



AGENDA
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 18, 2022 - 6:00 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE: led by Commissioner Sarah Malega

NEW BUSINESS:

- A. [In Progress Presentation from the Treasure Coast Regional Planning Council \(TCRPC\) regarding the Charette and public input for the Downtown Visioning Master Plan](#)
- B. [Status Discussion of Contributing Properties along South L and South K Streets](#)

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 25-2021). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

EXECUTIVE BRIEF SPECIAL MEETING

AGENDA DATE: May 18, 2022

DEPARTMENT: Community Sustainability
and CRA

TITLE:

In Progress Presentation from the Treasure Coast Regional Planning Council (TCRPC) regarding the Charette and public input for the Downtown Visioning Master Plan

SUMMARY:

Staff from the TCRPC will report out the progress to date on the Downtown Visioning Master Plan and public input on the CRA and City owned properties fronting Lake Avenue and along South M, South L and South K Streets to First Avenue South

BACKGROUND AND JUSTIFICATION:

In the later part of 2021, the City with financial support from the Community Redevelopment Agency (CRA) engaged the TCRPC as an outside consultant to conduct public outreach and hold an open public charette to gather input on the vision for the downtown area. Specifically, the CRA and City owned properties along Lake Avenue and along South M, L and K Streets to First Avenue South were to serve as the basis for the charette.

A five (5) day public charette was scheduled to be held from April 30 to May 4 at The Hatch building in downtown Lake Worth Beach. Flyers were prepared in English, Spanish and Creole to advertise the event. In addition, a special section was created on the City's website to provide further publicity. In all over 100 people participated in the charette over the five days. Issues regarding City character, flavor, appropriateness, design, feasibility, historic preservation and economic development were discussed with the project team. The team took the input and began to draft scenarios of how that input may look in reality and what policy changes, if any, would be necessary to encourage and facilitate the investment in the properties.

Being presented is a summary of the work accomplished to date and an opportunity for the commission to ask questions and provide additional direction for the next phase of the project. The final product is anticipated to be completed by end of the August or September, at which time another public meeting will be held.

MOTION:

Provide additional insight, comment and policy direction as necessary.

ATTACHMENT(S):

TCRPC Summary
Public Outreach Flyer

Lake Worth Beach
Downtown Charrette

The Treasure Coast Regional Planning Council (TCRPC) is collaborating with the City of Lake Worth Beach (City) and the Lake Worth Community Redevelopment Agency (CRA) to solicit public input and develop design alternatives for the City and CRA owned parcels in downtown Lake Worth Beach along S. K Street and between L and M streets along and south of Lake Avenue. These parcels were the subject of a Request for Proposals in 2020 and the purpose of this endeavor is to explore design options that are fiscally reasonable and contextually appropriate for the locations within a local historic district.

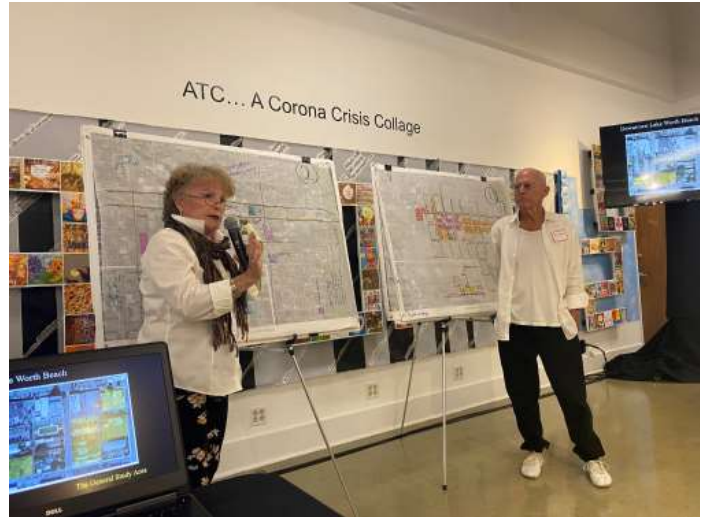
On Saturday, April 30, 2022, TCRPC conducted a public design workshop at the Hatch exhibition space at 1121 Lucerne Avenue. The workshop was the kick-off to a five-day public charrette which operated out of the same location. Over 60 members of the community participated that Saturday and provided their ideas on growth, development, scale, and the qualities that make Lake Worth Beach special. In addition to the Saturday attendance, nearly 20 people a day visited the charrette studio throughout the week providing additional input and dialogue. In all, it is estimated over 100 individuals participated in the process during the week of the charrette.



