



Beinert Roofing & Restoration, LLC

6115 FM 762 Ste 1400
Richmond, TX 77469

Client: Cypress Manor I LP
Property: 70118
Apartment : 826 Adams St.
New Orleans, LA 70118

Business: (504) 717-7179

Operator: WILL

Estimator: Will Beinert
Company: Beinert Roofing & Restoration LLC
Business: 6115 FM 762 Rd. Suite 1400
Richmond, TX 77469

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Type of Estimate: Hurricane
Date Entered: 4/28/2022 Date Assigned:

Price List: LANO8X_MAY22
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2022-04-28-1740



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2022-04-28-1740

Exterior

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated	273.87 SQ	68.46	0.00	3,749.82	22,498.96	(0.00)	22,498.96
2. Roofing felt - 30 lb.	273.87 SQ	41.62	379.41	2,355.58	14,133.46	(0.00)	14,133.46
3. Remove Additional charge for high roof (2 stories or greater)	273.87 SQ	6.98	0.00	382.32	2,293.93	(0.00)	2,293.93
4. Additional charge for high roof (2 stories or greater)	273.87 SQ	20.97	0.00	1,148.62	6,891.67	(0.00)	6,891.67
5. Remove Additional charge for steep roof - 7/12 to 9/12 slope	257.45 SQ	18.46	0.00	950.50	5,703.03	(0.00)	5,703.03
6. Additional charge for steep roof - 7/12 to 9/12 slope	257.45 SQ	47.47	0.00	2,444.24	14,665.39	(0.00)	14,665.39
7. R&R Drip edge	2,114.00 LF	3.23	219.75	1,409.62	8,457.59	(0.00)	8,457.59
8. Laminated - comp. shingle rfg. - w/out felt	301.33 SQ	247.90	3,403.98	15,620.74	93,724.43	(0.00)	93,724.43
9. R&R Ridge cap - Standard profile - composition shingles	992.00 LF	8.83	262.48	1,804.38	10,826.22	(0.00)	10,826.22
10. R&R Aluminum shingle/shake valley flashing	730.00 LF	10.23	278.70	1,549.32	9,295.92	(0.00)	9,295.92
11. R&R Continuous ridge vent - shingle-over style	196.00 LF	10.26	64.83	415.16	2,490.95	(0.00)	2,490.95
12. R&R Flashing - pipe jack - lead	27.00 EA	89.51	118.16	506.98	3,041.91	(0.00)	3,041.91
13. Asphalt starter - universal starter course	2,114.00 LF	2.03	109.88	880.26	5,281.56	(0.00)	5,281.56
14. Fall protection harness and lanyard - per week	60.00 WK	22.00	0.00	264.00	1,584.00	(0.00)	1,584.00
Totals: Roof			4,837.19	33,481.54	200,889.02	0.00	200,889.02

Solar

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
15. Solar electric panel - Detach & reset	124.00 EA	253.21	0.00	6,279.60	37,677.64	(0.00)	37,677.64
16. Solar electric panel - mounting hardware - Detach & reset	124.00 EA	29.00	0.00	719.20	4,315.20	(0.00)	4,315.20
17. Telehandler/forklift and operator	20.00 HR	138.43	0.00	553.72	3,322.32	(0.00)	3,322.32
One full day for detach and one full day for reset.							
Totals: Solar			0.00	7,552.52	45,315.16	0.00	45,315.16



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General Conditions

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
18. Commercial Supervision / Project Management - per hour	120.00 HR	74.51	0.00	1,788.24	10,729.44	(0.00)	10,729.44
Estimated time frame for completion is 12- 10 hr days							
19. Telehandler/forklift and operator	120.00 HR	138.43	0.00	3,322.32	19,933.92	(0.00)	19,933.92
Sky track and operator to remove debris from roof and load materials to roof. 12- 10 hr days.							
20. Boom or spider lift - 50'-60' reach (per day)	12.00 DA	525.00	0.00	1,260.00	7,560.00	(0.00)	7,560.00
Boom lift to bring roofers up and down from 4-story roof							
21. Barricade/warning sign/traffic cone - Min. equip. charge	50.00 EA	52.50	0.00	525.00	3,150.00	(0.00)	3,150.00
Cones and safety flags to barricade of areas under construction and to control flow of tenant traffic away from work areas							
22. General Laborer - per hour	120.00 HR	53.79	0.00	1,290.96	7,745.76	(0.00)	7,745.76
Ground Safety monitor and flagger for sky track							
23. Temporary toilet (per month)	1.00 MO	151.00	0.00	30.20	181.20	(0.00)	181.20
24. Temporary hand washing station (per month)	1.00 MO	270.00	0.00	54.00	324.00	(0.00)	324.00
Totals: General Conditions			0.00	8,270.72	49,624.32	0.00	49,624.32

