

**AN INSURANCE APPRAISAL FOR**

**ANY SCHOOL  
ANY CITY, ANY STATE**

**File 22920-00000**



**AS OF**

**OCTOBER 15, 2018**

**PREPARED BY**

**SEDGWICK VALUATION SERVICES DIVISION**

**3300 WEST LAKE MARY BOULEVARD, SUITE 350**

**LAKE MARY, FLORIDA 32746**

**(407) 805-0086 ext. 257**

**[www.gabvalue.com](http://www.gabvalue.com)**

# AN INSURANCE APPRAISAL FOR THE

## *ANY SCHOOL*

*Any Address, Any Street  
Any City, Any State, 00000  
File No. 22920-00000*

October 15, 2018

James Smith  
Any School  
Any Address, Any Street  
Any City, Any State 00000

Dear Mr. Smith:

At your request, Sedgwick Valuation Services Division performed an update appraisal based on a previous full Insurance Appraisal performed on Any School property. The estimated hazard values set forth in this appraisal are effective as of October 15, 2018. This appraisal update is based on the actual percentage change in building construction costs for materials, labor, manufactured equipment, contractor's overhead and profit, but without provision for overtime, bonuses for labor, and premiums for materials upon the basis of replacing the entire appraisal property new as a complete unit at one time from the date of the last appraisal.

The following narrative report describes the property and our method of approach to the valuation. All factors that are considered relevant to the value estimate have been thoroughly analyzed and investigated. The values set forth in the report are subject to the assumptions, limiting conditions and certifications contained in this report. It must be noted that estimated values in this report do not include demolition cost. Additionally, no contents, personal property, land value or other site improvements or permits have been included in this report. **This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.**

### **The appraiser has re-inspected the subject premises and has made the following assumptions in arriving at the updated insurable values:**

1. That no structural or decorative alterations or additions have been affected to the subject premises since our last appraisal with exception of renovation to middle school classroom building #6, renovation to the World Language Center building. The appraisal also added the Center of the Arts building, parking garage, storage facility and maintenance building with office.
2. That the rate of deterioration and depreciation has remained at the same rate as originally noted.
3. That the maintenance and protection of the appraised property is being conducted in the same manner as noted during our original inspection.

Mr. Smith  
Page 2

Any deviation from the above-mentioned assumptions would invalidate the updated values given. While we believe these values to be accurate within reasonable limits, acceptance by any insurance company, corporation, branch of any federal, state or municipal government, by any individual now or in the future, cannot be guaranteed. The value of land is not included in the appraisal above. The appraiser has made no investigation of, and assumes no responsibility for title to, or liability against the property appraised. As a result of our thorough appraisal investigation, we have estimated the insurable values for coverage of Any School, Any Address, Any Street, Any City, Any State as of October 15, 2018 as follows:

**“AS IS” TOTAL ESTIMATED INSURABLE VALUES**

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	LESS DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$72,251,068	\$2,043,686	\$70,207,382	\$9,008,364	\$61,199,018

Respectfully submitted,

Sedgwick Valuation Services Division,



Bruce D. Riemann  
US Operations Manager/Senior Appraiser  
Certified Construction Inspector #6206  
Certified Construction Consultant #6206  
Association of Construction Inspectors

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## COMPANY OVERVIEW

Sedgwick Valuation Services Division has been successfully providing property insurance expertise since it was founded more than a century ago. Sedgwick Valuation Services Division' approach to servicing our clients is to understand and address the needs of each individual client. This approach has allowed us to win acceptance with our clients and ensures they receive consistent and quality service that meets or exceeds their expectations.

Our company has a proven history of stability, financial strength and respect in the marketplace. We will be there when you need us. Generally, insurance appraisal or reserve study firms usually perform their services in a localized market with fewer appraisers, thus potentially having limitations. With Sedgwick Valuation Services Division being a national company with tenure in the marketplace and resources, we are able to perform appraisals and/or reserve studies on properties of any size throughout the U.S., Canada, Mexico or Caribbean.

Sedgwick Valuation Services Division has appraisers based strategically throughout the United States. Our personnel have extensive experience in providing our services for virtually every type of property. Our appraisal division consists only of tenured people with no less than 10 years' experience in the construction and content valuation business. ACI (Association of Construction Inspectors) have designated our appraisers as Certified Construction Inspectors. Our Reserve Studies are produced by our Reserve Specialist personnel. These reserve specialists have a designation received from the CAI (Community Association Institute) and have proven their expertise through both formal education programs and substantial reserve study field experience.

The sole function of this division is to provide accurate insurance appraisals, content appraisals and reserve studies for our clients. The estimated replacement cost values reported in our valuations are derived through a number of methods. The primary method utilized for estimating the replacement cost in our Insurance Appraisals is provided through a software system called, Sage 300 Construction Estimating 9.7. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the marketplace furthering its accuracy. All of the replacement costs contained in our analysis include the contractor's overhead and profit, all labor, taxes and insurance costs, as well as, general building conditions. In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms which are utilized in support of the cost data found in the Sage Estimating software as needed.

Our central office maintains a complete database of every insurance appraisal and reserve study performed on behalf of our clients. This ensures that should you have questions or need a copy of a report at a later date, it will be provided for you.

## METHODOLOGY

In estimating the replacement cost of any building or site improvement requires a diligent effort on the part of Sedgwick Valuation Services Division' valuation specialists. If the appraisal is being performed for the first time; or an update with inspection is being completed; or if changes have taken place to the property since the last valuation, the following will occur:

- A consultation with the property representative to discuss the property or changes to the property that have occurred.
- The Sedgwick Valuation Services Division representative will inspect and photograph all improvements and/or changes to the property.
- A thorough examination of all the construction plans for the improvements and/or changes to the property. If the plans are not available, physical measurements and information are gathered by the Sedgwick Valuation Services Division representative of the improvements.
- After all property data information is obtained, the valuation and report process commences.

The estimated replacement cost values reported in the valuation are derived through a number of methods. The primary method utilized for estimating the replacement cost in our insurance appraisals is provided through a software system called, Sage 300 Construction Estimating 9.7, CRE Division of Sage North America. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the marketplace furthering its accuracy. Additional sources used in deriving the estimated replacement cost for improvements include Marshall & Swift/Boeckh (MSB) 2018 and R.S. Means Building Construction Cost Data 2018.

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms which are utilized as a check of reasonableness.

## PURPOSE

The purpose of this insurance appraisal is to provide an estimate of the Replacement Cost, Insurable Replacement Cost, and Depreciated Insurable Replacement Cost of the building to assist the client in determining the proper amount of insurance coverage only. The term, “insurance appraisal” used throughout this report is an insurance industry terminology and is not to be confused with a market value appraisal, nor should it be used in determining market value or in providing property valuation for loans, or any other purposes. Therefore, the term, “appraiser”, as used throughout this report, is understood to be considered construction valuation consultants only, and provide the estimated insurable value of the improvements of a property and not market value of the property.

## DEFINITIONS

➤ **Replacement Cost:**

This is the estimated total cost to construct at current prices as of the effective date of the appraisal, a duplicate or replica of the building, structure or site improvement being valued, using the materials, construction standards, design, layout and quality of workmanship specified in the existing building construction plans and specifications. The replacement cost, as provided in this report, does not consider labor bonuses, material premiums, additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.

➤ **Insurance Exclusions:**

This includes basement excavation, foundation below ground, and piping below ground.

➤ **Insurable Replacement Cost:**

This is the Replacement Cost of the building less Insurance Exclusions.

➤ **Depreciation:**

This is the loss in value due to deterioration caused by usage, wear and tear, and the elements.

➤ **Depreciated Replacement Cost:**

This is the remaining value after the deduction of Insurance Exclusions and Depreciation from the Replacement Cost.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP I

Determination of Group I rates shall be based upon the CSP Code, Protection Class/Location and Construction Class. Auxiliary or subsidiary occupancies (clubhouse, storage, maintenance, service, boiler houses, etc.) apply CSP code of primary occupancy with which associated.

### **F = Frame (Code 1)**

Buildings where the exterior walls are wood or other combustible materials including construction where combustible materials are combined with other materials such as brick veneer, stone veneer, wood ironclad, and stucco on wood.

### **JM = Joisted Masonry (Code 2)**

Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible. (Other than construction defined by the description for Code 7.)

### **N-C = Non-combustible (Code 3)**

Buildings where the exterior walls, floors, and the roof are constructed of, and supported by, metal, asbestos, gypsum or other non-combustible materials. (Other than construction defined by the defined by the description for Code 8.)

### **M N-C = Masonry Non-combustible (Code 4)**

Buildings where the exterior walls are constructed of masonry materials as described in Code 2 with the floors and roof of metal or other non-combustible materials. (Other than construction defined by the description for Code 9.)

### **FR = Modified Fire Resistive (Code 5)**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more, but less than two hours.

### **FR = Fire Resistive (Code 6)**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

### **Superior Masonry/Heavy Timber (Code 7)**

Joisted masonry buildings where the entire roof is a minimum of 2 inches in thickness and is supported by timbers having a minimum dimension of 6 inches or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Non-combustible (Code 8)**

Non-combustible buildings where the entire roof is constructed of 22-gauge metal (or heavier) on steel supports or where the entire roof is constructed of 2 inches of masonry on steel supports or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Masonry Non-combustible (Code 9)**

Masonry noncombustible buildings where the entire roof is constructed of 2 inches of masonry on steel supports or when the entire roof is constructed of 22-gauge metal (or heavier) on steel supports or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP II

Wind Resistive (WR), Semi-Wind Resistive (SWR), Masonry (MAS), and Frame (FRM).

### AA = SUPERIOR

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or modified Fire Resistive (Code 5).

### A = WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### AB = SEMI-WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### B = ORDINARY

Applies to buildings which are classified for Group I rating as Non-Combustible (Code 3), Joisted Masonry (Code 2) or Frame (Code 1).

**Note:** For Group II Rating, all buildings having wood roofs are classified as Class B – Ordinary Construction.

### **Mixed Construction:**

**Fire Resistive or Modified Fire Resistive** – 2/3 or more total floor and roof is masonry or fire resistive.

**Masonry Non-Combustible** – 2/3 or more total floor and roof is non-combustible materials.

**Joisted Masonry** – 2/3 or more total floor and roof is combustible materials.

**Non-Combustible** – 2/3 or more of total wall, floor and roof is of non-combustible materials.

**Frame** – 1/3 of the total wall area is of combustible materials.

### Building Types

Type I	Buildings that are 3 stories or less
Type II	Buildings that are 4 to 6 stories
Type III	Buildings that are 7 stories or more

**RECAPITULATION OF VALUES**

**ANY SCHOOL**

**ANY ADDRESS, ANY STREET, ANY CITY, ANY STATE 00000**

**INSURABLE VALUATION**

AS OF OCTOBER 15, 2018

File: 22920-00000

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATION</b>	<b>DEPRECIATED REPLACEMENT COST</b>
MIDDLE SCHOOL CLASSROOM #1	760,256	38,445	721,811	186,263	535,548
MIDDLE SCHOOL CLASSROOM/OFFICE #2	500,849	28,154	472,695	160,272	312,423
FISHER BUILDING- UPPER SCHOOL CLASSROOMS	1,649,864	66,983	1,582,881	527,956	1,054,925
CALVIN ROSE ATHLETIC CENTER	3,221,823	194,804	3,027,019	1,030,983	1,996,036
LOWER SCHOOL BUILDING	7,659,092	228,681	7,430,411	2,450,910	4,979,501
COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)	132,349	11,250	121,099	42,352	78,747
PRIMARY HALL	405,416	27,211	378,205	129,733	248,472
MUSIC/CAFETERIA BUILDING	2,282,830	116,832	2,165,998	730,505	1,435,493
ART ROOM/PREK3/ CENTER	1,020,665	65,716	954,949	326,613	628,336
MICHAEL FRANCO BUILDING - UPPER SCHOOL	2,238,103	87,347	2,150,756	716,193	1,434,563
LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL	1,212,145	48,988	1,163,157	387,886	775,271

**RECAPITULATION OF VALUES**

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**INSURABLE VALUATION**

AS OF OCTOBER 15, 2018

File: 22920-00000

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATION</b>	<b>DEPRECIATED REPLACEMENT COST</b>
<b>SOMMERS HALL (FKA ACADEMIC BUILDING)</b>	383,340	35,914	347,426	122,669	224,757
<b>DRAMA BUILDING (FKA PURCHASING, KATHERINE FRANCO)</b>	625,779	47,050	578,729	200,249	378,480
<b>AQUATIC BUILDING/POOL</b>	2,571,672	72,135	2,499,537	374,931	2,124,606
<b>ACADEMIC CENTER II</b>	1,443,140	0	1,443,140	115,451	1,327,689
<b>ATHLETIC FIELD SITE AND IMPROVEMENTS</b>	1,665,809	0	1,665,809	166,581	1,499,228
<b>ATHLETIC FIELD LIGHTS</b>	334,720	0	334,720	33,472	301,248
<b>SCOREBOARDS</b>	42,326	0	42,326	4,233	38,093
<b>FRANCO LEARNING CENTER</b>	10,077,970	156,468	9,921,502	554,288	9,367,214
<b>WORLD LANGUAGES CENTER</b>	2,985,138	122,776	2,862,362	104,480	2,757,882
<b>AMPITHEATRE</b>	714,520	0	714,520	50,016	664,504
<b>CHICKEE HUT</b>	27,626	0	27,626	6,907	20,720

**RECAPITULATION OF VALUES**

**ANY SCHOOL**

**ANY ADDRESS, ANY STREET, ANY CITY, ANY STATE 00000**

**INSURABLE VALUATION**

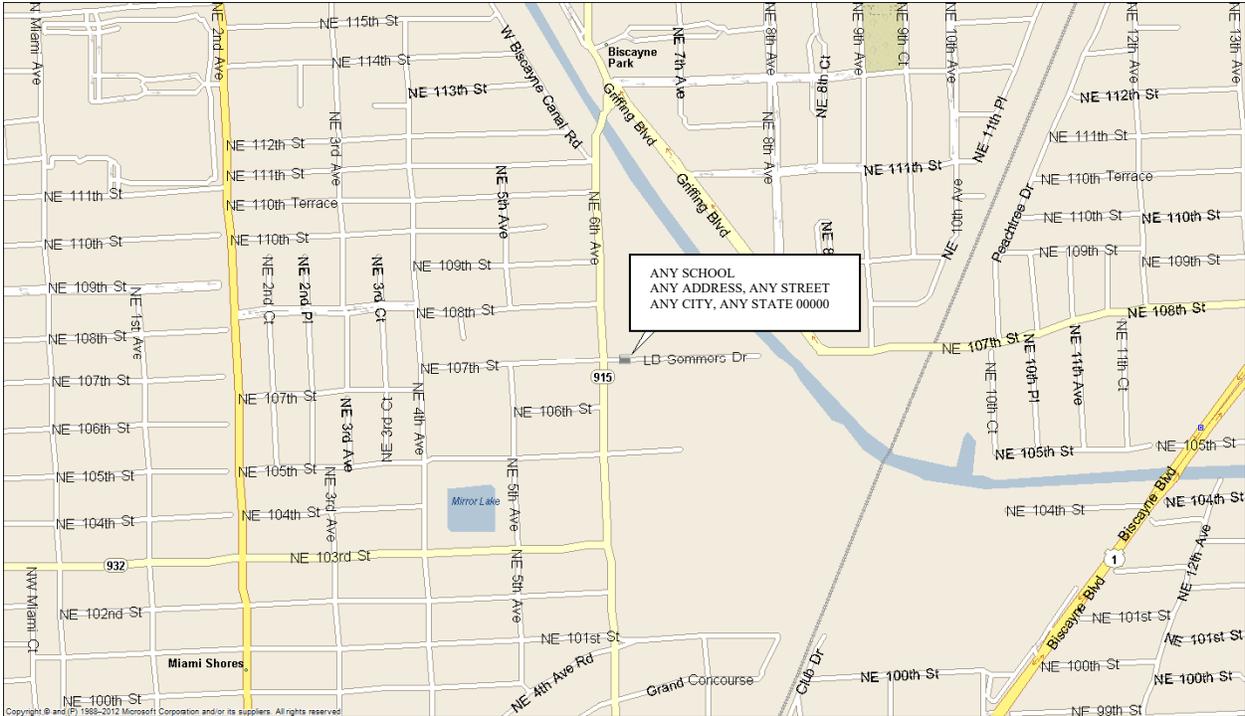
AS OF OCTOBER 15, 2018

File: 22920-00000

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATION</b>	<b>DEPRECIATED REPLACEMENT COST</b>
<b>DUGOUTS (TOTAL OF 4)</b>	114,560	0	114,560	11,456	103,104
<b>MAINTENANCE BUILDING OFFICE BUILDING</b>	329,762	16,897	312,865	52,762	260,103
<b>MAINTENANCE STORAGE (FKA AUTO REPAIR CENTER)</b>	161,020	3,890	157,130	54,996	102,135
<b>PERIMETER FENCING 10931 LOCATION</b>	20,000	0	20,000	3,000	17,000
<b>PERIMETER FENCING 2 FENCES METAL/CONCRETE</b>	300,000	0	300,000	45,000	255,000
<b>GUARD HOUSE - PEDESTRIAN</b>	41,863	0	41,863	837	41,026
<b>GUARD HOUSE - VEHICLE</b>	55,816	0	55,816	1,116	54,700
<b>PERFORMANCE ARTS BUILDING AKA CENTER FOR THE ARTS</b>	21,661,143	303,937	21,357,206	324,917	21,032,289
<b>PARKING GARAGE ADJACENT TO PERFORMANCE ARTS AKA CENTER FOR THE ARTS</b>	7,611,472	370,208	7,241,264	91,338	7,149,926
<b>TOTALS</b>	<b>\$72,251,068</b>	<b>\$2,043,686</b>	<b>\$70,207,382</b>	<b>\$9,008,364</b>	<b>\$61,199,018</b>

1/ The estimated replacement cost stated above includes soft and hard costs which are identified on Page 6 of this report.

# PROPERTY LOCATION





Any School  
Any Address, Any Street  
Any City, Any State

ANY SCHOOL  
 ANY ADDRESS, ANY STREET  
 ANY CITY, ANY STATE 00000

**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
 (1 OF 1)**

10/15/2018

Analysis No. U00000E

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	16,147	20,376	1,922	38,445
<b>SUPERSTRUCTURE</b>	305	332	10	648
<b>EXTERIOR WALL CLOSURE</b>	116,808	110,224	3,003	230,036
<b>ROOFING &amp; WATERPROOFING</b>	10,962	26,198	643	37,804
<b>INTERIOR CONSTRUCTION</b>	86,280	237,197	3,729	327,206
<b>MECHANICAL</b>	25,381	61,597	-	86,978
<b>ELECTRICAL</b>	12,223	26,916	-	39,139
<b>Replacement Cost Total</b>	<b>268,106</b>	<b>482,841</b>	<b>9,308</b>	<b>760,256</b>
<b>Less Exclusions</b>				<b>38,445</b>
<b>Insurable Replacement Cost</b>				<b>721,811</b>
<b>Less Depreciation</b>				<b>-186,263</b>
<b>Depreciated Replacement Cost</b>				<b>535,548</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000E**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	16,147	20,376	1,922	38,445
<b>FOUNDATIONS TOTALS</b>		<b>16,147</b>	<b>20,376</b>	<b>1,922</b>	<b>38,445</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	11	26	-	37
Concrete Ready Mix Normal Weight	0.99 cy	-	259	-	259
Finishing Floors	133.33 sf	221	-	-	221
Placing Concrete	0.99 cy	27	-	10	37
Reinforcing In Place	1.00 ls	1	-	-	2
Welded Wire Fabric	1.33 csf	46	47	-	92
<b>SUPERSTRUCTURE TOTALS</b>		<b>305</b>	<b>332</b>	<b>10</b>	<b>648</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	1.93 clf	293	209	-	502
Accessories, Sleeves And Chases	5.16 ea	37	265	-	302
Aluminum Windows	1.00 ls	2,929	30,224	-	33,152
Anchor Bolts	61.00 ea	206	347	-	553
Caulking And Sealants	1.00 ls	895	333	-	1,228

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000E**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Commercial Steel Doors	3.00 ea	170	2,346	-	2,516
Concrete Block Column	97.00 vlf	3,440	3,793	-	7,233
Concrete Block, High Strength	4,820.00 sf	26,627	25,105	-	51,733
Concrete Curing	1.00 ls	274	679	-	953
Concrete In Place	1.00 ls	16	16	2	34
Concrete Ready Mix Normal Weight	16.73 cy	-	3,533	-	3,533
Control Joint	241.00 lf	369	349	-	718
Door Hardware	1.00 ls	154	1,953	-	2,107
Doors And Windows, Exterior	1.00 ls	109	23	-	133
Drywall	4,820.00 sf	4,187	2,765	-	6,953
Expansion Joints	252.00 lf	128	175	117	420
Finishing Floors	6,882.00 sf	3,796	3,634	152	7,583
Forms In Place, Elevated Slabs	1.00 ls	6,516	2,689	-	9,206
Furring	4,820.00 sf	7,444	2,420	-	9,863
Masonry Grout Fill	1.00 ls	5,544	8,390	709	14,643
Masonry Reinforcing	1.00 ls	11,793	8,301	-	20,094
Placing Concrete	33.45 cy	681	-	249	930
Prestressing Steel	1,376.40 lb	1,866	1,301	43	3,210

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000E**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Reinforcing In Place	1.00 ls	1,199	1,573	153	2,925
Shoring for Concrete	1.00 ls	531	828	-	1,359
Siding Exterior	4,820.00 sf	-	1,774	-	1,774
Steel Frames, Knock Down	9.00 ea	260	1,188	14	1,462
Stucco	1,010.56 sy	34,939	4,712	1,565	41,216
Walls And Ceilings, Interior	4,820.00 sf	2,192	1,129	-	3,321
Wood Framing, Miscellaneous	1.00 ls	212	167	-	379
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>116,808</b>	<b>110,224</b>	<b>3,003</b>	<b>230,036</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	289.00 lf	380	148	-	528
Flashing	1.00 ls	3,690	2,645	-	6,335
Modified Bitumen Roofing	1.00 ls	3,765	5,779	643	10,187
Roof Accessories	0 lf	400	5,578	-	5,978
Roof Deck Insulation	1.00 ls	1,236	7,374	-	8,610
Wall & Ceiling Insulation	4,820.00 sf	1,491	4,674	-	6,166
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>10,962</b>	<b>26,198</b>	<b>643</b>	<b>37,804</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	0 ea	109	173	-	282

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000E**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	68	21	-	89
Concrete Curing	1.00 ls	240	594	-	834
Concrete In Place	1.00 ls	3,837	4,912	1,236	9,985
Door Hardware	1.00 ls	385	3,255	-	3,640
Doors & Windows, Interior Latex	15.00 ea	682	379	-	1,061
Drywall	10,324.00 sf	8,969	5,627	-	14,596
Expansion Joints	240.91 lf	122	167	112	401
Finishing Floors	3,011.40 sf	2,266	-	133	2,400
Gypsum Board Ceilings and Framing	1.00 ls	26,215	9,440	-	35,655
Interior Construction	5,736.00 sf	24,957	114,422	-	139,379
Metal Studs And Track	5,162.00 sf	8,712	7,219	-	15,931
Precast Beams	1.00 ls	383	23,491	495	24,369
Precast Columns	1.00 ls	1,349	17,493	646	19,488
Prestressed Concrete Subfloor/Walkways/Balconies	1.00 ls	2,019	37,753	1,004	40,777
Prestressing Steel	0 lb	377	535	54	965
Reinforcing In Place	1.00 ls	383	787	-	1,171
Shoring for Concrete	1.00 ls	465	725	-	1,190
Steel Frames, Knock Down	15.00 ea	965	3,710	-	4,675

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIOR FINISHES**

**MIDDLE SCHOOL CLASSROOM #1  
 (1 OF 1)**

10/15/2018

Analysis No. U00000E

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Steel Lintels for Masonry Openings	1.00 ls	33	65	-	97
Wall & Ceiling Insulation	5,162.00 sf	1,597	2,665	-	4,262
Welded Wire Fabric	30.11 csf	962	806	-	1,768
Welding Structural	1.00 ls	202	13	50	265
Wood Door, Architectural	15.00 ea	982	2,944	-	3,927
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>86,280</b>	<b>237,197</b>	<b>3,729</b>	<b>327,206</b>
<b>MECHANICAL</b>					
HVAC	5,736.00 sf	20,628	50,055	-	70,683
Plumbing - General	5,736.00 sf	4,753	11,542	-	16,295
<b>MECHANICAL TOTALS</b>		<b>25,381</b>	<b>61,597</b>	<b>-</b>	<b>86,978</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	12,223	26,916	-	39,139
<b>ELECTRICAL TOTALS</b>		<b>12,223</b>	<b>26,916</b>	<b>-</b>	<b>39,139</b>

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

10/15/2018

Analysis No. U00000F

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	11,825	14,922	1,407	28,154
<b>SUPERSTRUCTURE</b>	324	352	11	687
<b>EXTERIOR WALL CLOSURE</b>	99,371	91,228	2,669	193,268
<b>ROOFING &amp; WATERPROOFING</b>	8,695	19,677	500	28,873
<b>INTERIOR CONSTRUCTION</b>	60,168	135,304	2,900	198,372
<b>MECHANICAL</b>	10,168	24,624	-	34,792
<b>ELECTRICAL</b>	5,224	11,479	-	16,703
<b>Replacement Cost Total</b>	<b>195,776</b>	<b>297,586</b>	<b>7,488</b>	<b>500,849</b>
<b>Less Exclusions</b>				<b>28,154</b>
<b>Insurable Replacement Cost</b>				<b>472,695</b>
<b>Less Depreciation</b>				<b>-160,272</b>
<b>Depreciated Replacement Cost</b>				<b>312,424</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

10/15/2018

Analysis No. U00000F

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	11,825	14,922	1,407	28,154
<b>FOUNDATIONS TOTALS</b>		<b>11,825</b>	<b>14,922</b>	<b>1,407</b>	<b>28,154</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	11	28	-	39
Concrete Ready Mix Normal Weight	0.99 cy	-	275	-	275
Finishing Floors	133.33 sf	235	-	-	235
Placing Concrete	0.99 cy	29	-	10	39
Reinforcing In Place	1.00 ls	1	-	-	2
Welded Wire Fabric	1.33 csf	48	49	-	98
<b>SUPERSTRUCTURE TOTALS</b>		<b>324</b>	<b>352</b>	<b>11</b>	<b>687</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	1.47 clf	236	169	-	405
Accessories, Sleeves And Chases	3.78 ea	29	205	-	234
Aluminum Windows	1.00 ls	2,439	25,113	-	27,551
Anchor Bolts	46.00 ea	165	277	-	442
Caulking And Sealants	1.00 ls	724	269	-	993

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000F**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Commercial Steel Doors	3.00 ea	181	2,484	-	2,665
Concrete Block Column	74.00 vlf	2,785	3,064	-	5,849
Concrete Block, High Strength	3,680.00 sf	21,576	20,298	-	41,874
Concrete Curing	1.00 ls	213	526	-	740
Concrete In Place	1.00 ls	13	13	1	27
Concrete Ready Mix Normal Weight	12.25 cy	-	2,740	-	2,740
Control Joint	184.00 lf	299	282	-	581
Door Hardware	1.00 ls	163	2,068	-	2,231
Doors And Windows, Exterior	1.00 ls	116	25	-	141
Drywall	3,680.00 sf	3,393	2,236	-	5,629
Expansion Joints	185.00 lf	100	136	91	327
Finishing Floors	5,040.00 sf	2,950	2,818	119	5,887
Forms In Place, Elevated Slabs	1.00 ls	5,021	2,059	-	7,080
Furring	3,680.00 sf	6,031	1,956	-	7,988
Masonry Grout Fill	1.00 ls	4,512	6,796	577	11,886
Masonry Reinforcing	1.00 ls	9,556	6,712	-	16,268
Placing Concrete	24.50 cy	530	-	193	723
Prestressing Steel	1,008.00 lb	1,450	1,009	33	2,493

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

10/15/2018

Analysis No. U00000F

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Reinforcing In Place	1.00 ls	932	1,221	119	2,273
Shoring for Concrete	1.00 ls	413	642	-	1,055
Siding Exterior	3,680.00 sf	-	1,435	-	1,435
Steel Frames, Knock Down	9.00 ea	276	1,258	14	1,548
Stucco	883.89 sy	33,318	4,364	1,521	39,203
Walls And Ceilings, Interior	3,680.00 sf	1,776	913	-	2,689
Wood Framing, Miscellaneous	1.00 ls	174	137	-	311
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>99,371</b>	<b>91,228</b>	<b>2,669</b>	<b>193,268</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	220.00 lf	307	120	-	426
Flashing	1.00 ls	2,978	2,144	-	5,122
Modified Bitumen Roofing	1.00 ls	2,926	4,482	500	7,908
Roof Accessories	0 lf	403	5,730	-	6,132
Roof Deck Insulation	1.00 ls	873	3,423	-	4,296
Wall & Ceiling Insulation	3,680.00 sf	1,208	3,779	-	4,988
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>8,695</b>	<b>19,677</b>	<b>500</b>	<b>28,873</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	0 ea	85	134	-	219

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000F**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	53	16	-	69
Concrete Curing	1.00 ls	187	461	-	647
Concrete In Place	1.00 ls	2,982	3,809	961	7,752
Door Hardware	1.00 ls	272	2,298	-	2,570
Doors & Windows, Interior Latex	10.00 ea	483	268	-	750
Drywall	7,560.00 sf	6,970	4,364	-	11,334
Expansion Joints	176.40 lf	95	130	87	312
Finishing Floors	2,205.00 sf	1,761	-	104	1,865
Gypsum Board Ceilings and Framing	1.00 ls	15,624	5,613	-	21,237
Interior Finishes	3,780.00 sf	17,455	42,524	-	59,979
Metal Studs And Track	3,780.00 sf	6,770	5,598	-	12,368
Precast Beams	1.00 ls	298	18,215	385	18,898
Precast Columns	1.00 ls	1,048	13,564	502	15,115
Prestressed Concrete Subfloor/Walkways/Balconies	1.00 ls	1,569	29,274	781	31,624
Prestressing Steel	0 lb	293	415	42	749
Reinforcing In Place	1.00 ls	298	611	-	909
Shoring for Concrete	1.00 ls	361	562	-	923
Steel Frames, Knock Down	10.00 ea	697	2,619	-	3,317

