured metal panels. 4 each. S tanding seam roofing with a factory color finish.</i> | 360.00 SF |
| 2. R&R Hip / Ridge cap - metal roofing  | 160.00 LF |
| 3. Butyl tape / sealing metal roofing panels for low slopes   | 80.00 LF  |
| 4. R&R Neoprene pipe jack flashing for metal roofing  | 9.00 EA   |

NOTES:

Roof 2

| DESCRIPTION  | QTY        |
|--|------------|
| <b>Roof Covering</b>   |            |
| 5. Tear off gravel ballast (no haul off)   | 90.00 SQ   |
| 6. Tear off fiberboard (no haul off)   | 9000.00 SF |
| 7. Tear off rubber roofing - full adhered (no haul off)<br><i>The above items allowed for removal of multiple pre-existing layers.</i> | 90.00 SQ   |
| 8. Remove Single-ply membrane - Fully adhered system - 60 mil  | 90.00 SQ   |
| 9. Remove Additional charge for high roof (2 stories or greater)   | 90.00 SQ   |
| 10. Single-ply membrane - Fully adhered system - 60 mil<br><i>Waste Factor - 10% added.</i>  | 99.00 SQ   |
| 11. Additional charge for high roof (2 stories or greater)   | 90.00 SQ   |
| <b>Underlayment</b>  |            |
| 12. Remove Insulation - ISO board, 4"  | 90.00 SQ   |
| 13. Insulation - ISO board, 3"   | 90.00 SQ   |
| <i>Lagrange, Georgia, Troupe County, ASHRAE Zone 3 requires R-25 above roof deck. 4.5" ISO</i>   |            |
| 14. Insulation - ISO board, 1 1/2"   | 90.00 SQ   |
| <i>Lagrange, Georgia, Troupe County, ASHRAE Zone 3 requires R-25 above roof deck. 4.5" ISO</i>   |            |



**CONTINUED - Roof 2**

| <b>DESCRIPTION</b>   | <b>QTY</b> |
|--|------------|
| <b><u>Flashings</u></b>  |            |
| 15. R&R Drip edge - PVC/TPO clad metal   | 410.00 LF  |
| 16. R&R Gravel stop  | 15.00 LF   |
| 17. R&R Flashing - pipe jack   | 11.00 EA   |
| 18. R&R Curb flashing - PVC/TPO  | 256.00 LF  |
| <b><u>Venting</u></b>  |            |
| 19. R&R Gravity roof ventilator - 18"  | 2.00 EA    |
| <b><u>Miscellaneous</u></b>  |            |
| 20. Roofer - per hour  | 24.00 HR   |
| <i>Additional labor allowance for installation of crickets, drains, curb flashing, and penetration flashing.</i> |            |
| <b><u>Gutter</u></b>   |            |
| 21. R&R Gutter / downspout - aluminum - 6"   | 650.00 LF  |

NOTES:

**Roof 3**

| <b>DESCRIPTION</b>   | <b>QTY</b> |
|--|------------|
| <b><u>Roof Covering - Metal</u></b>                          |            |
| 22. Butyl tape / sealing metal roofing panels for low slopes | 190.00 LF  |
| 23. R&R Neoprene pipe jack flashing for metal roofing        | 6.00 EA    |
| 24. Roofer - per hour  | 24.00 HR   |
| <i>Replace loose fasteners as needed and apply sealant.</i>  |            |

NOTES:



**Roof 4**

| <b>DESCRIPTION</b>   | <b>QTY</b> |
|--|------------|
| <b>Roof Covering - Metal</b>                                 |            |
| 25. Butyl tape / sealing metal roofing panels for low slopes | 100.00 LF  |
| 26. R&R Neoprene pipe jack flashing for metal roofing        | 7.00 EA    |
| 27. Roofer - per hour  | 24.00 HR   |
| <i>Replace loose fasteners as needed and apply sealant.</i>  |            |

NOTES:

**Roof 5**

| <b>DESCRIPTION</b>   | <b>QTY</b> |
|--|------------|
| <b>Roof Covering</b>   |            |
| 28. Tear off gravel ballast (no haul off)  | 46.00 SQ   |
| 29. Tear off rubber roofing - full adhered (no haul off)                                       | 46.00 SQ   |
| <i>The above items allowed for removal of multiple pre-existing layers.</i>                    |            |
| 30. Remove Additional charge for high roof (2 stories or greater)                              | 46.00 SQ   |
| 31. Single-ply membrane - Fully adhered system - 60 mil  | 50.60 SQ   |
| <i>Waste Factor - 10% added.</i>   |            |
| 32. Additional charge for high roof (2 stories or greater)                                     | 46.00 SQ   |
| <b>Underlayment</b>  |            |
| 33. Remove Insulation - polystyrene board, 3"  | 46.00 SQ   |
| 34. Insulation - ISO board, 3"   | 46.00 SQ   |
| <i>Lagrange, Georgia, Troupe County, ASHRAE Zone 3 requires R-25 above roof deck. 4.5" ISO</i> |            |
| 35. Insulation - ISO board, 1 1/2"   | 46.00 SQ   |
| <i>Lagrange, Georgia, Troupe County, ASHRAE Zone 3 requires R-25 above roof deck. 4.5" ISO</i> |            |
| <b>Flashings</b>   |            |
| 36. R&R Drip edge - PVC/TPO clad metal   | 320.00 LF  |
| 37. R&R Flashing - pipe jack   | 12.00 EA   |
| 38. R&R Curb flashing - PVC/TPO  | 126.00 LF  |
| <b>Venting</b>   |            |
| 39. R&R Gravity roof ventilator - 18"  | 4.00 EA    |



