CITY OF MANITOU SPRINGS

REQUEST FOR BIDS - 2019 City Facility Repairs

RFB NUMBER: 2019-001
(REISSUED)

The City of Manitou Springs was heavily impacted by severe hail storms in the late summer of 2018 that resulted in several City facilities being damaged. These damages have been assessed by the City's insurance company—via the retention of an independent contractor, Engle Martin & Associates. This agency has inspected damaged and prepared a report that includes a preliminary estimate of quantities, materials, and mobilization needs. This report will serve as the template for the Scope of Services for this project and it is attached to this Request for Bid.

The City is soliciting bids from qualified contractors to facilitate repairs to the facilities that were damaged by these storms, and based on the following conditions:

- The Contractor will need to field verify all measurements and quantities provided in the Engle Martin & Associates report prior to commencement of construction. Any discrepancies in quantities or damages present shall be brought to the attention of the City's Project Manager. The City is aware this report is a probable cost of repairs of damages that occurred, and additional investigation of the damage may be required before a final formal estimate is derived. Utilization of the attached report for bid solicitation/contractor selection will assure all Offeror's are using the information at the time of bid submittal. Upon selection, the low bidder will be required to verify all quantities and justify discrepancies to include with the Professional Services Agreement.

- The Contractor will be responsible for verification and compliance with all pertinent Code criteria as required by the Pikes Peak Regional Building Department, and must obtain all necessary building permits.

- The Contractor must provide a written schedule for the work to be completed. This schedule must accompany the RFB bid response, and will be attached to the Professional Services Agreement.

- The Contractor is responsible for damages, inside or outside the project area caused by the Contractor or their sub-contractors, and is encouraged to photo log current conditions and maintain a daily log of progress throughout the project from commencement to completion, and must secure the worksite and all materials throughout the project duration.

- Contractor is responsible to dispose of any and all trash and return the area to the original condition.

- Several of these facilities are on the National and/or State Historic Register, so materials may need to be approved by a representative of the City's Historic Preservation Commission.
    - The Contractor will want to familiarize themselves with Title 17 of the City's Code of Ordinances and the Historic District Design Guidelines. Both of these documents can be found on the City's website, at www.manitouspringsgov.com

Bidding Requirements:

- Contractor must have an active DUNS number that can be verified on www.Sam.Gov no other site will be accepted for verification.
- A 5% Bid Bond is required at the time of bidding.
- Contractor will be required to submit a Certificate of Insurance as well as performance and payment bonds to cover 100% of the project contract amount.
- Contractor will be responsible for all Traffic and Pedestrian Control and must submit a plan for approval detailing traffic control plans.
- Bids must be detailed, and must include mobilization, demobilization, site security, traffic control and any other item deemed necessary to complete the work outlined in the referenced report.
- Questions can be addressed to S. Cobau at scobau@comsgov.com
    - Questions will be accepted until Friday, January 18, 2019 at 3:00pm
- Final Addendum (if any) will be issued by 4:00pm on Monday, January 21, 2019.
- Bids will be accepted on or **before 3:00pm on Friday, January 25, 2019** by either method below:

  Mail to: Attention S. Cobau, 606 Manitou Ave. Manitou Springs, CO 80829

  Hand Delivery to: Attention S. Cobau, 101 Banks Pl. Manitou Springs, CO 80829
- Bids must be sealed, and must reference RFB 2019-01.
- There will Not be a public bid opening.

The City of Manitou Springs is an Equal Opportunity Employer and no otherwise qualified individuals shall be subject to discrimination on the basis of race, color, religion or religious affiliation, sex familiar status, age, genetics, disability or national origin in any phase of employment for this position.

