

BUILDING DATA CAPSULE -----

BUILDING IDPACIFIC NORTHWEST REGION
Olympic National Park

LAKE CRESCENT LODGE

654

EXECUTIVE SUMMARY

This structure was built in 1916 as a tavern and lodge. In 1949 the two story wing containing the kitchen, managers quarters, and bar was added. Its construction is wood frame with cedar shake siding and a cedar shingle roof. The foundation consists of wood post and pier and some concrete under the kitchen. The HVAC system is a combination of LP gas heaters, two fireplaces, and electric baseboard heaters. The plumbing is galvanized and cast iron piping. The electrical system has been added to several times and is in poor condition. The major deficiencies are the foundation, which has settled, and some structural members that are deteriorating. The overall condition of the Lake Crescent Lodge is fair.

CORE INFORMATION

NUMBER INFORMATION

NPS BUILDING NUMBER: 654
CONCESSIONAIRE BUILDING NUMBER: 654
NUMBER ON BUILDING: 654
FUNCTION CODE: 01B

SIZE INFORMATION

FLOOR AREA: 9330 SF
ROOF AREA: 8576 SF
PERIMETER LENGTH: 368 LF
NUMBER OF STORIES: 2

CONCESSIONS INFORMATION

CONCESSIONAIRE: Gary Woods
OVERNIGHT FACILITY: YES

OPERATIONS INFORMATION

OPEN SEASON: March-Sept
OPEN HOURS: 24 hours

APPRAISAL INFORMATION

YEAR OF CONSTRUCTION: 1916
YEAR(S) OF MODIFICATION: 1949
REPLACEMENT COST: \$ 544220
APPRAISAL SOURCE: Boeckh
APPRAISAL DATE: 5/23/83
LOCAL FACTOR: 1.57

INDEX INFORMATION

DENVER SERVICE CENTER INDEX: 149
LCS NUMBER: 09005
LCS RATING: B
ENERGY NUMBER: None
QUARTERS NUMBER: None

PARK HQ ADDRESS

Olympic National Park
600 E. Park Avenue
Port Angeles, WA 98362

BUILDING ADDRESS

LAKE CRESCENT LODGE (654)
Olympic National Park
Lake Crescent
Star Route 1, Box 11
Port Angeles, WA 98362

PARK HQ LOCATION

60 miles northwest of Seattle

BUILDING LOCATION

20 miles west of Port Angeles on US 101

PARK HQ INFORMATION

HQ CONGRESSIONAL DISTRICT:
HQ COUNTY: Clallam
PARK ALPHA CODE: OLYM
HQ ORGCODE: 9500

BUILDING INFORMATION

BLDG CONGRESSIONAL DISTRICT: 2
BLDG COUNTY: Clallam
BLDG DISTRICT: Lake Crescent
BLDG ORGCODE: 9500

CONTEXTUAL BUILDING DATA

INSPECTION TEAM DATA

DATE OF ACTUAL INSPECTION: 6/19/83

BUILDING WAS OCCUPIED AT TIME OF INSPECTION

CENTER FOR ARCHITECTURAL CONSERVATION INSPECTION TEAM

PERSONNEL	POSITION	DISCIPLINE
Tom Milner		ME
Jose Tavel		

NATIONAL PARK SERVICE INFORMATION CONTACTS

Don Jackson		206-452-4501
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CONCESSIONAIRE INFORMATION CONTACTS

Gary Woods	Manager	206-928-3211
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GEOGRAPHICAL INFORMATION

ELEVATION (ABOVE MSL): 600 FEET

SLOPE: 1:60

ASPECT: W

CLIMATE ZONE: 3

LATITUDE: 48 N DEGREES

LONGITUDE: 124 W DEGREES

DOCUMENTATION

DRAWING INFORMATION

DRAWING NUMBER	SOURCE	CONTENTS
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PERIPHERAL REPORTS

BUILDING FOLDER

EMERGENCY CONCESSIONS REPORT

ANNUAL REPORTS

REGIONAL SAFETY REPORT: (1982)

REGIONAL ENERGY REPORT: ()

REGIONAL CONCESSIONS REPORT: (1982)

