

## CIRSA

---

3665 Cherry Creek North Drive  
Denver, CO 80209  
303-757-5475  
800-228-7136

Insured: Town of Johnstown, DAF Building  
Property: 23205 CR 13  
Johnstown, CO 80534

Business: (970) -

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

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

Estimator: Craig Stevens  
Position: Property Claim Specialist  
Company: CIRSA  
Business: 3665 Cherry Creek North Drive  
Denver, CO 80209

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

**Claim Number:** PC6013873-1

**Policy Number:** JW2021PC

**Type of Loss:** Wind Damage

Date Contacted: 4/22/2021

Date of Loss: 4/16/2021

Date Inspected: 5/7/2021

Date Received: 4/22/2021

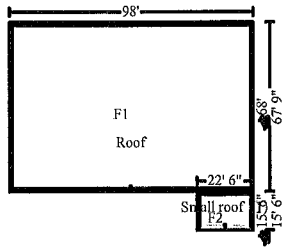
Date Entered: 5/13/2021

Price List: COFC8X\_MAY21  
Restoration/Service/Remodel

Estimate: PC6013873-1

**CIRSA**

3665 Cherry Creek North Drive  
 Denver, CO 80209  
 303-757-5475  
 800-228-7136

**PC6013873-1****Main Level****Roof**

7012.75 Surface Area  
 408.00 Total Perimeter Length

70.13 Number of Squares

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>DAF BUILDING @ WTP</b>						
1. Tear off, haul and dispose membrane roofing - full adhered	84.39	SQ	81.57	0.00	6,883.69	(0.00) 6,883.69
2. R&R Cap flashing - large	380.00	LF	27.69	0.00	10,522.20	(5,131.90) 5,390.30
3. R&R Aluminum termination bar / flashing for membrane roofs	20.00	LF	3.35	0.00	67.00	(26.70) 40.30
4. R&R Flashing - pipe jack - split boot	4.00	EA	97.36	0.00	389.44	(176.48) 212.96
5. R&R Insulation - ISO board, 4"	70.13	SQ	487.55	0.00	34,191.88	(15,458.76) 18,733.12
6. R&R Taper Cricket system around scuppers	4.00	SQ	299.76	0.00	1,199.04	(506.14) 692.90
7. Single ply membrane - Fully adhered system - 60 mil	84.39	SQ	454.76	0.00	38,377.20	(19,188.60) 19,188.60
8. Roof scupper - PVC/TPO clad aluminum	4.00	EA	183.36	0.00	733.44	(733.44) 0.00
Add 4 additional overflow scuppers per code.						
9. Masonry - Fee to cut out 4 new scupper holes on south side	1.00	EA	244.95	0.00	244.95	(0.00) 244.95
<b>DAF Building @ WTP Totals:</b>			<b>0.00</b>	<b>92,608.84</b>	<b>(41,222.02)</b>	<b>51,386.82</b>
<b>Totals: Roof</b>			<b>0.00</b>	<b>92,608.84</b>	<b>41,222.02</b>	<b>51,386.82</b>
<b>Area DAF Building @ WTP Total:</b>			<b>0.00</b>	<b>92,608.84</b>	<b>(41,222.02)</b>	<b>51,386.82</b>
<b>Totals: Main Level</b>			<b>0.00</b>	<b>92,608.84</b>	<b>41,222.02</b>	<b>51,386.82</b>
<b>Area DAF Building @ WTP Total:</b>			<b>0.00</b>	<b>92,608.84</b>	<b>(41,222.02)</b>	<b>51,386.82</b>
<b>Line Item Totals: PC6013873-1</b>			<b>0.00</b>	<b>92,608.84</b>	<b>41,222.02</b>	<b>51,386.82</b>

## CIRSA

---

3665 Cherry Creek North Drive  
Denver, CO 80209  
303-757-5475  
800-228-7136

### 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
909.66 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
7,012.75 Surface Area	70.13 Number of Squares	408.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