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

Insured:	City of Manitou Springs July 23rd Event
Property:	606 Manitou Avenue Manitou Springs, CO 80829

Claim Rep.:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Estimator:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Claim Number: PC6006397-1 **Policy Number:** PR 01-2018 **Type of Loss:** Hail

Date Contacted:	8/3/2018 12:00 AM		
Date of Loss:	7/23/2018 12:00 AM	Date Received:	8/3/2018 12:00 AM
Date Inspected:	8/9/2018 12:00 AM	Date Entered:	10/4/2018 10:19 AM

Price List:	COCS8X_SEP18 Restoration/Service/Remodel
Estimate:	UNKNOWN

VERY IMPORTANT! - PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damage observed during inspection of the claimed loss. Additional inspection and/or investigation of the cause of loss and the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin & Associates (EMA). Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EMA. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractors estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EMA. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EMA guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

UNKNOWN

City Hall

Safety and Site Protection

DESCRIPTION	QTY
1. R&R Temporary fencing	220.00 LF
2. Boom lift - 50'-60' reach (per month)	1.00 MO

This is to be used to assist with catching the roof debris above creek.

NOTES:

Exterior

Debris Removal

DESCRIPTION	QTY
3. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA
4. General Demolition - per hour	80.00 HR

This labor is to account for the increased difficulty in working above the creek on the north side, there is no access and the debris will need to be prevented from entering the waterway. This does not take USACE compliancy measures, if any, into consideration.

NOTES:

Engle Martin & Associates

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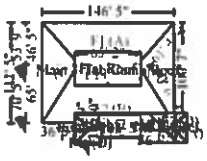

Main 3-Tab Comp Roof

14232.13	Surface Area	142.32	Number of Squares
517.94	Total Perimeter Length		
254.52	Total Hip Length		

DESCRIPTION	QTY
5. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	92.92 SQ
6. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	111.67 SQ
7. Roofing felt - 30 lb.	85.92 SQ
8. Ice & water barrier	776.90 SF
9. R&R Ridge cap - composition shingles	127.26 LF
10. Remove Additional charge for steep roof - 10/12 - 12/12 slope	92.92 SQ
11. Additional charge for steep roof - 10/12 - 12/12 slope	111.50 SQ
12. R&R Drip edge/gutter apron	258.97 LF
13. Roof window - Detach & reset	1.00 EA

NOTES:

Hiawatha (Hail)

Debris Removal

DESCRIPTION	QTY
14. Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA

NOTES:

Exterior

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

3-Tab Comp Roofing

12920.10	Surface Area	129.20	Number of Squares
695.81	Total Perimeter Length	158.08	Total Ridge Length
146.00	Total Hip Length		

DESCRIPTION	QTY
15. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	68.83 SQ
16. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	82.67 SQ
17. R&R Ridge cap - composition shingles	245.68 LF
18. Ice & water barrier	1043.71 SF
19. Roofing felt - 15 lb.	55.71 SQ
20. R&R Drip edge/gutter apron	278.32 LF
21. R&R Flashing - pipe jack - 6"	2.00 EA
22. R&R Flashing - pipe jack	4.00 EA
23. R&R Flashing - pipe jack - split boot	4.00 EA
24. Evaporative cooler - Detach & reset	3.00 EA

NOTES:

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
0.00	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
37,479.39	Surface Area	374.79	Number of Squares	2,005.99	Total Perimeter Length
171.20	Total Ridge Length	529.51	Total Hip Length		

