



Frontier Adjusters of Arvada/Thornton

P.O. Box 280283
Lakewood, CO 80226
Tel 303 242 8953
Fax 866 255 3671
Email rphillips@frontieradjusters.com
HAAG Certification #201010137
FLIR™ The Worlds Sixth Sense™

Insured: Town of Johnstown
Property: 205 S 1st St Public Works 063
Johnstown, CO 80534

Home: (970) 534-0247

Claim Rep.: Stevens, Craig
Company: CIRSA
Business: 3665 Cherry Creek Drive North
Denver, CO 80209

Business: (303) 757-5475
E-mail: craigs@cirsa.org

Estimator: Phillips, Rich Arvada Thornton
Company: Frontier Adjusters Evergreen/Conifer
Business: P.O. Box 280283
Lakewood, CO 80226

Business: (303) 242-8953
E-mail: rphillips@frontieradjusters.com

Claim Number: PC6011716-1

Policy Number:

Type of Loss: <NONE>

Date Contacted: 7/10/2020 12:00 AM
Date of Loss: 6/16/2020 12:00 AM
Date Inspected: 7/15/2020 12:00 AM

Date Received: 7/3/2020 12:00 AM
Date Entered: 7/16/2020 12:53 PM

Price List: COFC8X_JUN20
Restoration/Service/Remodel
Estimate: M92-200704



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This is a repair estimate only. Property owner is responsible for mitigation of damage, prevention of additional damage. Owner is responsible for repairs or securing a contractor/handyman to make repairs. The contractor or emergency services/dry out team is ABSOLUTELY responsible for contacting the owner of the unit, securing permission to work, and completing that work.

Overhead and profit is available if the owner uses a licensed general contractor, and employs 3 or more trades in the course of repairs.

This estimate of damage may not be complete. Opening up the job, or finding additional damage means supplemental or additional damage may require reinspection or reevaluation, once the job has begun. Owner/contractor should contact the above adjuster/appraiser, immediately upon discovery.

Failure of the property owner or the contractor to notify the adjuster that further damage has been found or their numbers are different for the overall cost, may result in no added payments being made. If you believe your charges will exceed this estimate, you must notify the adjuster before proceeding to get approval or reinspected, otherwise, payment will be made based on this estimate total.

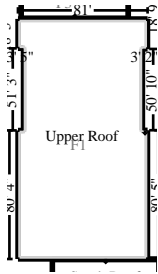
The repair contractor or dryout firm is responsible for testing for asbestos, lead based paint, mold, biological growth, radon, or any other substance potentially on the job that may be hazardous to their employees, the homeowner, the business owner, or any involved parties.

The insurance carrier reserves the salvage rights to all salvage on any metal roof they replace, or on any carpet or hardwood flooring.

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M92-200704

Roof



Upper Roof

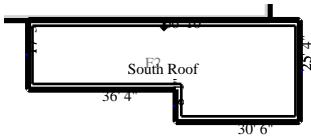
11814.00 Surface Area
475.17 Total Perimeter Length

118.14 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. Remove Rubber roofing - Fully adhered system - 60 mil	118.14 SQ	71.55	0.00	8,452.92	(0.00)	8,452.92
2. Rubber roofing - Fully adhered system - 60 mil	124.05 SQ	441.54	0.00	54,773.04	(8,215.96)	46,557.08
3. Remove Insulation - polystyrene board, 3"	118.14 SQ	40.44	0.00	4,777.58	(0.00)	4,777.58
4. Insulation - ISO board, 4" 3 inches coming off For 4 inches of polyiso per insulation code	118.14 SQ	385.66	0.00	45,561.87	(6,834.28)	38,727.59
5. Remove Cap flashing - large	475.17 LF	0.59	0.00	280.35	(0.00)	280.35
6. Install Cap flashing - large	475.17 LF	8.34	0.00	3,962.92	(594.44)	3,368.48
7. R&R Flashing - pipe jack - 6"	4.00 EA	63.55	0.00	254.20	(33.91)	220.29
8. Remove Exhaust fan - cone style 36" 6 blade, galvanized	3.00 EA	37.48	0.00	112.44	(0.00)	112.44
9. Install Exhaust fan - cone style 36" 6 blade, galvanized	3.00 EA	522.66	0.00	1,567.98	(0.00)	1,567.98
10. Detach & Reset Exhaust cap - through roof - up to 4"	8.00 EA	80.22	0.00	641.76	(0.00)	641.76
11. Remove Special Doors - Roof Hatch	1.00 EA	28.18	0.00	28.18	(0.00)	28.18
12. Install Special Doors - Roof Hatch	1.00 EA	328.91	0.00	328.91	(0.00)	328.91
13. Remove Heating and cooling unit - 5 ton, 140 MBH	1.00 EA	567.95	0.00	567.95	(0.00)	567.95
14. Install HVAC Technician - per hour	10.00 HR	98.00	0.00	980.00	(0.00)	980.00
Labor to lift, and install the roofing under the curb at the two Roof top units						
15. HVAC Technician - per hour	6.00 HR	98.00	0.00	588.00	(0.00)	588.00
Labor to lift and reset two exhaust fans for the engine work done in the shop below						
Totals: Upper Roof			0.00	122,878.10	15,678.59	107,199.51