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MIDDLE SCHOOL CLASSROOM AND OFFICE BUILDING #2  
(1 OF 1)**

10/15/2018

Analysis No. U00000F

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Steel Lintels for Masonry Openings	1.00 ls	25	50	-	75
Wall & Ceiling Insulation	3,780.00 sf	1,241	2,066	-	3,307
Welded Wire Fabric	22.05 csf	748	625	-	1,373
Welding Structural	1.00 ls	157	10	39	206
Wood Door, Architectural	10.00 ea	695	2,079	-	2,774
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>60,168</b>	<b>135,304</b>	<b>2,900</b>	<b>198,372</b>
<b>MECHANICAL</b>					
HVAC	2,310.00 sf	8,137	19,701	-	27,838
Plumbing - General	2,310.00 sf	2,031	4,922	-	6,954
<b>MECHANICAL TOTALS</b>		<b>10,168</b>	<b>24,624</b>	<b>-</b>	<b>34,792</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	5,224	11,479	-	16,703
<b>ELECTRICAL TOTALS</b>		<b>5,224</b>	<b>11,479</b>	<b>-</b>	<b>16,703</b>

**ANY SCHOOL**  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**  
**FISHER BUILDING - UPPER SCHOOL CLASSROOMS**  
**(1 OF 1)**

10/15/2018

Analysis No. U00000B

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	28,133	35,501	3,349	66,983
<b>SUPERSTRUCTURE</b>	708	767	24	1,499
<b>EXTERIOR WALL CLOSURE</b>	194,488	229,754	4,720	428,962
<b>ROOFING &amp; WATERPROOFING</b>	17,703	40,587	1,057	59,347
<b>INTERIOR CONSTRUCTION</b>	223,493	410,296	8,330	642,119
<b>MECHANICAL</b>	79,516	191,953	-	271,469
<b>ELECTRICAL</b>	56,232	123,253	-	179,484
<b>Replacement Cost Total</b>	<b>600,274</b>	<b>1,032,110</b>	<b>17,480</b>	<b>1,649,864</b>
<b>Less Exclusions</b>				<b>66,983</b>
<b>Insurable Replacement Cost</b>				<b>1,582,881</b>
<b>Less Depreciation</b>				<b>-527,956</b>
<b>Depreciated Replacement Cost</b>				<b>1,054,924</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000B**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	28,133	35,501	3,349	66,983
<b>FOUNDATIONS TOTALS</b>		<b>28,133</b>	<b>35,501</b>	<b>3,349</b>	<b>66,983</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	25	61	-	85
Concrete Ready Mix Normal Weight	1.99 cy	-	598	-	598
Finishing Floors	266.67 sf	513	-	-	513
Placing Concrete	1.99 cy	63	-	23	85
Reinforcing In Place	1.00 ls	3	-	1	3
Welded Wire Fabric	2.67 csf	106	108	-	214
<b>SUPERSTRUCTURE TOTALS</b>		<b>708</b>	<b>767</b>	<b>24</b>	<b>1,499</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	2.86 clf	503	357	-	860
Accessories, Sleeves And Chases	7.30 ea	61	432	-	493
Aluminum Windows	1.00 ls	5,611	57,602	-	63,213
Anchor Bolts	90.00 ea	352	591	-	943
Caulking And Sealants	1.00 ls	1,540	570	-	2,109

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000B**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Commercial Steel Doors	22.00 ea	1,448	19,843	-	21,291
Concrete Block Column	144.00 vlf	5,922	6,495	-	12,416
Concrete Block, High Strength	7,160.00 sf	45,863	43,016	-	88,880
Concrete Curing	1.00 ls	450	1,108	-	1,558
Concrete In Place	1.00 ls	27	26	3	56
Concrete Ready Mix Normal Weight	23.67 cy	-	5,767	-	5,767
Control Joint	358.00 lf	635	599	-	1,234
Door Hardware	1.00 ls	1,308	16,519	-	17,827
Doors And Windows, Exterior	1.00 ls	928	197	-	1,126
Drywall	7,160.00 sf	7,212	4,738	-	11,951
Expansion Joints	357.00 lf	210	286	192	689
Finishing Floors	9,738.00 sf	6,228	5,931	251	12,410
Forms In Place, Elevated Slabs	1.00 ls	10,647	4,390	-	15,036
Furring	7,160.00 sf	12,821	4,146	-	16,967
Masonry Grout Fill	1.00 ls	10,088	14,725	1,292	26,105
Masonry Reinforcing	1.00 ls	20,312	14,224	-	34,536
Placing Concrete	47.34 cy	1,118	-	409	1,527
Prestressing Steel	1,947.60 lb	3,061	2,123	71	5,255

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000B**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Reinforcing In Place	1.00 ls	1,968	2,569	252	4,789
Shoring for Concrete	1.00 ls	871	1,352	-	2,223
Siding Exterior	7,160.00 sf	-	3,040	-	3,040
Steel Frames, Knock Down	66.00 ea	2,211	10,049	115	12,375
Stucco	1,270.56 sy	48,952	6,833	2,137	57,921
Walls And Ceilings, Interior	7,160.00 sf	3,776	1,935	-	5,711
Wood Framing, Miscellaneous	1.00 ls	366	288	-	654
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>194,488</b>	<b>229,754</b>	<b>4,720</b>	<b>428,962</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	393.00 lf	599	233	-	831
Flashing	1.00 ls	5,834	4,160	-	9,994
Modified Bitumen Roofing	1.00 ls	6,176	9,431	1,057	16,665
Roof Accessories	0 lf	498	6,718	-	7,217
Roof Deck Insulation	1.00 ls	2,028	12,035	-	14,063
Wall & Ceiling Insulation	7,160.00 sf	2,569	8,009	-	10,578
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>17,703</b>	<b>40,587</b>	<b>1,057</b>	<b>59,347</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	3.00 ea	234	368	-	603

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000B**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	187	64	-	251
Concrete Block Column	797.00 vlf	32,774	35,946	-	68,720
Concrete Block, High Strength	3,984.50 sf	25,523	23,938	-	49,461
Concrete Curing	1.00 ls	491	1,209	-	1,700
Concrete In Place	1.00 ls	7,849	9,995	2,532	20,377
Control Joint	25.00 lf	44	42	-	86
Door Hardware	1.00 ls	654	5,506	-	6,161
Doors & Windows, Interior Latex	22.00 ea	1,160	641	-	1,801
Drywall	7,969.00 sf	8,027	5,010	-	13,037
Expansion Joints	424.99 lf	250	341	229	820
Finishing Floors	5,312.40 sf	4,635	-	273	4,909
Gypsum Board Ceilings and Framing	1.00 ls	54,890	19,672	-	74,561
Interior Finishes	8,855.00 sf	44,673	108,503	-	153,176
Masonry Grout Fill	1.00 ls	5,371	8,038	688	14,097
Masonry Reinforcing	1.00 ls	3,649	2,941	-	6,591
Metal Studs And Track	3,984.50 sf	7,797	6,427	-	14,224
Precast Beams	1.00 ls	783	47,799	1,015	49,597
Precast Columns	1.00 ls	2,759	35,595	1,324	39,678

ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
 (1 OF 1)**

10/15/2018

Analysis No. U00000B

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Prestressed Concrete Subfloor/Walkways/Balconies	1.00 ls	4,130	76,821	2,058	83,009
Prestressing Steel	0 lb	772	1,088	110	1,969
Reinforcing In Place	1.00 ls	784	1,602	-	2,386
Shoring for Concrete	1.00 ls	951	1,475	-	2,426
Steel Frames, Knock Down	22.00 ea	1,647	6,277	-	7,924
Steel Lintels for Masonry Openings	1.00 ls	67	131	-	198
Wall & Ceiling Insulation	3,984.50 sf	1,429	2,372	-	3,802
Walls And Ceilings, Interior	7,969.00 sf	7,909	1,846	-	9,755
Welded Wire Fabric	53.12 csf	1,969	1,640	-	3,608
Welding Structural	1.00 ls	413	26	102	541
Wood Door, Architectural	22.00 ea	1,671	4,981	-	6,652
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>223,493</b>	<b>410,296</b>	<b>8,330</b>	<b>642,119</b>
<b>MECHANICAL</b>					
HVAC	8,854.00 sf	48,272	116,543	-	164,815
Plumbing - General	8,854.00 sf	31,243	75,410	-	106,653
<b>MECHANICAL TOTALS</b>		<b>79,516</b>	<b>191,953</b>	<b>-</b>	<b>271,469</b>
<b>ELECTRICAL</b>					

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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

FISHER BUILDING - UPPER SCHOOL CLASSROOMS  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000B

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Electrical	1.00 ls	56,232	123,253	-	179,484
<b>ELECTRICAL TOTALS</b>		<b>56,232</b>	<b>123,253</b>	<b>-</b>	<b>179,484</b>

**ANY SCHOOL  
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 OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**CALVIN ROSE ATHLETIC CENTER  
 (1 OF 1)**

10/15/2018

Analysis No. U000001

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	81,818	103,246	9,740	194,804
<b>EXTERIOR WALL CLOSURE</b>	498,608	513,381	7,186	1,019,175
<b>ROOFING &amp; WATERPROOFING</b>	20,409	268,028	-	288,437
<b>INTERIOR CONSTRUCTION</b>	141,834	295,921	-	437,755
<b>MECHANICAL</b>	243,781	585,994	-	829,775
<b>ELECTRICAL</b>	141,989	309,888	-	451,876
<b>Replacement Cost Total</b>	<b>1,128,439</b>	<b>2,076,458</b>	<b>16,926</b>	<b>3,221,823</b>
<b>Less Exclusions</b>				<b>194,804</b>
<b>Insurable Replacement Cost</b>				<b>3,027,019</b>
<b>Less Depreciation</b>				<b>-1,030,983</b>
<b>Depreciated Replacement Cost</b>				<b>1,996,035</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**CALVIN ROSE ATHLETIC CENTER  
(1 OF 1)**

**10/15/2018**

**Analysis No. U000001**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	81,818	103,246	9,740	194,804
<b>FOUNDATIONS TOTALS</b>		<b>81,818</b>	<b>103,246</b>	<b>9,740</b>	<b>194,804</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	7.32 clf	1,479	1,047	-	2,526
Anchor Bolts	153.00 ea	688	1,151	-	1,839
Caulking And Sealants	1.00 ls	4,528	1,669	-	6,197
Commercial Steel Doors	4.00 ea	303	4,131	-	4,434
Concrete Block Column	244.00 vlf	11,538	12,601	-	24,139
Concrete Block, High Strength	18,300.00 sf	134,795	125,887	-	260,682
Control Joint	915.00 lf	1,866	1,752	-	3,618
Door Hardware	1.00 ls	274	3,439	-	3,713
Doors And Windows, Exterior	1.00 ls	194	41	-	235
Drywall	18,300.00 sf	21,197	13,867	-	35,064
Furring	18,300.00 sf	37,681	12,133	-	49,815
Masonry Grout Fill	1.00 ls	27,807	41,901	3,514	73,222
Masonry Reinforcing	1.00 ls	59,699	41,626	-	101,325
Nails	1.00 ls	-	168	-	168

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**CALVIN ROSE ATHLETIC CENTER  
(1 OF 1)**

**10/15/2018**

**Analysis No. U000001**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Siding Exterior	18,300.00 sf	-	8,898	-	8,898
Steel Frames, Knock Down	12.00 ea	462	2,092	24	2,578
Steel Roof Truss System	25,206.03 sf	68,901	205,102	-	274,003
Stucco	8,133.33 sy	109,420	24,886	3,648	137,954
Timber Connectors	1.00 ls	942	206	-	1,148
Walls And Ceilings, Interior	18,300.00 sf	11,097	5,662	-	16,760
Wood Exterior Sheathing	904.03 sf	1,402	3,022	-	4,423
Wood Framing, Miscellaneous	1.00 ls	1,076	842	-	1,918
Wood Framing, Roofs	1.00 ls	3,259	1,259	-	4,518
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>498,608</b>	<b>513,381</b>	<b>7,186</b>	<b>1,019,175</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Aluminum Roofing Panels	24,302.00 sf	-	201,622	-	201,622
Roof Accessories	1,458.00 lf	2,281	1,800	-	4,081
Roof Deck Insulation	1.00 ls	10,579	41,167	-	51,746
Wall & Ceiling Insulation	18,300.00 sf	7,549	23,439	-	30,988
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>20,409</b>	<b>268,028</b>	<b>-</b>	<b>288,437</b>
<b>INTERIOR CONSTRUCTION</b>					
Drywall	11,666.00 sf	13,513	8,398	-	21,911

ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**CALVIN ROSE ATHLETIC CENTER  
 (1 OF 1)**

10/15/2018

Analysis No. U000001

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Interior Finishes	19,442.00 sf	112,789	272,773	-	385,562
Metal Studs And Track	5,833.00 sf	13,125	10,774	-	23,899
Wall & Ceiling Insulation	5,833.00 sf	2,406	3,976	-	6,383
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>141,834</b>	<b>295,921</b>	<b>-</b>	<b>437,755</b>
<b>MECHANICAL</b>					
HVAC	19,442.00 sf	157,743	379,199	-	536,942
Plumbing - General	19,442.00 sf	86,038	206,795	-	292,833
<b>MECHANICAL TOTALS</b>		<b>243,781</b>	<b>585,994</b>	<b>-</b>	<b>829,775</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	141,989	309,888	-	451,876
<b>ELECTRICAL TOTALS</b>		<b>141,989</b>	<b>309,888</b>	<b>-</b>	<b>451,876</b>

**ANY SCHOOL  
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 OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
 (1 OF 1)**

10/15/2018

Analysis No. U00000L

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	96,046	121,201	11,434	228,681
<b>SUPERSTRUCTURE</b>	1,998	2,155	66	4,219
<b>EXTERIOR WALL CLOSURE</b>	603,085	771,327	10,215	1,384,627
<b>ROOFING &amp; WATERPROOFING</b>	23,113	304,773	-	327,885
<b>INTERIOR CONSTRUCTION</b>	815,218	1,835,903	27,408	2,678,529
<b>MECHANICAL</b>	602,825	1,450,022	-	2,052,846
<b>ELECTRICAL</b>	308,555	673,749	-	982,304
<b>Replacement Cost Total</b>	<b>2,450,839</b>	<b>5,159,130</b>	<b>49,123</b>	<b>7,659,092</b>
<b>Less Exclusions</b>				<b>228,681</b>
<b>Insurable Replacement Cost</b>				<b>7,430,411</b>
<b>Less Depreciation</b>				<b>-2,450,910</b>
<b>Depreciated Replacement Cost</b>				<b>4,979,502</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000L**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	96,046	121,201	11,434	228,681
<b>FOUNDATIONS TOTALS</b>		<b>96,046</b>	<b>121,201</b>	<b>11,434</b>	<b>228,681</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	70	171	-	240
Concrete Ready Mix Normal Weight	4.97 cy	-	1,681	-	1,681
Finishing Floors	666.67 sf	1,447	-	-	1,447
Placing Concrete	4.97 cy	177	-	64	240
Reinforcing In Place	1.00 ls	7	-	2	10
Welded Wire Fabric	6.67 csf	298	303	-	601
<b>SUPERSTRUCTURE TOTALS</b>		<b>1,998</b>	<b>2,155</b>	<b>66</b>	<b>4,219</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	8.85 clf	1,755	1,243	-	2,998
Anchor Bolts	277.00 ea	1,222	2,045	-	3,268
Building Paper	1.00 ls	3,717	2,707	-	6,425
Caulking And Sealants	1.00 ls	5,372	1,981	-	7,353
Commercial Steel Doors	140.00 ea	10,397	141,968	-	152,365
Concrete Block Column	443.00 vlf	20,558	22,463	-	43,021

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000L**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Concrete Block, High Strength	22,120.00 sf	159,897	149,411	-	309,307
Control Joint	1,106.00 lf	2,214	2,079	-	4,293
Door Hardware	1.00 ls	9,396	118,186	-	127,582
Doors And Windows, Exterior	1.00 ls	6,665	1,413	-	8,078
Drywall	22,120.00 sf	25,145	16,458	-	41,603
Furring	22,120.00 sf	44,698	14,401	-	59,099
Masonry Grout Fill	1.00 ls	37,664	52,757	4,757	95,178
Masonry Reinforcing	1.00 ls	70,816	49,404	-	120,221
Nails	1.00 ls	-	4,730	-	4,730
Siding Exterior	22,120.00 sf	-	10,561	-	10,561
Steel Frames, Knock Down	420.00 ea	15,877	71,897	816	88,590
Stucco	2,932.78 sy	116,131	17,733	4,642	138,506
Timber Connectors	1.00 ls	6,125	1,760	-	7,884
Walls And Ceilings, Interior	22,120.00 sf	13,164	6,720	-	19,884
Wood Exterior Sheathing	26,118.77 sf	17,694	39,567	-	57,261
Wood Framing, Miscellaneous	1.00 ls	1,274	998	-	2,272
Wood Framing, Roofs	1.00 ls	33,303	40,846	-	74,149
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>603,085</b>	<b>771,327</b>	<b>10,215</b>	<b>1,384,627</b>

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000L**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Aluminum Roofing Panels	25,182.00 sf	-	205,142	-	205,142
Roof Accessories	1,511.00 lf	2,320	1,832	-	4,152
Roof Deck Insulation	1.00 ls	11,838	69,980	-	81,817
Wall & Ceiling Insulation	22,120.00 sf	8,955	27,819	-	36,774
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>23,113</b>	<b>304,773</b>	<b>-</b>	<b>327,885</b>
<b>INTERIOR CONSTRUCTION</b>					
Accessories, Sleeves And Chases	45.33 ea	427	3,015	-	3,443
Anchor Bolts	1.00 ea	4	6	-	10
Caulking And Sealants	1.00 ls	21	10	-	31
Concrete Block Column	1,473.00 vlf	68,356	74,691	-	143,047
Concrete Block, High Strength	7,360.80 sf	53,208	49,719	-	102,927
Concrete Curing	1.00 ls	2,627	6,441	-	9,068
Concrete Ready Mix Normal Weight	326.44 cy	-	110,455	-	110,455
Control Joint	10.00 lf	20	19	-	39
Door Hardware	1.00 ls	4,698	39,395	-	44,093
Doors & Windows, Interior Latex	140.00 ea	8,332	4,588	-	12,919
Drywall	58,886.40 sf	66,939	41,623	-	108,561

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000L**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Expansion Joints	2,178.27 lf	2,265	2,288	1,079	5,631
Finishing Floors	25,182.30 sf	24,797	-	1,442	26,239
Fireproofing	1.00 ls	5,596	12,812	1,796	20,204
Forms In Place, Elevated Slabs	1.00 ls	346	193	-	539
Interior Finishes	38,742.00 sf	367,548	889,501	-	1,257,048
Masonry Grout Fill	1.00 ls	10,955	16,535	1,384	28,874
Masonry Reinforcing	1.00 ls	6,682	4,868	-	11,549
Metal Decking	25,182.30 sf	26,860	131,722	2,404	160,986
Metal Studs And Track	29,443.20 sf	65,018	53,398	-	118,416
Open Web Steel Joists	1.00 ls	35,975	287,206	15,650	338,831
Placing Concrete	326.44 cy	9,943	-	3,583	13,526
Reinforcing In Place	1.00 ls	2,543	3,331	71	5,945
Steel Frames, Knock Down	140.00 ea	11,653	44,908	-	56,562
Wall & Ceiling Insulation	29,443.20 sf	11,920	19,709	-	31,629
Walls And Ceilings, Interior	14,721.60 sf	16,488	3,834	-	20,322
Wood Door, Architectural	140.00 ea	11,997	35,637	-	47,633
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>815,218</b>	<b>1,835,903</b>	<b>27,408</b>	<b>2,678,529</b>

**MECHANICAL**

**ANY SCHOOL  
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 ANY CITY, ANY STATE 00000  
 OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LOWER SCHOOL BUILDING  
 (1 OF 1)**

10/15/2018

Analysis No. U00000L

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Automatic Fire Suppr Systems	38,742.00 sf	42,005	101,096	-	143,101
HVAC	38,742.00 sf	322,454	775,599	-	1,098,052
Plumbing - General	38,742.00 sf	238,365	573,327	-	811,693
<b>MECHANICAL TOTALS</b>		<b>602,825</b>	<b>1,450,022</b>	<b>-</b>	<b>2,052,846</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	308,555	673,749	-	982,304
<b>ELECTRICAL TOTALS</b>		<b>308,555</b>	<b>673,749</b>	<b>-</b>	<b>982,304</b>

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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000C

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	4,725	6,525	-	11,250
EXTERIOR WALL CLOSURE	21,594	20,336	330	42,260
ROOFING & WATERPROOFING	2,775	10,014	-	12,789
INTERIOR CONSTRUCTION	21,220	24,968	80	46,269
MECHANICAL	3,462	9,514	-	12,975
ELECTRICAL	2,124	4,681	-	6,805
<b>Replacement Cost Total</b>	<b>55,900</b>	<b>76,039</b>	<b>410</b>	<b>132,349</b>
<b>Less Exclusions</b>				<b>11,250</b>
<b>Insurable Replacement Cost</b>				<b>121,099</b>
<b>Less Depreciation</b>				<b>-42,352</b>
<b>Depreciated Replacement Cost</b>				<b>78,748</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000C**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	4,725	6,525	-	11,250
<b>FOUNDATIONS TOTALS</b>		<b>4,725</b>	<b>6,525</b>	<b>-</b>	<b>11,250</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	0.43 clf	64	46	-	109
Anchor Bolts	34.00 ea	112	189	-	301
Building Paper	1.00 ls	124	91	-	215
Caulking And Sealants	1.00 ls	195	73	-	268
Commercial Steel Doors	2.00 ea	111	1,530	-	1,641
Concrete Block Column	54.00 vlf	1,871	2,065	-	3,937
Concrete Block, High Strength	1,072.00 sf	5,787	5,461	-	11,248
Control Joint	54.00 lf	81	77	-	157
Door Hardware	1.00 ls	100	1,273	-	1,374
Doors And Windows, Exterior	1.00 ls	71	15	-	86
Drywall	1,072.00 sf	910	602	-	1,512
Furring	1,072.00 sf	1,618	526	-	2,144
Masonry Grout Fill	1.00 ls	1,239	1,848	161	3,248
Masonry Reinforcing	1.00 ls	2,563	1,806	-	4,369

**ANY SCHOOL  
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ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)  
(1 OF 1)**

10/15/2018

Analysis No. U00000C

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Nails	1.00 ls	-	88	-	88
Siding Exterior	1,072.00 sf	-	386	-	386
Steel Frames, Knock Down	6.00 ea	169	775	9	953
Stucco	476.44 sy	4,698	1,080	161	5,938
Timber Connectors	1.00 ls	204	59	-	263
Walls And Ceilings, Interior	1,072.00 sf	476	246	-	722
Wood Exterior Sheathing	1,165.81 sf	590	1,332	-	1,922
Wood Framing, Miscellaneous	1.00 ls	45	36	-	81
Wood Framing, Roofs	1.00 ls	410	411	-	821
Wood Product Siding	107.20 sf	154	323	-	477
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>21,594</b>	<b>20,336</b>	<b>330</b>	<b>42,260</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Asphalt Shingles	1.00 ls	1,980	6,580	-	8,560
Roof Accessories	67.00 lf	77	61	-	138
Roof Deck Insulation	1.00 ls	395	2,356	-	2,750
Wall & Ceiling Insulation	1,072.00 sf	324	1,017	-	1,341
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>2,775</b>	<b>10,014</b>	<b>-</b>	<b>12,789</b>

**INTERIOR CONSTRUCTION**

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000C**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Anchor Bolts	3.00 ea	10	6	-	15
Caulking And Sealants	1.00 ls	40	18	-	58
Concrete Block Column	92.00 vlf	3,188	3,518	-	6,707
Concrete Block, High Strength	459.00 sf	2,478	2,338	-	4,816
Control Joint	25.00 lf	37	35	-	73
Door Hardware	1.00 ls	125	1,061	-	1,186
Doors & Windows, Interior Latex	5.00 ea	222	124	-	346
Drywall	918.00 sf	779	489	-	1,269
Gypsum Board Ceilings and Framing	1.00 ls	6,744	2,432	-	9,177
Interior Finishes	1,020.00 sf	4,337	10,598	-	14,935
Masonry Grout Fill	1.00 ls	621	851	80	1,552
Masonry Reinforcing	1.00 ls	354	287	-	642
Metal Studs And Track	459.00 sf	757	628	-	1,385
Steel Frames, Knock Down	5.00 ea	301	1,210	-	1,510
Wall & Ceiling Insulation	459.00 sf	139	232	-	371
Walls And Ceilings, Interior	918.00 sf	768	180	-	948
Wood Door, Architectural	5.00 ea	320	960	-	1,280
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>21,220</b>	<b>24,968</b>	<b>80</b>	<b>46,269</b>

ANY SCHOOL  
 ANY ADDRESS, ANY STREET  
 ANY CITY, ANY STATE 00000

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**COEP BUILDING (FKA AUXILIARY PROGRAMS BUILDING)  
 (1 OF 1)**

10/15/2018

Analysis No. U00000C

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>MECHANICAL</b>					
Condensing Units	1.00 ea	1,613	3,600	-	5,213
Pkgd Terminal Air Conditioner	1.00 ea	194	1,897	-	2,090
Plumbing - General	1,020.00 sf	1,655	4,017	-	5,671
<b>MECHANICAL TOTALS</b>		<b>3,462</b>	<b>9,514</b>	<b>-</b>	<b>12,975</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	2,124	4,681	-	6,805
<b>ELECTRICAL TOTALS</b>		<b>2,124</b>	<b>4,681</b>	<b>-</b>	<b>6,805</b>

ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000

OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

PRIMARY HALL BUILDING  
(1 OF 1)

10/15/2018

Analysis No. U00000D

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	11,429	14,422	1,360	27,211
EXTERIOR WALL CLOSURE	61,565	53,365	893	115,823
ROOFING & WATERPROOFING	10,319	37,698	-	48,016
INTERIOR CONSTRUCTION	38,794	76,536	57	115,386
MECHANICAL	21,061	50,717	-	71,778
ELECTRICAL	8,538	18,662	-	27,200
<b>Replacement Cost Total</b>	<b>151,705</b>	<b>251,400</b>	<b>2,310</b>	<b>405,416</b>
<b>Less Exclusions</b>				<b>27,211</b>
<b>Insurable Replacement Cost</b>				<b>378,205</b>
<b>Less Depreciation</b>				<b>-129,733</b>
<b>Depreciated Replacement Cost</b>				<b>248,472</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**PRIMARY HALL BUILDING  
(1 OF 1)**

10/15/2018

Analysis No. U00000D

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	11,429	14,422	1,360	27,211
<b>FOUNDATIONS TOTALS</b>		<b>11,429</b>	<b>14,422</b>	<b>1,360</b>	<b>27,211</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	0.95 clf	179	127	-	306
Anchor Bolts	74.00 ea	310	519	-	829
Building Paper	1.00 ls	520	379	-	899
Caulking And Sealants	1.00 ls	546	202	-	747
Commercial Steel Doors	2.00 ea	141	1,928	-	2,069
Concrete Block Column	119.00 vlf	5,242	5,736	-	10,978
Concrete Block, High Strength	2,368.00 sf	16,247	15,205	-	31,453
Control Joint	118.00 lf	224	211	-	435
Door Hardware	1.00 ls	127	1,605	-	1,732
Doors And Windows, Exterior	1.00 ls	90	19	-	110
Drywall	2,368.00 sf	2,555	1,675	-	4,230
Furring	2,368.00 sf	4,542	1,466	-	6,007
Masonry Grout Fill	1.00 ls	3,400	5,093	436	8,929
Masonry Reinforcing	1.00 ls	7,196	5,028	-	12,224

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**PRIMARY HALL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000D**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Nails	1.00 ls	-	398	-	398
Siding Exterior	2,368.00 sf	-	1,075	-	1,075
Steel Frames, Knock Down	6.00 ea	215	976	11	1,203
Stucco	1,052.44 sy	13,189	3,006	446	16,641
Timber Connectors	1.00 ls	856	246	-	1,103
Walls And Ceilings, Interior	2,368.00 sf	1,338	684	-	2,022
Wood Exterior Sheathing	3,846.98 sf	2,474	5,540	-	8,014
Wood Framing, Miscellaneous	1.00 ls	129	101	-	231
Wood Framing, Roofs	1.00 ls	2,045	2,145	-	4,191
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>61,565</b>	<b>53,365</b>	<b>893</b>	<b>115,823</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Asphalt Shingles	1.00 ls	7,429	24,811	-	32,240
Roof Accessories	223.00 lf	325	257	-	582
Roof Deck Insulation	1.00 ls	1,655	9,799	-	11,453
Wall & Ceiling Insulation	2,368.00 sf	910	2,831	-	3,741
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>10,319</b>	<b>37,698</b>	<b>-</b>	<b>48,016</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	1.00 ea	4	2	-	6

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**PRIMARY HALL BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000D**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Bracing	1.05 clf	92	167	-	258
Caulking And Sealants	1.00 ls	10	5	-	15
Concrete Block Column	59.00 vlf	2,599	2,844	-	5,443
Concrete Block, High Strength	290.30 sf	1,992	1,864	-	3,856
Control Joint	5.00 lf	9	9	-	18
Door Hardware	1.00 ls	701	5,885	-	6,586
Doors & Windows, Interior Latex	22.00 ea	1,243	685	-	1,928
Drywall	5,225.40 sf	5,638	3,511	-	9,149
Framing, Walls	3.06 mbf	3,101	4,079	-	7,180
Interior Finishes	3,226.00 sf	17,433	42,249	-	59,682
Masonry Grout Fill	1.00 ls	442	640	57	1,139
Masonry Reinforcing	1.00 ls	239	167	-	406
Nails	1.00 ls	-	472	-	472
Steel Frames, Knock Down	22.00 ea	1,764	6,709	-	8,473
Timber Connectors	1.00 ls	-	33	-	33
Wall & Ceiling Insulation	2,612.70 sf	1,004	1,663	-	2,667
Walls And Ceilings, Interior	580.60 sf	617	144	-	761
Wood Door, Architectural	22.00 ea	1,789	5,324	-	7,113
Wood Framing, Miscellaneous	1.00 ls	118	85	-	203

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ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000

OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

PRIMARY HALL BUILDING  
(1 OF 1)

