

Diana Seele

From: Craig Stevens <craigs@cirsa.org>
Sent: Tuesday, September 29, 2020 2:31 PM
To: Marco Carani; Don Gardner; Diana Seele
Cc: rphillips@frontieradjusters.com
Subject: RE: Johnstown PW Building ROOF

Hi,

Yes, the cost is within our estimated cost, so CIRSA is ok with the price. I will need the final invoice once the work is complete. Also, if you have a signed contract, please send that also.

Thanks,
Craig



SAFERTOGETHER
Craig Stevens
Property Claims Specialist

800.228.7136 Main
720.605.5467 Direct
303.757.8950 Fax

From: Marco Carani <mcarani@townofjohnstown.com>
Sent: Tuesday, September 29, 2020 12:40 PM
To: Craig Stevens <craigs@cirsa.org>; Don Gardner <dgardner@townofjohnstown.com>; Diana Seele <dseele@townofjohnstown.com>
Cc: rphillips@frontieradjusters.com
Subject: RE: Johnstown PW Building ROOF

Were we good to proceed with repairs



Respectfully

Marco Carani | Director of Public Works
Town of Johnstown
p: 970.587.4664
mcarani@townofjohnstown.com
[Facebook](#) | [Twitter](#) | TownofJohnstown.com
450 S Parish Ave. PO Box 609 Johnstown, CO 80534

From: Craig Stevens <craigs@cirsa.org>
Sent: Tuesday, September 22, 2020 7:54 AM
To: Don Gardner <dgardner@townofjohnstown.com>; Marco Carani <mcarani@townofjohnstown.com>; Diana Seele <dseele@townofjohnstown.com>
Cc: rphillips@frontieradjusters.com
Subject: RE: Johnstown PW Building ROOF

Looks like Don tried a few other vendors. The Front Range bid is lower than our estimate and acceptable in that regard. I'd just suggest confirming the code requirement topic and what alternate #1 is that references the City of Fort Collins.

Thanks!
Craig



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Property Claims Specialist

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From: Don Gardner <dgardner@townofjohnstown.com>

Sent: Tuesday, September 22, 2020 6:21 AM

To: Craig Stevens <craigs@cirsa.org>

Subject: RE: Johnstown PW Building ROOF

I got them from
Douglas roofing
B&M Roofing and the only one that came back was Front Range

From: Craig Stevens <craigs@cirsa.org>

Sent: Monday, September 21, 2020 1:51 PM

To: Marco Carani <mcarani@townofjohnstown.com>; Diana Seele <dseele@townofjohnstown.com>; Don Gardner <dgardner@townofjohnstown.com>

Cc: rphillips@frontieradjusters.com

Subject: RE: Johnstown PW Building ROOF

Thanks! I noticed a few differences in the Front Range bid that I wanted to point out.

- The Front Range Roofing estimate is obviously a lot lower Cost, which is great, however, it appears the main differences are
 - o Front Range figures to leave the insulation board in place, whereas we assumed it would need removed/replaced... If this can be accomplished that is great for both 'avoiding filling a landfill' and for cost.
 - o Our estimate assumes the need to add an additional inch of insulation to meet code... Maybe the coverboard that Front Range is adding will provide the additional insulation R-value required to meet code?
- What is the Alternate #1 which says a proposal by City of Fort Collins?

Is the Town getting any other bids? You don't have to because of us, but I'd suggest getting the code requirement R-Value issue cleared up with the roofer(s) in order to get an accurate bid and avoid surprises later.

Thanks,
Craig



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Craig Stevens
Property Claims Specialist

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303.757.8950 Fax

From: Marco Carani <mcarani@townofjohnstown.com>
Sent: Monday, September 21, 2020 11:59 AM
To: Craig Stevens <craigs@cirsa.org>; Diana Seele <dseele@townofjohnstown.com>; Don Gardner <dgardner@townofjohnstown.com>
Cc: rphillips@frontieradjusters.com
Subject: RE: Johnstown PW Building ROOF



Respectfully

Marco Carani | Director of Public Works
Town of Johnstown
p: 970.587.4664
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450 S Parish Ave. PO Box 609 Johnstown, CO 80534

From: Craig Stevens <craigs@cirsa.org>
Sent: Friday, July 31, 2020 12:32 PM
To: Diana Seele <dseele@townofjohnstown.com>; Marco Carani <mcarani@townofjohnstown.com>; Don Gardner <dgardner@townofjohnstown.com>
Cc: rphillips@frontieradjusters.com
Subject: Johnstown PW Building ROOF
Importance: High

Hi Diana, Marco, and Don,

I received Diana's voicemail that the roof leaked last night. We inspected the roof with the engineer and Don yesterday. We will be including a full replacement of that building's membrane in the Hail claim we have open still. I'll be closing the wind claim and placing the roof replacement under the open hail claim PC6009689-1. This way there is no additional deductible for the Town. We will close the new wind claim with no payment.

So, if there is water damage inside the building, please mitigate it/clean it up and save any invoices for incurred costs for my review.

Also, it'll be a week or so till I have the engineer report about the proper scope of repair to comply with current code and the appraiser estimate, but I'd suggest getting started getting a few bids for the roof replacement. I'm attaching the Original roof guarantee so you can see their scope of work. Also attaching the photos taken by Front Range Roofing showing their core sample results.

The basic scope would include: tear off and replace the existing 60 mil, white EPDM membrane. This is a fully adhered membrane over ISO (insulation board). Tear off and replace the 2 layers of 1.5" thick each ISO board. (not sure if current building code will require any additional insulation; if it does, we'll find out through the engineer, or many roofers can gather that data from building departments).

Included in the scope would be to detach/reset the parapet cap flashing and power vents in order to install the membrane correctly. NOTE: we cannot pay to replace the metal that has dents as cosmetic damage is excluded. This would apply to the standing seam metal roofing, vents, and cap flashing. So, don't have the roofers price replacement of the standing seam metal roofing (unless you want a side bid option for Town's out of pocket expense). The hail scope of repair applies to all roof sections on this building that have the white EPDM membrane.

Diana: we can correct the hail claim overpayment on the Library with the new money that will be payable on this PW shop building. This way the Town will not need to write a check back to CIRSA, we can just subtract the overpayment from the new balance payable.

Let me know if you have any questions. My cell is 720-412-6966

Thanks,
Craig



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Property Claims Specialist

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