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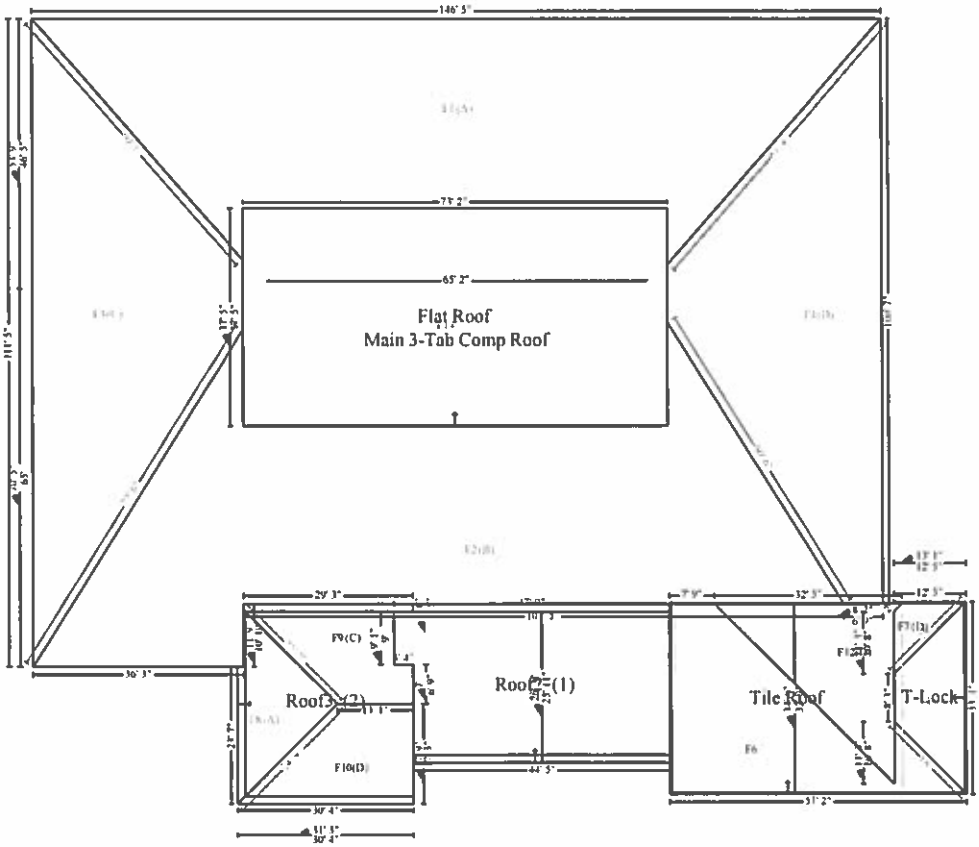
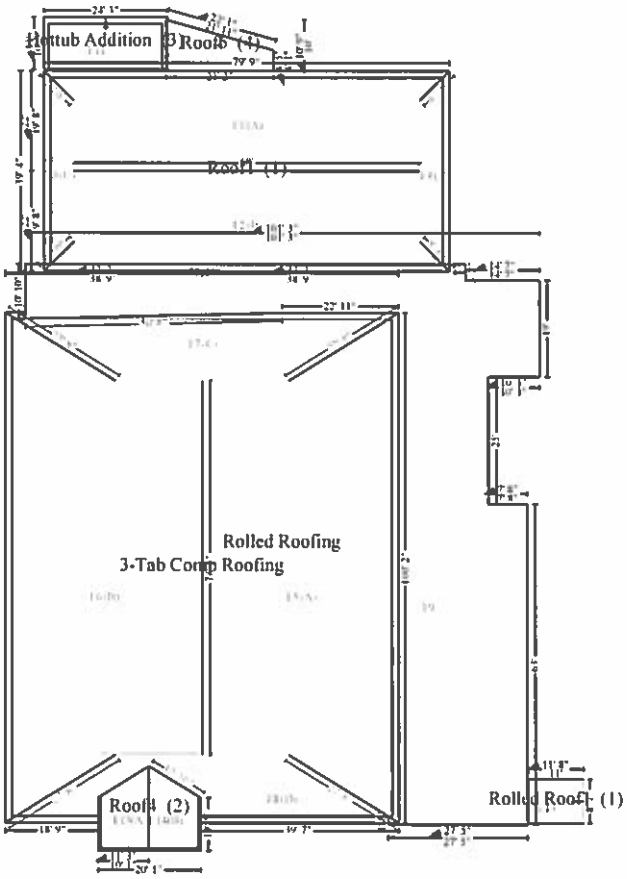
the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin & Associates (EMA). Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EMA. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractors estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EMA. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EMA guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.


Flat Roof
Main 3-Tab Comp Roof
Roof 3 (2)
Roof 2 (1)
Tile Roof
T-Lock
F9(C)
F10(D)
F6

N

Exterior


Hottub Addition
Roof (4)
Roof (1)
Rolled Roofing
3-Tab Comp Roofing
Roof (2)
Rolled Roof (1)

N

Exterior

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

Insured:	City of Manitou Springs August 6th Loss
Property:	606 Manitou Avenue Manitou Springs, CO 80829

Claim Rep.:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Estimator:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Claim Number: ATL157122 **Policy Number:** PR 01-2018 **Type of Loss:** Hail