Members of the community working at tables with the design team during the Saturday, April, 30, 2022 Lake Worth Beach Downtown Charrette.



After working for hours, participants presented their ideas to the group.



After working for hours, participants presented their ideas to the group.



Above is one of the seven plans developed by the community.



A charrette rendering illustrating potential incremental infill redevelopment.

On Wednesday, May 18, 2022, TCRPC will give a Work-In-Progress presentation at 6:00 pm in the City Commission Chambers. This will be the first opportunity for the team to present a comprehensive look at the work developed during the charrette. The Work-In-Progress presentation is an important opportunity to make sure the design concepts, reasoning and approach are consistent with the community's vision. It is also an opportunity to discuss the feasibility and rationale behind the recommendations. After gaining additional input from the May 18th presentation, TCRPC will begin developing the draft report and recommendations. It is anticipated that the draft report will be delivered in August 2022 with specific recommendations for design, policy, and potential RFP strategies.

LAKE WORTH BEACH CHARRETTE



City of
Lake Worth
Beach
FLORIDA

PUBLIC WORKSHOP

SATURDAY APRIL 30TH

Join the City, the CRA and the Treasure Coast Regional Planning Council in a public discussion on the future of publicly owned properties in Downtown Lake Worth Beach. Lunch & refreshments will be provided.

- **OPENING PRESENTATION: 10:00 AM**
- **PUBLIC DESIGN SESSION: 11:00 AM - 1:00 PM**
LUNCH PROVIDED
- **CITIZENS PRESENTATIONS: 1:00 PM - 2:30 PM**
- **WRAP UP: 3:00 PM**

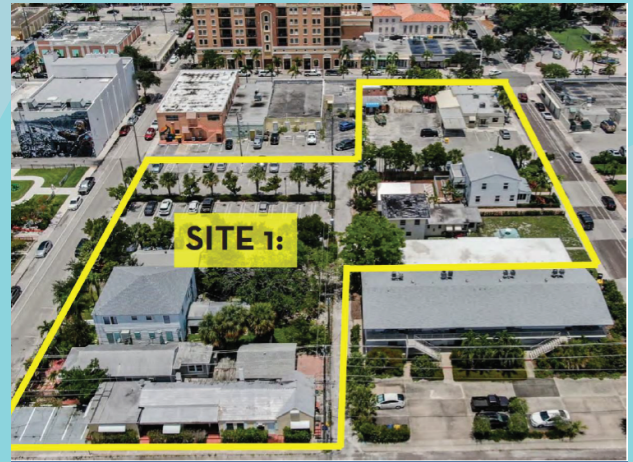
LOCATION **HATCH 1121 Event Space**
1121 Lucerne Avenue
Lake Worth Beach, Florida 33460
P: 561.493.2550



For more information,
please visit:
<https://lakeworthbeachfl.gov/>

PLEASE PROVIDE YOUR INPUT

The Treasure Coast Regional Planning Council, in collaboration with the City of Lake Worth Beach and the Lake Worth Beach Community Redevelopment Agency (CRA) will conduct a public workshop and design charrette to develop alternate solutions for the City/CRA owned parcels along S K Street to 1st Avenue S and between South L and M streets along 1st Avenue S in downtown Lake Worth Beach (see images to the right). The ultimate result of this effort is to create designs, data, and analyses to inform a future Request for Proposals (RFP) for the redevelopment of these sites.