10/15/2018

Analysis No. U00000D

INSURABLE VALUATION

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>38,794</b>	<b>76,536</b>	<b>57</b>	<b>115,386</b>
<b>MECHANICAL</b>					
HVAC	3,226.00 sf	14,409	34,706	-	49,114
Plumbing - General	3,226.00 sf	6,652	16,012	-	22,664
<b>MECHANICAL TOTALS</b>		<b>21,061</b>	<b>50,717</b>	<b>-</b>	<b>71,778</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	8,538	18,662	-	27,200
<b>ELECTRICAL TOTALS</b>		<b>8,538</b>	<b>18,662</b>	<b>-</b>	<b>27,200</b>

**ANY SCHOOL**  
**ANY ADDRESS, ANY STREET**  
**ANY CITY, ANY STATE 00000**  
**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MUSIC/CAFETERIA BUILDING**  
**(1 OF 1)**

10/15/2018

Analysis No. U00000K

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	49,070	61,921	5,841	116,832
<b>EXTERIOR WALL CLOSURE</b>	344,187	288,410	5,274	637,871
<b>ROOFING &amp; WATERPROOFING</b>	77,685	118,171	-	195,856
<b>INTERIOR CONSTRUCTION</b>	173,934	352,168	-	526,102
<b>MECHANICAL</b>	150,588	361,316	-	511,905
<b>ELECTRICAL</b>	92,563	201,700	-	294,264
<b>Replacement Cost Total</b>	<b>888,028</b>	<b>1,383,687</b>	<b>11,115</b>	<b>2,282,830</b>
<b>Less Exclusions</b>				<b>116,832</b>
<b>Insurable Replacement Cost</b>				<b>2,165,998</b>
<b>Less Depreciation</b>				<b>-730,505</b>
<b>Depreciated Replacement Cost</b>				<b>1,435,492</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
 ANY ADDRESS, ANY STREET  
 ANY CITY, ANY STATE 00000  
 OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MUSIC/CAFETERIA BUILDING  
 (1 OF 1)**

10/15/2018

Analysis No. U00000K

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	49,070	61,921	5,841	116,832
<b>FOUNDATIONS TOTALS</b>		<b>49,070</b>	<b>61,921</b>	<b>5,841</b>	<b>116,832</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	4.94 clf	1,066	753	-	1,820
Anchor Bolts	155.00 ea	745	1,243	-	1,987
Building Paper	1.00 ls	2,258	1,641	-	3,899
Caulking And Sealants	1.00 ls	3,266	1,201	-	4,467
Commercial Steel Doors	10.00 ea	808	11,012	-	11,820
Concrete Block Column	248.00 vlf	12,527	13,655	-	26,182
Concrete Block, High Strength	12,360.00 sf	97,250	90,657	-	187,907
Control Joint	618.00 lf	1,346	1,262	-	2,608
Door Hardware	1.00 ls	731	9,167	-	9,897
Doors And Windows, Exterior	1.00 ls	518	110	-	628
Drywall	12,360.00 sf	15,293	9,986	-	25,279
Furring	12,360.00 sf	27,186	8,738	-	35,924
Masonry Grout Fill	1.00 ls	20,336	30,352	2,574	53,263
Masonry Reinforcing	1.00 ls	43,071	29,977	-	73,048

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MUSIC/CAFETERIA BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000K**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Nails	1.00 ls	-	2,275	-	2,275
Siding Exterior	12,360.00 sf	-	6,408	-	6,408
Steel Frames, Knock Down	30.00 ea	1,234	5,577	64	6,875
Stucco	5,493.33 sy	78,943	17,922	2,636	99,500
Timber Connectors	1.00 ls	3,720	1,066	-	4,787
Walls And Ceilings, Interior	12,360.00 sf	8,006	4,078	-	12,084
Wood Exterior Sheathing	14,575.77 sf	10,748	23,977	-	34,725
Wood Framing, Miscellaneous	1.00 ls	775	605	-	1,380
Wood Framing, Roofs	1.00 ls	14,359	16,751	-	31,110
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>344,187</b>	<b>288,410</b>	<b>5,274</b>	<b>637,871</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Concrete Tile	281.06 sq	63,639	57,775	-	121,414
Roof Accessories	843.00 lf	1,409	1,110	-	2,519
Roof Deck Insulation	1.00 ls	7,190	42,407	-	49,597
Wall & Ceiling Insulation	12,360.00 sf	5,447	16,879	-	22,326
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>77,685</b>	<b>118,171</b>	<b>-</b>	<b>195,856</b>
<b>INTERIOR CONSTRUCTION</b>					
Door Hardware	1.00 ls	1,278	10,695	-	11,973

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MUSIC/CAFETERIA BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000K**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Doors & Windows, Interior Latex	35.00 ea	2,267	1,245	-	3,513
Drywall	17,988.00 sf	22,257	13,807	-	36,063
Interior Finishes	11,243.00 sf	116,100	280,305	-	396,405
Metal Studs And Track	8,994.00 sf	21,618	17,712	-	39,331
Steel Frames, Knock Down	35.00 ea	3,186	12,191	-	15,377
Wall & Ceiling Insulation	8,994.00 sf	3,963	6,538	-	10,501
Wood Door, Architectural	35.00 ea	3,264	9,674	-	12,939
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>173,934</b>	<b>352,168</b>	<b>-</b>	<b>526,102</b>
<b>MECHANICAL</b>					
HVAC	11,243.00 sf	97,441	233,809	-	331,250
Plumbing - General	11,243.00 sf	53,147	127,507	-	180,655
<b>MECHANICAL TOTALS</b>		<b>150,588</b>	<b>361,316</b>	<b>-</b>	<b>511,905</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	92,563	201,700	-	294,264
<b>ELECTRICAL TOTALS</b>		<b>92,563</b>	<b>201,700</b>	<b>-</b>	<b>294,264</b>

ANY SCHOOL  
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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

ART ROOM/PRE K3/CENTER  
(1 OF 1)

10/15/2018

Analysis No. U00000J

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	27,601	34,830	3,285	65,716
EXTERIOR WALL CLOSURE	115,325	108,660	1,734	225,720
ROOFING & WATERPROOFING	17,765	64,835	-	82,600
INTERIOR CONSTRUCTION	118,349	164,259	-	282,607
MECHANICAL	63,452	152,478	-	215,930
ELECTRICAL	46,543	101,549	-	148,092
<b>Replacement Cost Total</b>	<b>389,036</b>	<b>626,609</b>	<b>5,019</b>	<b>1,020,665</b>
<b>Less Exclusions</b>				<b>65,716</b>
<b>Insurable Replacement Cost</b>				<b>954,949</b>
<b>Less Depreciation</b>				<b>-326,613</b>
<b>Depreciated Replacement Cost</b>				<b>628,336</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ART ROOM/PRE K3/CENTER  
(1 OF 1)**

10/15/2018

Analysis No. U00000J

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	27,601	34,830	3,285	65,716
<b>FOUNDATIONS TOTALS</b>		<b>27,601</b>	<b>34,830</b>	<b>3,285</b>	<b>65,716</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	1.67 clf	342	242	-	583
Anchor Bolts	87.00 ea	396	662	-	1,058
Building Paper	1.00 ls	899	654	-	1,552
Caulking And Sealants	1.00 ls	1,046	385	-	1,431
Commercial Steel Doors	8.00 ea	613	8,358	-	8,970
Concrete Block Column	140.00 vlf	6,699	7,314	-	14,013
Concrete Block, High Strength	4,176.00 sf	31,127	29,060	-	60,188
Control Joint	209.00 lf	431	405	-	836
Door Hardware	1.00 ls	554	6,958	-	7,511
Doors And Windows, Exterior	1.00 ls	393	83	-	476
Drywall	4,176.00 sf	4,895	3,201	-	8,096
Furring	4,176.00 sf	8,701	2,801	-	11,502
Masonry Grout Fill	1.00 ls	6,674	9,836	844	17,354
Masonry Reinforcing	1.00 ls	13,786	9,609	-	23,395

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ART ROOM/PRE K3/CENTER  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000J**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Nails	1.00 ls	-	733	-	733
Siding Exterior	5,220.00 sf	-	2,568	-	2,568
Steel Frames, Knock Down	24.00 ea	936	4,233	48	5,216
Stucco	1,856.00 sy	25,267	5,745	843	31,855
Timber Connectors	1.00 ls	1,480	425	-	1,905
Walls And Ceilings, Interior	4,176.00 sf	2,563	1,307	-	3,870
Wood Exterior Sheathing	6,122.59 sf	4,277	9,556	-	13,832
Wood Framing, Miscellaneous	1.00 ls	250	195	-	445
Wood Framing, Roofs	1.00 ls	3,997	4,331	-	8,328
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>115,325</b>	<b>108,660</b>	<b>1,734</b>	<b>225,720</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Asphalt Shingles	1.00 ls	12,600	42,081	-	54,682
Roof Accessories	354.00 lf	560	442	-	1,003
Roof Deck Insulation	1.00 ls	2,861	16,900	-	19,762
Wall & Ceiling Insulation	4,176.00 sf	1,743	5,411	-	7,154
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>17,765</b>	<b>64,835</b>	<b>-</b>	<b>82,600</b>
<b>INTERIOR CONSTRUCTION</b>					
Door Hardware	1.00 ls	692	5,798	-	6,490

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ART ROOM/PRE K3/CENTER  
(1 OF 1)**

10/15/2018

Analysis No. U00000J

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Doors & Windows, Interior Latex	20.00 ea	1,227	675	-	1,903
Drywall	9,380.00 sf	10,995	6,831	-	17,826
Gypsum Board Ceilings and Framing	1.00 ls	43,110	15,385	-	58,494
Interior Finishes	4,723.00 sf	46,204	111,718	-	157,922
Metal Studs And Track	4,690.00 sf	10,679	8,763	-	19,442
Steel Frames, Knock Down	20.00 ea	1,717	6,610	-	8,326
Wall & Ceiling Insulation	4,690.00 sf	1,958	3,234	-	5,192
Wood Door, Architectural	20.00 ea	1,767	5,245	-	7,012
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>118,349</b>	<b>164,259</b>	<b>-</b>	<b>282,607</b>
<b>MECHANICAL</b>					
HVAC	4,723.00 sf	38,778	93,187	-	131,965
Plumbing - General	4,723.00 sf	24,674	59,291	-	83,965
<b>MECHANICAL TOTALS</b>		<b>63,452</b>	<b>152,478</b>	<b>-</b>	<b>215,930</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	46,543	101,549	-	148,092
<b>ELECTRICAL TOTALS</b>		<b>46,543</b>	<b>101,549</b>	<b>-</b>	<b>148,092</b>

ANY SCHOOL  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000

OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

MICHAEL FRANCO BUILDING - UPPER SCHOOL  
(1 OF 1)

10/15/2018

Analysis No. U00000

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	36,686	46,294	4,367	87,347
SUPERSTRUCTURE	669	726	22	1,417
EXTERIOR WALL CLOSURE	212,434	270,621	4,012	487,067
ROOFING & WATERPROOFING	19,565	71,206	-	90,771
INTERIOR CONSTRUCTION	282,750	520,430	10,527	813,707
ELEVATORS	20,605	98,589	5,933	125,127
MECHANICAL	118,543	286,748	-	405,291
ELECTRICAL	71,142	156,234	-	227,376
<b>Replacement Cost Total</b>	<b>762,394</b>	<b>1,450,848</b>	<b>24,861</b>	<b>2,238,103</b>
<b>Less Exclusions</b>				<b>87,347</b>
<b>Insurable Replacement Cost</b>				<b>2,150,756</b>
<b>Less Depreciation</b>				<b>-716,193</b>
<b>Depreciated Replacement Cost</b>				<b>1,434,563</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MICHAEL FRANCO BUILDING - UPPER SCHOOL  
(1 OF 1)**

10/15/2018

Analysis No. U00000

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	36,686	46,294	4,367	87,347
<b>FOUNDATIONS TOTALS</b>		<b>36,686</b>	<b>46,294</b>	<b>4,367</b>	<b>87,347</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	23	57	-	81
Concrete Ready Mix Normal Weight	1.99 cy	-	566	-	566
Finishing Floors	266.67 sf	484	-	-	484
Placing Concrete	1.99 cy	59	-	22	81
Reinforcing In Place	1.00 ls	2	-	1	3
Welded Wire Fabric	2.67 csf	100	102	-	202
<b>SUPERSTRUCTURE TOTALS</b>		<b>669</b>	<b>726</b>	<b>22</b>	<b>1,417</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	3.70 clf	614	437	-	1,052
Aluminum Windows	1.00 ls	6,839	70,345	-	77,184
Anchor Bolts	116.00 ea	428	721	-	1,149
Building Paper	1.00 ls	927	679	-	1,605
Caulking And Sealants	1.00 ls	1,879	697	-	2,576
Commercial Steel Doors	30.00 ea	1,865	25,606	-	27,471

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MICHAEL FRANCO BUILDING - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Concrete Block Column	185.00 vlf	7,185	7,896	-	15,081
Concrete Block, High Strength	9,240.00 sf	55,901	52,533	-	108,434
Control Joint	462.00 lf	774	731	-	1,505
Door Hardware	1.00 ls	1,685	21,317	-	23,002
Doors And Windows, Exterior	1.00 ls	1,195	255	-	1,450
Drywall	9,240.00 sf	8,791	5,787	-	14,577
Furring	9,240.00 sf	15,627	5,063	-	20,690
Masonry Grout Fill	1.00 ls	12,342	18,013	1,580	31,935
Masonry Reinforcing	1.00 ls	24,758	17,371	-	42,129
Nails	1.00 ls	-	796	-	796
Siding Exterior	9,240.00 sf	-	3,713	-	3,713
Steel Frames, Knock Down	90.00 ea	2,848	12,968	148	15,964
Stucco	1,501.67 sy	53,320	7,642	2,284	63,246
Timber Connectors	1.00 ls	1,527	441	-	1,968
Walls And Ceilings, Interior	9,240.00 sf	4,602	2,363	-	6,965
Wood Exterior Sheathing	7,780.04 sf	4,411	9,920	-	14,331
Wood Framing, Miscellaneous	1.00 ls	447	352	-	799
Wood Framing, Roofs	1.00 ls	4,469	4,975	-	9,444

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MICHAEL FRANCO BUILDING - UPPER SCHOOL  
(1 OF 1)**

10/15/2018

Analysis No. U00000

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>212,434</b>	<b>270,621</b>	<b>4,012</b>	<b>487,067</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Asphalt Shingles	1.00 ls	12,905	43,420	-	56,325
Roof Accessories	450.00 lf	578	459	-	1,037
Roof Deck Insulation	1.00 ls	2,951	17,545	-	20,496
Wall & Ceiling Insulation	9,240.00 sf	3,131	9,781	-	12,912
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>19,565</b>	<b>71,206</b>	<b>-</b>	<b>90,771</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	3.00 ea	293	462	-	755
Balcony/Walkway/Subfloor	1.00 ls	5,225	97,378	2,602	105,204
Caulking And Sealants	1.00 ls	221	74	-	296
Concrete Block Column	1,068.00 vlf	41,480	45,583	-	87,063
Concrete Block, High Strength	5,337.00 sf	32,288	30,343	-	62,631
Concrete Curing	1.00 ls	621	1,532	-	2,153
Concrete In Place	1.00 ls	9,931	12,670	3,201	25,802
Control Joint	25.00 lf	42	40	-	81
Door Hardware	1.00 ls	843	7,106	-	7,948
Doors & Windows, Interior Latex	30.00 ea	1,494	827	-	2,322

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MICHAEL FRANCO BUILDING - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Drywall	10,674.00 sf	10,155	6,350	-	16,506
Expansion Joints	569.28 lf	317	432	289	1,038
Finishing Floors	7,116.00 sf	5,865	-	346	6,210
Gypsum Board Ceilings and Framing	1.00 ls	69,402	24,933	-	94,336
Interior Finishes	11,860.00 sf	56,512	137,522	-	194,034
Masonry Grout Fill	1.00 ls	6,752	10,161	864	17,777
Masonry Reinforcing	1.00 ls	4,617	3,728	-	8,345
Metal Studs And Track	5,337.00 sf	9,864	8,147	-	18,011
Precast Beams	1.00 ls	991	60,589	1,283	62,864
Precast Columns	1.00 ls	3,490	45,121	1,674	50,284
Prestressing Steel	0 lb	977	1,379	139	2,494
Reinforcing In Place	1.00 ls	993	2,032	-	3,025
Shoring for Concrete	1.00 ls	1,203	1,870	-	3,073
Steel Frames, Knock Down	30.00 ea	2,113	8,100	-	10,213
Steel Lintels for Masonry Openings	1.00 ls	84	166	-	251
Wall & Ceiling Insulation	5,337.00 sf	1,808	3,007	-	4,815
Walls And Ceilings, Interior	10,674.00 sf	10,006	2,340	-	12,345
Welded Wire Fabric	71.16 csf	2,490	2,078	-	4,569
Welding Structural	1.00 ls	522	33	129	685

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**MICHAEL FRANCO BUILDING - UPPER SCHOOL  
 (1 OF 1)**

10/15/2018

Analysis No. U00000

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Wood Door, Architectural	30.00 ea	2,152	6,428	-	8,579
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>282,750</b>	<b>520,430</b>	<b>10,527</b>	<b>813,707</b>
<b>ELEVATORS</b>					
Cab Finishes	2.00 ea	-	2,539	-	2,539
Elevator Controls And Doors	1.00 ls	2,626	2,883	5,933	11,442
Hydraulic Elevators	1.00 ls	17,979	93,167	-	111,146
<b>ELEVATORS TOTALS</b>		<b>20,605</b>	<b>98,589</b>	<b>5,933</b>	<b>125,127</b>
<b>MECHANICAL</b>					
HVAC	11,860.00 sf	75,435	182,489	-	257,923
Plumbing - General	11,860.00 sf	43,108	104,259	-	147,367
<b>MECHANICAL TOTALS</b>		<b>118,543</b>	<b>286,748</b>	<b>-</b>	<b>405,291</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	71,142	156,234	-	227,376
<b>ELECTRICAL TOTALS</b>		<b>71,142</b>	<b>156,234</b>	<b>-</b>	<b>227,376</b>

ANY SCHOOL  
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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
 (1 OF 1)

10/15/2018

Analysis No. U00000A

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	20,575	25,964	2,449	48,988
SUPERSTRUCTURE	319	347	11	677
EXTERIOR WALL CLOSURE	122,584	142,520	2,606	267,710
ROOFING & WATERPROOFING	10,044	36,442	-	46,487
INTERIOR CONSTRUCTION	140,325	254,923	5,055	400,302
ELEVATORS	19,662	94,237	5,658	119,558
MECHANICAL	60,932	147,627	-	208,559
ELECTRICAL	37,454	82,411	-	119,864
<b>Replacement Cost Total</b>	<b>411,896</b>	<b>784,470</b>	<b>15,779</b>	<b>1,212,145</b>
<b>Less Exclusions</b>				<b>48,988</b>
<b>Insurable Replacement Cost</b>				<b>1,163,157</b>
<b>Less Depreciation</b>				<b>-387,886</b>
<b>Depreciated Replacement Cost</b>				<b>775,271</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000A**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	20,575	25,964	2,449	48,988
<b>FOUNDATIONS TOTALS</b>		<b>20,575</b>	<b>25,964</b>	<b>2,449</b>	<b>48,988</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	11	27	-	39
Concrete Ready Mix Normal Weight	0.99 cy	-	271	-	271
Finishing Floors	133.33 sf	231	-	-	231
Placing Concrete	0.99 cy	28	-	10	39
Reinforcing In Place	1.00 ls	1	-	-	2
Welded Wire Fabric	1.33 csf	48	49	-	96
<b>SUPERSTRUCTURE TOTALS</b>		<b>319</b>	<b>347</b>	<b>11</b>	<b>677</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	2.10 clf	333	237	-	570
Aluminum Windows	1.00 ls	3,701	38,132	-	41,832
Anchor Bolts	66.00 ea	233	392	-	625
Building Paper	1.00 ls	462	339	-	801
Caulking And Sealants	1.00 ls	1,017	378	-	1,395
Commercial Steel Doors	15.00 ea	890	12,238	-	13,128

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000A**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Concrete Block Column	105.00 vlf	3,892	4,284	-	8,175
Concrete Block, High Strength	5,240.00 sf	30,252	28,476	-	58,728
Control Joint	262.00 lf	419	396	-	815
Door Hardware	1.00 ls	804	10,188	-	10,992
Doors And Windows, Exterior	1.00 ls	570	122	-	692
Drywall	5,240.00 sf	4,757	3,137	-	7,894
Furring	5,240.00 sf	8,457	2,745	-	11,201
Masonry Grout Fill	1.00 ls	6,624	9,728	847	17,199
Masonry Reinforcing	1.00 ls	13,398	9,416	-	22,814
Nails	1.00 ls	-	359	-	359
Siding Exterior	5,240.00 sf	-	2,013	-	2,013
Steel Frames, Knock Down	45.00 ea	1,359	6,198	71	7,627
Stucco	1,057.22 sy	37,879	5,143	1,688	44,710
Timber Connectors	1.00 ls	762	220	-	982
Walls And Ceilings, Interior	5,240.00 sf	2,491	1,281	-	3,771
Wood Exterior Sheathing	4,066.86 sf	2,200	4,957	-	7,157
Wood Framing, Miscellaneous	1.00 ls	242	191	-	433
Wood Framing, Roofs	1.00 ls	1,845	1,953	-	3,797

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000A**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>122,584</b>	<b>142,520</b>	<b>2,606</b>	<b>267,710</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Asphalt Shingles	1.00 ls	6,590	22,144	-	28,734
Roof Accessories	235.00 lf	288	229	-	517
Roof Deck Insulation	1.00 ls	1,472	8,767	-	10,239
Wall & Ceiling Insulation	5,240.00 sf	1,694	5,302	-	6,996
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>10,044</b>	<b>36,442</b>	<b>-</b>	<b>46,487</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	3.00 ea	145	228	-	374
Balcony/Walkway/Subfloor	1.00 ls	2,498	46,631	1,243	50,372
Caulking And Sealants	1.00 ls	127	45	-	172
Concrete Block Column	558.00 vlf	20,681	22,764	-	43,445
Concrete Block, High Strength	2,790.00 sf	16,107	15,162	-	31,269
Concrete Curing	1.00 ls	297	734	-	1,031
Concrete In Place	1.00 ls	4,748	6,067	1,529	12,344
Control Joint	25.00 lf	40	38	-	78
Door Hardware	1.00 ls	402	3,396	-	3,798
Doors & Windows, Interior Latex	15.00 ea	713	395	-	1,108

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000A**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Drywall	5,580.00 sf	5,066	3,173	-	8,239
Expansion Joints	285.20 lf	151	207	138	496
Finishing Floors	3,565.00 sf	2,804	-	165	2,969
Gypsum Board Ceilings and Framing	1.00 ls	34,638	12,459	-	47,097
Interior Finishes	6,200.00 sf	28,191	68,718	-	96,910
Masonry Grout Fill	1.00 ls	3,426	5,115	438	8,979
Masonry Reinforcing	1.00 ls	2,303	1,863	-	4,166
Metal Studs And Track	2,790.00 sf	4,921	4,071	-	8,992
Precast Beams	1.00 ls	474	29,014	613	30,101
Precast Columns	1.00 ls	1,669	21,607	800	24,075
Prestressing Steel	0 lb	467	660	66	1,193
Reinforcing In Place	1.00 ls	474	973	-	1,447
Shoring for Concrete	1.00 ls	575	895	-	1,470
Steel Frames, Knock Down	15.00 ea	1,008	3,871	-	4,879
Steel Lintels for Masonry Openings	1.00 ls	40	80	-	120
Wall & Ceiling Insulation	2,790.00 sf	902	1,503	-	2,405
Walls And Ceilings, Interior	5,580.00 sf	4,991	1,169	-	6,160
Welded Wire Fabric	35.65 csf	1,191	995	-	2,186
Welding Structural	1.00 ls	250	16	62	327

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**LECTURE HALL (FLOYD BUILDING) - UPPER SCHOOL  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000A**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Wood Door, Architectural	15.00 ea	1,027	3,072	-	4,099
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>140,325</b>	<b>254,923</b>	<b>5,055</b>	<b>400,302</b>
<b>ELEVATORS</b>					
Cab Finishes	2.00 ea	-	2,427	-	2,427
Elevator Controls And Doors	1.00 ls	2,506	2,756	5,658	10,920
Hydraulic Elevators	1.00 ls	17,157	89,054	-	106,211
<b>ELEVATORS TOTALS</b>		<b>19,662</b>	<b>94,237</b>	<b>5,658</b>	<b>119,558</b>
<b>MECHANICAL</b>					
HVAC	6,200.00 sf	39,427	95,530	-	134,957
Plumbing - General	6,200.00 sf	21,505	52,097	-	73,602
<b>MECHANICAL TOTALS</b>		<b>60,932</b>	<b>147,627</b>	<b>-</b>	<b>208,559</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	37,454	82,411	-	119,864
<b>ELECTRICAL TOTALS</b>		<b>37,454</b>	<b>82,411</b>	<b>-</b>	<b>119,864</b>

ANY SCHOOL  
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ANY CITY, ANY STATE 00000

OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

SOMMERS HALL (FKA ACADEMIC BUILDING)  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000H

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	15,084	19,035	1,795	35,914
EXTERIOR WALL CLOSURE	58,113	54,602	856	113,571
ROOFING & WATERPROOFING	13,628	20,590	-	34,217
INTERIOR CONSTRUCTION	63,126	87,675	-	150,801
MECHANICAL	9,490	22,758	-	32,248
ELECTRICAL	5,220	11,368	-	16,589
<b>Replacement Cost Total</b>	<b>164,660</b>	<b>216,028</b>	<b>2,651</b>	<b>383,340</b>
<b>Less Exclusions</b>				<b>35,914</b>
<b>Insurable Replacement Cost</b>				<b>347,426</b>
<b>Less Depreciation</b>				<b>-122,669</b>
<b>Depreciated Replacement Cost</b>				<b>224,757</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**SOMMERS HALL (FKA ACADEMIC BUILDING)  
(1 OF 1)**

10/15/2018

Analysis No. U00000H

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	15,084	19,035	1,795	35,914
<b>FOUNDATIONS TOTALS</b>		<b>15,084</b>	<b>19,035</b>	<b>1,795</b>	<b>35,914</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	0.79 clf	171	121	-	291
Anchor Bolts	55.00 ea	265	442	-	706
Building Paper	1.00 ls	399	290	-	688
Caulking And Sealants	1.00 ls	523	193	-	716
Commercial Steel Doors	4.00 ea	324	4,411	-	4,735
Concrete Block Column	88.00 vlf	4,452	4,853	-	9,305
Concrete Block, High Strength	1,980.00 sf	15,603	14,545	-	30,148
Control Joint	99.00 lf	216	202	-	418
Door Hardware	1.00 ls	293	3,672	-	3,965
Doors And Windows, Exterior	1.00 ls	208	44	-	252
Drywall	1,980.00 sf	2,454	1,602	-	4,056
Furring	1,980.00 sf	4,362	1,402	-	5,764
Masonry Grout Fill	1.00 ls	3,353	4,928	416	8,698
Masonry Reinforcing	1.00 ls	6,911	4,809	-	11,720

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**SOMMERS HALL (FKA ACADEMIC BUILDING)  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000H**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Nails	1.00 ls	-	292	-	292
Siding Exterior	1,980.00 sf	-	1,028	-	1,028
Steel Frames, Knock Down	12.00 ea	495	2,234	25	2,754
Stucco	880.00 sy	12,666	2,875	415	15,956
Timber Connectors	1.00 ls	657	188	-	845
Walls And Ceilings, Interior	1,980.00 sf	1,285	654	-	1,939
Wood Exterior Sheathing	2,569.14 sf	1,897	4,233	-	6,130
Wood Framing, Miscellaneous	1.00 ls	125	98	-	223
Wood Framing, Roofs	1.00 ls	1,455	1,485	-	2,941
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>58,113</b>	<b>54,602</b>	<b>856</b>	<b>113,571</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Concrete Tile	49.54 sq	11,235	10,199	-	21,434
Roof Accessories	149.00 lf	249	196	-	446
Roof Deck Insulation	1.00 ls	1,269	7,486	-	8,756
Wall & Ceiling Insulation	1,980.00 sf	874	2,708	-	3,582
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>13,628</b>	<b>20,590</b>	<b>-</b>	<b>34,217</b>
<b>INTERIOR CONSTRUCTION</b>					
Door Hardware	1.00 ls	366	3,060	-	3,426

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**SOMMERS HALL (FKA ACADEMIC BUILDING)  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000H**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Doors & Windows, Interior Latex	10.00 ea	649	356	-	1,005
Drywall	4,568.00 sf	5,661	3,512	-	9,172
Gypsum Board Ceilings and Framing	1.00 ls	23,198	8,270	-	31,468
Interior Finishes	2,405.00 sf	24,874	60,052	-	84,926
Metal Studs And Track	2,284.00 sf	5,499	4,505	-	10,003
Steel Frames, Knock Down	10.00 ea	937	3,489	-	4,426
Wall & Ceiling Insulation	2,284.00 sf	1,008	1,663	-	2,671
Wood Door, Architectural	10.00 ea	934	2,768	-	3,703
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>63,126</b>	<b>87,675</b>	<b>-</b>	<b>150,801</b>
<b>MECHANICAL</b>					
HVAC	2,405.00 sf	3,794	9,102	-	12,896
Plumbing - General	2,405.00 sf	5,696	13,656	-	19,352
<b>MECHANICAL TOTALS</b>		<b>9,490</b>	<b>22,758</b>	<b>-</b>	<b>32,248</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	5,220	11,368	-	16,589
<b>ELECTRICAL TOTALS</b>		<b>5,220</b>	<b>11,368</b>	<b>-</b>	<b>16,589</b>

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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

DRAMA BUILDING (DKA PURCHASING, KATHERINE FRANCO)  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000G

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	19,761	24,937	2,352	47,050
SUPERSTRUCTURE	24,370	25,980	1,519	51,869
EXTERIOR WALL CLOSURE	65,261	55,590	1,077	121,928
ROOFING & WATERPROOFING	14,289	29,974	1,011	45,274
INTERIOR CONSTRUCTION	67,442	112,533	-	179,974
MECHANICAL	32,830	78,922	-	111,752
ELECTRICAL	21,336	46,595	-	67,931
<b>Replacement Cost Total</b>	<b>245,288</b>	<b>374,532</b>	<b>5,959</b>	<b>625,779</b>
Less Exclusions				47,050
<b>Insurable Replacement Cost</b>				<b>578,729</b>
Less Depreciation				-200,249
<b>Depreciated Replacement Cost</b>				<b>378,480</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**DRAMA BUILDING (DKA PURCHASING, KATHERINE FRANCO)  
(1 OF 1)**