Date Contacted:	8/3/2018 12:00 AM		
Date of Loss:	8/6/2018 12:00 AM	Date Received:	8/3/2018 12:00 AM
Date Inspected:	8/9/2018 12:00 AM	Date Entered:	10/4/2018 10:19 AM

Price List:	COCS8X_SEP18 Restoration/Service/Remodel
Estimate:	10002395811

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Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

10002395811

Pool Building

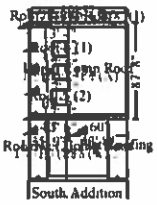
Exterior

Debris Removal

DESCRIPTION	QTY
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA
2. General Demolition - per hour	32.00 HR
This labor is to allow for added crew members to protect and clean the debris from the public areas of the pool	

NOTES:

Upper Comp Roof



8766.54	Surface Area	87.67	Number of Squares
505.87	Total Perimeter Length	87.67	Total Ridge Length

DESCRIPTION	QTY
3. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	87.67 SQ
4. Laminated - High grd - comp. shingle rfg. - w/out felt	96.67 SQ
5. Ice & water barrier	1517.60 SF
6. Roofing felt - 15 lb.	73.67 SQ
7. R&R Drip edge/gutter apron	252.93 LF
8. R&R Ridge cap - composition shingles	87.67 LF
9. Remove Additional charge for high roof (2 stories or greater)	87.67 SQ
10. Additional charge for high roof (2 stories or greater)	96.43 SQ
11. Lightning protection system - Detach & reset	2.00 EA
12. R&R Flashing - L flashing - galvanized	455.28 LF

Engle Martin & Associates

63 Inverness Drive East, Suite 101
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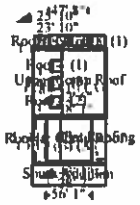
CONTINUED - Upper Comp Roof

DESCRIPTION	QTY

NOTES:



Lower Comp Roof

4297.90	Surface Area	42.98	Number of Squares
244.61	Total Perimeter Length	71.42	Total Ridge Length

DESCRIPTION	QTY
13. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	42.98 SQ
14. Laminated - High grd - comp. shingle rfg. - w/out felt	47.33 SQ
15. Ice & water barrier	733.84 SF
16. Roofing felt - 15 lb.	35.98 SQ
17. R&R Drip edge/gutter apron	122.31 LF
18. R&R Ridge cap - composition shingles	71.42 LF
19. R&R Roof vent - turtle type - Metal	4.00 EA
20. Lightning protection system - Detach & reset	1.00 EA
21. R&R Flashing - L flashing - galvanized	122.31 LF
22. R&R Roof vent - turbine type	3.00 EA
23. R&R Flashing - pipe jack	6.00 EA

NOTES:

Flat Roofing

2534.01 Surface Area
412.58 Total Perimeter Length
25.34 Number of Squares

DESCRIPTION	QTY
24. R&R Board-up roof penetrations This is to protect the undamaged flat roofing sections while replacing the composition roofing.	336.00 SF

NOTES:

Cheyenne Springs

Debris Removal

DESCRIPTION	QTY
25. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA

NOTES:

Exterior

Roof

294.94 Surface Area
50.86 Total Perimeter Length
372.04 Total Hip Length
2.95 Number of Squares

DESCRIPTION	QTY
26. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	2.95 SQ
27. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	4.00 SQ
28. Roofing felt - 15 lb.	3.24 SQ
29. Sheathing - plywood - 1/2" CDX	294.94 SF
30. Roofer - per hour	32.00 HR
This labor is to allow for the increased difficulty in decking and roofing the conical shaped roof. as well as the location of the building being located in a congested public area.	
31. R&R Temporary fencing	75.00 LF

NOTES:

Shoshone Springs

Debris Removal

DESCRIPTION	QTY
32. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA

NOTES:

Exterior

Roof

294.94 Surface Area
50.86 Total Perimeter Length
372.04 Total Hip Length

2.95 Number of Squares

DESCRIPTION	QTY
33. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	2.95 SQ

CONTINUED - Roof

DESCRIPTION	QTY
34. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	4.00 SQ
35. Roofing felt - 15 lb.	3.24 SQ
36. Sheathing - plywood - 1/2" CDX	294.94 SF
37. Roofer - per hour	32.00 HR
This labor is to allow for the increased difficulty in decking and roofing the conical shaped roof. as well as the location of the building being located in a congested public area.	
38. R&R Temporary fencing	75.00 LF