This is Site 1 from the original 2020 RFP – parcels located between L and M Streets at 1st Avenue S

● Saturday Public Workshop

Saturday, April 30, 2022: 10:00 am – 3:00 pm

● Charrette Studio Day #1

Sunday, May 1, 2022 9:00 am – 10:00 pm

● Charrette Studio Day #2

Monday, May 2, 2022 9:00 am – 10:00 pm

● Charrette Studio Day #3

Tuesday, May 3, 2022 9:00 am – 10:00 pm

● Charrette Studio Day #4

Wednesday, May 4, 2022 9:00 am – 6:00 pm

● Work-In-Progress Presentation

Wednesday, May 18, 2022 6:00 pm – 8:00 pm

Location: City of Lake Worth Beach, City Commission Chambers, City Hall



This is Site 2 from the original 2020 RFP – parcels located along K Street at 1st Avenue S

The Saturday Public Workshop and Charrette Design Studio (open to the public) will occur at HATCH 1121 Event Space

For more information please contact

William Waters, AIA, NCARB, LEED AP BD+C, ID, SEED

Community Sustainability Director, City of Lake Worth Beach, 561.586.1634

wwaters@lakeworthbeachfl.gov

or

Dana P. Little

Urban Design Director, Treasure Coast Regional Planning Council 772.221.4060, dlittle@tcrpc.org

EXECUTIVE BRIEF SPECIAL MEETING

AGENDA DATE: May 18, 2022

DEPARTMENT: City Manager's Office

TITLE:

Status Discussion of Contributing Properties along South L and South K Streets

SUMMARY:

Discussion of the current condition and estimates of probable costs for renovations of the contributing properties along South L and South K Streets

BACKGROUND AND JUSTIFICATION:

There are seven (7) contributing structures with the Old Town Historic District that were purchased by the Community Redevelopment Agency (CRA) approximately four (4) years ago in furtherance of encouraging redevelopment in the downtown. Over the intervening years, the structures have stood vacant, empty and deteriorating. At the direction of the City Commission, Staff obtained estimates of probable cost to restore each of the seven (7) structures so that they might be leased and inhabited for residential purposes.

Provided here is a summary of the findings as well as the full reports prepared by Jeff Berkoff of Bella Construction, a local Lake Worth Beach contractor.

MOTION:

Provide direction as appropriate

ATTACHMENT(S):

Summary Memo
Seven (7) Reports of probable cost estimates



Memorandum

To: Carmen Davis, City Manager
From: William Waters, DCS Director
Subject: Visual Assessment of Historic Buildings on South K and South L Streets
Date: May 9, 2022

Per the direction provided by the City Commission, staff obtained renovation costs for the contributing properties along South L and South K Streets. The estimates of probable costs in order for them to be inhabited and leased for residential purposes were provided by Jeff Berkoff of Bella Construction, a Lake Worth Beach construction firm. Each estimate is itemized including all activities for each structure

Provided as attachments are the seven (7) individual reports for each of the structures. In summary, the reports provide the following:

Address		Estimate of Cost for Renovations
24 South L Street	-	\$159,800
26 South L Street	-	\$367,900
30 South L Street	-	\$338,900
32 South L Street	-	\$348,300
25 South K Street	-	\$266,800
704 1 st Avenue South	-	\$317,800
710 1 st Avenue South	-	Recommendation for Demolition due to Cost

Attachments

- 24 South L Street
- 26 South L Street
- 30 South L Street
- 32 South L Street
- 25 South K Street
- 704 1st Avenue South
- 710 1st Avenue South

Bella Construction Corp

Quality Design-Build & Remodeling Contractors
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 EPA Lead-Safe Certified Firm NAT-94354-1

PROPOSAL

3626 EMBASSY DRIVE WEST PALM BEACH FL 33401
 PH: [561] 722-6402 EMAIL jb@bellaconst.net

DATE 4-21-22
 JOB # 6220
 PAGE # 1

JOB: CITY OF L.W. BEACH
 ESTIMATED REPAIR COSTS FOR 24 S. 'L' ST

**E-MAIL
 PHONE**

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [15] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$24,000
2	FURNISH/INSTALL NEW GAS HOT WATER HEATER	\$2,400
3	FURNISH/INSTALL NEW A/C SYSTEM	\$9,500
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$6,600
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$22,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$18,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$21,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$5,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$16,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$15,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$5,000
12	ALLOWANCE FOR TERMITES DAMAGE REPAIR & TENT/TREAT IF NEEDED	\$13,500
*	NOTE: ROOFING & SIDING APPEAR IN GOOD SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS	
	REPORT DETECTS <u>NO</u> ASBESTOS	
	TOTAL PROBABLE COSTS	\$159,800