## CIRSA

3665 Cherry Creek North Drive  
Denver, CO 80209  
303-757-5475  
800-228-7136

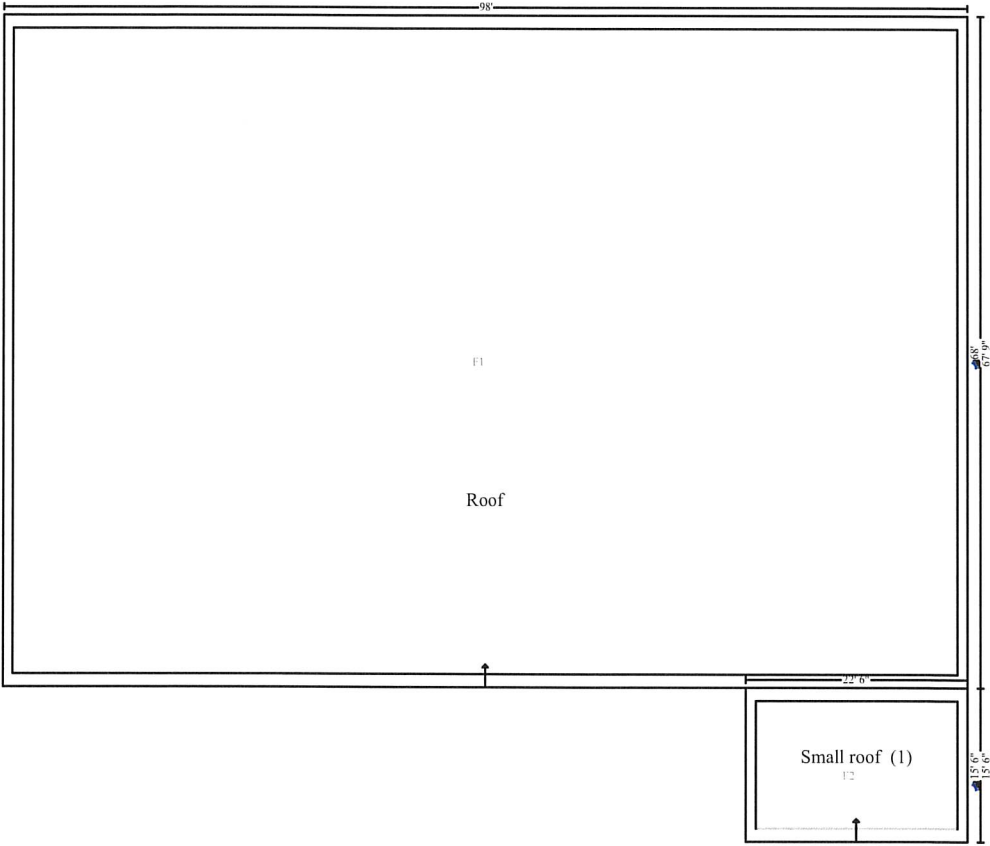
### Summary for DAF Building @ WTP

Line Item Total	92,608.84
<b>Replacement Cost Value</b>	<b>\$92,608.84</b>
Less Depreciation	(41,222.02)
<b>Actual Cash Value</b>	<b>\$51,386.82</b>
<b>Net Claim</b>	<b>\$51,386.82</b>
Total Recoverable Depreciation	41,222.02
<b>Net Claim if Depreciation is Recovered</b>	<b>\$92,608.84</b>

---

Craig Stevens  
Property Claim Specialist

Main Level



Main Level



**A+** Accredited member of the Better Business Bureau

2305 9th Street  
Greeley, Co. 80624  
970-324-5238  
[khroofing@mail.com](mailto:khroofing@mail.com)

**Commercial and Residential Contractors**  
Total Exterior Restoration, Licensed and insured

Job: **Johnstown Water Treatment Facility reroof**  
Johnstown, Colorado  
Contact: Maurice 970-587-4664  
Email: [mpribble@townofjohnstown.com](mailto:mpribble@townofjohnstown.com)

**Proposal: EPDM**

**Date of Proposal: 5/21/21**

KH ROOFING, LLC, proposes to furnish material and labor-complete in accordance with the specifications below:

1. Remove and dispose of the existing EPDM roof system and prepare the deck for the new roof system.
2. Install 4" Polyiso rigid insulation, adhered to the concrete deck with 2 part low rise adhesive.
3. Install a 1/2" dens deck cover board adhered to the Polyiso with 2 part low rise adhesive.
4. Install fully adhered 60 mil EPDM membrane on the fields and parapet walls according to the manufacturer's specifications and local building codes.
5. Install seam tape at all seams including curbs and all other penetrations.
6. Install EPDM detail flashing membrane and preformed pipe boots where needed.
7. Reflash and wall scuppers with new flashing membrane and metal.
8. Cut the Parapet CMU and install 4 new over flow scuppers according to engineers directions.
9. Install new expansion joints and flashing in with flashing membrane.
10. Install 24 ga. prefinished cap metal on parapet walls with concealed high wind cleating system.
11. KH Roofing will Clean up and haul away all roofing debris.
12. KH Roofing will abide by all safety regulations, including the safety of it's employees, subs and the safety of the public while performing work on the property.
13. KH Roofing will provide a 20 Material warranty. KH will provide a 5 year Workmanship within 30 days of final inspection and final payment.
14. Total amount of investment for the reroof is **\$91,486.00.** Payment will be as follows: to be negotiated.

KH Roofing, LLC will perform work in a workmanlike manner to industry and manufacturer standards in a timely fashion without delay other than weather events. work will be completed at the above listed price to the customer unless (1) Customer request upgrades or additional work that has not been agreed upon in writing. All bills to be paid as specified. Any unpaid amounts will result in additional collection fees, including attorney fees and interest charges of 1.5% monthly, 18% annually. all disputes will be handled by arbitration in Greeley, Colorado.