NOTES:

Caretaker Cottage

Debris Removal

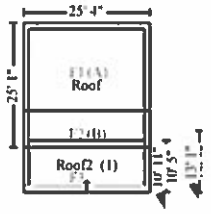
DESCRIPTION	QTY
39. Haul debris - per pickup truck load - including dump fees	1.00 EA
Most of the debris has some salvage value and the recovered funds are anticipated to offset the cost of transporting the metal roofing to the recycle center.	

NOTES:

Exterior

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112



Roof

982.12	Surface Area	9.82	Number of Squares
153.54	Total Perimeter Length	25.33	Total Ridge Length

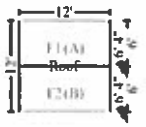
DESCRIPTION	QTY
40. R&R Metal roofing	982.12 SF
41. R&R Ridge end cap for metal roofing	25.33 EA
42. R&R Drip edge - PVC/TPO clad metal	67.00 LF
43. R&R Gable trim for metal roofing - 29 gauge	70.00 LF
44. Solar electric panel - Detach & reset	2.00 EA
45. Digital satellite system - Detach & reset	1.00 EA
46. Digital satellite system - alignment and calibration only	1.00 EA
47. R&R Chimney flashing - small (24" x 24")	1.00 EA
48. Roofer - per hour	16.00 HR
This labor is to account for the difficulty an time getting to the loss location that is several miles off the main road up Pike's Peak	
49. R&R Neoprene pipe jack flashing for metal roofing	2.00 EA

NOTES:

Valve House

Exterior

Roof



151.79	Surface Area	1.52	Number of Squares
49.30	Total Perimeter Length	12.00	Total Ridge Length

DESCRIPTION	QTY
50. Clean with pressure/chemical spray	151.79 SF

CONTINUED - Roof

DESCRIPTION	QTY
51. Exterior - seal or prime and prep for paint	151.79 SF
52. Paint Roof with epoxy coating - 2 coats	151.79 SF

NOTES:

Mansions Park Pavilion

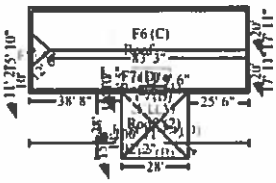
Debris Removal

DESCRIPTION	QTY
53. Dumpster load - Approx. 20 yards, 4 tons of debris	2.00 EA

NOTES:

Main Level

Roof



4547.21	Surface Area	45.47	Number of Squares
341.31	Total Perimeter Length	94.25	Total Ridge Length
109.08	Total Hip Length		

DESCRIPTION	QTY
54. Remove Laminated - comp. shingle rfg. - w/out felt	45.47 SQ

CONTINUED - Roof

DESCRIPTION	QTY
55. Laminated - comp. shingle rfg. - w/out felt	52.33 SQ
56. Remove Additional charge for steep roof - 7/12 to 9/12 slope	45.47 SQ
57. Additional charge for steep roof - 7/12 to 9/12 slope	52.29 SQ
58. Roofing felt - 15 lb.	42.97 SQ
59. Ice & water barrier	245.77 SF
60. R&R Drip edge/gutter apron	341.31 LF
61. R&R Ridge cap - composition shingles	203.32 LF
62. R&R Flashing - pipe jack - split boot	1.00 EA
63. R&R Chimney flashing - large (32" x 60")	1.00 EA

NOTES:

Pool Restrooms

Debris Removal

DESCRIPTION	QTY
64. Landfill fees - (per ton)	1.00 EA

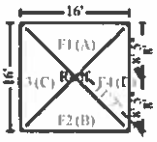
NOTES:

Main Level

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

Roof



269.85	Surface Area	2.70	Number of Squares
64.00	Total Perimeter Length		
46.49	Total Hip Length		

DESCRIPTION	QTY
65. Remove Laminated - comp. shingle rfg (per SHINGLE)	10.00 EA
66. Laminated - comp. shingle rfg (per SHINGLE)	10.00 EA