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DATE **4-21-22**
JOB # **6220**
PAGE # **1**

JOB: CITY OF L.W. BEACH
ESTIMATED REPAIR COSTS FOR 26 S. 'L' ST

E-MAIL
PHONE

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [30] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$48,000
2	FURNISH/INSTALL [4] NEW GAS HOT WATER HEATERS	\$8,000
3	FURNISH/INSTALL [4] NEW A/C SYSTEMS	\$36,000
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$8,600
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$42,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$46,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$65,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$35,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$26,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$25,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$8,000
12	REPAIRS TO DETACHED GARAGE IN REAR	\$8,500
*	NOTE: ROOFING & SIDING APPEAR IN FAIR SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS REPORT DETECTS <u>NO</u> ASBESTOS. THIS IS A 4-PLEX UNIT WITH DETACHED GARAGE IN REAR	
13	ALLOWANCE FOR TERMITE DAMAGE REPAIR & TENT/TREAT IF NEEDED	\$10,000
	TOTAL PROBABLE COSTS	\$367,900

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DATE 4-26-22
JOB # 6220
PAGE # 1

JOB: CITY OF L.W. BEACH
ESTIMATED REPAIR COSTS FOR 30 S. 'L' ST

E-MAIL
PHONE

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [19] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$32,000
2	FURNISH/INSTALL NEW GAS HOT WATER HEATERS	\$2,000
3	FURNISH/INSTALL NEW A/C SYSTEMS	\$11,000
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$22,600
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$22,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$26,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$25,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$15,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$27,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$25,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$6,000
12	REPAIRS TO DETACHED GARAGE IN REAR	\$13,500
*	NOTE: ROOFING & SIDING APPEAR IN POOR SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS REPORT DETECTS <u>NO</u> ASBESTOS. NEW ROOF & SIDING BUDGET. RE-FRAME 3 SIDES OF HOUSE & INSULAT.	\$88,000
13	ALLOWANCE FOR TERMITE DAMAGE REPAIR & TENT/TREAT IF NEEDED	\$22,000
	TOTAL PROBABLE COSTS	\$338,900

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DATE 4-21-22
 JOB # 6220
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JOB: CITY OF L.W. BEACH
 ESTIMATED REPAIR COSTS FOR 32 S. 'L' ST

E-MAIL
 PHONE

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [16] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$27,000
2	FURNISH/INSTALL [4] NEW GAS HOT WATER HEATERS	\$8,000
3	FURNISH/INSTALL NEW [4] A/C SYSTEMS	\$38,000
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$20,000
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$42,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$26,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$45,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$35,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$26,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$25,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$8,000
12	ALLOWANCE FOR TERMITE TREATMENT IF NEEDED	\$8,500
*	NOTE: ROOFING & SIDING APPEAR IN POOR SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS	
	REPORT DETECTS <u>NO</u> ASBESTOS. THIS IS A 4-PLEX UNIT. NEW ROOF & SIDING BUDGET	\$38,000
	TOTAL PROBABLE COSTS	\$348,300

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DATE 4-21-22
JOB # 6220
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JOB: CITY OF L.W. BEACH
ESTIMATED REPAIR COSTS FOR 704 1ST AVE SOUTH

**E-MAIL
PHONE**

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [22] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$34,000
2	FURNISH/INSTALL [2] NEW GAS HOT WATER HEATERS	\$2,000
3	FURNISH/INSTALL [2] NEW A/C SYSTEMS	\$21,000
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$20,000
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$32,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$26,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$25,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$25,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$27,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$25,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$8,000
12	ASBESTOS REMEDIATION BUDGET	\$18,000
*	NOTE: ROOFING & SIDING APPEAR IN POOR SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS REPORT DETECTS ASBESTOS. FOOTINGS SETTLING & FOUNDATION ISSUES BUDGET	\$25,000
	THIS IS A 2-PLEX UNIT	
13	ALLOWANCE FOR TERMITE DAMAGE REPAIR AND TENT/TREAT IF NEEDED [BOTH UNITS INCLUDED]	\$28,000
	TOTAL PROBABLE COSTS	\$317,800

