

Commercial Building Valuation Report

Inspector Express

Policy : 136039-4

2/05/2013

INSURED	UNO-Kiefer Lake Front Arena	Effective Date:	
		Expiration Date:	
		Cost as of:	12/2012

BUILDING	UNO-Keifer Lake Front Arena
	70148

SECTION 1

SUPERSTRUCTURE

Occupancy:	82% Auditorium	Story Height: 28 ft.
	13% Natatorium	24 ft.
	5% Gymnasium (Elem - High School)	24 ft.
Construction Type:	100% Modified Fire Resistive (ISO 5)	Number of Stories: 4
Gross Floor Area:	296,155 sq. ft.	Irregular Adjustment: None
Construction Quality:	4.5 - Premium +	

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				29,007
Foundations			693,943	135,656
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			23,463,896	
Exterior Wall	5% Wall Openings			
Exterior Wall	20% Siding, Metal or Other on Frame			
	80% Siding, Metal or Other on Girts			
Structural Floor				
Roof				
Material	30% Aluminum			
	70% Single-Ply Membrane			
Pitch	70% Flat			
	30% Medium (8:12 to 12:12 pitch)			
Interior			14,668,634	
Floor Finish	57% Concrete Sealer or Toppin			
	5% Hardwood, Gym Floor			
	13% Tile, Ceramic			

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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	25% Tile, Vinyl Composite		
Ceiling Finish	80% Suspended Acoustical		
Partitions			
Length	19,743 ft.		
Structure	35% Concrete Block		
	65% Studs, Girts		
Finish	65% Drywall		
	100% Paint		
Mechanicals		27,403,982	976,891
Heating	70% Boiler and Piping Only		
Cooling	70% Chilled Water with Air Handling Units		
Fire Protection	50% Sprinkler System		
	100% Manual Fire Alarm		
	100% Automatic Fire Detection		
Plumbing	741 Total Fixtures		
Electrical	100% Average		
Elevators	2 Passenger		
Built-ins		6,210,718	
TOTAL RC SECTION 1		\$72,441,173	\$1,141,554

TOTAL RC BUILDING	UNO-Keifer Lake Front Arena	\$72,441,173	\$1,141,554
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	Reconstruction	sq. ft.	\$/sq. ft.
VALUATION SUBTOTAL (All Buildings)	\$72,441,173	296,155	\$244.61

VALUATION ADDITIONS

Misc. Additional Features

2-22 x 16 overhead doors	14,784
2-8 x 6 electronic score boards in gym-MS 66/5	10,080
4-ceiling mounted basketball goals-MS66/0	48,000
8 wall mounted basketball goals-MS 66/9	39,200
8700 auditorium seats -MS 67/4-\$350 per seat	3,045,000
Indoor pool heater	10,000
Indoor Pool pump, filter & piping	60,000
outdoor pool pump, filter & piping	40,000

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Total Valuation Additions	\$3,267,064		
VALUATION GRAND TOTAL	\$75,708,237	296,155	\$255.64

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