

## INTRUSIVE TESTING



Hire a contractor who UNDERSTANDS the delicacy of the situation, the importance of evidence preservation, discretion in what is said on the job and the magnifying glass that the entire team is under.

Hire a contractor that pays equal attention to the PEOPLE involved as the do the work at hand. Hire a contractor that places SAFETY and COMMUNICATION above expedience.



Hire a contractor that understands how to protect the property while making SURGICAL CUTS and repairing them like they were never there.

Request a copy of our rate sheet and ask about our availability  
Email us: [Team@tailoredreconstruction.com](mailto:Team@tailoredreconstruction.com)

[www.tailoredreconstruction.com](http://www.tailoredreconstruction.com)  
813-509-2363  
Tampa • Fort Lauderdale • Jacksonville

As reconstruction specialists, **Tailored Reconstruction Services** is at the forefront of industry specific cost estimating. Mr. Schilling and Mr. Franks have been involved in completing over \$400 M in reconstruction work. They understand the requirements, details and nuances involved in successfully estimating and completing construction defect repairs.

**WHY TAILORED?**

Every project is different. Having an expert with the background in actually doing the work; combined with the patience to thoroughly review the associated necessary general conditions, will produce a more accurate estimate of reconstruction costs.



**Jeremiah Franks**  
OWNER - PRESIDENT



**Josh Schilling**  
OWNER - VICE PRESIDENT

We use both scheduling and quantifying software that minimize both inaccuracies and hours providing explanation in depositions and the courtroom. The facts are spelled out clearly on paper. Microsoft Projects™ and Planswift™ are a couple of the tools we use to build a solid case of real data. These tools, combined with detailed line items that tie back to and reference the engineer's repair recommendation result in a document that provides confidence to the entire legal team.

**Example Cost Estimate**

	Repair Description	Repair Quantity	Unit Type	Unit Cost	Direct Cost	Report	Section	Notes
<b>4.0</b>	<b>Flat Roof Areas</b>							
<b>4.0.1</b>	<b>Remove and replace TPO membrane</b>							
a.	Remove and discard 100% of TPO roof.	691.4	sq	\$ 81.61	\$ 56,423.13	Epic Engineers 4/1/2008	C-6, pg 45-55	A Quality Roof bid, 5-15-2008
b.	Remove drain head and body at main and overflow.				(included)	Epic Engineers 4/1/2008	C-6, pg 45-55	
c.	Remove and discard HVAC condensate drain pipes.				(included)	Epic Engineers 4/1/2008	C-6, pg 45-55	
d.	Remove and discard existing insulation board.	691.4	sq	\$ 45.96	\$ 31,774.22	Epic Engineers 4/1/2008	C-6, pg 45-55	
e.	Furnish and install new 3" insulation board.	691.4	sq	\$ 394.69	\$ 272,885.60	Epic Engineers 4/1/2008	C-6, pg 45-55	
f.	Furnish and install new Densdeck.	692	sq	\$ 250.71	\$ 173,494.19	Epic Engineers 4/1/2008	C-6, pg 45-55	
g.	Furnish and install new 60 mil PVC roofing membrane per manufacturers' recommendations.	795.11	sq	\$ 568.12	\$ 451,719.12	Epic Engineers 4/1/2008	C-6, pg 45-55	
h.	Furnish and install new counterflashing as required.	902	lf	\$ 8.25	\$ 7,444.09	Epic Engineers 4/1/2008	C-6, pg 45-55	
i.	Furnish and install new aluminum termination bar.	902	lf	\$ 3.53	\$ 3,186.73	Epic Engineers 4/1/2008	C-6, pg 45-55	
j.	Reinstall drain head and body as required for proper function.	1	ls	\$ 2,649.30	\$ 2,649.30	Epic Engineers 4/1/2008	C-6, pg 45-55	
k.	Furnish and install new schedule 40 PVC pipe for HVAC condensate drains. Pipes to be properly sloped per architect's recommendation. Includes additional pipe blocks as required. Drain pipes to discharge within the drain pit of the roof drains.	1	ls	\$ 2,792.85	\$ 2,792.85	Epic Engineers 4/1/2008	C-6, pg 45-55	Superior Mechanical bid 5-21-2008
l.	Haul off debris.	30	ea	\$ 720.56	\$ 21,616.66			each= dumpster and haul off
m.	Roofing general requirements, including roofing superintendent and lifting equipment.	1	ls	\$ 43,011.12	\$ 43,011.12			A Quality Roof bid, 5-15-2008
<b>4.0.2</b>	<b>At Scuppers</b>							
a.	Remove, store and reset the existing scuppers. Includes a flood test to ensure repairs are successful.	15	loc	\$ 195.35	\$ 2,930.25	Overall Compliance Eng. 5-25-08	a-10, pg 5	A Quality Roof bid, 5-15-2008
<b>2.2.3</b>	<b>At Downspouts</b>							
a.	Remove, store and re-use existing downspouts. Assumes 20% replacement.	3,500	lf	\$ 18.20	\$ 63,700.00	Epic Engineers 4/1/2008	b-3, pg 35-38	A Tested Gutter company bid 6-1-08
<b>2.2.4</b>	<b>Skylights</b>							
a.	Further investigation is required at the skylights	1	AL	\$ 2,500.00	\$ 2,500.00	Testing Professionals 5/08/2008		based on \$75/ hr at 25 hours plus materials

**Request a copy of our CV today**

Email us: [Team@tailoredreconstruction.com](mailto:Team@tailoredreconstruction.com)