Emergency Repairs

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
25. Temporary Tarp Repairs *	1.00 EA	3,750.00	0.00	750.00	4,500.00	(0.00)	4,500.00
Totals: Emergency Repairs			0.00	750.00	4,500.00	0.00	4,500.00
Total: Exterior			4,837.19	50,054.78	300,328.50	0.00	300,328.50

Interior

2nd Floor 309

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
26. Contents - move out then reset - Large room	1.00 EA	118.41	0.00	23.68	142.09	(0.00)	142.09
27. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	3.35	1.81	21.80	130.81	(0.00)	130.81
28. R&R Batt insulation - 6" - R19 - paper / foil faced	32.00 SF	1.74	2.75	11.70	70.13	(0.00)	70.13
29. Seal the surface area w/PVA primer - one coat	669.64 SF	0.90	3.80	121.30	727.78	(0.00)	727.78
30. Paint the surface area - two coats	669.64 SF	1.42	15.19	193.22	1,159.30	(0.00)	1,159.30



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CONTINUED - 2nd Floor 309

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
31. Floor protection - heavy paper and tape	189.64 SF	0.67	1.25	25.68	153.99	(0.00)	153.99
32. Mask and prep for paint - plastic, paper, tape (per LF)	60.00 LF	2.06	1.53	25.02	150.15	(0.00)	150.15
33. Final cleaning - construction - Residential	189.64 SF	0.37	0.00	14.04	84.21	(0.00)	84.21
Totals: 2nd Floor 309			26.33	436.44	2,618.46	0.00	2,618.46

2nd Floor 309

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
34. Contents - move out then reset - Large room	1.00 EA	118.41	0.00	23.68	142.09	(0.00)	142.09
35. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	3.35	1.81	21.80	130.81	(0.00)	130.81
36. R&R Batt insulation - 6" - R19 - paper / foil faced	32.00 SF	1.74	2.75	11.70	70.13	(0.00)	70.13
37. Seal the surface area w/PVA primer - one coat	669.64 SF	0.90	3.80	121.30	727.78	(0.00)	727.78
38. Paint the surface area - two coats	669.64 SF	1.42	15.19	193.22	1,159.30	(0.00)	1,159.30
39. Floor protection - heavy paper and tape	189.64 SF	0.67	1.25	25.68	153.99	(0.00)	153.99
40. Mask and prep for paint - plastic, paper, tape (per LF)	60.00 LF	2.06	1.53	25.02	150.15	(0.00)	150.15
41. Final cleaning - construction - Residential	189.64 SF	0.37	0.00	14.04	84.21	(0.00)	84.21
Totals: 2nd Floor 309			26.33	436.44	2,618.46	0.00	2,618.46

Great Room 309

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
42. Contents - move out then reset - Extra large room	1.00 EA	236.84	0.00	47.36	284.20	(0.00)	284.20
43. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	3.35	1.81	21.80	130.81	(0.00)	130.81
44. R&R Batt insulation - 6" - R19 - paper / foil faced	32.00 SF	1.74	2.75	11.70	70.13	(0.00)	70.13



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CONTINUED - Great Room 309

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
45. Seal the surface area w/PVA primer - one coat	1,484.72 SF	0.90	8.42	268.94	1,613.61	(0.00)	1,613.61
46. Paint the surface area - two coats	1,484.72 SF	1.42	33.67	428.40	2,570.37	(0.00)	2,570.37
47. Floor protection - heavy paper and tape	506.05 SF	0.67	3.35	68.50	410.90	(0.00)	410.90
48. Mask and prep for paint - plastic, paper, tape (per LF)	122.33 LF	2.06	3.12	51.02	306.14	(0.00)	306.14
49. Final cleaning - construction - Residential	506.05 SF	0.37	0.00	37.44	224.68	(0.00)	224.68
Totals: Great Room 309			53.12	935.16	5,610.84	0.00	5,610.84