The Eastman Report: (1977)

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CONTEXTUAL BUILDING DATA -----

EMERGENCY SERVICES

FIRE PROTECTION BY NPS
FIRE: - -

Lake Crescent
LOCATED 1 MILE(S) FROM BLDG

AMBULANCE SERVICE BY NPS
AMBULANCE: 206-457-8513

Olympic Memorial Hospital
Port Angeles
LOCATED 20 MILE(S) FROM BLDG

SECURITY PROTECTION BY NPS
POLICE: - -

Local Rangers
LOCATED MILE(S) FROM BLDG

JAIL USED IS In Port Angeles, LOCATED 20 MILE(S) FROM BLDG

FIRE SAFETY EQUIVALENCY STANDARDS

SYSTEMS DESCRIPTION -----

SITE	ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
	PEDESTRIAN ACCESS:WALKWAY	Asphalt 3ft wide West side			FAIR	
	VEHICULAR ACCESS:PARKING	Unmarked spaces S.E. corner of building	3	EA	FAIR	
	VEHICULAR ACCESS:DRIVEWAY	Asphalt S.E. corner of Lodge			FAIR	
	LANDSCAPING:FLORA	Douglas Fir, Maple, Shrubbery			FAIR	
	LANDSCAPING:GRADE	1:60 West			FAIR	
	UTILITY SERVICE:POLES	S.E. corner of Lodge		EA	POOR	
	UTILITY SERVICE:HYDRANTS	10ft E side of bldg 1.5in hose, hose house		EA	FAIR	
	UTILITY SERVICE:MANHOLES	None		EA		
EXTERIOR ENVELOPE	ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
	FOUNDATION:BASE	Concrete blocks and pads			POOR	SERIOUS
	FOUNDATION:PIERS	Wood piers, 6x6 (See Foundation:Base)			POOR	
	FOUNDATION:OPENINGS	Access to plumbing below kitchen	6	SF	FAIR	
	WALLS:STRUCTURE	Wood frame 2x4 at 24in o.c.			FAIR	
	WALLS:INSULATION	None				
	WALLS:EXTERIOR SKIN	Cedar shakes/painted			FAIR	MINOR
	ROOF:MEMBRANE	Cedar shingle/roll roofing			POOR	SERIOUS
	ROOF:INSULATION	None				
	ROOF:DECKING	Wood 1x6 at 8in o.c. (See Roof:Membrane)			POOR	

SYSTEMS DESCRIPTION -----

EXTERIOR ENVELOPE

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
ROOF:STRUCTURE	Wood 2x6 rough sawn at 24in o.c./2x6 columns have been added to brace rafters			POOR	SERIOUS
ROOF:OPENINGS	Various vents. disconnected				
ROOF:FLASHING	Metal			FAIR	
ROOF:DRAINAGE	Gutters/Wood			POOR	MINOR
ROOF:SOFFIT	2ft overhang fascia 1x6 open soffit		SF		
FENESTRATION:DOORS	3/5 lights wood frame			FAIR	
FENESTRATION:GLAZING	At bar and office large, wood frame			FAIR	
FENESTRATION:SASHES	SS w/lights/ Wood frame			FAIR	
FENESTRATION:STORMS	None				
FENESTRATION:SCREENS	None				
GENERAL:STAIRS	F.S. on W side of bldg/27 risers/7in to 13in run (See Egress:Stairs)			POOR	
GENERAL:PORCHES	Wood 1x6 flooring, covered N end of bldg/Enclosed (glass pane)on W side of bldg	1	EA	FAIR	
GENERAL:TRIM	Painted wood		LF	FAIR	

INTERIOR ENVELOPE

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
FLOOR:STRUCTURE	Wood frame/concrete slab			POOR	SERIOUS
FLOOR:DECKING	Not accessible				
FLOOR:FLOORING	1x4 T+6 rooms and main lobby				
FLOOR:COVERINGS	Carpet/ linoleum/ vinyl asphalt tile/1x4 T+6			FAIR	