**CONTINUED - Roof 5**

| <b>DESCRIPTION</b>   | <b>QTY</b> |
|--|------------|
| 40. R&R Rain cap - 6"  | 7.00 EA    |
| 41. R&R Roof vent - active ventilation   | 4.00 EA    |
| <b>Miscellaneous</b>   |            |
| 42. Roofer - per hour  | 8.00 HR    |
| <i>Additional labor allowance for installation of crickets, drains, curb flashing, and penetration flashing.</i> |            |
| <b>Gutter</b>  |            |
| 43. R&R Gutter / downspout - aluminum - 6"   | 480.00 LF  |

NOTES:

**Roof 6**

| <b>DESCRIPTION</b>  | <b>QTY</b> |
|---|------------|
| <b>Roof Covering - Metal</b>  |            |
| 44. R&R Metal roofing - High grade  | 90.00 SF   |
| <i>Replace punctured metal panels. 1 each. Standing seam roofing with a factory color finish.</i> |            |
| 45. R&R Hip / Ridge cap - metal roofing   | 60.00 LF   |
| 46. Butyl tape / sealing metal roofing panels for low slopes                                      | 100.00 LF  |
| 47. R&R Neoprene pipe jack flashing for metal roofing   | 4.00 EA    |
| 48. Roofer - per hour   | 24.00 HR   |
| <i>Replace loose fasteners as needed and apply sealant.</i>                                       |            |

NOTES:



**Roof 7**

| <b>DESCRIPTION</b>  | <b>QTY</b> |
|---|------------|
| <b>Roof Covering</b>  |            |
| 49. Remove Single-ply membrane - Fully adhered system - 60 mil  | 19.00 SQ   |
| 50. Single-ply membrane - Fully adhered system - 60 mil   | 20.90 SQ   |
| <i>Waste Factor - 10% added.</i>  |            |
| <b>Underlayment</b>   |            |
| 51. Remove Insulation - polystyrene board, 2"   | 19.00 SQ   |
| 52. Remove Insulation - ISO board, 1 1/2"   | 19.00 SQ   |
| 53. Insulation - ISO board, 3 1/2"  | 19.00 SQ   |
| <b>Flashings</b>  |            |
| 54. R&R Drip edge - PVC/TPO clad metal  | 70.00 LF   |
| 55. R&R Curb flashing - PVC/TPO   | 70.00 LF   |
| <b>Miscellaneous</b>  |            |
| 56. Roofer - per hour   | 16.00 HR   |
| <i>Additional labor allowance for installation of crickets, drains, curb/wall flashing, and penetration flashing.</i> |            |
| <b>Gutter</b>   |            |
| 57. R&R Gutter / downspout - aluminum - 6"  | 188.00 LF  |

NOTES:

**General Conditions**

| <b>DESCRIPTION</b>  | <b>QTY</b> |
|---|------------|
| <b>Debris Removal</b>   |            |
| 58. Dumpster load - Approx. 30 yards, 5-7 tons of debris                  | 6.00 EA    |
| 59. General Laborer - per hour  | 80.00 HR   |
| <i>Labor allowance for staging materials and daily job site clean up.</i> |            |
| <b>General Items</b>  |            |
| 60. Temporary toilet (per month)  | 1.00 MO    |
| <b>Supervision/Admin</b>  |            |
| 61. Commercial Supervision / Project Management - per hour                | 60.00 HR   |
| <b>Permits/Fees</b>   |            |



**CONTINUED - General Conditions**

| DESCRIPTION  | QTY     |
|--|---------|
| 62. Taxes, insurance, permits & fees (Bid Item)<br><i>As Incurred.</i> | 1.00 EA |

NOTES:

**Grand Total Areas:**

|                             |                                  |                                 |
|-----------------------------|----------------------------------|---------------------------------|
| 0.00 SF Walls               | 0.00 SF Ceiling                  | 0.00 SF Walls and Ceiling       |
| 0.00 SF Floor               | 0.00 SY Flooring                 | 0.00 LF Floor Perimeter         |
| 0.00 SF Long Wall           | 0.00 SF Short Wall               | 0.00 LF Ceil. Perimeter         |
| 0.00 Floor Area             | 0.00 Total Area                  | 0.00 Interior Wall Area         |
| 4,900.85 Exterior Wall Area | 0.00 Exterior Perimeter of Walls |                                 |
| 43,332.77 Surface Area      | 433.33 Number of Squares         | 2,422.48 Total Perimeter Length |
| 428.25 Total Ridge Length   | 0.00 Total Hip Length            |                                 |

