

LITITZ MUTUAL INSURANCE COMPANY  
2 North Broad Street  
Lititz, Pennsylvania

- MAIN OFFICE -

The original section of this building was constructed in 1941. The exterior walls are built of good quality stone. In the early 1980's a similar addition was added to the north elevation. The exterior walls are built of stone over concrete block. The window and door openings are wood and metal framed. The sloped and flat roof structure is pre-stressed concrete decking supported by steel trusses and purlins. The flat roof cover is rubber while the sloped roof has good quality slate covering. Copper gutters and downspouts drain the roof areas. The roof structure supports the clock/bell tower.

There is a full basement/ground floor level. There is no basement beneath the tower/main foyer section. The floor is concrete on grade. The floor cover in the mechanical room and records storage room is seamless epoxy. The old records room has asphalt tile floor cover. There is ceramic tile floor cover in the restrooms. The remaining areas have carpet and sheet vinyl floor cover. There is no floor cover in the lower level mechanical room, and large storage room. The interior walls are frame and masonry. The walls are covered with plaster, taped and painted gypsum board, and wallpaper. The restroom walls are covered with ceramic tile wainscot. The ceiling in the mechanical rooms, storage room is exposed upper floor. The remaining ceilings are good quality to average quality suspended acoustical tiles on metal grid systems, and taped and painted gypsum board.

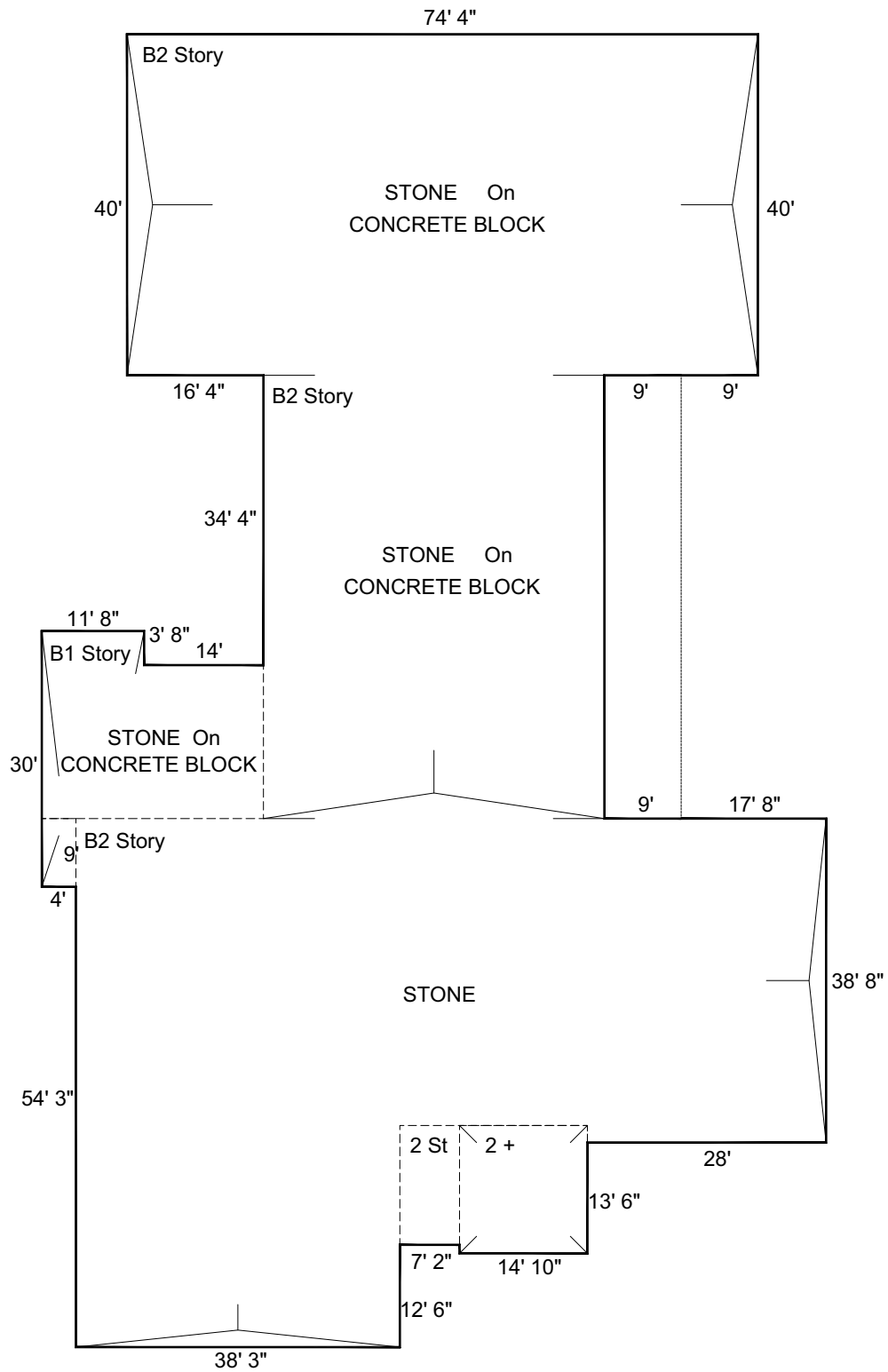
The upper floors in the original section are poured concrete over steel mesh and steel joists. The floors in the addition are pre-stressed concrete with two-inch thick concrete flooring. The floor cover in the lobby and upper stairwell is good quality asphalt composite tile. The board room perimeter, rear lobby, and second floor canteen have good quality oak parquet floor cover. There are two rooms with standard hardwood flooring. The restrooms have ceramic tile floor cover. The remaining areas have good quality carpet and vinyl floor covering. The stairwells are equipped with anti-skid vinyl floor covering.