SYSTEMS DESCRIPTION

INTERIOR ENVELOPE

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
WALLS:STRUCTURE	Wood frame 2x4 at 24in o.c.				
WALLS:FINISH	B+B painted			FAIR	
CEILINGS:STRUCTURE	Wood joists(See Roof:Structure)			POOR	
CEILINGS:FINISH	Painted B+B/Stained plywood sheets w/batten			POOR	SERIOUS
DOORS:TYPE/FINISH	panel wood, upstairs w/glass lights+wood panel downstairs varnish	5	EA	FAIR	
STAIRS:TYPE	Wood stairs with rubber treads/17 risers to landing then 12 risers/ 3.5ft wide			FAIR	

FIRE SAFETY/LIFE SAFETY

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
LIGHTING:EMERGENCY	None		EA		
LIGHTING:EGRESS	Incandescent			FAIR	
LIGHTING:EXIT DISCHARGE	Incandescent			FAIR	
LIGHTING:EXIT SIGNAGE	Single face, lighted at all exits			FAIR	
EGRESS:PATH	First floor direct to outside/second floor via int. stair or fire stairs				
EGRESS:DISTANCE	Less than 30ft, thru 4ft wide corridor				
EGRESS:FINISH	Painted B+B				
EGRESS:FURNISHINGS	None				
EGRESS:STAIRS	Wood/ from second floor	2	EA	POOR	CRITICAL
EGRESS:HANDRAILS	None		EA		
EGRESS:HARDWARE	Standard				

SYSTEMS DESCRIPTION -----

FIRE SAFETY/LIFE SAFETY

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
DETECTION:INTRUSION DET SYS	None				
DETECTION:FIRE DETECTION SYS	Hardwired detector/3 zone system, elec. protection model BCC/ with battery backup			GOOD	
DETECTION:PULL-STATION	Located at end of hall, in dining room, bar, porch	7	EA	GOOD	
DETECTION:EMERGENCY PHONE	None		EA		
DETECTION:ANNUNCIATION	Audible bell on exterior and interior			GOOD	
EXTINGUISHING:EXTINGUISHERS	5lb water/Auto. CO2 hood sys/2.5lb BC/2.5lb ABC/15lb CO2/5lb CO2/5lb ABC			GOOD	
EXTINGUISHING:STAND PIPES	Feeds to water pump sys/Well pump fire sys./ 4in dia line to dbl head faucet w/2-1.5 adap				
EXTINGUISHING:SPRINKLERS	Dry sys/Heads at 10ft o.c./Painted			GOOD	
EXTINGUISHING:FIRE STOPS	None				

HANDICAPPED ACCESSIBILITY

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
PARKWIDE PLAN:TYPE	None				
BUILDING PARAMETERS:TYPE	None				

HEALTH

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
WATER TREATMENT:DOMESTIC WATER	From Rosemary pumps/Chlorinated by NPS			GOOD	
WATER TREATMENT:WASTEWATER	Sewer plant system/Gravity fed to lift station 150 yards away			GOOD	
REFUSE:COLLECTION	By Concessioner				
REFUSE:DISPOSAL	Contract with Olympic Garbage system to haul away			GOOD	
FOOD SERVICE:STORAGE	Walk-ins, Freezers, Refrigerators, Pantries				

SYSTEMS DESCRIPTION -----

HEALTH						
ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION	
FOOD SERVICE:PREPARATION	Stainless steel surface					
HEATING/VENILATING/AIR CONDITIONING						
ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION	
HEATING:COILS	Electric baseboard 1500W stone+brick fireplace/Three tube Panel Ray heaters	3	EA	POOR	CRITICAL	
HEATING:HEAT EXCHANGERS	1-LP gas floor space heater/ 1-Renzor LP gas suspended unit heater			FAIR		
HEATING:PIPING	.5in galvanized iron		EA	FAIR		
HEATING:VALVES/TRAPS	Safety valve on renzor heater		EA	FAIR		
HEATING:ENERGY RETROFIT	None					
COOLING:HEAT REJECTION	Refrigerator/upright coolers/freezers, ice machine		EA	FAIR		
COOLING:COOLING EQUIPMENT	Refrigerator/Upright coolers/Freezers/Ice Machines		EA	FAIR		
COOLING:PUMPS	Compressors on cooling equipment		EA	FAIR		
COOLING:ENERGY RETROFIT	None					
AIR MOVING/VENILAT'N:EXHAUST FANS	Exhaust hood and fans for kitchen		EA	FAIR		
AIR MOVING/VENILAT'N:STACKS/CHIMNYS/VENTS	1-stone 1-brick chimney/4-vents for heaters			POOR	SERIOUS	
AIR MOVING/VENILAT'N:ENERGY RETROFIT	None					
TEMPERATURE CONTROL:THERMOSTATS	(1) for Renzor heater located on NE wall		EA	FAIR		
TEMPERATURE CONTROL:AIR COMPRESSORS	Small 1/6 hp on fire systems		EA	FAIR		
TEMPERATURE CONTROL:ENERGY RETROFIT	None					
HVAC:GENERAL	No HVAC PM program			POOR	MINOR	