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 JOB # 6220
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JOB: CITY OF L.W. BEACH
 ESTIMATED REPAIR COSTS FOR 710 1ST AVE SOUTH

E-MAIL
 PHONE

ATT: WILLIAM WATTERS

	DESCRIPTION		LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:		
1	THIS STRUCTURE HAS <u>MAJOR STRUCTURAL & FOUNDATIONAL ISSUES</u> WHICH CANNOT BE SIMPLY		
	REPAIRED. IT IS MY OPINION THAT THIS BUILDING MUST BE COMPLETELY DEMOLISHED AND A NEW		
	STRUCTURE ERECTED.		
2	DEMOLITION COSTS INCLUDING REMOVAL & DUMP FEES APPROX \$14,500, RE-GRADE & SOD ADD \$2,500		
3	CONSTRUCT NEW 'MODEST' RESIDENTIAL STRUCTURE [\$1,500 SQ'] AT CURRENT NEW CONSTRUCTION		
	COSTS APPROX. \$350 SQ' = APPROX \$525,000 [COULD BE MORE OR LESS DEPENDING ON FINAL DESIGN &		
	FINISH SELECTIONS]. DESIGN & PERMIT FEES NOT CONSIDERED		
4	THERE IS NO TERMITE TREATMENT ALLOWANCE ON THIS STRUCTURE		
	TOTAL PROBABLE COSTS		SEE RECOMMENDATION ABOVE

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DATE **4-26-22**
JOB # **6220**
PAGE # **1**

JOB: CITY OF L.W. BEACH
ESTIMATED REPAIR COSTS FOR 25 SOUTH 'K' STREET

E-MAIL
PHONE

ATT: WILLIAM WATTERS

	DESCRIPTION	LINE TOTAL
	ESTIMATE OF PROBABLE COSTS FOR RESIDENCE TO BE 'LIVABLE' AND WITHIN CURRENT CODES:	
1	REMOVE EXISTING WINDOWS & REPLACE WITH [11] NEW IMPACT RATED UNITS, NEW EXTERIOR DOORS	\$17,000
2	FURNISH/INSTALL NEW GAS HOT WATER HEATERS	\$2,000
3	FURNISH/INSTALL NEW A/C SYSTEMS	\$11,000
4	MISC. FLOOR REPAIRS/FLOOR REFINISHING	\$10,000
5	COMPLETE INTERIOR & EXTERIOR PRIME & PAINT FOLLOWING ALL REPAIR WORK, MISC. PATCHING	\$22,800
6	MISC KITCHEN REPAIRS/REPLACE NON- WORKING APPLIANCES	\$16,000
7	UPDATE BATHROOMS NEW FIXTURES & PLUMBING WORK, NEW TILE, REMEDIATE MOLD	\$15,500
8	MISC ELECTRICAL REPAIRS, NEW SMOKE DETECTORS	\$15,500
9	MANAGEMENT, SUPERVISION, COORDINATION OF TRADES, INSPECTIONS	\$21,000
10	RESERVE BUDGET FOR UNKNOWN/HIDDEN CONDITIONS	\$25,000
11	REASONABLE LANDSCAPE/HARDSCAPE BUDGET	\$8,000
12	REAR GARAGE STRUCTURE BUDGET	\$9,000
*	NOTE: ROOFING & SIDING APPEAR IN FAIR SHAPE. STATUS OF ANY INSULATION UNKNOWN. ASBESTOS REPORT DETECTS ASBESTOS. FOOTINGS SETTLING & FOUNDATION ISSUES BUDGET	\$75,000
13	ALLOWANCE FOR TERMITE DAMAGE REPAIR & TENT/TREAT IF NEEDED	\$19,000
	TOTAL PROBABLE COSTS	\$266,800

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