



Valuation Detailed Report

Property Express

12/30/2019

VALUATION

Valuation Number:	ESTIMATE-0006974	Effective Date:	12/30/2019
Value Basis:	Reconstruction	Expiration Date:	12/29/2020
		Estimate Expiration Date:	03/29/2020
		Cost as of:	06/2019

BUSINESS

S12479510081-1 419-OFFICE OF STATE POLICE-TROOP D
 805 MAIN STREET
 Lake Charles, LA 70615 USA

LOCATION 1 - S12479510081-1 419-OFFICE OF STATE POLICE-TROOP D

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 805 MAIN STREET
 Lake Charles, LA 70615 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Police Station or Jail	Story Height:	12 ft.
Construction Type:	100% Steel Frame (ISO 4)	Number of Stories:	1
Gross Floor Area:	11,424 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.5 - Average/Superior		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	10% is included
Overhead and Profit:	10% is included

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,495
Foundations			\$63,762	\$34,669
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$574,343	
Framing				
Exterior Wall		11% Wall Openings		
Exterior Wall	80% Concrete, Precast Panels			
	20% Curtain Wall, Glass			
Structural Floor				
Roof				
Material	100% Aluminum			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$325,240	
Floor Finish	100% Tile, Vinyl Composite			
Ceiling Finish	100% Suspended Acoustical			
Partitions				
Length		1,142 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$622,667	\$12,528
Heating	100% Boiler and Piping Only			
Cooling	100% Chilled Water, with Air Handling Units			
Fire Protection		100% Manual Fire Alarm System		
		100% Automatic Fire Alarm System		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	14 Total Fixtures			
Electrical	100% High Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$594,052	
SUBTOTAL RC			\$2,180,065	\$49,693
ADDITIONS				
Equipment			\$141,068	
Building Items			\$51,914	
Custom Items				
BOILER & CHILLER ELECTRICAL COST			\$340,090	
BOILER & CHILER MECHANICAL COST			\$381,511	
(1) TRANSFORMER XFS-18 (1,500 KVA)			\$45,000	
Total Additions			\$959,584	
TOTAL RC SECTION 1			\$3,139,648	\$49,693
TOTAL RC BUILDING 1 1			\$3,139,648	\$49,693
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$3,139,648	11,424	\$275
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$3,139,648	11,424	\$275

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EQUIPMENT REPORT

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 805 MAIN STREET
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Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Building Items		
Canopies		
(1) Steel frame & Joists, Metal Deck	\$44,979	\$44,979
(1) Steel frame & Joists, Metal Deck	\$6,936	\$6,936
Custom Items		
(1) BOILER & CHILLER ELECTRICAL COST	\$340,090	\$340,090
(1) BOILER & CHILER MECHANICAL COST	\$381,511	\$381,511
(1) (1) TRANSFORMER XFS-18 (1,500 KVA)	\$45,000	\$45,000
Equipment		
Bank Equipment		
(16) Surveillance Systems - Color	\$73,703	\$73,703
Generators		
(1) Diesel / Natural Gas / LP	\$67,366	\$67,366
LOCATION 1 - S12479510081-1 419-OFFICE OF STATE POLICE-TROOP D TOTAL	\$959,584	\$959,584
TOTAL	\$959,584	\$959,584

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SUMMARY REPORT

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BUSINESS

S12479510081-1 419-OFFICE OF STATE POLICE-TROOP D
805 MAIN STREET
Lake Charles, LA 70615 USA

LOCATION 1 - S12479510081-1 419-OFFICE OF STATE POLICE-TROOP D

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805 MAIN STREET
Lake Charles, LA 70615 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1:	100%	Police Station or Jail	\$2,180,064	11,424	\$191
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1:	100%	Police Station or Jail	\$2,180,065	11,424	\$275
Total Additions:			\$959,584		
BUILDING TOTAL, Building 1			\$3,139,648	11,424	\$275

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$3,139,648	\$3,139,648
-100% Variance	(\$3,139,648)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$3,139,648	11,424	\$275
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$3,139,648	11,424	\$275

End of Report

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