---

Customers Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Customers Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Company's Representative: \_\_\_\_\_ Phone#: \_\_\_\_\_



May 12, 2021

Attn: City of Johnstown

Reference: **City of Johnstown 23230 WC CR 13 Building Re-Roof**

I would like to thank you for contacting Front Range Roofing for an estimate on the referenced project. Front Range Roofing Systems LLC (hereinafter referred to as "FRR") proposes to perform and furnish the labor, materials, insurance, supervision, equipment, and warranty (herein together referred to as the "Work") described herein for:

**BASE BID INCLUDES:**

**Roof Areas – 2 elevations. \*\*Material 2-3months out on availability\*\*.**

- Remove existing wind damaged membrane & insulation to Sloped Concrete decking.
- Fully adhere 1 new layers of 4" Polyiso in Carlisle Flexible FAST adhesive.
- Fully Adhere 1 layer iof ½ DensDeck Prime over insulation in Flexible FAST adhesive.
- Adhere Carlisle 60mil Black EPDM over Coverboard.
- New 24ga prefinished coping & scuppers included.
- New overflow scuppers installed trough wall 6" above roof surface.
- Conductor heads & downspouts to remain in place.
- Disposal fees & lifting equipment included.
- Provide 2-Year Front Range Roofing Systems Warranty.
- Provide Carlisle 10-Year Warranty.
- Permit & Tax excluded.

Base Bid: \$104,100.00

---

**Alternate #1 Roof System**

- Remove existing damaged membrane & coverboard to existing insulation.
- Existing polyiso to remain in place.
- Mechanically attach new ½" DensDeck Primed coverboard into concrete decking.
- Adhere Carlisle 60mil Black EPDM over Coverboard.
- New 24ga prefinished coping & scuppers included.
- New overflow scuppers installed trough wall 6" above roof surface.
- Conductor heads & downspouts to remain in place.
- Disposal fees & lifting equipment included.
- Provide 2-Year Front Range Roofing Systems Warranty.
- Provide Carlisle 10-Year Warranty.
- Permit & Tax excluded.

Alt #1 Bid: \$75,210.00

Upgrade Alternate #1 – Upgrade warranty to 20 year:

Add to Alt#1 Bid: \$1,360.00

Upgrade Alternate #2 – Install 115 Fleeceback in Fast Adhesive for 20yr / 2" hail warranty.

Add to Alt #1 Bid: \$9,690.00

B. CONTRACT PRICE: FRR shall perform the Work for (\$ Selected Above), in current funds. Payment of the Contract Price shall be paid as follows:

Initial payment of \$ HALF within five (5) days of job start; additional payments due At Completion.

C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.

D. This Proposal is subject to revision or withdrawal by FRR for any reason until communication of acceptance and may be revised after communication of acceptance where an inadvertent error by FRR has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Greg Farris - Owner / PM

**ACCEPTANCE**

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



P.O. Box 703  
Laporte, CO 80535  
Phone: 970-310-1403  
email: dave.clark@topcoroofing.com

DATE May 13, 2021

JOB SITE 23205 S County RD 13  
Johnstown CO  
BILL TO Town of Johnstown

DESCRIPTION	AMOUNT
Labor material and equipment to: <b>Fully Adhered System</b>	
Remove and dispose of existing 3 layers varied roofing material	
(1 layer EPDM single ply roofing)	
(1 layer 1/2" fiber board	
(1 layer 2.5 polyiso insulation insulation)	
Install new 2.5 Polyiso insulation over roof area	
Install 1/2"primed Densdeck over roof area	
<b>Install tapered cricket system between scuppers</b>	
Install fully adhered 60 TPO or EPDM single ply membrane	
Install perimeter strip around all walls and penetrations	
Flash all walls,scuppers and pipes	
2.5 polyiso layer of insulation will be adhered to concrete = <b>15 R Value</b>	
Install additional 2" ployiso layer = <b>10 R Value</b>	
1/2"densdeck to be adhered to polyiso	
Single ply membrane adhered to densdeck	\$107,368.42
<b>OPTIONAL:Xray and core cut overflow scupper add \$6,800.00</b>	
Roof system to be inspected before and upon completion by MFG	
<b>10 YEAR FULL SYSTEM WARRANTY</b>	
<i>Total Proposal</i>	\$ 107,368.42

This proposal maybe withdrawn by Topco Roofing LLC if not accepted within 30 days.  
If you have any questions concerning this proposal, contact Dave Clark @ 970-310-1403 email:dave.clark@topcoroofing.com  
**THANK YOU FOR YOUR BUSINESS!**

Respectfully Submitted by: Dave Clark

Payment in full is due upon completion

#### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payents will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_