

Fire Damage Estimate for Auto Truck Center

Vaughn J. Bradley, CR

November 1995

RESTORER'S STATEMENT:

The following report is a review and restoration cost evaluation of the "Auto Truck Center of [REDACTED]." Information was provided by the owners and by a personal inspection of the site by Mr. Bradley. A hand sketch, provided by owner manager [REDACTED] together with videos and pictures of the facility in its condition prior to the fire were also used.

The Auto Truck Center was burned and collapsed to a degree making safe internal inspection and detailing impossible. The owner also had no original blue prints to detail the structure. Information for the evaluation was obtained from the hand sketches, videos, pictures and from the inspection by the restorer after the fire. The owners also provided verbal details of the type of construction, materials used, and contents of the building. The owners were involved over the years in at least two major renovations and additions to the building and were very knowledgeable of the construction detail. The items they described were verifiable from the inspection of the site prior to demolition and from the pictures and videos reviewed.

According to the owners, all estimates to date have been based on cost per square foot for similar commercial buildings. This square footage cost approach could be insensitive to some of the detail and unique features of the building and it is the opinion of the owners that significant inaccuracy is presented in these previous reports. The cost per Square foot method is the least accurate and would lend to a greater error than other more detailed evaluation and restoration cost approaches.

Because of the lack of detailed blue prints or plans and the difficulty in making an internal inspection the restorer evaluated the cost on a sub category evaluation. Using the sketch provided by Mr. [REDACTED] a new velum drawing was made which allowed copies that could be used by subcontractors to make more accurate evaluations. Cost data was used from similar jobs completed with in the past twelve months. The drawings also allowed a reasonably accurate view of room sizes, number of fixtures and doors, locations of rooms and amenities. Even though these floor plan drawings were void of vertical detail they provided enough information for the Subcontractors and the restorer to make a more accurate evaluation and estimate than possible from square footage alone.

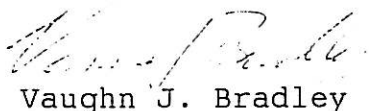
All mechanical, and specialty items such as the solarium, original metal building, HVAC, and electrical cost were reviewed and bid by sub contractors. The remaining demolition and cleanup of the slab, and all post cleaning were evaluated as a time and material cost and compared to other current jobs of similar size and content.

Framing and finish materials and carpentry labor were justified and compared with similar experience on recent jobs. All roofing, exterior wall covering, insulation, drywall, paint and floor coverings were derived by unit pricing from the floor plan sketch. On site support and management was the result of information on similar compared jobs with factors added for the remote location of this site.

It is the purpose and intent of this report to improve the accuracy from prior reports. It is, however, acknowledged that inaccuracy still exist due to lack of detail data and building damage which prohibited complete visual inspection, evaluation and internal detailing.

Limitations of this report are judged, by the restored to be a 5% margin for lack of structural detail and plans and a 5% margin in pricing due to limitations in known data reference to specifications and materials. The overall margin of error is given as 10%. This report should be used with judgement and allowance for other factors that may be made know later or from additional sources.

Neither Utah Disaster nor Mr Bradley have not been given any indication of future contract on this project and are impartial to the needs of any party (insured or insurance) as to this evaluation and cost estimate.



Vaughn J. Bradley
Estimator
Utah Disaster Kleenup

Date: 2 Nov 1995

INTRODUCTION:

Initial contact was made with Utah Disaster by the Insurance adjuster in early May, 1995. Mr. Bradley, estimator for Utah Disaster Kleenup and Betty Jane Fairchild, project coordinator, inspected the site within several days. At that time the building was still in its post fire condition and demolition had not taken place. Pictures were taken and the insured owner was interviewed to determine if Utah Disaster could be of any assistance with the demolition or estimate. Further conversation with the adjuster after this initial visit made it clear that the owner would probably cash out, demolish and totally remove the existing debris and slab and that a new plan would be used. The insurance company had other sources to obtain their needed cost information. Utah Disaster is primarily a specialist in restoration and due to the proposed process of this claim decided that it would not serve any interest or purpose to get involved at that time.

In Sept of 1995 one of the owners of the Auto Truck Center, Mr. [REDACTED], contacted Mr. Bradley directly and requested Utah Disasters service in providing a more detailed estimate to assist in settling the claim. Utah Disaster is capable of performing this estimating services and agreed to prepare the requested evaluation. An hourly fee of \$ [REDACTED] was set as compensation for this service.

Utah Disaster is a total restoration corporation that has been in business in Utah for the past 20 years. The company is a general contractor specializing in insurance restoration of wind, fire and water damage claims.

The estimator assigned to the project is Vaughn J. Bradley and has been with the company for the past six years. Mr Bradley has previous experience as a independent general contractor doing new construction.

BACKGROUND and INVESTIGATION

Date of Loss: _____

Type of Loss: Fire, (complete loss)

Utah Disaster Kleenups initial inspection was within one week of the fire and prior to any Demolition. Total demolition, leaving only the slab, was completed sometime between the initial visit and the time when Utah Disaster was contracted to estimate the loss.

Information used in this estimate was obtained from the initial personal inspection made by Vaughn Bradley and from information and sketches provided by the owners.

Assisting Sub Contractors were:

L.D.Howell (Metal Buildings)
904 East 12300 South
Draper, Utah 84020

Alpine Glass (Solarium)
12838 South 300 East
Draper, Utah 84020

Climate Air (Mechanical Systems)
9224 Jana Lee Dr
West Jordan, Utah 84084

Alger Electric (Electrical)
2255 South 1580 West
Salt Lake City, Utah 84119

INSPECTIONS

The on site inspection made in May of 1995 was attended by Vaughn Bradley and Betty Jane Fairchild and accompanied by Mr. [REDACTED]. This was the only visual inspection made by Utah Disaster employees of this site prior to the demolition.