NOTES:

City Hall

Temporary Repairs

DESCRIPTION	QTY
67. R&R Tarp - all-purpose poly - per sq ft (labor and material)	1200.00 SF

NOTES:

Debris Removal

DESCRIPTION	QTY
68. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA

CONTINUED - Debris Removal

DESCRIPTION	QTY

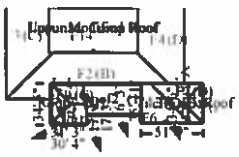
NOTES:

Exterior

Exterior

DESCRIPTION	QTY
69. Comb/straighten a/c cond. fins - w/out trip charge - Large	1.00 EA

NOTES:



Tile Roof

2766.46	Surface Area	27.66	Number of Squares
256.98	Total Perimeter Length	13.13	Total Ridge Length
95.32	Total Hip Length		

DESCRIPTION	QTY
70. R&R Tile roofing - Glazed - Barrel or "S" (per TILE)	12.00 EA

NOTES:

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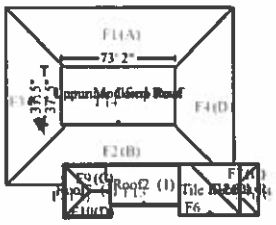
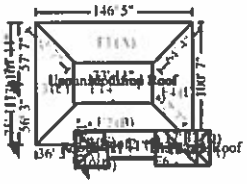


Upper Modified Roof

2737.65 Surface Area
221.17 Total Perimeter Length
27.38 Number of Squares

DESCRIPTION	QTY
71. R&R Modified bitumen roof - hot mopped	27.38 SQ
72. Remove Additional charge for high roof (2 stories or greater)	27.38 SQ
73. Additional charge for high roof (2 stories or greater)	27.38 SQ
74. R&R Flashing - pipe jack - 6"	6.00 EA
75. R&R Flashing - pipe jack	3.00 EA
76. R&R Flashing - L flashing - galvanized	221.17 LF
77. R&R Flashing - pipe jack - split boot	1.00 EA

NOTES:



Laminate Comp Roof

16769.84 Surface Area
529.76 Total Perimeter Length
234.32 Total Hip Length
167.70 Number of Squares

DESCRIPTION	QTY
78. Remove Laminated - comp. shingle rfg. - w/out felt	74.80 SQ
79. Laminated - comp. shingle rfg. - w/out felt	86.33 SQ
This is for the east and west slopes of the main roof for the laminated shingles only. Slopes F4(D) and F3(C).	
80. Remove Additional charge for steep roof - 10/12 - 12/12 slope	74.80 SQ
81. Additional charge for steep roof - 10/12 - 12/12 slope	86.02 SQ
82. R&R Ridge cap - composition shingles	234.32 LF
83. R&R Chimney flashing - average (32" x 36")	1.00 EA
84. Roof window - Detach & reset	1.00 EA

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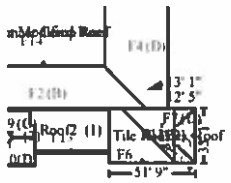
63 Inverness Drive East, Suite 101
Englewood, CO 80112

CONTINUED - Laminate Comp Roof

DESCRIPTION	QTY
85. R&R Roof vent - turtle type - Metal	9.00 EA
86. R&R Flashing - pipe jack - split boot	1.00 EA
87. R&R Flashing - pipe jack - 6"	4.00 EA
88. R&R Flashing - pipe jack	9.00 EA
89. Roofer - per hour	2.00 HR

This is to allow for painting the flue pipes to match the roofing surface.