SYSTEMS DESCRIPTION -----

PLUMBING

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
WATER:METERING	Concrete encased meters located on the S side			GOOD	
WATER:PIPING	.5in copper and galvanized steel			GOOD	
WATER:PUMPS	Well pumps submersible type in line		EA	FAIR	
WATER:EQUIPMENT	Cut off/located at fixtures		EA	FAIR	
WATER:DOMESTIC HOT/W HTB	30 and 50 gal gas and electric			FAIR	
WATER:FIXTURES	Standard plumbing fixtures/Washer upstairs			FAIR	
WATER:ENERGY RETROFIT	None				
WASTEWATER:PIPING	1.5in galvanized iron/2in PVC/4in PVC			FAIR	
WASTEWATER:PUMPS	Pumping station to lifting station to leach field		EA	GOOD	
L.P. GAS:METERING	None				
L.P. GAS:STORAGE	300 gal tank with regulator and main shut off valve			FAIR	
L.P. GAS:PIPING	.5in galvanized pipe		LF	FAIR	
PLUMBING:GENERAL	No plumbing PM program			POOR	MINOR

ELECTRICAL

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
INCOMING SERVICE:TRANSFORMER	PUD transformer mounted pole due NE with steam vents		EA	FAIR	
INCOMING SERVICE:SERVICE LINES	Service drop lines of various sizes	100	LF	POOR	CRITICAL
INCOMING SERVICE:METERING	(1)KWH approximately for 20 bldg			POOR	SERIOUS
INCOMING SERVICE:PHASE BALANCE	None				

SYSTEMS DESCRIPTION -----

ELECTRICAL

ELEMENT	DESCRIPTION	QUANTITY	UNITS	RATING	ACTION
MAIN DISTR PANEL:BUS CONNECTION	Secure lug type			FAIR	
MAIN DISTR PANEL:CONDUCTOR SIZE	600V MCM type TW size: 0 - 1/0 2/0 30 type NTW			FAIR	
MAIN DISTR PANEL:SPACE ACCOMMODATION	Adequate			FAIR	
POWER/LIGHTING PNL:MAIN CONNECTION	600A circuit breaker	2	EA	FAIR	
POWER/LIGHTING PNL:BREAKER/FUSES	Breaker 15/20A fuses on the mains		EA	FAIR	
POWER/LIGHTING PNL:CONDUCTOR	#14 wires exposed in the attic not in conduit			FAIR	SERIOUS
POWER/LIGHTING PNL:BAR	Tight connection with no deterioration			GOOD	
POWER/LIGHTING PNL:SPACE ACCOMMODATION	Adequate			FAIR	
POWER/LIGHTING PNL:SERVICE CAPACITY	600A/ Adequate			FAIR	
POWER/LIGHTING PNL:MARKING	Marginal unable to track exact distribution			FAIR	
ELECTRICAL DEVICES:PHASE PROTECTION	None				
ELECTRICAL DEVICES:LOW VOLTAGE	None				
ELECTRICAL DEVICES:OVERLOAD PROTECTION	None				
ELECTRICAL DEVICES:LIGHTNING PROTECT'N	Outdoor lamps need replacing+rewiring with Service lateral system	6	EA	POOR	CRITICAL
ELECTRICAL DEVICES:GROUND	Main service to ground pipe located to the E of power panels			FAIR	
ELECTRICAL DEVICES:CONDUCTOR	#14 AWG 600V			FAIR	
ELECTRICAL NETWORK:OUTLETS	Standard		EA		