The building was mangled and burnt and was unsafe to enter. Visually viewing through openings in the debris allowed conformation of the descriptions given by the owners. Special attention was given to the location of described areas in the building, the type of wall construction and roof construction. The original structure, a 40 X 60 X 16 foot steel building was mangled beyond recognition. The exterior walls were the most intact part of the building and confirmed the 2 X 8 framing with Thermex insulation, T-111 siding and steel siding. The Slab was totally covered with the debris from the fire and could not be inspected. The Solarium and restaurant were totally burned making the solarium size difficult to define. All other areas were hidden behind the remaining portions of the exterior walls of the building and under the debris. It was impossible to tell that the debris had been a two story building.

The visual inspection was made at about 12:30 PM in clear weather.

A second visit to the site was made the first week of Sept 1995 after being asked for an estimate by Mr. [REDACTED]. Demolition was complete at this time and all that remained was the slab and foundation walls. The remaining slab was inspected which verified the extensive ceramic tile floors, at least 95%. The tile, concrete floors and foundations, and plumbing penetrations were severely damaged both from the fire and the demolition process and is unserviceable without extensive restoration. All tile will require removal and the concrete floor and foundations repaired. Plumbing lines will need to be cut out of the concrete to facilitate new connections and associated concrete repairs made. All other parts of the building were gone and no additional inspection or evaluation was possible from the site inspection.

Mr. [REDACTED] provided a sketch he had made and showed Mr. Bradley a 15 minute video that had been taken of the building interior the winter prior to the fire. The video was vital in the presentation of the interior condition of the building which appeared in good maintenance and condition. The video also showed the type of wall coverings, commercial panelling, service cabinets, and restaurant areas which appeared in good condition.

SCOPE OF REPAIRS & PRICE BASIS

This estimate is presented as a representation of the work needed to restore the building to its original condition on the original pad. This process would complete the demolition and preparation of the slab and the foundations with associated plumbing and electrical as preparation for the total reconstruction of the building. The remaining demolition needed is indicated in item one of the price sheet and is calculated as time and equipment and based on previous experience for like work. The electrical, solarium, and HVAC were evaluated by sub contractors with experience in those specialties and given as sub estimates. The replacement of the original metal building is a direct bid from a local supplier for like buildings. All framing and finish carpentry were derived from square footage estimates for like buildings and recent similar experience. Insulation, metal and T-111 siding, drywall, painting, panelling, cabinets, roofing, and floor coverings were unit priced for like quality.

All prices are basis on local labor and material as currently used and experienced on equal sized jobs within the past six months. No markups have been applied and the margin of error stated previously should be considered when evaluating any price or the total of this estimate.

SPECIFICATIONS AND PRICES

<i>Item #</i>	<i>Item/trade</i>	<i>Description</i>	<i>Bid</i>
1	Tile Floor Demo	Clean Up tile from Slab, 7000 sf	
2	Concrete & repairs	Slab & Foundation	
3	Metal Building	40' X 60' X 16'	
4	Rough Lumber	Material	
5	Rough Carpentry	Labor	
6	Windows & Glass Doors	Commercial entry & windows	
7	Solarium	Bid, Alpine Glass	
8	Roof Finish, steel	6300 sf	
9	HVAC	3 Units	
10	Exterior T-111 Siding	5700 sf	
11	Exterior Wall, Steel siding	5700 sf	
12	Plumbing	36 fixtures	
13	Electrical, services & Wiring	Alger Electric bid	
14	Light Fixtures	60 ea	
15	Insulation, Termex 8"	18800 sf	
16	Sheetrock	35,900 sf	
17	Finish Material	Shelving & Trim	
18	Finish Labor	Trim & Shelving	
19	Doors, installed	25 ea	
20	Painting	35,900 sf	
21	Wall Coverings	Panneling	
22	Cabinets	Kitchen & cash Island	
23	Floor Coverings	Tile, 7000 sf	
24	Floor Coverings	Carpet, 96 sy	
25	Floor Coverings	VC Tile, 64 sy	
26	Stairs, Labor & Material	2 ea	
27	Showers, tile	4 ea large doubles	
28	Exterior Rock	Knee wall at Solarium	
29	Covered Pump area	Repair to steel structures	
30	Temp Utilities		
31	Misc Construction		
32	Hauling & Dump		
33	Post Construction Cleaning		
34	Site Support Equipment	Trailer, toilet, crain	
35	Remote site services	Crew Lodging	
36	On site Project Coordinator	4 months	
37	Building Permit		
Sub total			
38	Contractors overhead	10 %	
39	Contractors Profit	10 %	
Sub Total w/margins			
40	Restroom Booths	12 ea	tbd,
41	Restaurant equipment	See Bintz Sub Bid	
PROJECT TOTAL			\$

CONCLUSION

It is the opinion of Utah Disaster and Mr. Vaughn Bradley that restoration of this building, as it was prior to the fire, would not be prudent or feasible. The fact that the building was built as a metal building then renovated and remodeled several times provides a building that could be built from the "ground up" in a more economical manner than to attempt restoration of a identical original structure. However, this estimate considers only the reconstruction of the building as it was and should not be used to value a new building of equal size. The construction of a new structure will require final demolition and cleanup of the existing site. This estimate represents as accurate of scope and cost as can be formulated with out complete detailed plans and specifications.

Thank you.



Vaughn J. Bradley
Estimator
Utah Disaster Kleenup