10/15/2018

Analysis No. U00000G

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	19,761	24,937	2,352	47,050
<b>FOUNDATIONS TOTALS</b>		<b>19,761</b>	<b>24,937</b>	<b>2,352</b>	<b>47,050</b>
<b>SUPERSTRUCTURE</b>					
Accessories, Sleeves And Chases	6.17 ea	58	411	-	470
Concrete Curing	1.00 ls	430	1,054	-	1,484
Concrete In Place	1.00 ls	51	50	5	107
Concrete Ready Mix Normal Weight	40.02 cy	-	8,636	-	8,636
Expansion Joints	302.00 lf	201	273	184	658
Finishing Floors	8,232.00 sf	5,950	5,645	240	11,835
Forms In Place, Elevated Slabs	1.00 ls	9,906	4,158	-	14,064
Placing Concrete	80.03 cy	2,136	-	782	2,918
Prestressing Steel	1,646.40 lb	2,925	2,021	67	5,013
Reinforcing In Place	1.00 ls	1,879	2,444	241	4,565
Shoring for Concrete	1.00 ls	833	1,287	-	2,119
<b>SUPERSTRUCTURE TOTALS</b>		<b>24,370</b>	<b>25,980</b>	<b>1,519</b>	<b>51,869</b>

**EXTERIOR WALL CLOSURE**

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**DRAMA BUILDING (DKA PURCHASING, KATHERINE FRANCO)  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000G**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Accessories, Plaster	1.06 clf	211	149	-	360
Anchor Bolts	67.00 ea	296	495	-	792
Caulking And Sealants	1.00 ls	646	238	-	884
Commercial Steel Doors	4.00 ea	298	4,062	-	4,360
Concrete Block Column	107.00 vlf	4,973	5,433	-	10,406
Concrete Block, High Strength	2,660.00 sf	19,257	17,993	-	37,249
Control Joint	133.00 lf	267	250	-	517
Door Hardware	1.00 ls	269	3,382	-	3,650
Doors And Windows, Exterior	1.00 ls	191	40	-	231
Drywall	2,660.00 sf	3,028	1,982	-	5,010
Furring	2,660.00 sf	5,383	1,734	-	7,117
Masonry Grout Fill	1.00 ls	4,091	6,066	525	10,681
Masonry Reinforcing	1.00 ls	8,528	5,950	-	14,478
Siding Exterior	2,660.00 sf	-	1,272	-	1,272
Steel Frames, Knock Down	12.00 ea	454	2,057	24	2,535
Stucco	1,182.22 sy	15,631	3,557	529	19,717
Walls And Ceilings, Interior	2,660.00 sf	1,585	809	-	2,395
Wood Framing, Miscellaneous	1.00 ls	154	120	-	274

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**DRAMA BUILDING (DKA PURCHASING, KATHERINE FRANCO)  
(1 OF 1)**

10/15/2018

Analysis No. U00000G

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>65,261</b>	<b>55,590</b>	<b>1,077</b>	<b>121,928</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	266.00 lf	458	177	-	635
Flashing	1.00 ls	4,548	3,221	-	7,769
Modified Bitumen Roofing	1.00 ls	5,901	8,977	1,011	15,890
Roof Accessories	0 lf	542	7,393	-	7,935
Roof Deck Insulation	1.00 ls	1,761	6,856	-	8,617
Wall & Ceiling Insulation	2,660.00 sf	1,078	3,350	-	4,429
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>14,289</b>	<b>29,974</b>	<b>1,011</b>	<b>45,274</b>
<b>INTERIOR CONSTRUCTION</b>					
Door Hardware	1.00 ls	672	5,636	-	6,308
Doors & Windows, Interior Latex	20.00 ea	1,192	656	-	1,848
Drywall	7,408.00 sf	8,433	5,244	-	13,677
Gypsum Board Ceilings and Framing	1.00 ls	12,774	4,563	-	17,337
Interior Finishes	4,116.00 sf	31,293	75,701	-	106,994
Metal Studs And Track	3,704.00 sf	8,191	6,727	-	14,919
Steel Frames, Knock Down	20.00 ea	1,667	6,425	-	8,092
Wall & Ceiling Insulation	3,704.00 sf	1,502	2,483	-	3,985

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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

DRAMA BUILDING (DKA PURCHASING, KATHERINE FRANCO)  
 (1 OF 1)

10/15/2018

Analysis No. U00000G

INSURABLE VALUATION

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Wood Door, Architectural	20.00 ea	1,716	5,098	-	6,815
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>67,442</b>	<b>112,533</b>	-	<b>179,974</b>
<b>MECHANICAL</b>					
HVAC	4,116.00 sf	23,875	57,402	-	81,277
Plumbing - General	4,116.00 sf	8,955	21,520	-	30,475
<b>MECHANICAL TOTALS</b>		<b>32,830</b>	<b>78,922</b>	-	<b>111,752</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	21,336	46,595	-	67,931
<b>ELECTRICAL TOTALS</b>		<b>21,336</b>	<b>46,595</b>	-	<b>67,931</b>

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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

ACADEMIC CENTER II  
 (1 OF 1)

10/15/2018

Analysis No. U00000N

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	-	-	-	0
SUPERSTRUCTURE	4,739	26,940	567	32,246
EXTERIOR WALL CLOSURE	137,522	128,246	2,861	268,629
ROOFING & WATERPROOFING	23,800	34,957	-	58,757
INTERIOR CONSTRUCTION	158,788	410,437	2,828	572,053
ELEVATORS	20,081	96,172	5,781	122,034
MECHANICAL	45,845	199,780	-	245,625
ELECTRICAL	29,325	114,470	-	143,795
<b>Replacement Cost Total</b>	<b>420,101</b>	<b>1,011,002</b>	<b>12,037</b>	<b>1,443,140</b>
Less Exclusions				-
<b>Insurable Replacement Cost</b>				<b>1,443,140</b>
Less Depreciation				-115,451
<b>Depreciated Replacement Cost</b>				<b>1,327,689</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ACADEMIC CENTER II  
(1 OF 1)**

10/15/2018

Analysis No. U00000N

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>SUPERSTRUCTURE</b>					
Stair	1.00 ls	4,739	26,940	567	32,246
<b>SUPERSTRUCTURE TOTALS</b>		<b>4,739</b>	<b>26,940</b>	<b>567</b>	<b>32,246</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	2.44 clf	395	281	-	676
Aluminum Windows	1.00 ls	1,904	19,606	-	21,510
Anchor Bolts	77.00 ea	277	467	-	744
Building Paper	1.00 ls	530	388	-	918
Caulking And Sealants	1.00 ls	1,208	448	-	1,657
Commercial Steel Doors	10.00 ea	606	8,326	-	8,932
Concrete Block Column	122.00 vlf	4,618	5,079	-	9,697
Concrete Block, High Strength	6,100.00 sf	35,967	33,830	-	69,797
Control Joint	305.00 lf	498	471	-	969
Door Hardware	1.00 ls	547	6,931	-	7,479
Doors And Windows, Exterior	1.00 ls	388	83	-	471
Drywall	6,100.00 sf	5,656	3,727	-	9,383
Furring	6,100.00 sf	10,054	3,261	-	13,315
Masonry Grout Fill	1.00 ls	7,664	11,420	981	20,065

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ACADEMIC CENTER II  
(1 OF 1)**

10/15/2018

Analysis No. U00000N

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Masonry Reinforcing	1.00 ls	15,929	11,186	-	27,116
Nails	1.00 ls	-	416	-	416
Siding Exterior	6,100.00 sf	-	2,391	-	2,391
Steel Frames, Knock Down	30.00 ea	925	4,217	48	5,190
Stucco	1,152.78 sy	41,541	5,723	1,832	49,096
Timber Connectors	1.00 ls	873	252	-	1,125
Walls And Ceilings, Interior	6,100.00 sf	2,961	1,522	-	4,483
Wood Exterior Sheathing	4,562.64 sf	2,521	5,675	-	8,196
Wood Framing, Miscellaneous	1.00 ls	288	227	-	514
Wood Framing, Roofs	1.00 ls	2,171	2,318	-	4,489
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>137,522</b>	<b>128,246</b>	<b>2,861</b>	<b>268,629</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Concrete Tile	87.98 sq	14,928	13,675	-	28,603
Flashing	1.00 ls	4,645	3,422	-	8,067
Roof Accessories	264.00 lf	679	5,554	-	6,233
Roof Deck Insulation	1.00 ls	1,533	6,008	-	7,541
Wall & Ceiling Insulation	6,100.00 sf	2,014	6,299	-	8,313
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>23,800</b>	<b>34,957</b>	<b>-</b>	<b>58,757</b>

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ACADEMIC CENTER II  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000N**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	2.00 ea	84	131	-	215
Caulking And Sealants	1.00 ls	79	29	-	108
Concrete Block Column	250.00 vlf	9,463	10,408	-	19,872
Concrete Block, High Strength	1,246.00 sf	7,347	6,910	-	14,257
Concrete Curing	1.00 ls	169	417	-	586
Concrete In Place	1.00 ls	2,702	3,450	871	7,023
Control Joint	18.00 lf	29	28	-	57
Door Hardware	1.00 ls	328	2,773	-	3,101
Doors & Windows, Interior Latex	12.00 ea	583	323	-	905
Drywall	5,170.00 sf	4,587	2,719	-	7,306
Expansion Joints	158.93 lf	86	118	79	282
Finishing Floors	1,986.60 sf	1,596	-	94	1,690
Gypsum Board Ceilings and Framing	1.00 ls	15,006	5,392	-	20,398
Interior Finishes	3,612.00 sf	100,636	306,267	-	406,903
Masonry Grout Fill	1.00 ls	1,564	2,332	200	4,096
Masonry Reinforcing	1.00 ls	991	769	-	1,759
Metal Studs And Track	2,314.00 sf	4,168	3,446	-	7,614

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ACADEMIC CENTER II  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000N**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Precast Beams	1.00 ls	270	16,500	349	17,119
Precast Columns	1.00 ls	950	12,288	455	13,693
Prestressed Concrete Subfloor/Walkways/Balconies	1.00 ls	1,422	26,519	708	28,648
Prestressing Steel	0 lb	266	376	38	679
Reinforcing In Place	1.00 ls	270	553	-	823
Shoring for Concrete	1.00 ls	327	509	-	836
Steel Frames, Knock Down	12.00 ea	815	3,161	-	3,975
Steel Lintels for Masonry Openings	1.00 ls	23	45	-	68
Wall & Ceiling Insulation	2,314.00 sf	764	1,272	-	2,036
Walls And Ceilings, Interior	3,034.00 sf	2,605	620	-	3,225
Welded Wire Fabric	19.87 csf	678	566	-	1,244
Welding Structural	1.00 ls	142	9	35	186
Wood Door, Architectural	12.00 ea	839	2,508	-	3,347
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>158,788</b>	<b>410,437</b>	<b>2,828</b>	<b>572,053</b>
<b>ELEVATORS</b>					
Cab Finishes	2.00 ea	-	2,476	-	2,476
Elevator Controls And Doors	1.00 ls	2,559	2,812	5,781	11,152

**ANY SCHOOL  
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ANY CITY, ANY STATE 00000**

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**ACADEMIC CENTER II  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000N**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Hydraulic Elevators	1.00 ls	17,522	90,883	-	108,405
<b>ELEVATORS TOTALS</b>		<b>20,081</b>	<b>96,172</b>	<b>5,781</b>	<b>122,034</b>
<b>MECHANICAL</b>					
Automatic Fire Suppr Systems	3,612.00 sf	3,194	7,739	-	10,933
HVAC	3,612.00 sf	26,655	144,731	-	171,386
Plumbing - General	3,612.00 sf	15,996	47,310	-	63,306
<b>MECHANICAL TOTALS</b>		<b>45,845</b>	<b>199,780</b>	<b>-</b>	<b>245,625</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	29,325	114,470	-	143,795
<b>ELECTRICAL TOTALS</b>		<b>29,325</b>	<b>114,470</b>	<b>-</b>	<b>143,795</b>

ANY SCHOOL  
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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS

FRANCO LEARNING CENTER  
 (1 OF 1)

10/15/2018

Analysis No. U00000M

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	65,717	82,928	7,823	156,468
SUPERSTRUCTURE	6,518	36,692	765	43,975
EXTERIOR WALL CLOSURE	616,999	1,132,348	13,992	1,763,339
ROOFING & WATERPROOFING	54,549	138,718	2,986	196,253
INTERIOR CONSTRUCTION	1,578,548	3,435,774	15,895	5,030,217
ELEVATORS	31,212	150,469	7,797	189,478
MECHANICAL	430,117	1,360,616	-	1,790,733
ELECTRICAL	220,155	687,351	-	907,506
<b>Replacement Cost Total</b>	<b>3,003,815</b>	<b>7,024,896</b>	<b>49,258</b>	<b>10,077,970</b>
Less Exclusions				156,468
<b>Insurable Replacement Cost</b>				<b>9,921,502</b>
Less Depreciation				-554,288
<b>Depreciated Replacement Cost</b>				<b>9,367,213</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

ANY SCHOOL  
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 ANY CITY, ANY STATE 00000

**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
 (1 OF 1)**

10/15/2018

Analysis No. U00000M

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	65,717	82,928	7,823	156,468
<b>FOUNDATIONS TOTALS</b>		<b>65,717</b>	<b>82,928</b>	<b>7,823</b>	<b>156,468</b>
<b>SUPERSTRUCTURE</b>					
Stair	1.00 ls	6,518	36,692	765	43,975
<b>SUPERSTRUCTURE TOTALS</b>		<b>6,518</b>	<b>36,692</b>	<b>765</b>	<b>43,975</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	6.75 clf	1,502	1,060	-	2,562
Accessories, Sleeves And Chases	16.63 ea	176	1,237	-	1,413
Accessories, Wall & Foundation	1.00 ls	-	1,021	-	1,021
Aluminum Windows	1.00 ls	30,750	627,117	-	657,867
Anchor Bolts	155.00 ea	767	1,280	-	2,047
Building Paper	1.00 ls	612	444	-	1,056
Caulking And Sealants	1.00 ls	4,478	1,637	-	6,115
Commercial Steel Doors	23.00 ea	1,916	26,082	-	27,999
Concrete Block Column	248.00 vlf	12,911	14,063	-	26,974
Concrete Block, High Strength	15,872.00 sf	128,713	119,890	-	248,603

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000M**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Concrete Curing	1.00 ls	1,298	3,172	-	4,469
Concrete In Place	1.00 ls	78	76	7	160
Concrete Ready Mix Normal Weight	221.07 cy	-	59,057	-	59,057
Control Joint	794.00 lf	1,783	1,669	-	3,452
Door Hardware	1.00 ls	1,732	21,713	-	23,445
Doors And Windows, Exterior	1.00 ls	1,228	260	-	1,488
Drywall	15,872.00 sf	20,241	13,206	-	33,447
Expansion Joints	813.00 lf	606	819	543	1,968
Finishing Floors	22,176.00 sf	17,956	16,982	708	35,646
Forms Beams And Girders	661.33 sfca	7,095	4,203	-	11,298
Forms In Place, Elevated Slabs	1.00 ls	29,197	12,462	-	41,660
Forms In Place, Walls	1.00 ls	62,166	12,592	-	74,757
Furring	15,872.00 sf	35,981	11,556	-	47,537
Masonry Grout Fill	1.00 ls	27,310	40,394	3,428	71,132
Masonry Reinforcing	1.00 ls	57,006	39,643	-	96,649
Nails	1.00 ls	-	466	-	466
Placing Concrete	274.97 cy	9,888	-	3,540	13,428
Prestressing Steel	4,435.20 lb	8,826	6,080	199	15,106
Reinforcing In Place	1.00 ls	19,401	33,662	1,130	54,193

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
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OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
(1 OF 1)**

10/15/2018

Analysis No. U00000M

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Shoring for Concrete	1.00 ls	3,556	3,871	-	7,426
Siding Exterior	19,840.00 sf	-	10,593	-	10,593
Steel Frames, Knock Down	69.00 ea	2,926	13,209	149	16,285
Stucco	2,348.78 sy	106,283	15,881	4,287	126,452
Timber Connectors	1.00 ls	1,009	289	-	1,298
Walls And Ceilings, Interior	19,840.00 sf	13,246	6,741	-	19,987
Waterstop	1.00 ls	15	109	-	124
Wood Exterior Sheathing	3,833.49 sf	2,913	6,494	-	9,408
Wood Framing, Miscellaneous	1.00 ls	1,026	801	-	1,828
Wood Framing, Roofs	1.00 ls	2,407	2,516	-	4,922
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>616,999</b>	<b>1,132,348</b>	<b>13,992</b>	<b>1,763,339</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Aluminum Roofing Panels	3,696.00 sf	-	33,671	-	33,671
Blocking	3.00 mbf	7,425	4,254	-	11,679
Cant Strips	558.00 lf	1,076	415	-	1,491
Flashing	1.00 ls	10,936	7,627	-	18,563
Modified Bitumen Roofing	1.00 ls	17,806	27,003	2,986	47,795
Roof Accessories	222.00 lf	1,209	10,346	-	11,555

**ANY SCHOOL  
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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
(1 OF 1)**

10/15/2018

Analysis No. U00000M

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Roof Deck Insulation	1.00 ls	7,085	27,499	-	34,585
Wall & Ceiling Insulation	19,840.00 sf	9,011	27,903	-	36,914
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>54,549</b>	<b>138,718</b>	<b>2,986</b>	<b>196,253</b>
<b>INTERIOR CONSTRUCTION</b>					
Accessories, Sleeves And Chases	22.18 ea	234	1,650	-	1,884
Anchor Bolts	2.00 ea	10	13	-	23
Caulking And Sealants	1.00 ls	43	19	-	62
Concrete Block Column	1,640.00 vlf	85,380	92,997	-	178,376
Concrete Block, High Strength	8,199.45 sf	66,493	61,935	-	128,428
Concrete Curing	1.00 ls	1,442	3,524	-	4,966
Concrete Ready Mix Normal Weight	159.70 cy	-	60,430	-	60,430
Control Joint	18.00 lf	40	38	-	78
Door Hardware	1.00 ls	2,334	19,510	-	21,844
Doors & Windows, Interior Latex	62.00 ea	4,139	2,272	-	6,411
Drywall	37,847.10 sf	44,389	24,684	-	69,073
Expansion Joints	1,065.68 lf	1,243	1,252	588	3,083
Finishing Floors	12,320.00 sf	13,610	-	787	14,396
Fireproofing	1.00 ls	3,071	7,010	979	11,060

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

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**OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000M**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Forms In Place, Elevated Slabs	1.00 ls	190	106	-	295
Gypsum Board Ceilings and Framing	1.00 ls	159,087	56,629	-	215,716
Interior Finishes	24,660.00 sf	1,050,002	2,757,299	-	3,807,301
Masonry Grout Fill	1.00 ls	13,725	20,620	1,722	36,068
Masonry Reinforcing	1.00 ls	8,967	6,888	-	15,856
Metal Studs And Track	15,227.55 sf	37,724	30,883	-	68,607
Open Web Steel Joists	1.00 ls	19,745	157,131	8,534	185,410
Placing Concrete	159.70 cy	5,457	-	1,954	7,411
Reinforcing In Place	1.00 ls	1,011	1,141	19	2,171
Steel Frames, Knock Down	62.00 ea	5,820	22,241	-	28,061
Balcony/Walkway/Subfloor	12,320.00 sf	14,742	72,066	1,311	88,119
Wall & Ceiling Insulation	15,227.55 sf	6,916	11,399	-	18,315
Walls And Ceilings, Interior	23,790.90 sf	26,774	6,388	-	33,162
Wood Door, Architectural	62.00 ea	5,960	17,649	-	23,609
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>1,578,548</b>	<b>3,435,774</b>	<b>15,895</b>	<b>5,030,217</b>
<b>ELEVATORS</b>					
Cab Finishes	2.00 ea	-	3,373	-	3,373
Elevator Controls And Doors	1.00 ls	3,519	3,830	7,797	15,147

**ANY SCHOOL  
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 OCCUPANCY: SCHOOL BUILDING WITH INTERIORS**

**FRANCO LEARNING CENTER  
 (1 OF 1)**

10/15/2018

Analysis No. U00000M

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Hydraulic Elevators	1.00 ls	27,692	143,266	-	170,958
<b>ELEVATORS TOTALS</b>		<b>31,212</b>	<b>150,469</b>	<b>7,797</b>	<b>189,478</b>
<b>MECHANICAL</b>					
Automatic Fire Suppr Systems	24,640.00 sf	29,971	71,903	-	101,874
HVAC	24,640.00 sf	250,070	1,005,852	-	1,255,923
Plumbing - General	24,640.00 sf	150,075	282,861	-	432,936
<b>MECHANICAL TOTALS</b>		<b>430,117</b>	<b>1,360,616</b>	<b>-</b>	<b>1,790,733</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	220,155	687,351	-	907,506
<b>ELECTRICAL TOTALS</b>		<b>220,155</b>	<b>687,351</b>	<b>-</b>	<b>907,506</b>

**ANY SCHOOL  
301 NORTHEAST 107TH STREET  
MAIMI, FL 33161**

**OCCUPANCY: CLASSROOM BUILDING WITH INTERIORS**

**WORLD LANGUAGES CENTER BUILDING  
TOTAL OF 1**

**10/15/2018**

**Analysis No. U000000**

**INSURABLE VALUATION**

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	51,566	71,210	-	122,776
<b>EXTERIOR WALL CLOSURE</b>	162,823	951,028	4,253	1,118,105
<b>ROOFING &amp; WATERPROOFING</b>	61,568	141,044	2,273	204,885
<b>INTERIOR CONSTRUCTION</b>	262,382	934,677	338	1,197,397
<b>MECHANICAL</b>	119,973	196,412	25,590	341,975
<b>Replacement Cost Total</b>	<b>658,312</b>	<b>2,294,371</b>	<b>32,455</b>	<b>2,985,138</b>
<b>Less Exclusions</b>				<b>122,776</b>
<b>Insurable Replacement Cost</b>				<b>2,862,362</b>
<b>Less Depreciation</b>				<b>-104,480</b>
<b>Depreciated Replacement Cost</b>				<b>2,757,882</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY SCHOOL  
301 NORTHEAST 107TH STREET  
MAIMI, FL 33161**

**OCCUPANCY: CLASSROOM BUILDING WITH INTERIORS**

**WORLD LANGUAGES CENTER BUILDING  
TOTAL OF 1**

**10/15/2018**

**Analysis No. U000000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	51,566	71,210	-	122,776
<b>FOUNDATIONS TOTALS</b>		<b>51,566</b>	<b>71,210</b>	<b>-</b>	<b>122,776</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	3.00 clf	458	327	-	786
Aluminum Windows	1.00 ls	5,380	111,032	-	116,413
Anchor Bolts	188.00 ea	639	1,079	-	1,718
Building Paper	1.00 ls	1,354	995	-	2,348
Caulking And Sealants	1.00 ls	1,403	522	-	1,925
Concrete Block Column	300.00 vlf	10,723	11,819	-	22,542
Concrete Block, High Strength	7,500.00 sf	41,758	39,359	-	81,117
Control Joint	375.00 lf	578	548	-	1,126
Drywall	7,500.00 sf	6,567	4,336	-	10,902
Furring	7,500.00 sf	11,673	3,794	-	15,467
Laminated Framing	1.00 ls	73	576	34	684
Masonry Grout Fill	1.00 ls	8,570	13,072	1,110	22,753
Masonry Reinforcing	1.00 ls	18,494	13,015	-	31,509
Metal Roof Deck	11,907.00 sf	5,925	13,406	-	19,331

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

**ANY SCHOOL  
301 NORTHEAST 107TH STREET  
MAIMI, FL 33161**

**OCCUPANCY: CLASSROOM BUILDING WITH INTERIORS**

**WORLD LANGUAGES CENTER BUILDING  
TOTAL OF 1**

**10/15/2018**

**Analysis No. U000000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Nails	1.00 ls	-	770	-	770
Siding Exterior	7,500.00 sf	-	2,782	-	2,782
Structural Joists Fabricate	1.00 ls	4,110	45,345	1,926	51,380
Stucco	3,333.33 sy	33,897	7,781	1,159	42,836
Timber Connectors	1.00 ls	7,450	678,438	24	685,912
Walls And Ceilings, Interior	7,500.00 sf	3,438	1,770	-	5,208
Wood Framing, Miscellaneous	1.00 ls	333	263	-	596
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>162,823</b>	<b>951,028</b>	<b>4,253</b>	<b>1,118,105</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Blocking	3.00 mbf	5,098	2,956	-	8,054
Cant Strips	750.00 lf	993	388	-	1,381
Flashing	1.00 ls	9,878	7,038	-	16,916
Modified Bitumen Roofing	1.00 ls	38,949	97,626	2,273	138,848
Roof Deck Insulation	1.00 ls	4,311	25,709	-	30,020
Wall & Ceiling Insulation	7,500.00 sf	2,339	7,328	-	9,667
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>61,568</b>	<b>141,044</b>	<b>2,273</b>	<b>204,885</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	1.00 ea	3	2	-	5

**ANY SCHOOL  
301 NORTHEAST 107TH STREET  
MAIMI, FL 33161**

**OCCUPANCY: CLASSROOM BUILDING WITH INTERIORS**

**WORLD LANGUAGES CENTER BUILDING  
TOTAL OF 1**

**10/15/2018**

**Analysis No. U000000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	16	7	-	24
Ceiling Suspension Systems	23,814.00 sf	9,216	20,762	-	29,978
Concrete Block Column	453.00 vlf	16,192	17,847	-	34,038
Concrete Block, High Strength	2,262.20 sf	12,595	11,872	-	24,467
Control Joint	10.00 lf	15	15	-	30
Door Hardware	1.00 ls	1,602	13,555	-	15,157
Doors & Windows, Interior Latex	62.00 ea	2,842	1,578	-	4,420
Drywall	18,097.60 sf	15,845	9,931	-	25,776
Interior Construction	11,907.00 sf	158,478	771,127	-	929,604
Masonry Grout Fill	1.00 ls	2,612	3,960	338	6,910
Masonry Reinforcing	1.00 ls	1,582	1,162	-	2,744
Metal Studs And Track	9,048.80 sf	15,391	12,754	-	28,145
Steel Frames, Knock Down	62.00 ea	3,996	15,452	-	19,448
Suspended Acoustic Ceil Tiles	11,907.00 sf	11,180	36,771	-	47,951
Wall & Ceiling Insulation	9,048.80 sf	2,822	4,706	-	7,527
Walls And Ceilings, Interior	4,524.40 sf	3,903	915	-	4,818
Wood Door, Architectural	62.00 ea	4,092	12,262	-	16,354
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>262,382</b>	<b>934,677</b>	<b>338</b>	<b>1,197,397</b>

**ANY SCHOOL  
301 NORTHEAST 107TH STREET  
MAIMI, FL 33161**

**OCCUPANCY: CLASSROOM BUILDING WITH INTERIORS**

**WORLD LANGUAGES CENTER BUILDING  
TOTAL OF 1**

**10/15/2018**

**Analysis No. U000000**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>MECHANICAL</b>					
Conduit	11,907.00 lf	80,464	52,744	-	133,208
Detection Systems	0 ea	-	-	16,451	16,451
Grounding	1.00 ls	775	950	-	1,724
Interior Lighting Fixtures	1.00 ls	1,936	9,449	4,570	15,955
Panelboards	3.00 ea	4,592	7,051	-	11,643
Plumbing - General	11,907.00 sf	26,559	64,406	-	90,965
Roof Top Air Conditioners	1.00 ls	5,647	61,811	-	67,459
Sound System	1.00 ls	-	-	4,570	4,570
<b>MECHANICAL TOTALS</b>		<b>119,973</b>	<b>196,412</b>	<b>25,590</b>	<b>341,975</b>

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OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS

MAINTENANCE BUILDING WITH OFFICE  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000Q

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	7,920	8,977	-	16,897
EXTERIOR WALL CLOSURE	53,978	66,240	858	121,076
ROOFING & WATERPROOFING	2,624	7,270	34	9,928
INTERIOR CONSTRUCTION	45,853	78,772	-	124,625
MECHANICAL	23,705	32,192	1,339	57,236
<b>Replacement Cost Total</b>	<b>134,081</b>	<b>193,451</b>	<b>2,231</b>	<b>329,762</b>
<b>Less Exclusions</b>				<b>16,897</b>
<b>Insurable Replacement Cost</b>				<b>312,865</b>
<b>Less Depreciation</b>				<b>-52,762</b>
<b>Depreciated Replacement Cost</b>				<b>260,103</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING WITH OFFICE  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	7,920	8,977	-	16,897
<b>FOUNDATIONS TOTALS</b>		<b>7,920</b>	<b>8,977</b>	<b>-</b>	<b>16,897</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	1.26 clf	170	123	-	293
Aluminum Windows	1.00 ls	1,264	13,157	-	14,421
Anchor Bolts	88.00 ea	264	450	-	715
Building Paper	1.00 ls	20	15	-	35
Caulking And Sealants	1.00 ls	522	196	-	717
Concrete Block Column	140.00 vlf	4,424	4,917	-	9,341
Concrete Block, High Strength	3,150.00 sf	15,504	14,738	-	30,242
Control Joint	158.00 lf	215	206	-	421
Door Hardware	1.00 ls	91	1,169	-	1,261
Doors And Windows, Exterior	1.00 ls	65	14	-	79
Drywall	3,150.00 sf	2,438	1,623	-	4,062
Exterior Doors	2.00 ea	101	1,405	-	1,506
Furring	3,150.00 sf	4,334	1,420	-	5,755
Laminated Framing	1.00 ls	1	9	1	10

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING WITH OFFICE  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Masonry Grout Fill	1.00 ls	3,229	4,926	418	8,573
Masonry Reinforcing	1.00 ls	6,867	4,873	-	11,740
Nails	1.00 ls	-	12	-	12
Siding Exterior	3,150.00 sf	-	1,042	-	1,042
Steel Frames, Knock Down	6.00 ea	154	711	8	874
Structural Joists Fabricate	1.00 ls	126	1,196	-	1,322
Stucco	1,400.00 sy	12,586	2,913	430	15,929
Timber Connectors	1.00 ls	111	10,159	-	10,270
Walls And Ceilings, Interior	3,150.00 sf	1,276	663	-	1,939
Wood Exterior Sheathing	200.00 sf	88	201	-	289
Wood Framing, Miscellaneous	1.00 ls	124	99	-	222
Wood Framing, Sills	0 mbf	2	4	-	6
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>53,978</b>	<b>66,240</b>	<b>858</b>	<b>121,076</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	50.00 lf	59	23	-	82
Flashing	1.00 ls	542	397	-	939
Modified Bitumen Roofing	1.00 ls	195	302	34	530
Roof Deck Insulation	1.00 ls	960	3,804	-	4,765