SYSTEMS DESCRIPTION -----

ELECTRICAL

ELEMENT	DESCRIPTION	QUANTITY	UNITS EA	RATING FAIR	ACTION
ELECTRICAL NETWORK:SWITCHES	Standard switch with cover			FAIR	
ELECTRICAL NETWORK:CONDUCTORS	Romex/BX cable/ #14, #12, #10 AWG 600V			FAIR	
ELECTRICAL NETWORK:LIGHTING	Outdoor lighting installed on trees/hanging wires	16	EA	POOR	CRITICAL
ELECTRICAL NETWORK:ENERGY RETROFIT	None				
ELECTRICAL:PHONE SERVICE	Provided			FAIR	
ELECTRICAL:GENERAL	No electrical PM program			POOR	MINOR

WORK RECOMMENDATION -----

PRIORITY 1 "CRITICAL"

ELEMENT	ACTION PRIORITY	RECOMMENDATION	DEFICIENCY	QUANTITY UNITS	CODE VIOLATION			TOTAL COST
					MATERIAL COST	LABOR COST	GEN CONTR MARKUP	
FIRE SAFETY/LIFE SAFETY FS. 1 EGRESS:STAIRS PRIORITY 1		Rebuild steps, enclose risers, add landing	Fire escape on W side of bldg needs a landing	0	1260	472	346	2078
HEATING/VENTILATING/AIR CONDITIONING HV. 2 HEATING:COILS PRIORITY 1		Remove+Replace 2 Ray heaters with elec. baseboard heat place wires in conduit+remove vents	Panel Ray heaters do not meet the present codes	11 EA	1400	2532	786	4718
PLUMBING PL. 3 WATER:DOMESTIC HOT/W MTG PRIORITY 1		Relocate heaters/install class B vent/install 3 ASME/AGA relief valves and discharge lines	Water heaters located under the exit stairs/ improperly vented/relief valves inadequate	3 EA	331	596	185	1112
ELECTRICAL EL. 4 INCOMING SERVICE:SERVICE LINES PRIORITY 1		R+R with service lateral system from main transformer to bldg	Main continuously breaking in the winter	60 FT	3180	2820	1200	7200
ELECTRICAL EL. 5 ELECTRICAL NETWORK:LIGHTING PRIORITY 1		Remove+Replace with service lateral system 20ft aluminum poles, 400W mercury lamp	Outdoor lighting is poorly installed on trees	6 EA	6546	4218	2152	12916

PRIORITY 2 "SERIOUS"

ELEMENT	ACTION PRIORITY	RECOMMENDATION	DEFICIENCY	QUANTITY UNITS	CODE VIOLATION			TOTAL COST
					MATERIAL COST	LABOR COST	GEN CONTR MARKUP	
EXTERIOR ENVELOPE EE. 6 FOUNDATION:BASE PRIORITY 2		Replace with concrete footings, walls and piers	Concrete pads and piers have settled and rotted	468 LF	10578	18770	5869	35217
EXTERIOR ENVELOPE EE. 7 ROOF:MEMBRANE PRIORITY 2		Replace shingle and decking, add .5in sheathing and 15 lb felt	Cedar shingle and decking rotting due to water leakage	7464 SF	9181	10823	4000	24004
EXTERIOR ENVELOPE EE. 8 ROOF:STRUCTURE PRIORITY 2		Rebuild roof/ceiling structure, provide more support for expected load	Roof/Ceiling structure deteriorated due to water leakage and heavy snow load	7464 SF	4051	5411	1892	11354
INTERIOR ENVELOPE IE. 9 FLOOR:STRUCTURE PRIORITY 2		Rebuild floor structure	Undulating floor due to settling foundation	4665 SF	11896	16421	5663	33980

WORK RECOMMENDATION

PRIORITY 2 "SERIOUS"