Great Room 308

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
50. Contents - move out then reset - Extra large room	1.00 EA	236.84	0.00	47.36	284.20	(0.00)	284.20
51. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	3.35	1.81	21.80	130.81	(0.00)	130.81
52. R&R Batt insulation - 6" - R19 - paper / foil faced	32.00 SF	1.74	2.75	11.70	70.13	(0.00)	70.13
53. Seal the surface area w/PVA primer - one coat	1,484.72 SF	0.90	8.42	268.94	1,613.61	(0.00)	1,613.61
54. Paint the surface area - two coats	1,484.72 SF	1.42	33.67	428.40	2,570.37	(0.00)	2,570.37
55. Floor protection - heavy paper and tape	506.05 SF	0.67	3.35	68.50	410.90	(0.00)	410.90
56. Mask and prep for paint - plastic, paper, tape (per LF)	122.33 LF	2.06	3.12	51.02	306.14	(0.00)	306.14
57. Final cleaning - construction - Residential	506.05 SF	0.37	0.00	37.44	224.68	(0.00)	224.68
Totals: Great Room 308			53.12	935.16	5,610.84	0.00	5,610.84

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Tandem axle dump trailer - per load - including dump fees	1.00 EA	202.83	0.00	40.56	243.39	(0.00)	243.39
Totals: Debris Removal			0.00	40.56	243.39	0.00	243.39



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Total: Interior	158.90	2,783.76	16,701.99	0.00	16,701.99
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
59. Drywall labor minimum	1.00 EA	108.90	0.00	21.78	130.68	(0.00)	130.68
60. Insulation labor minimum	1.00 EA	89.72	0.00	17.94	107.66	(0.00)	107.66
Totals: Labor Minimums Applied			0.00	39.72	238.34	0.00	238.34
Line Item Totals: 2022-04-28-1740			4,996.09	52,878.26	317,268.83	0.00	317,268.83



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Summary

Line Item Total	259,394.48
Material Sales Tax	4,996.09
Subtotal	264,390.57
Overhead	26,439.13
Profit	26,439.13
Replacement Cost Value	\$317,268.83
Net Claim	\$317,268.83

Will Beinert



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.45%)	Manuf. Home Tax (9.45%)	Cleaning Mat'l Tax (9.45%)	Fabric Cleaning Tax (9.45%)	Storage Tax (9.45%)	Local Food Tax (5%)
Line Items	26,439.13	26,439.13	4,996.09	0.00	0.00	0.00	0.00	0.00
Total	26,439.13	26,439.13	4,996.09	0.00	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: 2022-04-28-1740

Area: Exterior

Roof	162,570.29	62.67%
Solar	37,762.64	14.56%
General Conditions	41,353.60	15.94%
Emergency Repairs	3,750.00	1.45%

Area Subtotal: Exterior	245,436.53	94.62%
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Area: Interior

2nd Floor 309	2,155.69	0.83%
2nd Floor 309	2,155.69	0.83%
Great Room 309	4,622.56	1.78%
Great Room 308	4,622.56	1.78%
Debris Removal	202.83	0.08%

Area Subtotal: Interior	13,759.33	5.30%
Labor Minimums Applied	198.62	0.08%

Subtotal of Areas	259,394.48	100.00%
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Total	259,394.48	100.00%
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Recap by Category

O&P Items	Total	%
CLEANING	514.82	0.16%
CONTENT MANIPULATION	710.50	0.22%
GENERAL DEMOLITION	30,587.20	9.64%
DRYWALL	467.30	0.15%
ELECTRICAL - SPECIAL SYSTEMS	34,994.04	11.03%
HEAVY EQUIPMENT	25,680.20	8.09%
INSULATION	263.80	0.08%
LABOR ONLY	15,396.00	4.85%
PAINTING	11,679.66	3.68%
ROOFING	130,984.96	41.29%
SCAFFOLDING	1,320.00	0.42%
TEMPORARY REPAIRS	6,796.00	2.14%
O&P Items Subtotal	259,394.48	81.76%
Material Sales Tax	4,996.09	1.57%
Overhead	26,439.13	8.33%
Profit	26,439.13	8.33%
Total	317,268.83	100.00%