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING WITH OFFICE  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Wall & Ceiling Insulation	3,150.00 sf	868	2,744	-	3,612
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>2,624</b>	<b>7,270</b>	<b>34</b>	<b>9,928</b>
<b>INTERIOR CONSTRUCTION</b>					
Bracing	0.84 clf	53	97	-	150
Door Hardware	1.00 ls	206	1,754	-	1,960
Doors & Windows, Interior Latex	9.00 ea	365	204	-	569
Drywall	6,679.00 sf	4,384	2,189	-	6,573
Framing, Walls	2.46 mbf	1,792	2,393	-	4,185
Gypsum Board Ceilings and Framing	1.00 ls	8,922	3,241	-	12,163
Interior Finishes	2,467.00 sf	25,501	62,771	-	88,272
Nails	1.00 ls	-	274	-	274
Steel Frames, Knock Down	9.00 ea	501	2,000	-	2,501
Timber Connectors	1.00 ls	-	16	-	16
Wall & Ceiling Insulation	2,106.00 sf	581	976	-	1,557
Walls And Ceilings, Interior	6,679.00 sf	2,956	1,220	-	4,176
Wood Door, Architectural	9.00 ea	525	1,587	-	2,112
Wood Framing, Miscellaneous	1.00 ls	68	50	-	117
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>45,853</b>	<b>78,772</b>	<b>-</b>	<b>124,625</b>

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING WITH OFFICE  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>MECHANICAL</b>					
Condensing Units	1.00 ea	1,471	3,306	-	4,777
Conduit	2,467.00 lf	14,738	9,743	-	24,480
Detection Systems	0 ea	-	-	502	502
Grounding	1.00 ls	142	175	-	317
Interior Lighting Fixtures	1.00 ls	355	1,745	837	2,937
Panelboards	1.00 ea	1,353	2,096	-	3,449
Pkgd Terminal Air Conditioner	1.00 ea	177	1,742	-	1,919
Plumbing - General	2,467.00 sf	5,471	13,384	-	18,855
<b>MECHANICAL TOTALS</b>		<b>23,705</b>	<b>32,192</b>	<b>1,339</b>	<b>57,236</b>

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OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS

MAINTENANCE BUILDING  
(1 OF 1)

10/15/2018

INSURABLE VALUATION

Analysis No. U00000Q

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	732	1,011	-	1,743
EXTERIOR WALL CLOSURE	16,483	22,374	245	39,103
ROOFING & WATERPROOFING	1,461	2,947	145	4,553
INTERIOR CONSTRUCTION	9,800	12,160	-	21,961
MECHANICAL	7,649	11,901	291	19,842
<b>Replacement Cost Total</b>	<b>36,126</b>	<b>50,394</b>	<b>681</b>	<b>87,201</b>
<b>Less Exclusions</b>				<b>1,743</b>
<b>Insurable Replacement Cost</b>				<b>85,458</b>
<b>Less Depreciation</b>				<b>-13,952</b>
<b>Depreciated Replacement Cost</b>				<b>71,506</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	732	1,011	-	1,743
<b>FOUNDATIONS TOTALS</b>		<b>732</b>	<b>1,011</b>	<b>-</b>	<b>1,743</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	0.43 clf	46	32	-	78
Aluminum Windows	1.00 ls	376	3,733	-	4,109
Anchor Bolts	37.00 ea	88	143	-	231
Building Paper	1.00 ls	86	61	-	147
Caulking And Sealants	1.00 ls	147	53	-	200
Concrete Block Column	60.00 vlf	1,500	1,591	-	3,091
Concrete Block, High Strength	1,086.00 sf	4,229	3,836	-	8,065
Control Joint	59.00 lf	64	58	-	122
Door Hardware	1.00 ls	72	883	-	955
Doors And Windows, Exterior	1.00 ls	51	11	-	62
Drywall	1,184.00 sf	725	461	-	1,186
Exterior Doors	2.00 ea	80	1,061	-	1,141
Furring	1,086.00 sf	1,182	370	-	1,552
Laminated Framing	1.00 ls	5	36	2	43

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Masonry Grout Fill	1.00 ls	984	1,412	127	2,523
Masonry Reinforcing	1.00 ls	2,042	1,383	-	3,425
Nails	1.00 ls	-	47	-	47
Siding Exterior	1,086.00 sf	-	271	-	271
Structural Joists Fabricate	1.00 ls	543	4,902	-	5,445
Stucco	473.60 sy	3,368	744	115	4,227
Walls And Ceilings, Interior	1,086.00 sf	348	173	-	521
Wood Exterior Sheathing	1,086.00 sf	378	823	-	1,201
Wood Framing, Miscellaneous	1.00 ls	37	28	-	66
Wood Framing, Sills	0.01 mbf	10	17	-	27
Wood Product Siding	118.40 sf	123	247	-	370
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>16,483</b>	<b>22,374</b>	<b>245</b>	<b>39,103</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	148.00 lf	137	52	-	189
Modified Bitumen Roofing	1.00 ls	837	1,237	145	2,219
Roof Deck Insulation	1.00 ls	250	945	-	1,195
Wall & Ceiling Insulation	1,086.00 sf	237	714	-	951
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>1,461</b>	<b>2,947</b>	<b>145</b>	<b>4,553</b>

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>INTERIOR CONSTRUCTION</b>					
Bracing	0.33 clf	16	29	-	45
Carpet	108.56 sy	556	4,527	-	5,083
Carpet Pad, Commercial Grade	108.56 sy	211	869	-	1,080
Door Hardware	1.00 ls	72	589	-	661
Doors & Windows, Interior Latex	4.00 ea	128	69	-	197
Drywall	2,714.00 sf	1,388	644	-	2,032
Framing, Walls	0.95 mbf	549	700	-	1,249
Gypsum Board Ceilings and Framing	1.00 ls	5,171	1,796	-	6,966
Nails	1.00 ls	-	81	-	81
Resilient Base	54.00 lf	50	412	-	462
Resilient Sheet Flooring	109.00 sf	138	567	-	706
Steel Frames, Knock Down	4.00 ea	179	671	-	850
Timber Connectors	1.00 ls	-	6	-	6
Wall & Ceiling Insulation	814.00 sf	178	285	-	462
Walls And Ceilings, Interior	2,714.00 sf	957	369	-	1,326
Wood Door, Architectural	4.00 ea	185	532	-	717
Wood Framing, Miscellaneous	1.00 ls	21	15	-	36

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**OCCUPANCY: MAINTENANCE BUILDING WITH INTERIORS**

**MAINTENANCE BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000Q**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>9,800</b>	<b>12,160</b>	-	<b>21,961</b>
<b>MECHANICAL</b>					
Conduit	1,086.00 lf	5,133	3,238	-	8,370
Grounding	1.00 ls	49	58	-	108
Interior Lighting Fixtures	1.00 ls	124	580	291	995
Panelboards	1.00 ea	1,070	1,582	-	2,652
Plumbing - General	1,086.00 sf	1,059	2,471	-	3,529
Self-Contained Single Package	1.00 ea	215	3,972	-	4,187
<b>MECHANICAL TOTALS</b>		<b>7,649</b>	<b>11,901</b>	<b>291</b>	<b>19,842</b>

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OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES

PERFORMANCE ARTS BUILDING  
(1 OF 1)

10/15/2018

Analysis No. U00000S

INSURABLE VALUATION

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
SUBSTRUCTURE	99,746	180,552	23,640	303,937
EXTERIOR WALL CLOSURE	955,757	4,103,011	139,987	5,198,754
ROOFING & WATERPROOFING	127,748	664,907	8,798	801,452
INTERIOR CONSTRUCTION	1,540,380	11,137,942	1,350	12,679,672
MECHANICAL	332,620	1,145,309	-	1,477,929
ELECTRICAL	377,349	822,049	-	1,199,398
<b>Replacement Cost Total</b>	<b>3,433,600</b>	<b>18,053,769</b>	<b>173,774</b>	<b>21,661,143</b>
Less Exclusions				303,937
<b>Insurable Replacement Cost</b>				<b>21,357,205</b>
Less Depreciation				-324,917
<b>Depreciated Replacement Cost</b>				<b>21,032,288</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES**

**PERFORMANCE ARTS BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000S**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>SUBSTRUCTURE</b>					
Concrete Curing	1.00 ls	4,943	12,091	-	17,033
Concrete Ready Mix Normal Weight	650.44 cy	-	152,260	-	152,260
Excavation, Structural	25.63 bcy	343	-	386	729
Expansion Joints	3,295.00 lf	2,646	3,415	2,037	8,098
Finish Grading	4,835.00 sy	5,529	-	6,873	12,403
Finishing Floors	43,515.00 sf	46,655	-	2,655	49,310
Forms In Place, Slab On Grade	1.00 ls	4,235	855	-	5,090
Hauling Soils or Aggregates	112.13 lcy	943	-	2,336	3,280
Placing Concrete	650.44 cy	22,652	-	7,987	30,639
Reinforcing In Place	1.00 ls	8,322	11,931	187	20,440
Trench Excavation	1.00 ls	3,478	-	1,179	4,657
<b>SUBSTRUCTURE TOTALS</b>		<b>99,746</b>	<b>180,552</b>	<b>23,640</b>	<b>303,937</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	10.38 clf	2,241	1,583	-	3,825
Aluminum Doors & Frames	1.00 ls	6,659	44,095	-	50,754
Anchor Bolts	260.00 ea	1,249	2,086	-	3,335
Building Paper	1.00 ls	5,494	3,991	-	9,486

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**OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES**

**PERFORMANCE ARTS BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000S**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	10,102	5,816	-	15,919
Concrete Block Column	416.00 vlf	21,019	22,913	-	43,932
Concrete Block, High Strength	16,867.50 sf	132,758	123,757	-	256,515
Control Joint	843.00 lf	1,837	1,722	-	3,559
Drywall	25,950.00 sf	32,118	20,949	-	53,068
Furring	25,950.00 sf	57,095	18,345	-	75,440
Laminated Framing	1.00 ls	298	2,316	133	2,747
Lightweight Metal Framing	1.00 ls	13,178	3,449	1,573	18,200
Masonry Grout Fill	1.00 ls	27,247	41,105	3,367	71,720
Masonry Reinforcing	1.00 ls	58,797	40,913	-	99,710
Nails	1.00 ls	-	3,159	-	3,159
Prestressed Concr Wall Panels	1.00 ls	255,428	381,012	121,959	758,399
Siding Exterior	25,950.00 sf	9,198	13,484	-	22,682
Steel Roof Truss System	9,679.15 sf	28,271	84,011	-	112,282
Storefront Systems	4,152.00 sf	35,210	269,586	-	304,796
Structural Joists Fabricate	1.00 ls	16,681	181,964	7,454	206,100
Stucco	11,533.33 sy	165,794	37,635	5,406	208,835
Timber Connectors	1.00 ls	30,618	2,733,084	94	2,763,797
Walls And Ceilings, Interior	25,950.00 sf	16,815	8,565	-	25,380

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**OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES**

**PERFORMANCE ARTS BUILDING  
(1 OF 1)**

10/15/2018

Analysis No. U00000S

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Wood Exterior Sheathing	34,530.15 sf	24,620	55,057	-	79,677
Wood Framing, Miscellaneous	1.00 ls	1,057	826	-	1,884
Wood Framing, Roofs	1.00 ls	1,339	516	-	1,855
Wood Framing, Sills	0.34 mbf	632	1,069	-	1,701
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>955,757</b>	<b>4,103,011</b>	<b>139,987</b>	<b>5,198,754</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Aluminum Roofing Panels	9,332.00 sf	20,428	82,579	-	103,007
Blocking	3.00 mbf	7,207	4,132	-	11,339
Cant Strips	650.00 lf	1,216	470	-	1,686
Flashing	1.00 ls	14,615	9,657	-	24,272
Modified Bitumen Roofing	1.00 ls	53,280	384,968	8,798	447,046
Roof Accessories	560.00 lf	2,441	16,230	-	18,671
Roof Deck Insulation	1.00 ls	17,122	131,396	-	148,518
Wall & Ceiling Insulation	25,950.00 sf	11,439	35,475	-	46,914
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>127,748</b>	<b>664,907</b>	<b>8,798</b>	<b>801,452</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	1.00 ea	5	3	-	7
Caulking And Sealants	1.00 ls	23	10	-	34

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**OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES**

**PERFORMANCE ARTS BUILDING  
(1 OF 1)**

**10/15/2018**

**Analysis No. U00000S**

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Ceiling Suspension Systems	22,628.00 sf	12,380	27,582	-	39,962
Commercial Steel Doors	11.00 ea	785	12,735	-	13,519
Concrete Block Column	1,348.00 vlf	68,111	74,246	-	142,358
Concrete Block, High Strength	6,738.00 sf	53,032	49,437	-	102,469
Control Joint	10.00 lf	22	20	-	42
Door Hardware	1.00 ls	1,778	14,235	-	16,012
Doors & Windows, Interior Latex	34.00 ea	2,203	1,210	-	3,413
Drywall	97,419.00 sf	98,430	44,846	-	143,276
Gypsum Board Ceilings and Framing	1.00 ls	230,729	82,194	-	312,923
Interior Construction	43,515.00 sf	906,545	10,641,700	-	11,548,245
Masonry Grout Fill	1.00 ls	10,922	16,444	1,350	28,716
Masonry Reinforcing	1.00 ls	6,660	4,840	-	11,499
Metal Studs And Track	26,952.00 sf	64,803	53,109	-	117,912
Steel Frames, Knock Down	34.00 ea	3,230	12,811	-	16,041
Suspended Acoustic Ceil Tiles	11,314.00 sf	15,017	48,848	-	63,865
Wall & Ceiling Insulation	26,952.00 sf	11,881	19,594	-	31,475
Walls And Ceilings, Interior	56,991.00 sf	51,679	13,036	-	64,715
Wood Door, Architectural	23.00 ea	2,146	21,041	-	23,187

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**OCCUPANCY: PERFORMANCE ARTS BUILDING WITH INTERIOR FINISHES**

**PERFORMANCE ARTS BUILDING  
 (1 OF 1)**

10/15/2018

Analysis No. U00000S

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>1,540,380</b>	<b>11,137,942</b>	<b>1,350</b>	<b>12,679,672</b>
<b>MECHANICAL</b>					
Automatic Fire Suppr Systems	43,515.00 sf	51,371	123,341	-	174,712
Plumbing - General	43,515.00 sf	240,046	575,948	-	815,994
Roof Top Air Conditioners	1.00 ls	41,203	446,019	-	487,223
<b>MECHANICAL TOTALS</b>		<b>332,620</b>	<b>1,145,309</b>	<b>-</b>	<b>1,477,929</b>
<b>ELECTRICAL</b>					
Electrical	1.00 ls	377,349	822,049	-	1,199,398
<b>ELECTRICAL TOTALS</b>		<b>377,349</b>	<b>822,049</b>	<b>-</b>	<b>1,199,398</b>

**MIAMI COUNTRY DAY  
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OCCUPANCY: PARKING GARAGE**

**PARKING GARAGE BUILDING  
TOTAL OF 1**

10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Replacement Cost Summary**

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>	3,272	494	-	3,766
<b>SUBSTRUCTURE</b>	105,291	203,754	57,396	366,442
<b>SUPERSTRUCTURE</b>	1,430,640	1,906,357	60,202	3,397,200
<b>EXTERIOR WALL CLOSURE</b>	1,232,475	1,470,089	29,275	2,731,839
<b>ROOFING &amp; WATERPROOFING</b>	68,510	131,180	20,397	220,088
<b>INTERIOR CONSTRUCTION</b>	4,699	15,833	41	20,573
<b>ELEVATORS</b>	46,978	173,803	8,168	228,949
<b>MECHANICAL</b>	42,315	188,683	129	231,127
<b>ELECTRICAL</b>	64,604	128,901	30,171	223,676
<b>EQUIPMENT</b>	14,408	170,622	2,783	187,812
<b>Replacement Cost Total</b>	<b>3,013,193</b>	<b>4,389,717</b>	<b>208,562</b>	<b>7,611,472</b>
<b>Less Exclusions</b>				<b>370,208</b>
<b>Insurable Replacement Cost</b>				<b>7,241,264</b>
<b>Less Depreciation</b>				<b>-91,338</b>
<b>Depreciated Replacement Cost</b>				<b>7,149,926</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**PARKING GARAGE BUILDING  
TOTAL OF 1**

10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Forms In Place, Footings	1.00 ls	3,272	494	-	3,766
<b>FOUNDATIONS TOTALS</b>		<b>3,272</b>	<b>494</b>	<b>-</b>	<b>3,766</b>
<b>SUBSTRUCTURE</b>					
Aggregate	1.00 ls	-	25,056	-	25,056
Backfill	1.00 ls	26	-	78	104
Backfill Compaction	1.00 ls	2,775	-	7,121	9,896
Concrete Curing	1.00 ls	2,970	7,581	-	10,551
Concrete Ready Mix Normal Weight	624.37 cy	-	125,118	-	125,118
Excavating, Bulk, Dozer	4,505.28 bcy	6,835	-	20,728	27,563
Excavation, Structural	62.81 bcy	703	-	776	1,479
Expansion Joints	4,045.00 lf	6,339	6,422	1,114	13,875
Finish Grading	3,541.67 sy	3,385	-	4,134	7,520
Finishing Floors	31,875.00 sf	28,032	-	1,597	29,629
Forms In Place, Slab On Grade	1.00 ls	8,296	2,550	-	10,847
Forms In Place, Walls	1.00 ls	5,027	2,429	-	7,456
Hauling Soils or Aggregates	33.19 lcy	89	-	216	305
Mobilization	6.00 ea	774	-	1,924	2,698

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10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Placing Concrete	624.37 cy	13,015	-	4,594	17,609
Reinforcing In Place	1.00 ls	22,226	34,599	565	57,389
Structural Backfill	4,505.28 lcy	4,799	-	14,550	19,348
<b>SUBSTRUCTURE TOTALS</b>		<b>105,291</b>	<b>203,754</b>	<b>57,396</b>	<b>366,442</b>
<b>SUPERSTRUCTURE</b>					
Accessories, Chamfer Strips	6,024.00 lf	5,875	3,253	-	9,128
Accessories, Sleeves And Chases	96.00 ea	805	5,971	-	6,776
Accessories, Wall & Foundation	1.00 ls	-	3,641	-	3,641
Concrete Curing	1.00 ls	8,937	22,816	-	31,753
Concrete Ready Mix Normal Weight	3,598.34 cy	-	768,519	-	768,519
Expansion Joints	7,013.00 lf	4,145	5,908	3,675	13,729
Finishing Concrete Walls	34,797.00 sf	34,339	2,589	-	36,927
Finishing Floors	191,550.00 sf	179,043	7,114	4,791	190,948
Forms Beams And Girders	787.50 sfca	6,005	1,366	-	7,371
Forms In Place, Columns	1.00 ls	36,812	13,032	-	49,844
Forms In Place, Elevated Slabs	1.00 ls	540,722	266,594	-	807,316
Forms In Place, Walls	1.00 ls	142,271	263,540	-	405,811
Placing Concrete	3,598.34 cy	92,363	-	32,704	125,067

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**PARKING GARAGE BUILDING  
TOTAL OF 1**

10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Prestressing Steel	76,500.00 lb	121,107	84,084	2,697	207,888
Reinforcing In Place	1.00 ls	218,737	379,993	11,043	609,773
Shoring for Concrete	1.00 ls	19,473	28,431	-	47,904
Splicing Reinforcing Bars	516.00 ea	14,695	19,663	4,691	39,049
Stair	1.00 ls	5,191	29,722	601	35,513
Welded Wire Fabric	3.00 csf	120	122	-	242
<b>SUPERSTRUCTURE TOTALS</b>		<b>1,430,640</b>	<b>1,906,357</b>	<b>60,202</b>	<b>3,397,200</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Wall & Foundation	1.00 ls	-	5,524	-	5,524
Concrete Block, Decorative	71,792.64 sf	554,213	590,425	-	1,144,638
Concrete Ready Mix Normal Weight	1,122.49 cy	-	237,551	-	237,551
Exterior Insulation Finish Sys	1.00 ls	16,599	11,713	1,878	30,190
Forms Beams And Girders	4,928.00 sfca	43,710	25,637	-	69,348
Forms In Place, Walls	1.00 ls	314,805	67,248	-	382,053
Framing, Stud Walls	176.00 lf	4,401	6,209	-	10,610
High Abuse Gypsum Board	2,112.00 sf	1,141	3,044	-	4,185
Masonry Grout Fill	1.00 ls	96,816	153,782	11,769	262,366
Masonry Reinforcing	1.00 ls	53,764	37,655	-	91,419

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**PARKING GARAGE BUILDING  
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10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Placing Concrete	1,122.49 cy	35,625	-	12,574	48,199
Prestressing Steel	0 lb	5,495	7,976	910	14,381
Reinforcing In Place	1.00 ls	72,143	137,353	2,144	211,641
Rubber Coating	143,585.28 sf	15,022	175,178	-	190,200
Shoring for Concrete	1.00 ls	5,253	-	-	5,253
Siding Exterior	25,500.00 sf	13,389	10,101	-	23,490
Waterstop	1.00 ls	98	693	-	791
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>1,232,475</b>	<b>1,470,089</b>	<b>29,275</b>	<b>2,731,839</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Elastomeric Roofing	31,875.00 sf	67,144	127,988	20,207	215,339
Membrane Waterproofing	1.00 ls	608	1,456	191	2,255
Wall & Ceiling Insulation	2,112.00 sf	758	1,736	-	2,494
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>68,510</b>	<b>131,180</b>	<b>20,397</b>	<b>220,088</b>
<b>INTERIOR CONSTRUCTION</b>					
Commercial Steel Doors	8.00 ea	528	7,833	-	8,361
Door Hardware	1.00 ls	318	3,478	-	3,796
Doors & Windows, Interior Latex	8.00 ea	487	141	-	629
Miscellaneous, Interior	1.00 ls	2,559	737	-	3,296

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**PARKING GARAGE BUILDING  
TOTAL OF 1**

10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Steel Frames, Knock Down	24.00 ea	807	3,644	41	4,492
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>4,699</b>	<b>15,833</b>	<b>41</b>	<b>20,573</b>
<b>ELEVATORS</b>					
Cab Finishes	5.00 ea	-	20,393	-	20,393
Elevator Controls And Doors	1.00 ls	7,482	40,000	8,168	55,649
Hydraulic Elevators	1.00 ls	39,497	113,411	-	152,907
<b>ELEVATORS TOTALS</b>		<b>46,978</b>	<b>173,803</b>	<b>8,168</b>	<b>228,949</b>
<b>MECHANICAL</b>					
Backflow Preventer	2.00 ea	780	13,902	-	14,682
Cleanout Tee	3.00 ea	543	2,062	-	2,606
Fire Equipment Cabinets	7.00 ea	1,785	6,509	-	8,294
Fire Extinguishers	7.00 ea	-	1,068	-	1,068
Fire Hose And Equipment	1.00 ls	1,938	13,000	-	14,938
Fire Valves	7.00 ea	339	1,353	-	1,692
Floor And Area Drains	25.00 ea	3,201	58,937	-	62,138
Grv-Jnt Steel Fittings & Valves	1.00 ls	10,821	21,457	-	32,278
Hydrants	8.00 ea	334	7,662	-	7,997
Interceptors	1.00 ea	526	26,595	-	27,121

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10/15/2018

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**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Pipe, Cast Iron	1,290.00 lf	15,980	16,591	129	32,700
Pipe, Copper	400.00 lf	3,077	1,479	-	4,556
Pumps, Sewage Ejector	2.00 ea	1,579	4,649	-	6,228
Valves, Bronze	7.00 ea	502	7,283	-	7,785
Valves, Iron Body	1.00 ea	558	2,137	-	2,694
Water Supply Meters	1.00 ea	351	3,999	-	4,349
<b>MECHANICAL TOTALS</b>		<b>42,315</b>	<b>188,683</b>	<b>129</b>	<b>231,127</b>
<b>ELECTRICAL</b>					
Conduit	0 lf	7,779	7,128	-	14,907
Detection Systems	0 ea	-	-	21,672	21,672
Interior Lighting Fixtures	1.00 ls	19,447	25,396	8,499	53,342
Motor Connections	3.00 ea	678	142	-	820
Motor Starters & Controls	1.00 ls	15,111	52,414	-	67,525
Panelboards	12.00 ea	10,151	28,645	-	38,795
Switchboard Distrib Section	1.00 ls	5,338	6,829	-	12,167
Switchboards Incoming	1.00 ls	6,101	8,347	-	14,448
<b>ELECTRICAL TOTALS</b>		<b>64,604</b>	<b>128,901</b>	<b>30,171</b>	<b>223,676</b>
<b>EQUIPMENT</b>					

**MIAMI COUNTRY DAY  
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**PARKING GARAGE BUILDING  
 TOTAL OF 1**

10/15/2018

Analysis No. U00000R

**INSURABLE VALUATION**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Painted Traffic Lines/Markings	1.00 ls	1,489	789	1,605	3,883
Parking Bumpers	1.00 ls	3,070	12,605	-	15,675
Parking Equipment	12.00 ea	8,489	152,669	358	161,516
Pavement Markings	1.00 ls	845	2,903	512	4,260
Signs	1.00 ls	516	1,655	308	2,479
<b>EQUIPMENT TOTALS</b>		<b>14,408</b>	<b>170,622</b>	<b>2,783</b>	<b>187,812</b>

## PHOTOGRAPHS OF IMPROVEMENTS

The following photographs were taken at the time of inspection and are representative of the property at that time.



**EXTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**EXTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**EXTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**EXTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



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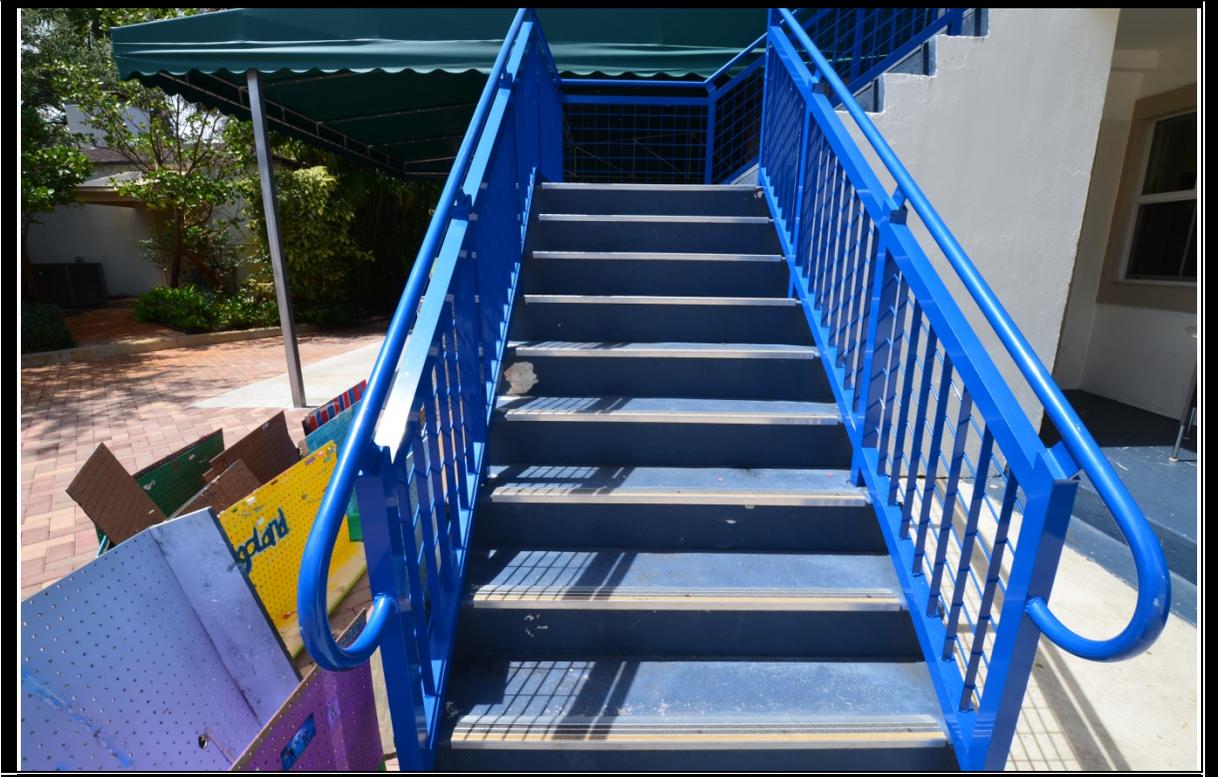
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**EXTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**INTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



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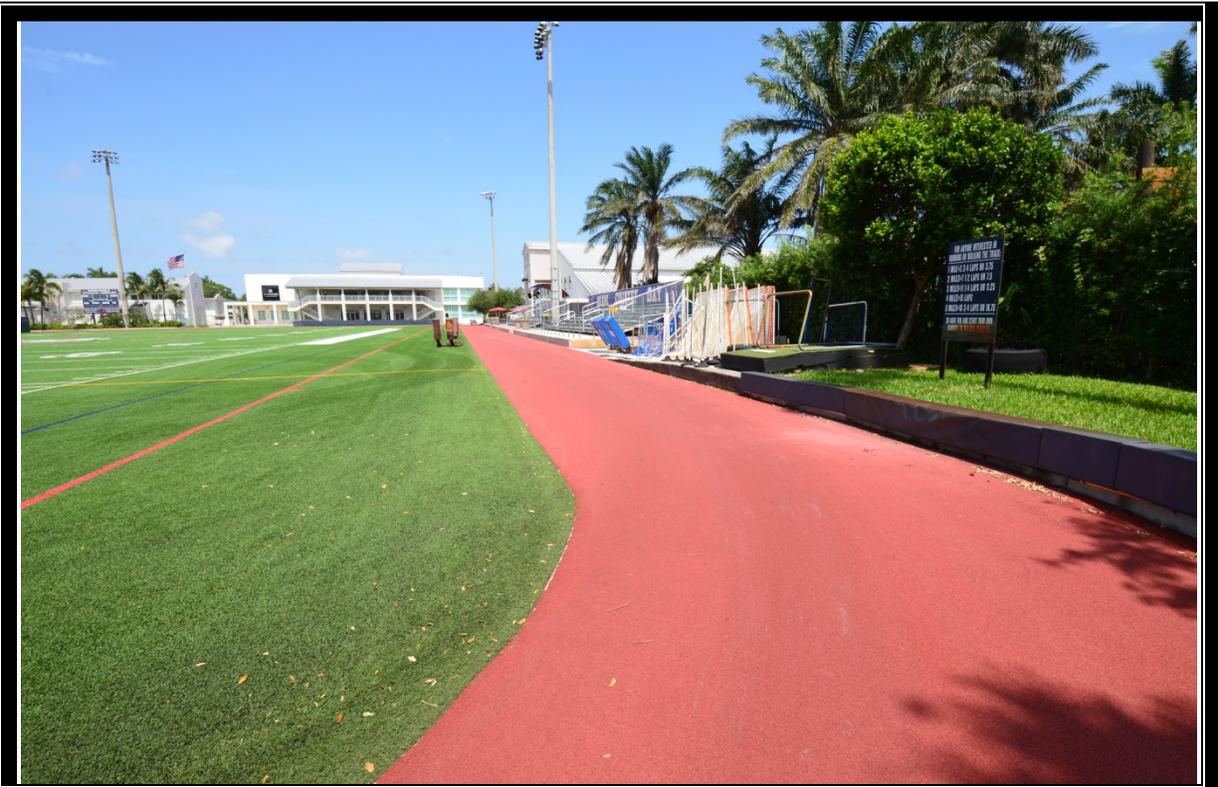
**INTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**INTERIOR VIEW OF MIDDLE SCHOOL CLASSROOM #1 (RENOVATION)**



**VIEW OF ATHLETIC FIELD**



**VIEW OF ATHLETIC FIELD**



**VIEW OF ATHLETIC FIELD**



**VIEW OF ATHLETIC FIELD**



**EXTERIOR VIEW OF WORLD LANGUAGE CENTER BUILDING**



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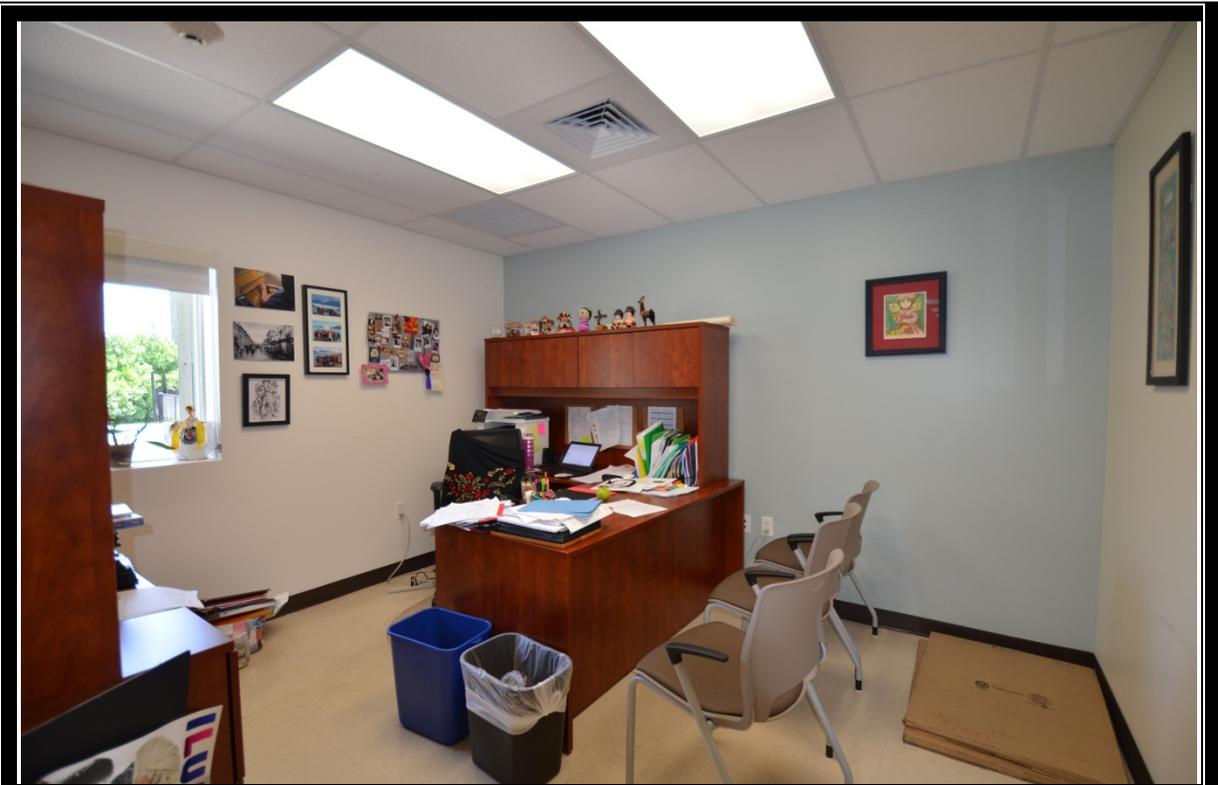
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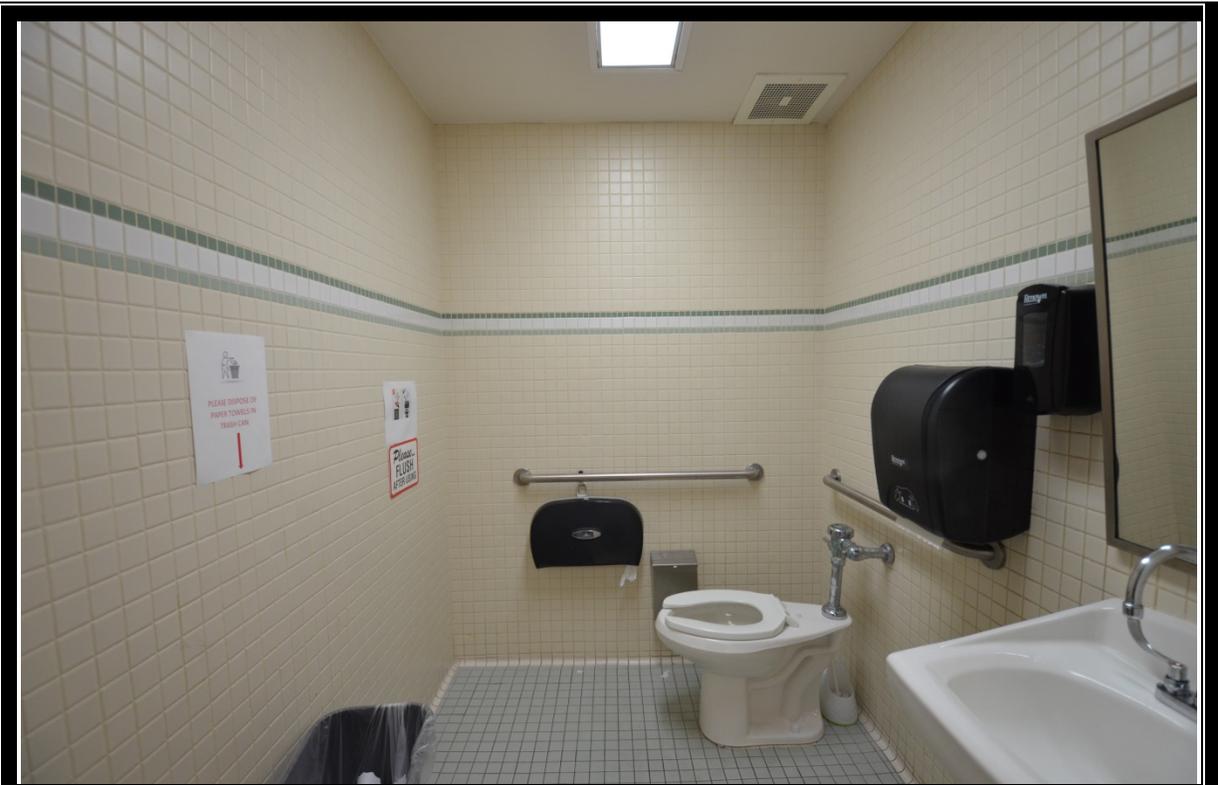
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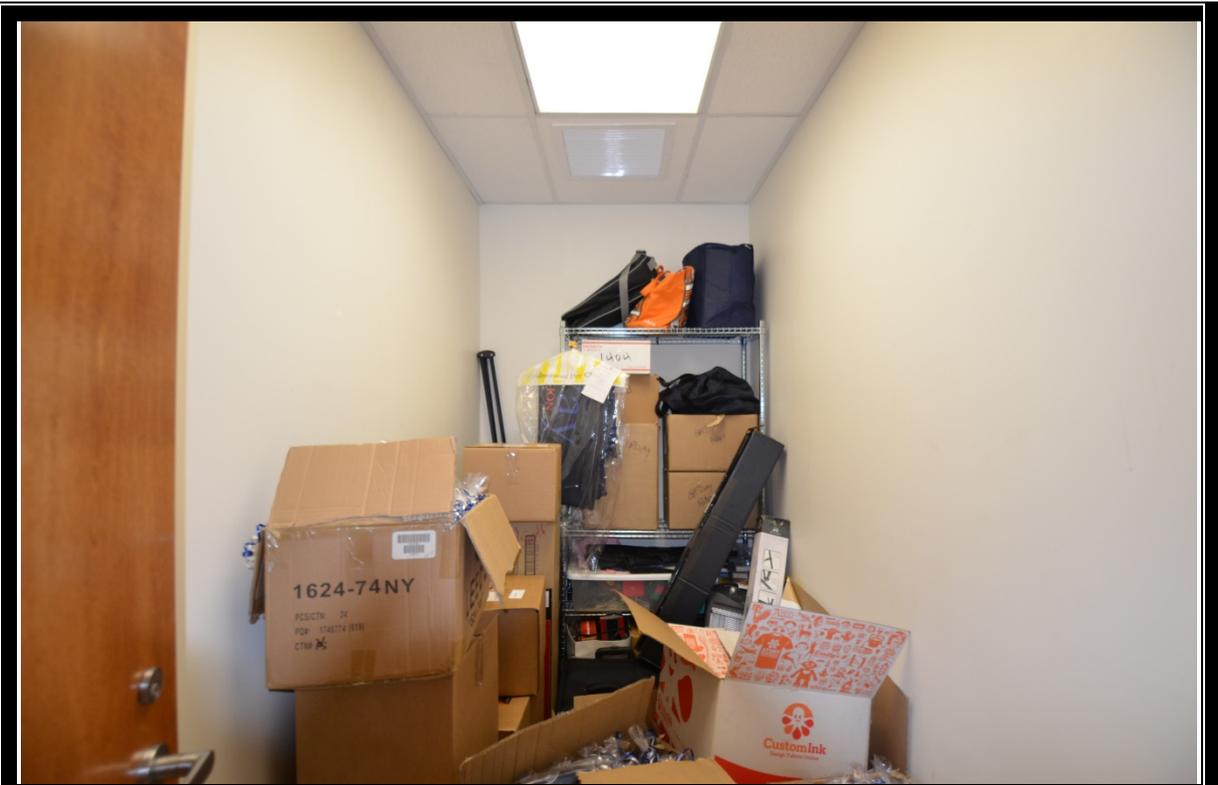
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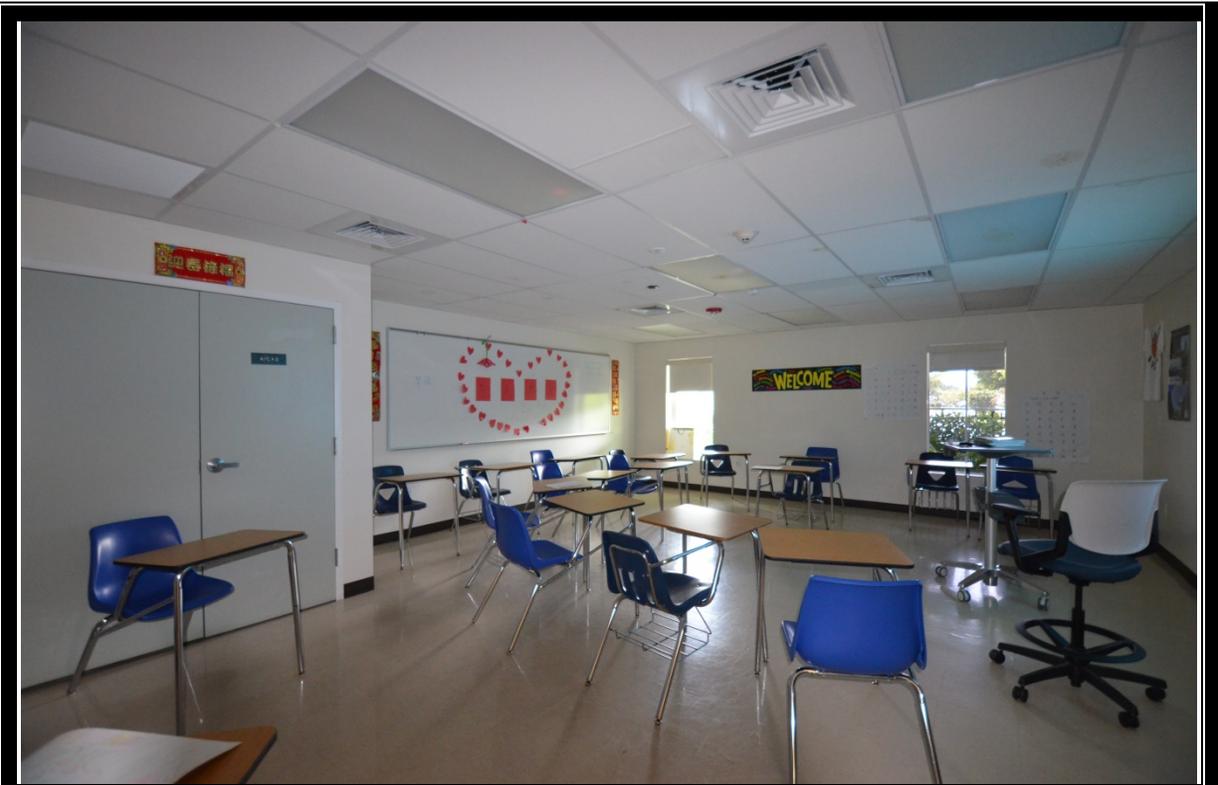
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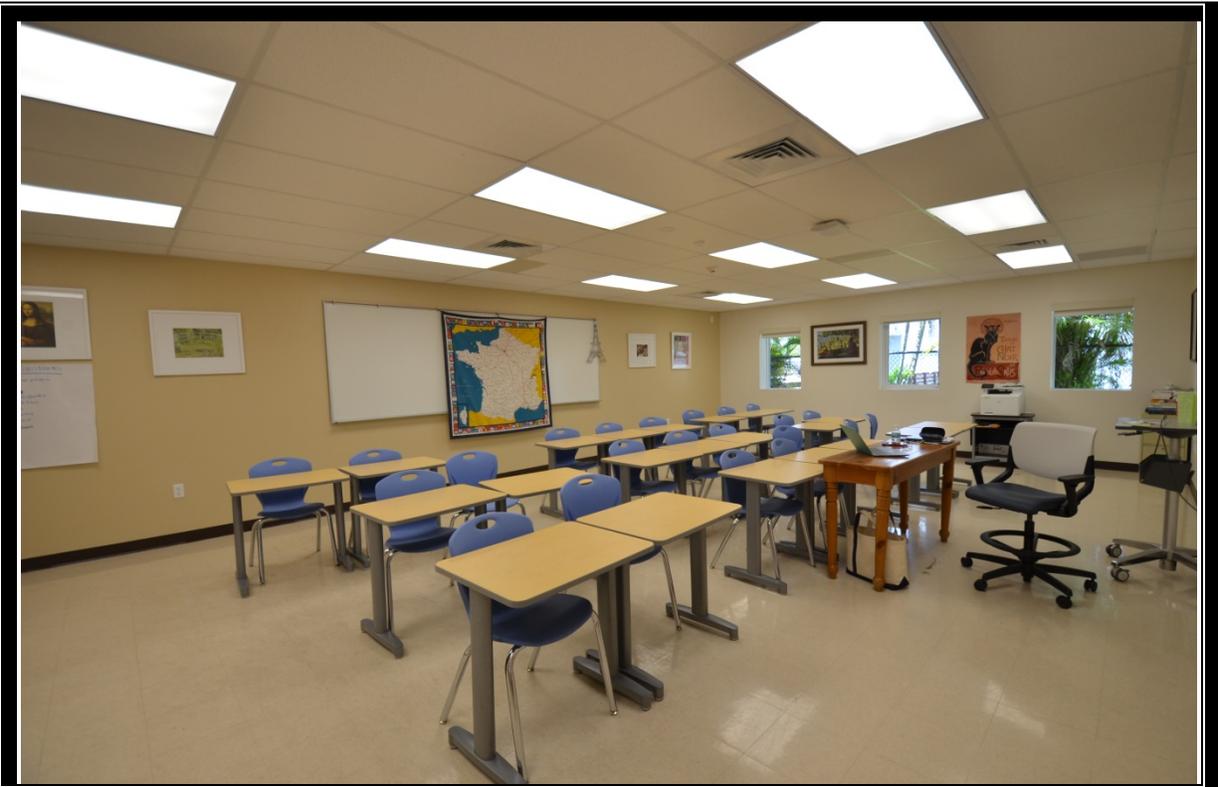
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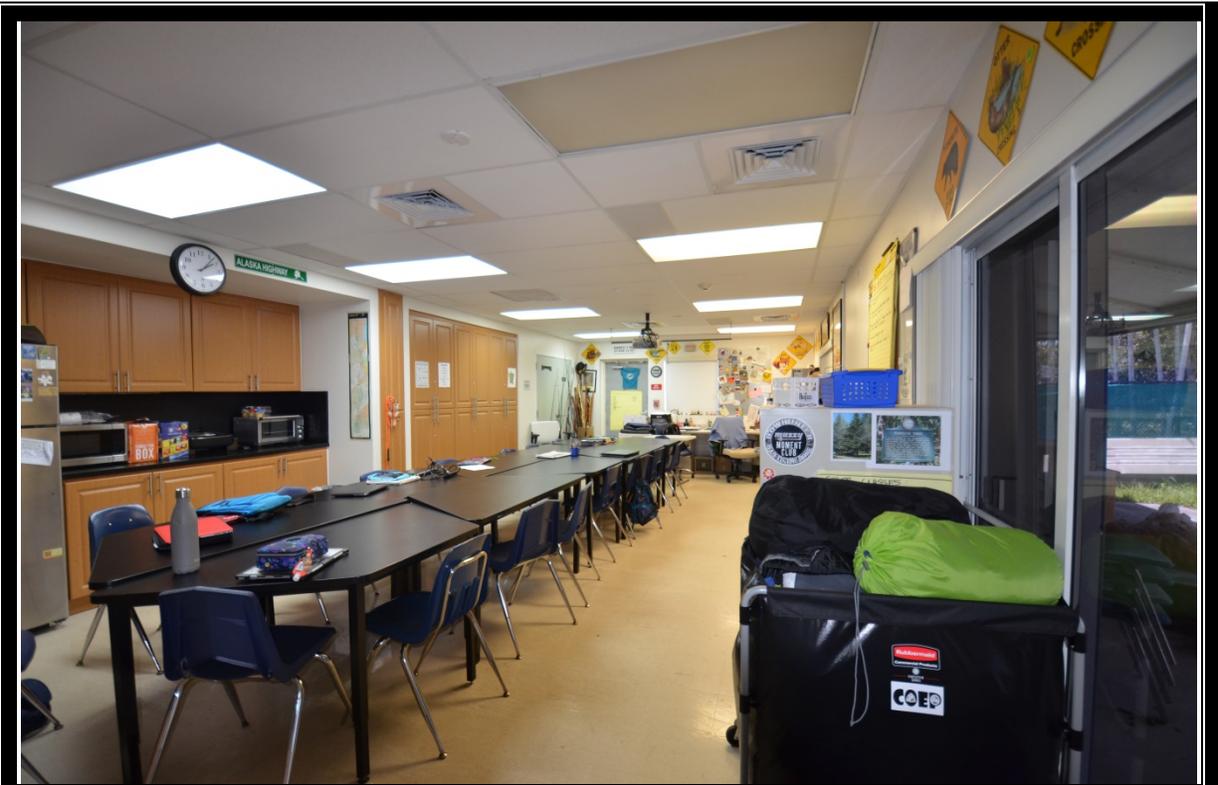
**INTERIOR VIEW OF WORLD LANGUAGE CENTER BUILDING**



**INTERIOR VIEW OF WORLD LANGUAGE CENTER BUILDING**



**INTERIOR VIEW OF WORLD LANGUAGE CENTER BUILDING**



**INTERIOR VIEW OF WORLD LANGUAGE CENTER BUILDING**



**EXTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



**EXTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



**EXTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



**EXTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



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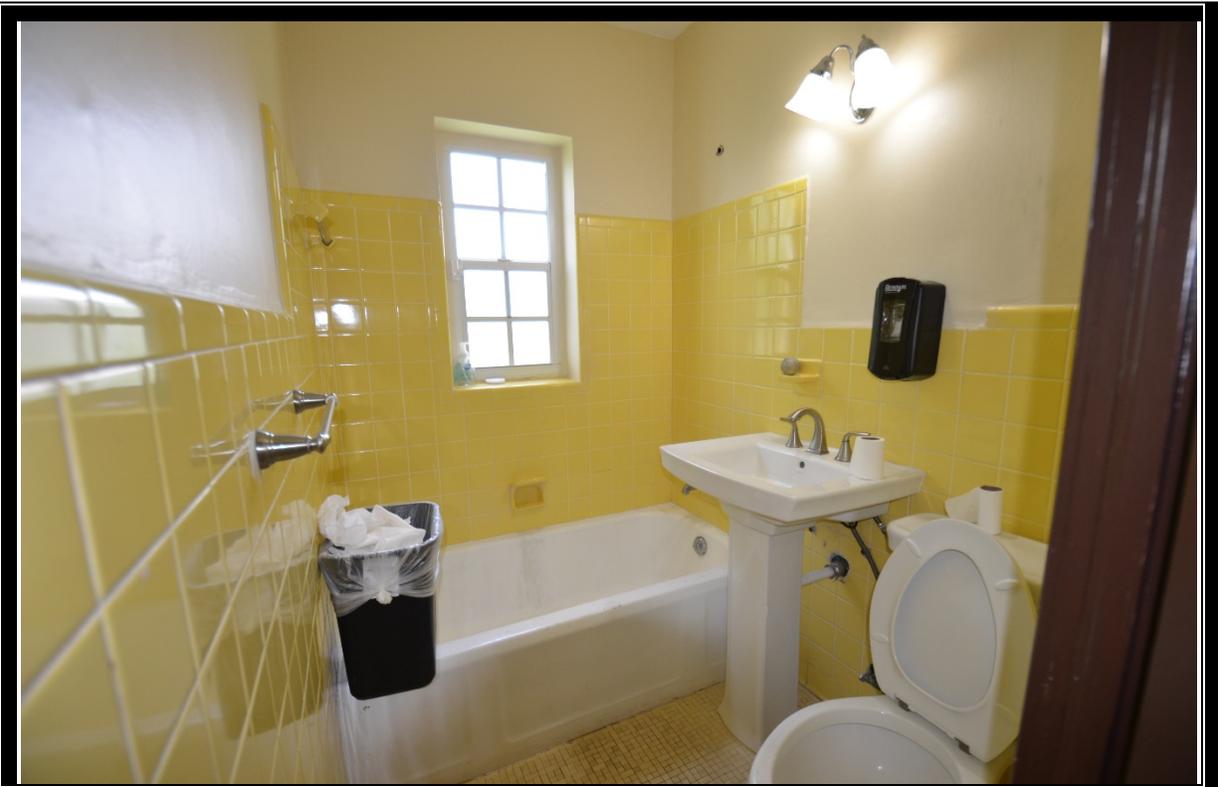
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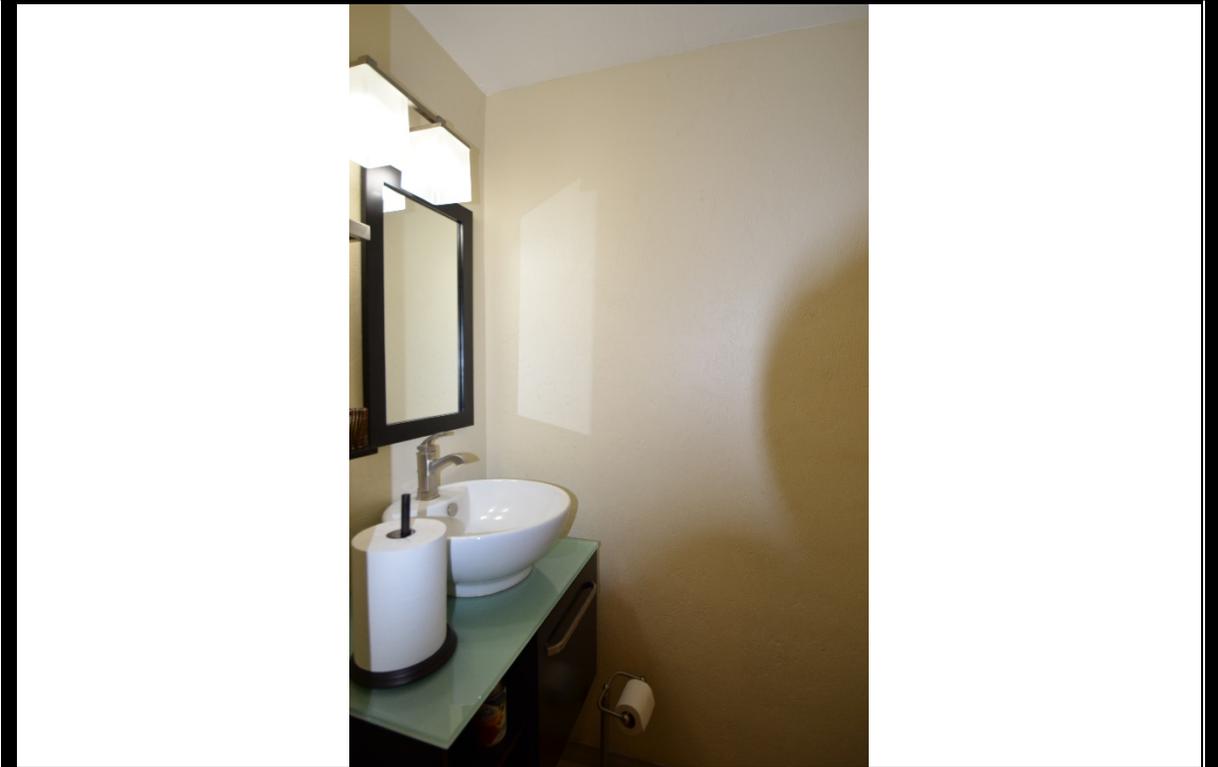
**INTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



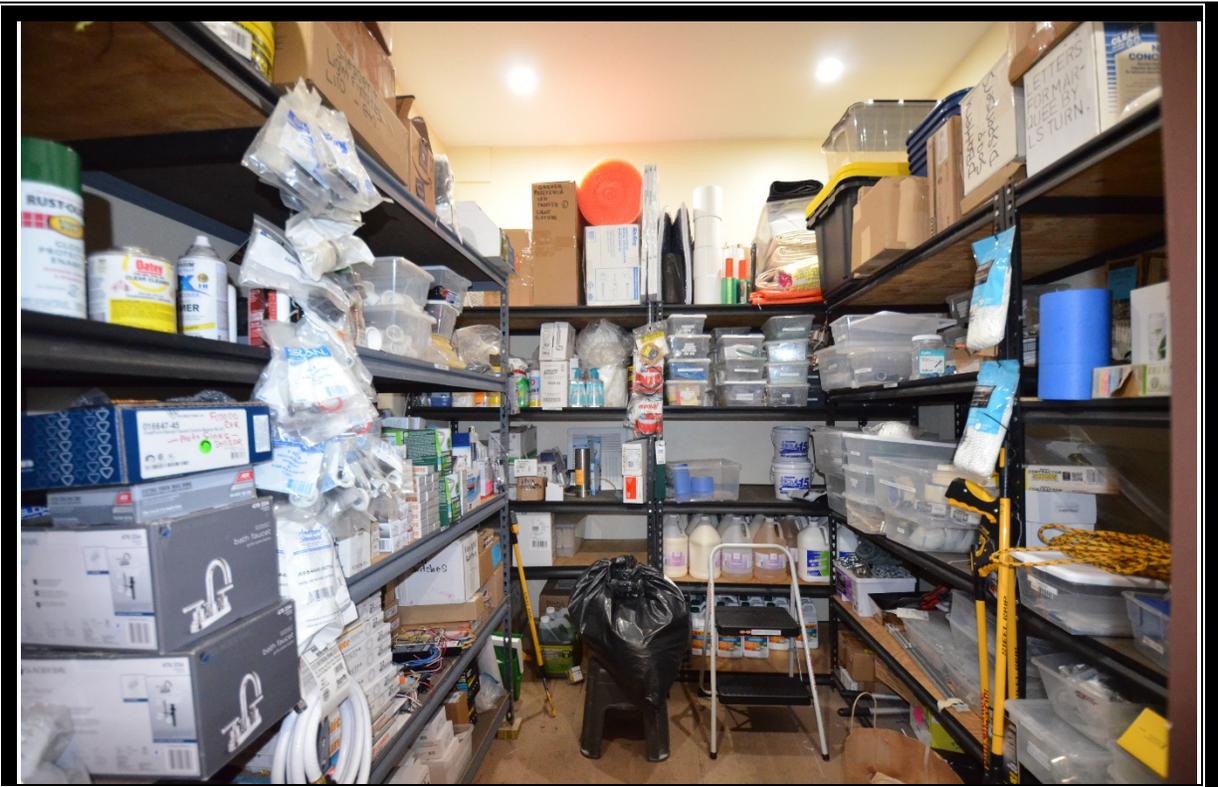
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**INTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