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South Roof

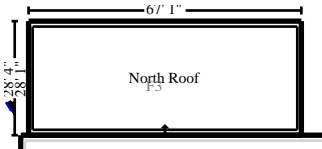


1398.05 Surface Area
184.30 Total Perimeter Length

13.98 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
16. Remove Rubber roofing - Fully adhered system - 60 mil	13.98 SQ	71.55	0.00	1,000.27	(0.00)	1,000.27
17. Rubber roofing - Fully adhered system - 60 mil 3 inches coming off For 4 inches of polyiso per insulation code	14.68 SQ	441.54	0.00	6,481.81	(972.27)	5,509.54
18. Remove Insulation - polystyrene board, 3"	13.98 SQ	40.44	0.00	565.35	(0.00)	565.35
19. Insulation - ISO board, 4" For 4 inches of polyiso	13.98 SQ	385.66	0.00	5,391.53	(808.73)	4,582.80
20. Remove Cap flashing - large	117.30 LF	0.59	0.00	69.21	(0.00)	69.21
21. Install Cap flashing - large	117.30 LF	8.34	0.00	978.28	(146.74)	831.54
22. R&R Flashing - pipe jack - 6"	6.00 EA	63.55	0.00	381.30	(50.86)	330.44
23. Remove Exhaust fan - cone style 36" 6 blade, galvanized	1.00 EA	37.48	0.00	37.48	(0.00)	37.48
24. Install Exhaust fan - cone style 36" 6 blade, galvanized	1.00 EA	522.66	0.00	522.66	(0.00)	522.66
25. Remove Heating and cooling unit - 2 ton, 80 MBH Detach and reset 2 Roof top units	2.00 EA	499.80	0.00	999.60	(0.00)	999.60
Totals: South Roof			0.00	16,427.49	1,978.60	14,448.89

North Roof



1900.77 Surface Area
190.84 Total Perimeter Length

19.01 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
26. Remove Rubber roofing - Fully adhered system - 60 mil	19.01 SQ	71.55	0.00	1,360.17	(0.00)	1,360.17
27. Rubber roofing - Fully adhered system - 60 mil	19.96 SQ	441.54	0.00	8,813.14	(1,321.97)	7,491.17
28. Remove Insulation - polystyrene board, 3"	19.01 SQ	40.44	0.00	768.76	(0.00)	768.76



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CONTINUED - North Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV	
29. Insulation - ISO board, 4" 3 inches coming off For 4 inches of polyiso per insulation code	19.01	SQ	385.66	0.00	7,331.40	(1,099.71)	6,231.69
30. Remove Cap flashing - large	122.84	LF	0.59	0.00	72.48	(0.00)	72.48
31. Install Cap flashing - large	190.84	LF	8.34	0.00	1,591.61	(238.74)	1,352.87
32. R&R Flashing - pipe jack - 6"	4.00	EA	63.55	0.00	254.20	(33.91)	220.29
33. Remove Exhaust fan - cone style 36" 6 blade, galvanized	3.00	EA	37.48	0.00	112.44	(0.00)	112.44
34. Install Exhaust fan - cone style 36" 6 blade, galvanized	3.00	EA	522.66	0.00	1,567.98	(0.00)	1,567.98
35. Detach & Reset Exhaust cap - through roof - up to 4"	8.00	EA	80.22	0.00	641.76	(0.00)	641.76
36. Remove Special Doors - Roof Hatch	1.00	EA	28.18	0.00	28.18	(0.00)	28.18
37. Install Special Doors - Roof Hatch	1.00	EA	328.91	0.00	328.91	(0.00)	328.91
38. Remove Heating and cooling unit - 5 ton, 140 MBH	1.00	EA	567.95	0.00	567.95	(0.00)	567.95
39. Install HVAC Technician - per hour Labor to lift, and install the roofing under the curb at the two Roof top units	10.00	HR	98.00	0.00	980.00	(0.00)	980.00
40. HVAC Technician - per hour Labor to lift and reset two exhaust fans for the engine work done in the shop below	6.00	HR	98.00	0.00	588.00	(0.00)	588.00
Totals: North Roof				0.00	25,006.98	2,694.33	22,312.65
Total: Roof				0.00	164,312.57	20,351.52	143,961.05

General Conditions

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV	
45. Dumpster load - Approx. 40 yards, 7-8 tons of debris This is for the insulation coming off, as well as associated debris. Roof membrane has dump fees built in.	5.00	EA	770.45	0.00	3,852.25	(0.00)	3,852.25
Totals: General Conditions				0.00	3,852.25	0.00	3,852.25
Line Item Totals: M92-200704				0.00	168,164.82	20,351.52	147,813.30



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Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
776.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
15,112.81 Surface Area	151.13 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Commercial Building

Line Item Total	168,164.82
Replacement Cost Value	\$168,164.82
Less Depreciation	(20,351.52)
Actual Cash Value	\$147,813.30
Net Claim	\$147,813.30
Total Recoverable Depreciation	20,351.52
Net Claim if Depreciation is Recovered	\$168,164.82

Phillips, Rich Arvada Thornton

**THE MUNICIPALITY/COUNTY IS A
TAX EXEMPT ORGANIZATION
SO NO TAXES APPLY**