The interior walls are frame and masonry. The walls are finished plaster, taped and painted gypsum board, acoustical wallpaper, standard wallpaper, and knotty pine paneling. There are several sections with good quality hardwood wainscot. The interior décor throughout the building is good quality. The ceiling in the front lobby is arched plaster. The board room ceiling is part manufactured wood over plaster. The remaining ceilings are standard plaster, taped and painted gypsum board, and good quality suspended acoustical tiles on metal grid systems.

The electric wiring is in conduit and Bx cable. There are standard outlets and average to good quality lighting fixtures. The electric system is equipped with step down transformers, and Kohler standby power generator with transfer switchgear. The plumbing includes the restroom facilities, kitchen sinks, water conditioning system, sump pumps, utility sinks, floor drains, and the runs and service connections. Heating and cooling for the building is provided by electric warm and cooled air with service duct distribution. The air handler damper units are computer controlled. The computer room is equipped with an independent heat and cooling system with climatic humidification.

The permanent fixtures include the fire alarm system, the fire extinguishers, the keyless door entry system, the telephone system, the computer wiring with data/network drops, the bell in the tower, the clockworks, the operational wall, the music system, the paging system, the Geochron (Earth-Time), the Schulmerich carillon unit, and the dumbwaiter. The exterior construction includes the shutters, the concrete condenser pit with steel grills, the stoops, the steps, the patio, the canopies, basement entrance, the wrought iron railing, and the exterior wall mounted lights.

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Scale: 1" = 20'  
 Area= 29,667 Sq.Ft.

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*FRONT VIEW*



*LEFT-SIDE VIEW*



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*REAR VIEW*



*RIGHT-SIDE VIEW*

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Excavation and/or Fill	56,030.00
Foundation and/or Footings	120,105.00
Basement Walls	382,380.00
Frame Structure & Supports	261,020.00
Floors	428,920.00
Floor Cover	215,480.00
Ceilings & Insulation	312,615.00
Interior Construction & Finishes	1,122,890.00
Electric & Lighting	730,560.00
Plumbing	216,190.00
Heating & Air Conditioning	573,790.00
Roof Structure	488,235.00
Roof Cover & Spouting	291,855.00
Permanent Fixtures	558,680.00
Walls, Windows & Doors	1,085,450.00
Exterior Construction (attached)	<u>120,950.00</u>
Replacement Cost	\$ 6,965,150.00
Less Excavation/Foundation	- <u>176,135.00</u>
Insurable Replacement Cost	\$ 6,789,015.00
Less Physical Depreciation	- <u>746,790.00</u>
Actual Cash Value (depr.)	\$ 6,042,225.00

*Total Cost per Sq. Ft. = \$ 234.78 (Including Basement)*

*Construction Class Information:*

Masonry Non Combustible (ISO 3) = 100%

MIB, Inc  
Harrisburg, Pennsylvania