**INTERIOR VIEW OF MAINTENANCE/OFFICE BUILDING**



**EXTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



**EXTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



**EXTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



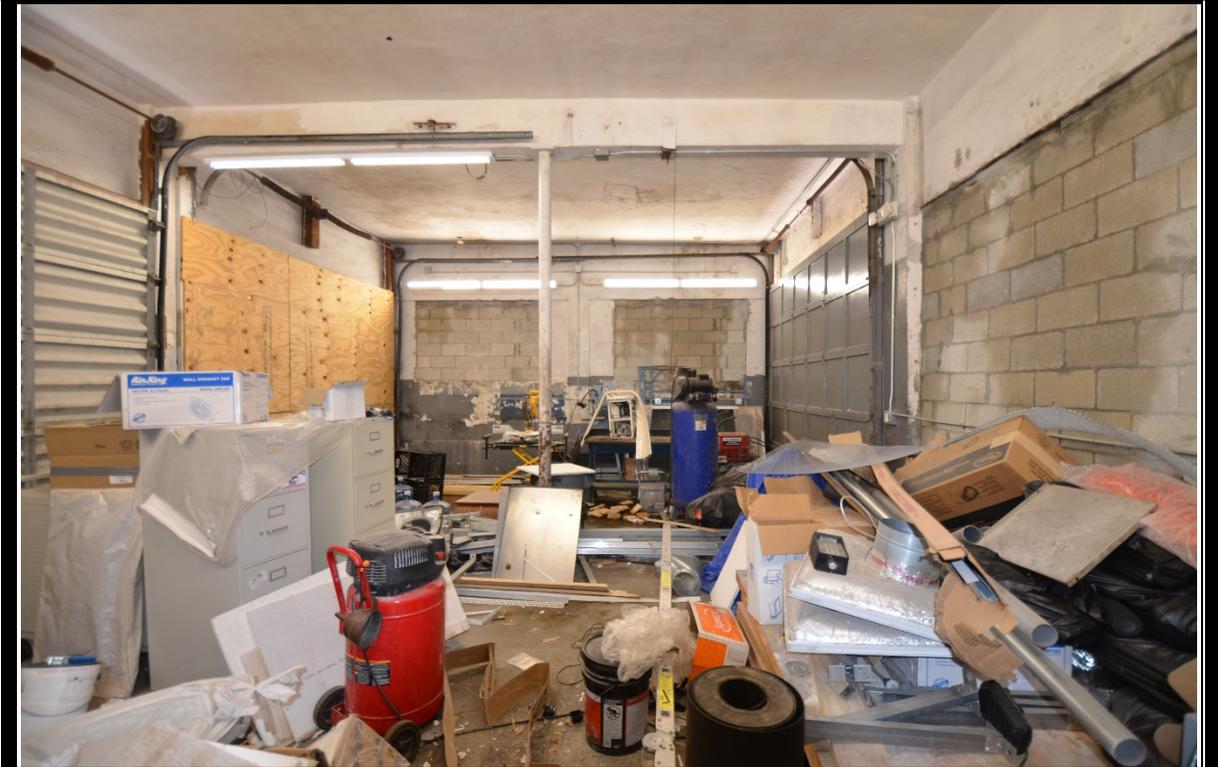
**EXTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



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**INTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



**INTERIOR VIEW OF MAINTANCE STORAGE BUILDING  
(FKA AUTO REPAIR CENTER)**



**EXTERIOR VIEW OF TYPICAL GUARD HOUSE**



**EXTERIOR VIEW OF TYPICAL GUARD HOUSE**



**EXTERIOR VIEW OF TYPICAL GUARD HOUSE**



**EXTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



**EXTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



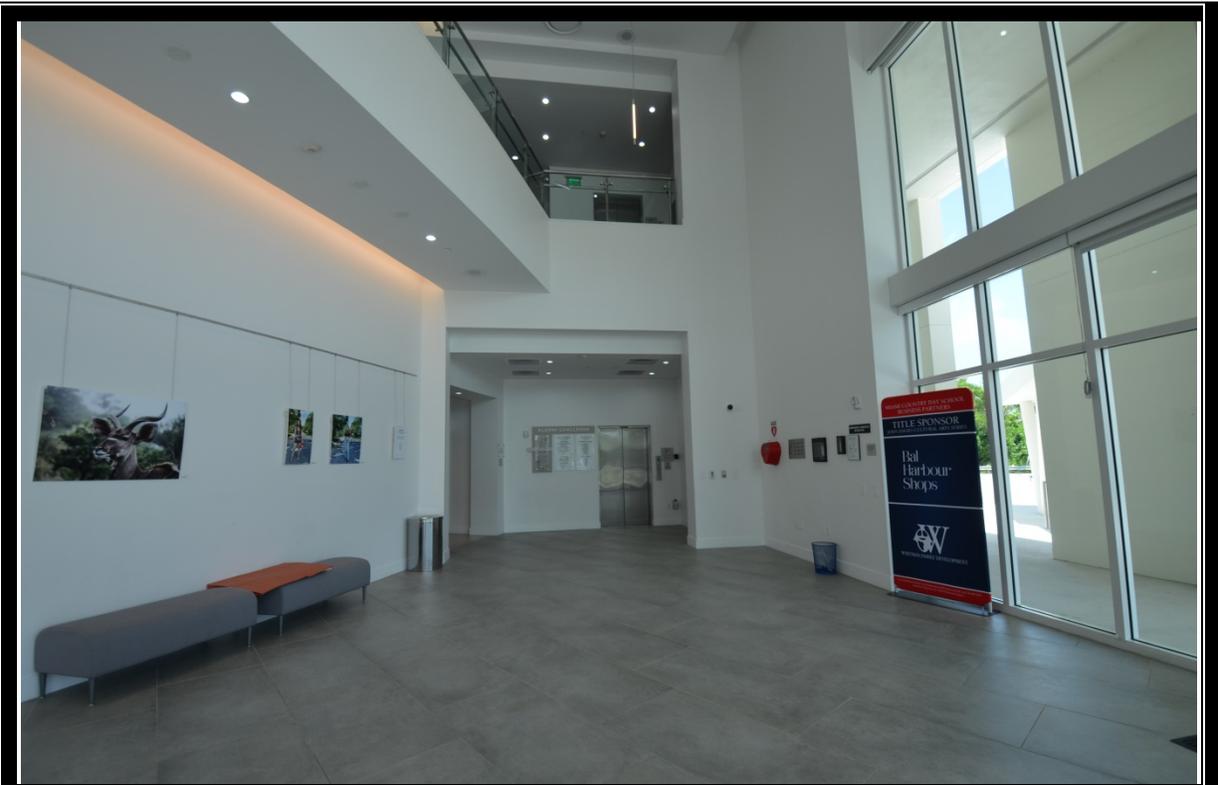
**EXTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



**EXTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



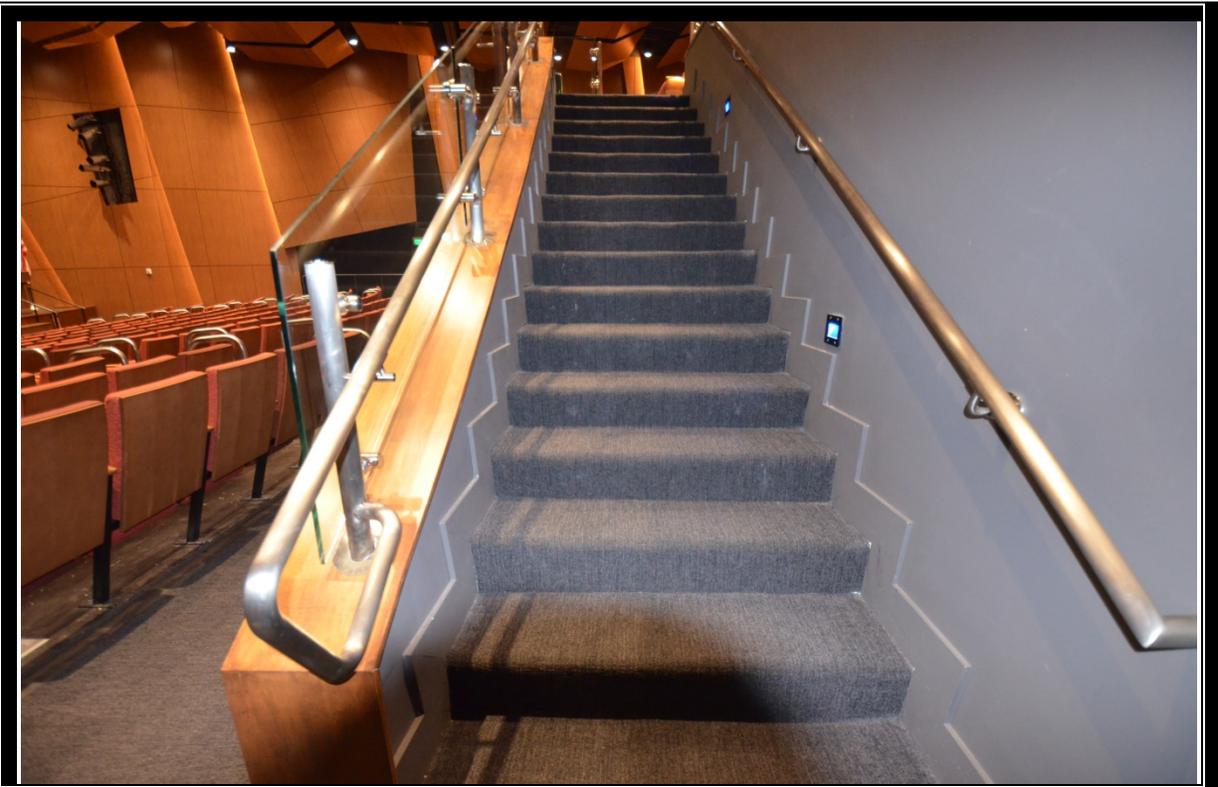
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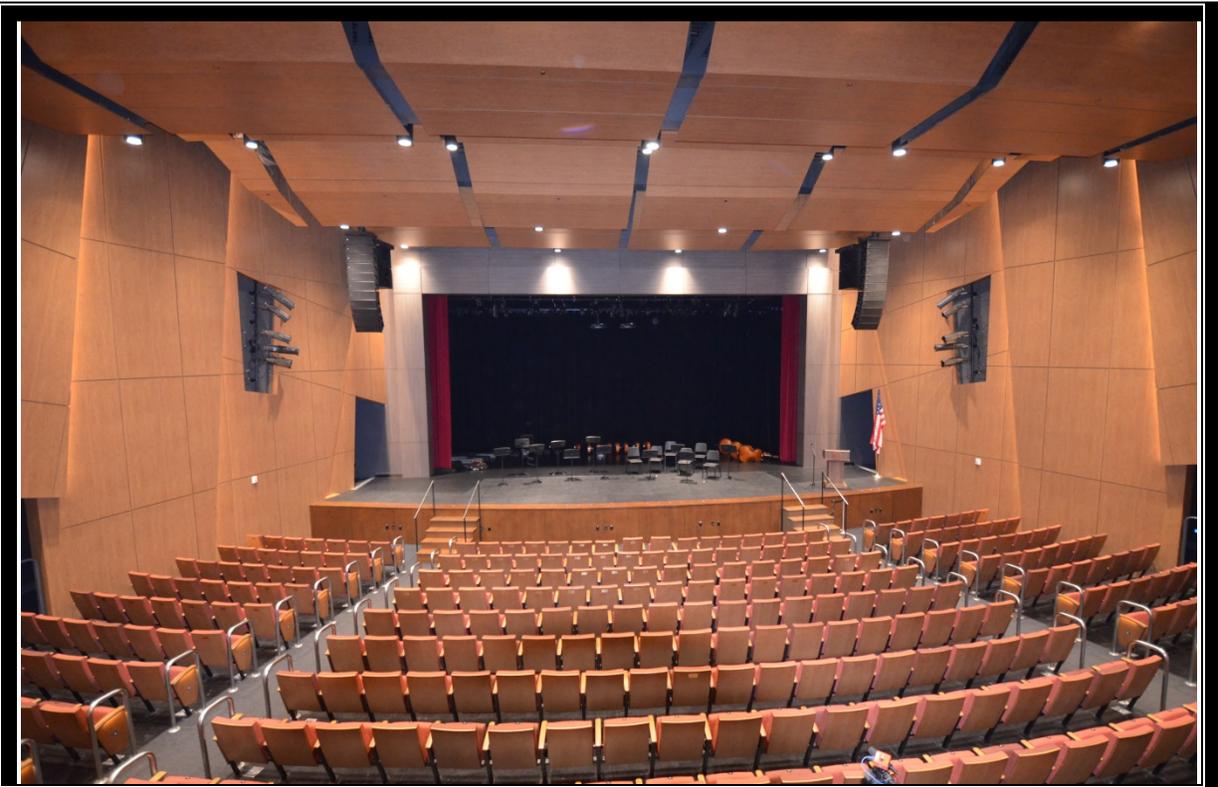
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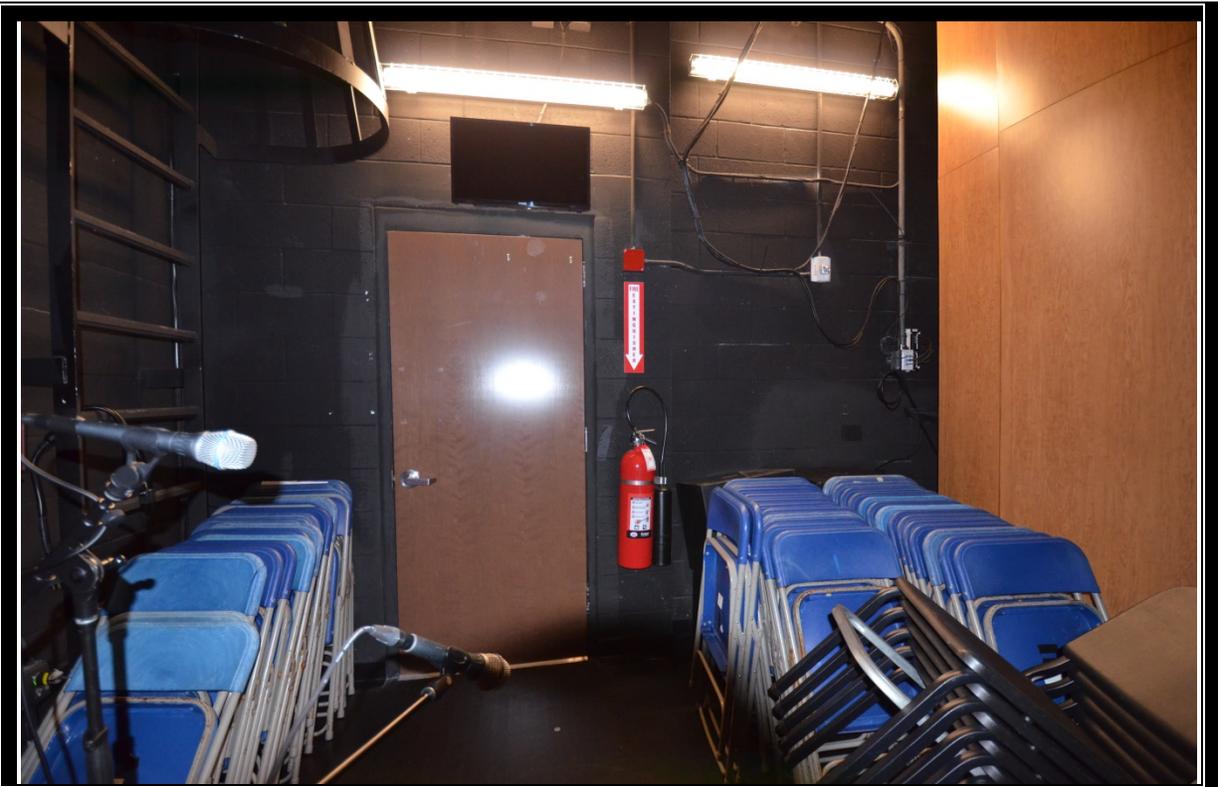
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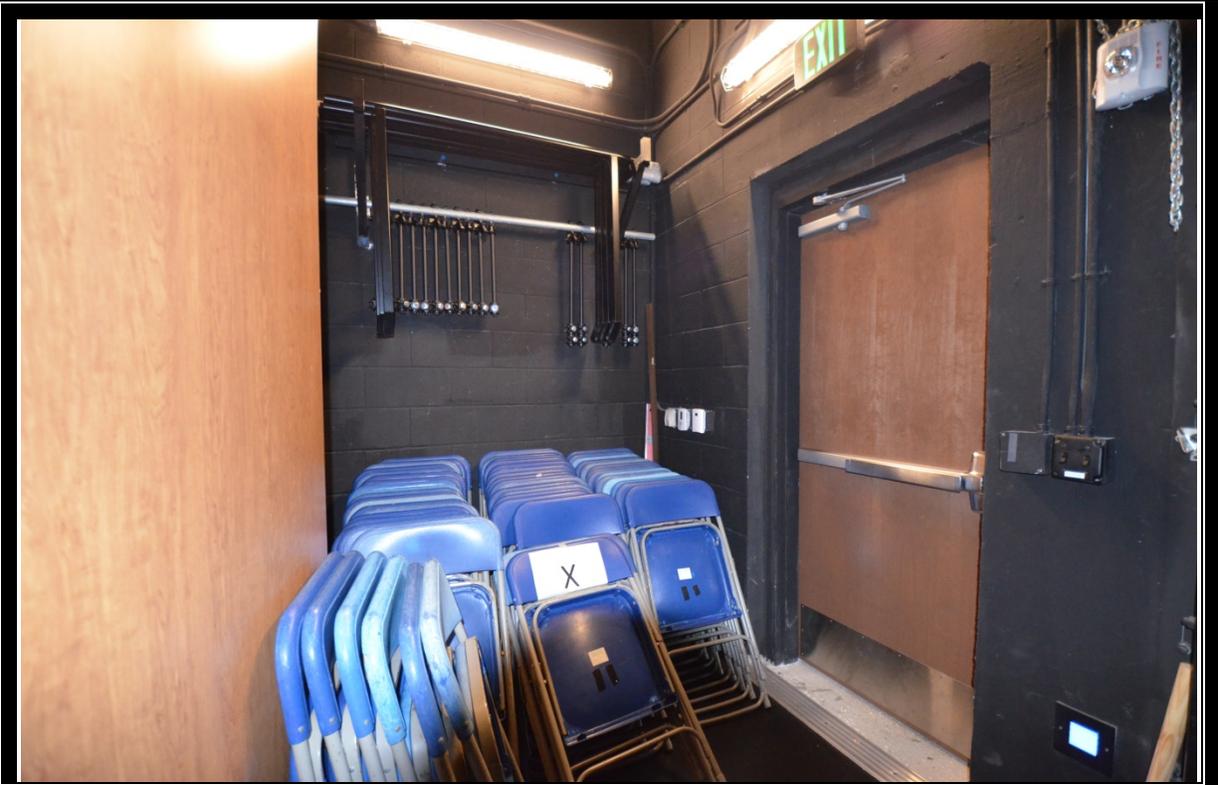
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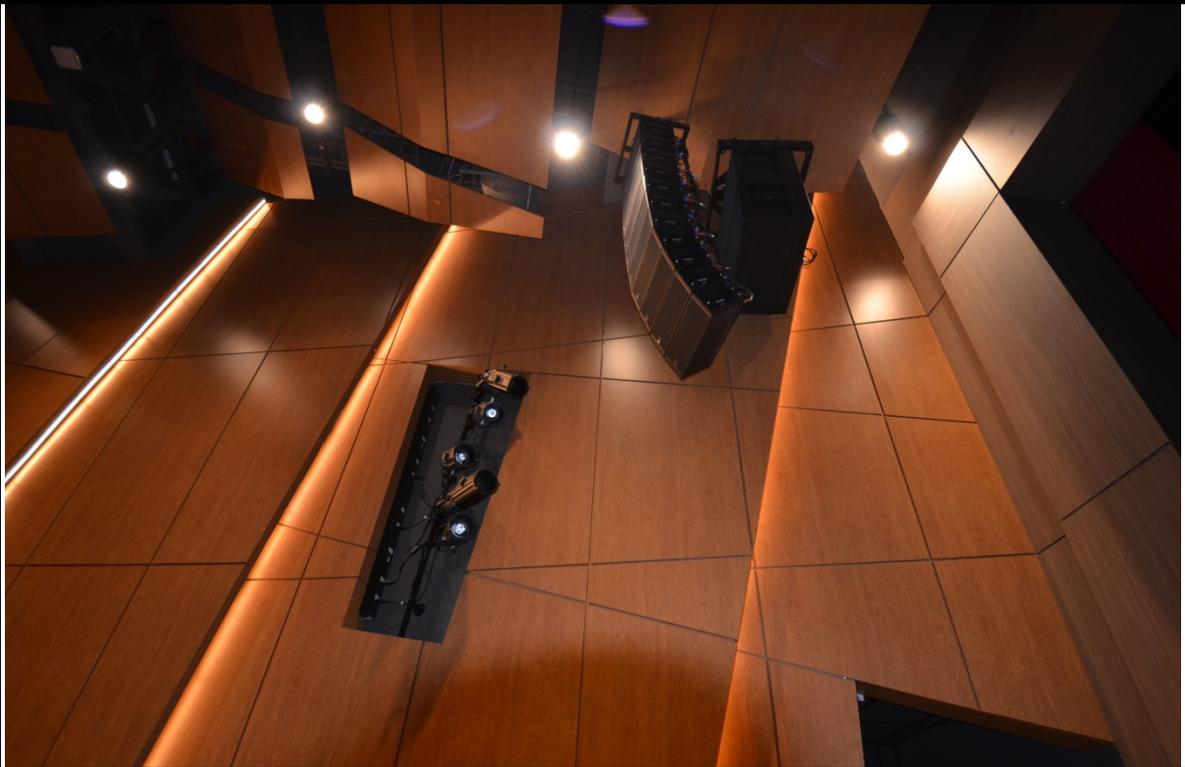
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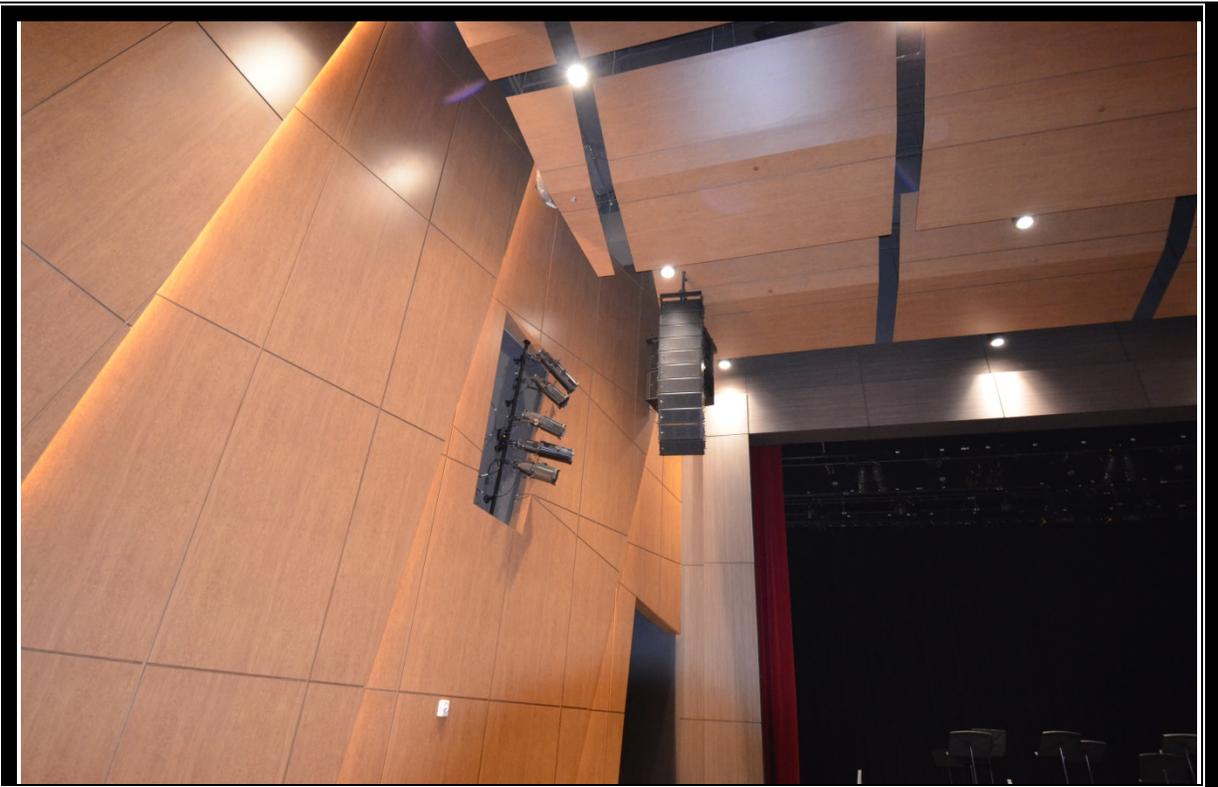
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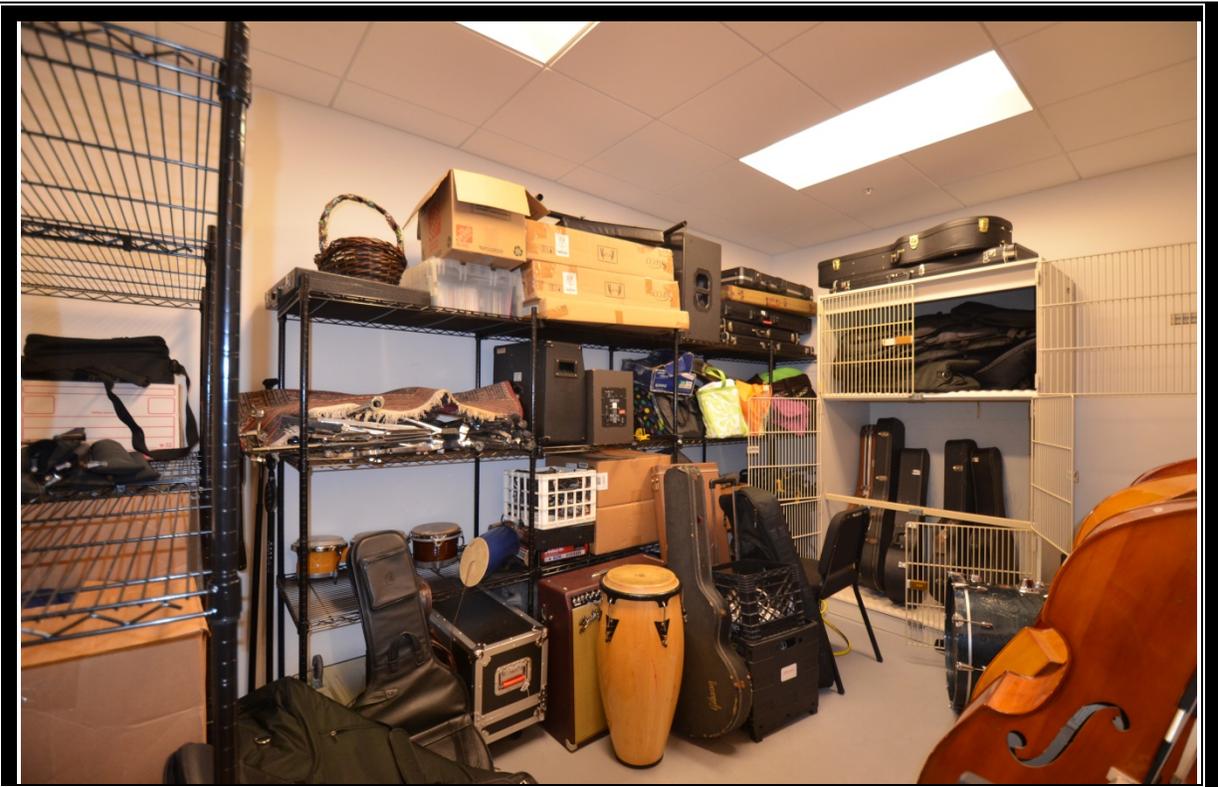
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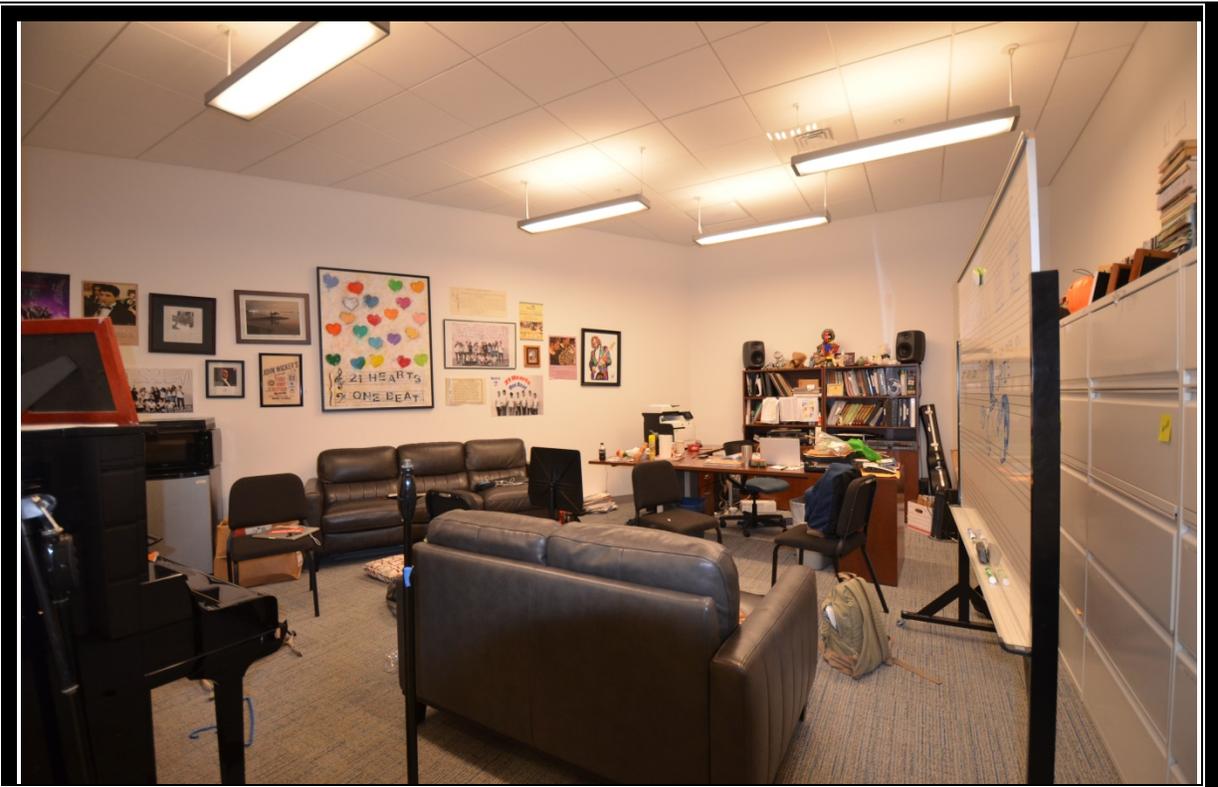
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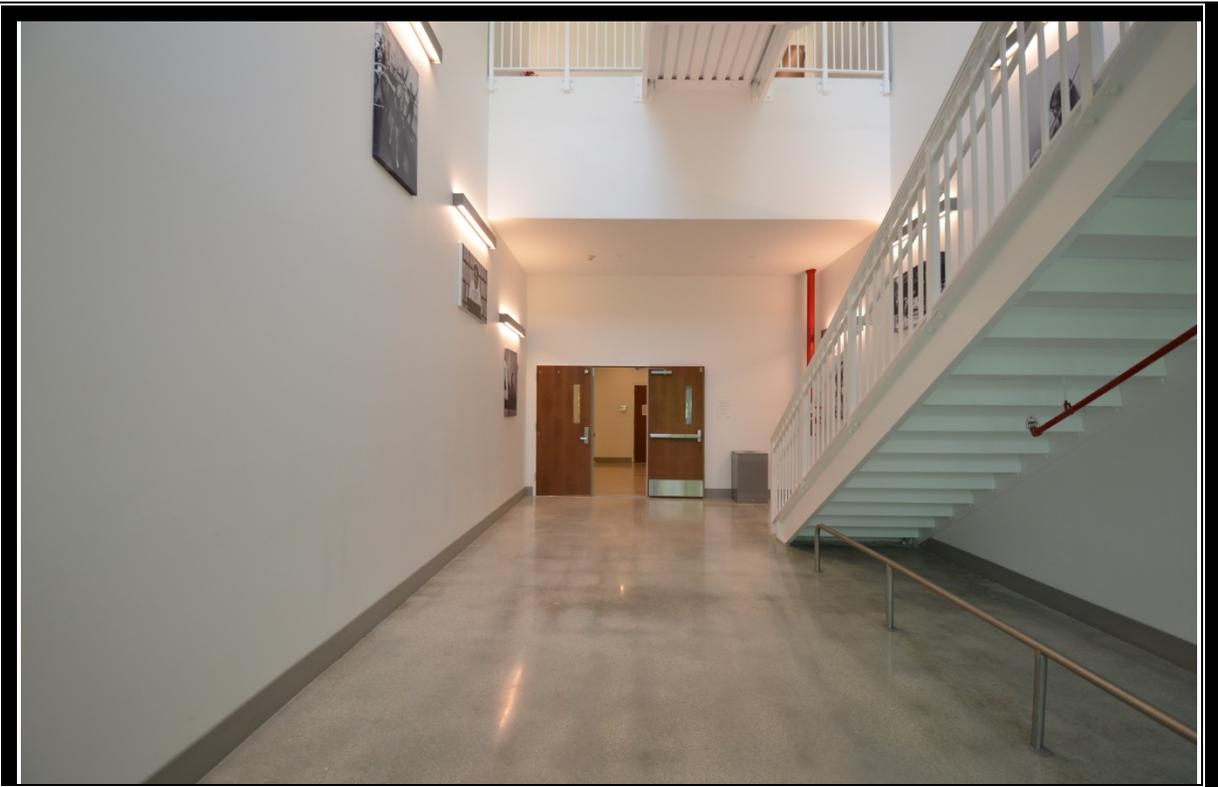
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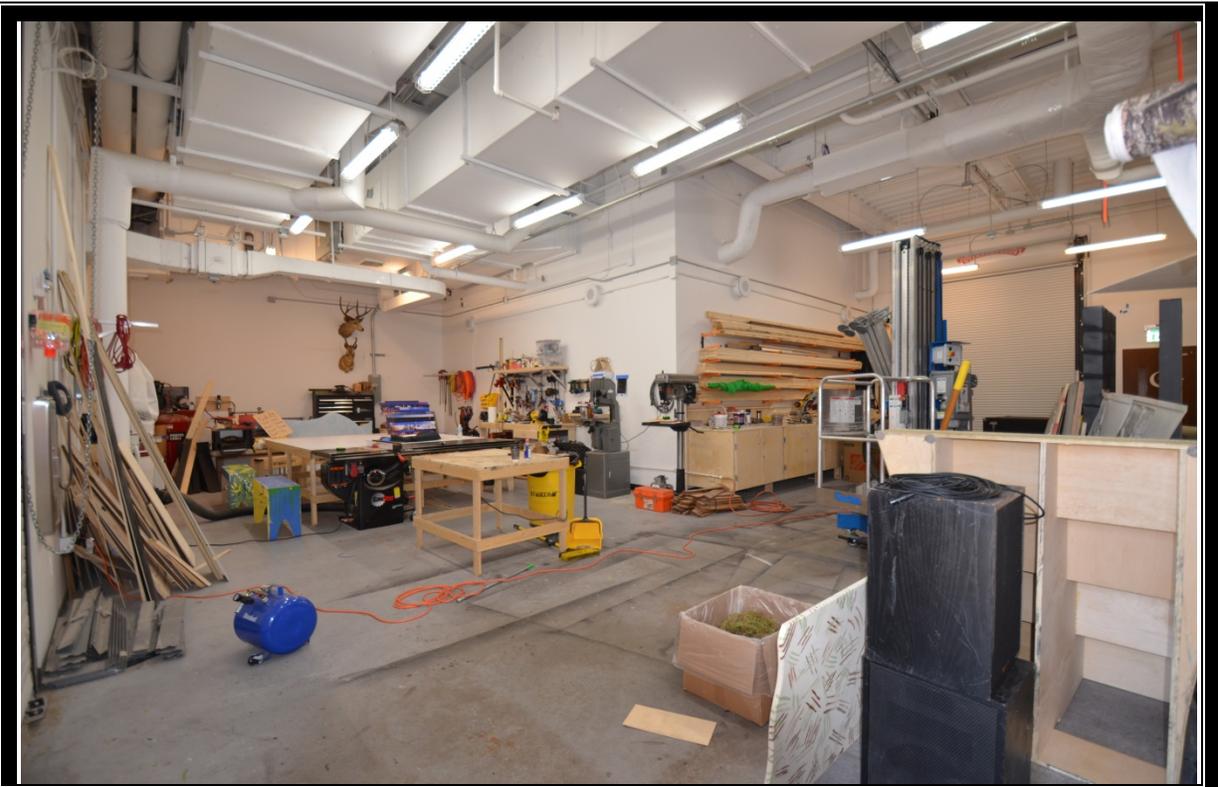
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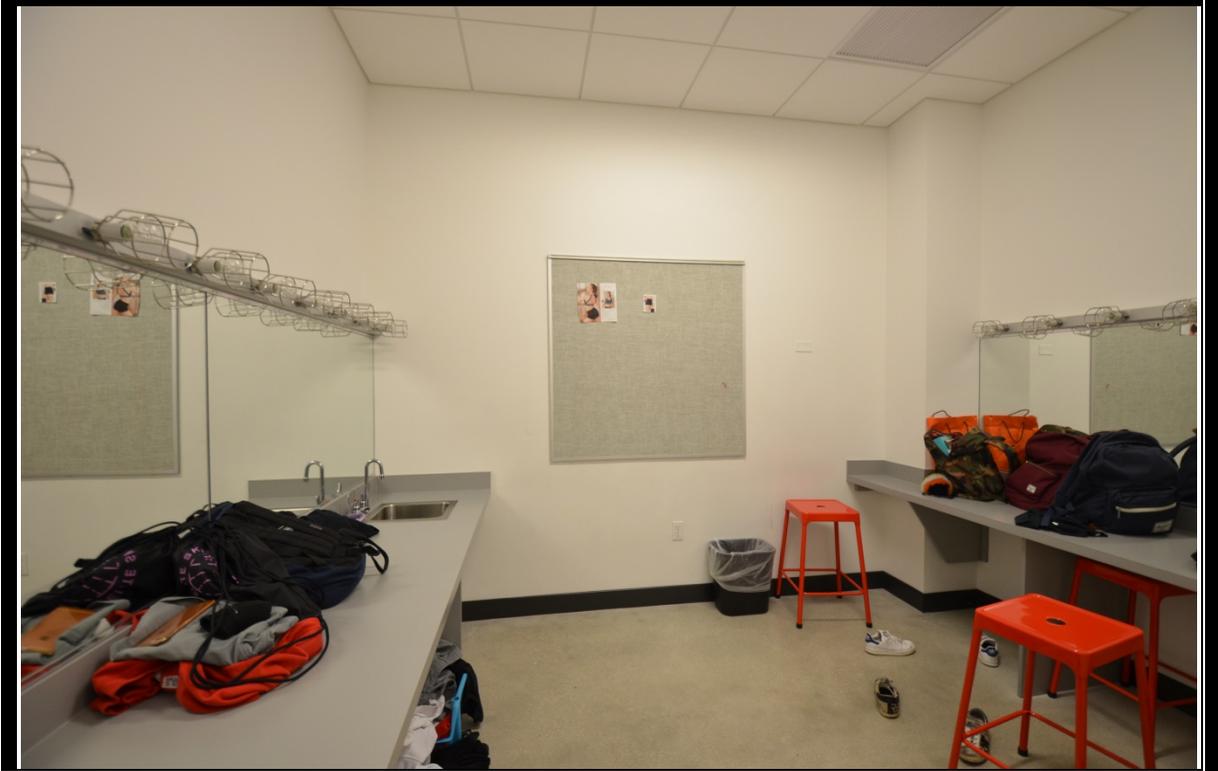
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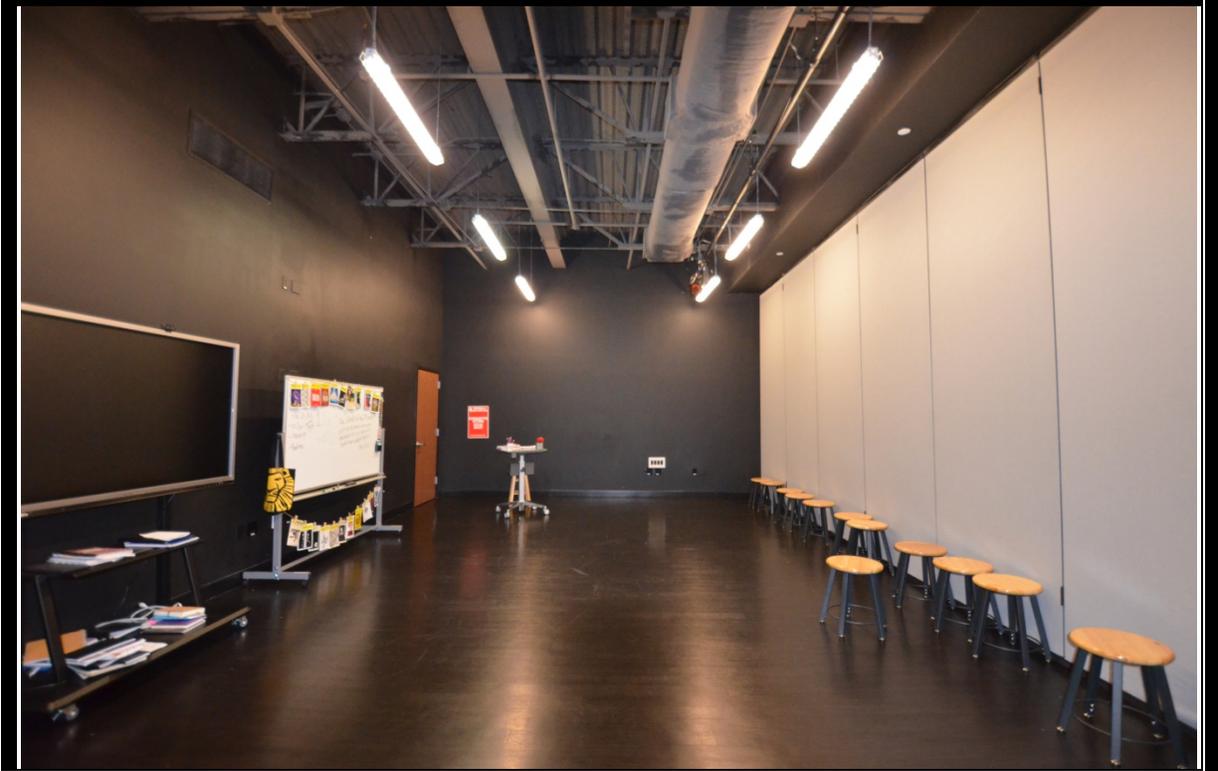
**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