ACTION	PRIORITY	ELEMENT	RECOMMENDATION	DEFICIENCY	QUANTITY	UNITS	CODE VIOLATION			TOTAL COST
							MATERIAL COST	LABOR COST	GEN CONTR MARKUP	
INTERIOR ENVELOPE IE.10 CEILINGS:FINISH PRIORITY 2			Refinish ceiling with .675in gypsum board and cover with materials to match existing	Ceiling shows of deflection and water damage in rental rooms and concessioners quarters	2980	SF	2414	4559	1394	8367
HEATING/VENTILATING/AIR CONDITIONING HV.11 AIR MOVING/VENTILAT'N:STACKS/CHMNYS/VENTS PRIORITY 2			Properly install four new class B vents/band and repaint chimney	Vents / Reznor/ floor space heaters improperly installed/cracks in chimney	4	EA	169	271	88	528
ELECTRICAL EL.12 INCOMING SERVICE:METERING PRIORITY 2			Install meter at main console on bldg	Only 1 meter for 20 buildings	2	EA	300	200	100	600
ELECTRICAL EL.13 POWER/LIGHTING PNLS:CONDUCTOR PRIORITY 2			Rewire the attic to meet NEC/ Using BX armoured cable	#14 wires exposed in the attic not in conduit	100	LF	33	81	22	136

PRIORITY 3 "MINOR"

ACTION	PRIORITY	ELEMENT	RECOMMENDATION	DEFICIENCY	QUANTITY	UNITS	CODE VIOLATION			TOTAL COST
							MATERIAL COST	LABOR COST	GEN CONTR MARKUP	
EXTERIOR ENVELOPE EE.14 WALLS:EXTERIOR SKIN PRIORITY 3			Remove and replace rotten shakes. Regrade to keep moisture away from shakes	Cedar shakes rotting where they come in contact with ground	192	SF	120	179	59	358
EXTERIOR ENVELOPE EE.15 ROOF:DRAINAGE PRIORITY 3			Remove existing gutter and replace with new wood gutter	Wood gutters rotting and detached from structure	230	LF	908	476	276	1660
HEATING/VENTILATING/AIR CONDITIONING HV.16 HVAC:GENERAL PRIORITY 3			Institute HVAC PM program	No HVAC program	0		27	320	69	416
PLUMBING PL.17 PLUMBING:GENERAL PRIORITY 3			Institute plumbing PM program	No plumbing PM program	0		99	209	61	369
ELECTRICAL EL.18 ELECTRICAL:GENERAL PRIORITY 3			Institute electrical PM program	No electrical PM program	0		124	400	104	628

WORK RECOMMENDATION -----

PRIORITY 3 "MINOR"

ACTION	PRIORITY	ELEMENT	RECOMMENDATION	DEFICIENCY	QUANTITY	UNITS	CODE VIOLATION			TOTAL COST
							MATERIAL COST	LABOR COST	GEN CONTR MARKUP	

COST SUMMARY

CATEGORY	PRIORITY 1 "CRITICAL"	PRIORITY 2 "SERIOUS"	PRIORITY 3 "MINOR"	CATEGORY SUBTOTAL
SITE	\$ 0	\$ 0	\$ 0	\$ 0
EXTERIOR ENVELOPE	\$ 0	\$ 70576	\$ 2019	\$ 72596
INTERIOR ENVELOPE	\$ 0	\$ 42348	\$ 0	\$ 42348
FIRE SAFETY/LIFE SAFETY	\$ 2078	\$ 0	\$ 0	\$ 2078
HANDICAPPED ACCESSIBILITY	\$ 0	\$ 0	\$ 0	\$ 0
HEALTH	\$ 0	\$ 0	\$ 0	\$ 0
HEATING/VENILATING/AIR CONDITIONING	\$ 4718	\$ 528	\$ 416	\$ 5662
PLUMBING	\$ 1112	\$ 0	\$ 369	\$ 1482
ELECTRICAL	\$ 20116	\$ 736	\$ 628	\$ 21482
PRIORITY SUBTOTAL	\$ 28026	\$ 114189	\$ 3434	

TOTAL COST FOR BUILDING: \$ 145650