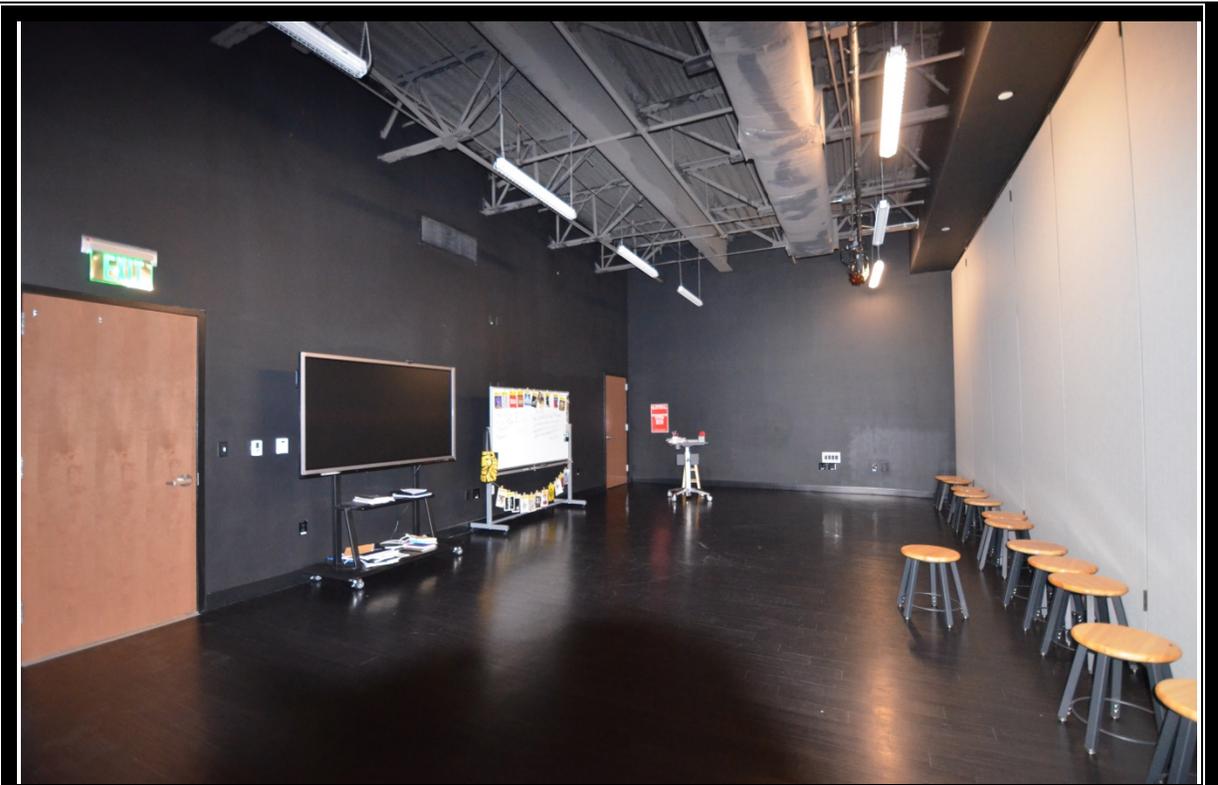
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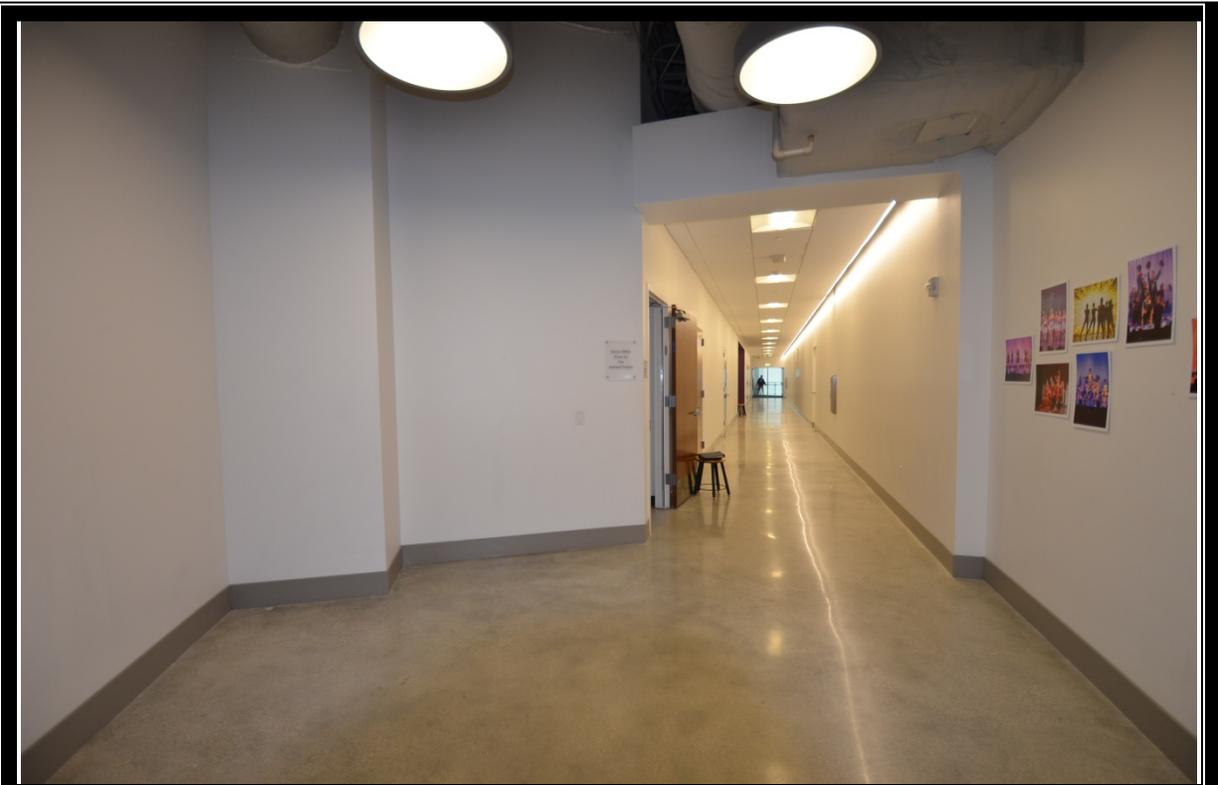
**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING  
TYPICAL BUILDING MECHANICAL EQUIPMENT**



**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING  
TYPICAL BUILDING MECHANICAL EQUIPMENT**



**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING  
TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



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TYPICAL BUILDING MECHANICAL EQUIPMENT**



**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING  
TYPICAL BUILDING MECHANICAL EQUIPMENT**



**INTERIOR VIEW OF CENTER FOR THE ARTS BUILDING  
TYPICAL BUILDING MECHANICAL EQUIPMENT**



**EXTERIOR VIEW OF CENTER FOR THE ARTS BUILDING**



**EXTERIOR VIEW OF PARKING GARAGE**



**EXTERIOR VIEW OF PARKING GARAGE**



**EXTERIOR VIEW OF PARKING GARAGE**



**EXTERIOR VIEW OF PARKING GARAGE**



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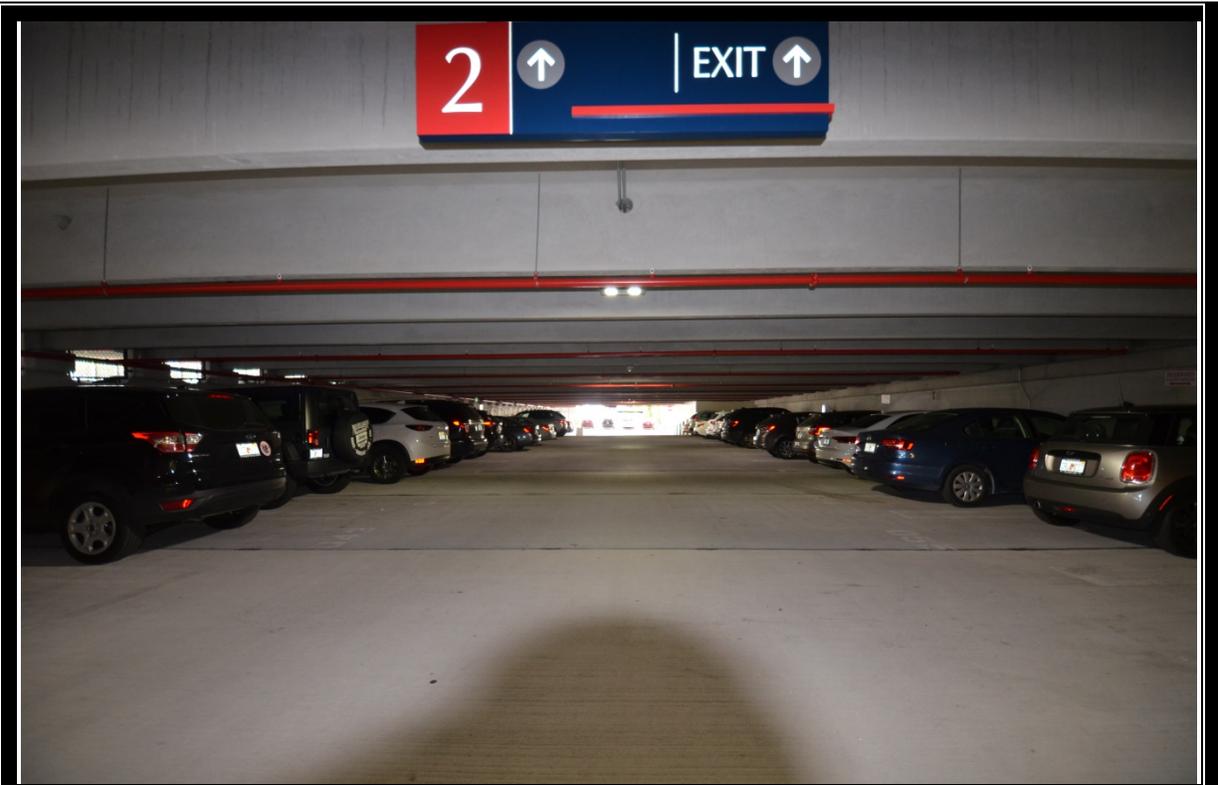
**EXTERIOR VIEW OF PARKING GARAGE  
GATE SYSTEM**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**



**INTERIOR VIEW OF PARKING GARAGE**

## CERTIFICATION

I certify that to the best of my knowledge and belief:

- The statements contained in this report, which were used as the basis of the analysis, opinions and conclusions herein, are true and correct.
- We have no known present or contemplated future interest in the property that is the subject of this report.
- We have no personal interest or bias with respect to the subject matter of this report or of the parties involved in this assignment.
- Neither the employment for this assignment, nor our compensation, was contingent upon the estimates of value contained herein.
- The signature or signatures below indicate the individual(s) who contributed significant professional assistance in the determination of the insurable values set forth in this report.
- This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.

Based on the data contained herein, and other valuation data, it is our considered opinion that the hazard insurable values of the subject property, as of October 15, 2018, are as follows:

### “AS IS” TOTAL ESTIMATED INSURABLE VALUES

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	LESS DEPRECIATION	DEPRECIATED REPLACEMENT COST
<b>\$72,251,068</b>	<b>\$2,043,686</b>	<b>\$70,207,382</b>	<b>\$9,008,364</b>	<b>\$61,199,018</b>

Respectfully submitted,  
 Sedgwick Valuation Services Division,  
  
 Bruce D. Riemann  
 US Operations Manager/Senior Appraiser  
 Certified Construction Inspector #6206  
 Certified Construction Consultant #6206  
 Association of Construction Inspectors

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. This insurable value appraisal is based on information obtained from an inspection of the building(s) and reflects current replacement costs based on prevailing local construction wage rates, local building material prices, manufactured equipment, and contractor's overhead and profit. It is based on replacing each building as a complete unit at one time. No contents, personal property, land value or other site improvements or permits have been included in this report.
2. In the event that appraiser was not provided complete construction plans/blueprints for use in the completion of this appraisal, assumptions were made regarding unseen construction components based on our experience in the valuation of properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.
3. No consideration has been given to labor bonuses, material premiums additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.
4. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or subsoil conditions, engineering or other technical matters. Therefore, Sedgwick Valuation Services Division assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Further, Sedgwick Valuation Services Division assumes that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near the soil, subsoil or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminants, which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent. No responsibility is assumed by Sedgwick Valuation Services Division for such conditions. In addition, no responsibility is assumed by Sedgwick Valuation Services Division for the cost of engineering and/or laboratory studies that might be required to discover such materials or contaminants.
5. Possession of this report, or a copy thereof, does not carry with it the right of reproduction or publication, in whole, nor in part, nor may it be used for any purpose by any other than the recipient without the written consent and approval of Sedgwick Valuation Services Division. No report is valid unless it bears an original signature. Copies of the report will be furnished at cost by the appraiser if needed. This appraisal shall be considered in its entirety. No part thereof shall be utilized separately or out of context.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished the appraiser can assume no responsibility.
7. Neither all, nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to professional designation, shall be disseminated to the public through advertising media, public relations media, news media, sales media or by any other means of communication without prior written consent and approval of the author.
8. The conclusions presented in this report are estimates based on the data available or assembled by the appraiser. These conclusions must be considered opinions and not facts.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

9. The appraisal report only covers the Appraised Property. Neither the figures, unit values, nor any analysis is to be construed as applicable to any other property, however similar such may be. The separate allocations for improvements must not be used in conjunction with any other appraisal report and are invalid if so used.
10. If there are inquiries concerning the inclusion or exclusion of items not covered by the appraisal, or the valuation set forth in the appraisal, such inquiries must be transmitted in writing to Sedgwick Valuation Services Division within 120 days of receipt of the appraisal report. If no such inquiries are transmitted within the stipulated period, the complete appraisal and valuation set forth herein shall be deemed to have been acceptable to the client.
11. This appraisal report is limited as to the matters set forth herein and no opinion of value or any other type of opinion is to be inferred or may be implied beyond the matters expressly so stated.
12. Sedgwick Valuation Services Division has had to rely on various sources to accumulate data on construction material and labors cost in the area in order to arrive at its opinion of the replacement cost of the Appraised Property. The information obtained from these sources is considered correct and reasonable, but is not guaranteed. No liability is assumed because of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them. No important factors have been intentionally withheld or overlooked.
13. The employment of the appraiser to complete this report for the purpose stated herein shall be terminated upon the delivery of the report to the employer or his designated representative unless the employer and the appraiser have agreed in writing that the appraiser's services as a consultant or expert witness have been retained beyond the time of completion of the report.
14. The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this appraisal, unless this appraisal is, by agreement, made in anticipation of litigation.
15. The liability of Sedgwick Valuation Services Division , the author(s) of this report and any other employees of Sedgwick Valuation Services Division is limited in total to the fee collected for preparation of this appraisal report.
16. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.
17. It must be noted that reconstruction from widespread natural disasters such as a hurricane or a flood event may create abnormal shortages of labor and materials, which could result in significant price increases for labor and materials above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions. Therefore, the insurable values stated in this appraisal are estimated based on normal market conditions. Thus, some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

## ANNUAL UPDATE PROGRAM

Sedgwick Valuation Services Division is pleased to offer our clients a program to provide annual updates on their Insurance Appraisals for the next three years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property, i.e. new construction, major upgrades, etc. Changes to the property within the three-year update program period would require a re-inspection of the property at a higher fee.

## ANNUAL UPDATE PROGRAM BENEFITS

- Annual Insurance Appraisal updates on the properties provide a written validation of updated insurance values, thus support premium increases.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a third-party professional.
- The cost of your update insurance appraisal is lower if enrolled in the update program.

If you have not already chosen to accept the three-year annual update program and would like to do so at this time, please contact our Customer Service Representative at (407) 805-0086 x 257 or fax your request to (407) 805-9921. We will be pleased to provide you with a bid for the three-year annual program.

# CITIZEN PROPERTY INSURANCE CORPORATION

## Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation

In accordance with Citizens Property Insurance Corporation Agent Technical Bulletin 006-20 dated July 14, 2010, the following information is required:

### CERTIFICATION

Name of the firm or key personnel completing the inspection/valuation:  
Sedgwick Valuation Services Division, and Bruce D. Riemann

I, Bruce D. Riemann, certify that I, or the entity listed above, have/has at least three (3) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date: October 15, 2018



Bruce D. Riemann  
US Operations Manager/Senior Appraiser  
Certified Construction Inspector #6206  
Certified Construction Consultant #6206  
Association of Construction Inspectors

### PROPERTY

ANY SCHOOL  
Any Address, Any Street  
Any City, Any State, 00000

## **VALUATION REQUIREMENTS**

- This valuation includes an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures is the current version of the calculation systems:
  - Marshall & Swift/Boeckh (MSB) 2018
  - Sage 300 Construction Estimating 9.7
  - R.S. Means Building Construction Cost Data 2018
- Inspections also include clear photographs of any buildings and ancillary structures the applicant/policyholder wishes to insure.
- Where multiple buildings are identical, or nearly so, representative photographs have been used.
- Photographs of any existing damage are also included.

## **VALUATION AND BUILDING INFORMATION**

Please see attached report under the Property Data section for the following information:

- Identity of building being inspected
- Year of construction
- Total square footage
- Number of stories
- Number of units
- Construction details
- Detailed description of unit use
- Overall condition of structure
- Common area interior finishes
- Type and condition of all ancillary structures on the property, including non-residential buildings and amenity package
- Distance to tidal water
- Detailed description and condition of exposures such as fireplaces, porches, decks, balconies, cooking exposures
- Detailed descriptions of other property or liability hazards