NOTES:



T-Lock Roof

1264.75	Surface Area	12.65	Number of Squares
90.24	Total Perimeter Length		
36.08	Total Hip Length		

DESCRIPTION	QTY
90. Previsouly paid for replacement 2012	1.00 EA

NOTES:

CONTINUED - Mansion Park

DESCRIPTION	QTY
91. Remove Wood shakes - heavy (3/4") hand split (per SHAKE)	3.00 EA
92. Wood shakes - heavy (3/4") hand split (per SHAKE)	3.00 EA
93. R&R Ridge cap - wood shingles	10.00 LF

NOTES:

Hiawatha (Hail)

Debris Removal

DESCRIPTION	QTY
94. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA

NOTES:

Interior

DESCRIPTION	QTY
95. Water Extraction & Remediation (Bid Item)	1.00 EA
96. Drywall (Bid Item)	1.00 EA
In progress	

CONTINUED - Interior

DESCRIPTION	QTY

NOTES:

Exterior

Laminate Comp Roofing

12921.30	Surface Area	129.21	Number of Squares
695.81	Total Perimeter Length	158.08	Total Ridge Length
146.00	Total Hip Length		

DESCRIPTION	QTY
97. Remove Laminated - comp. shingle rfg. - w/out felt	62.73 SQ
98. Laminated - comp. shingle rfg. - w/out felt	68.33 SQ
This is for the laminated shingles only, which includes the rake ends of the main building.	
99. R&R Ridge cap - composition shingles	245.68 LF
100. R&R Drip edge/gutter apron	417.48 LF
101. Ice & water barrier	1043.71 SF
102. Roofing felt - 15 lb.	52.00 SQ
103. R&R Flashing - pipe jack - 6"	5.00 EA
104. R&R Flashing - pipe jack	6.00 EA
105. Evaporative cooler - Detach & reset	2.00 EA

NOTES:

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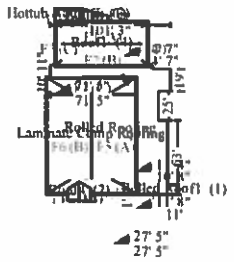
Englewood, CO 80112



Rolled Roofing

3640.07 Surface Area
294.73 Total Perimeter Length
36.40 Number of Squares

DESCRIPTION	QTY
106. Remove Roll roofing	36.40 SQ
107. Roll roofing	40.04 SQ
108. R&R Drip edge/gutter apron	294.73 LF
109. Evaporative cooler - Detach & reset	4.00 EA
110. Detach & Reset Ductwork - hot or cold air - 12" round	90.00 LF

NOTES:

Barr Trail

DESCRIPTION	QTY
111. R&R Skylight -Custom size and shape to match the roof peak	1.00 EA
Verify actual cost from vendor for accuracy.	
112. Prime & paint exterior fascia - wood, 6"- 8" wide	22.00 LF

NOTES:

Cemetery Chappel

DESCRIPTION	QTY
113. Paint door or window opening - Large - 2 coats (per side)	2.00 EA

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Englewood, CO 80112

CONTINUED - Cemetery Chappel

DESCRIPTION	QTY
114. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
115. Paint wood window grid	16.00 LF

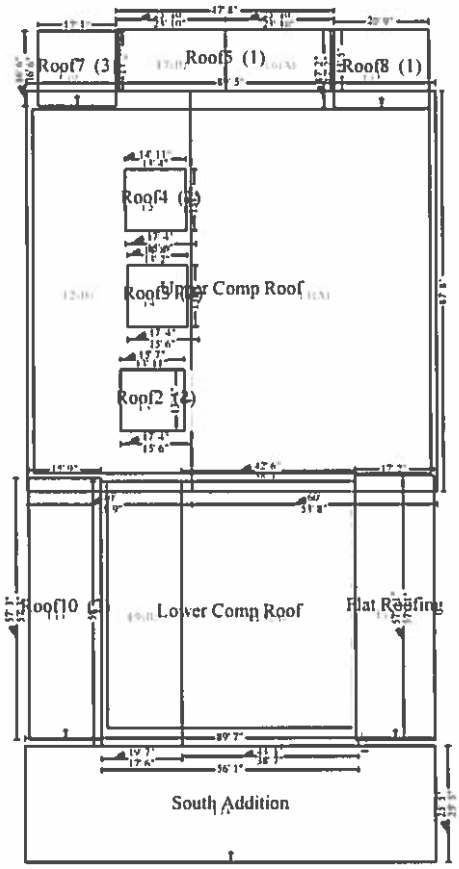
NOTES:

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
513.99	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
64,516.28	Surface Area	645.16	Number of Squares	4,191.59	Total Perimeter Length
461.87	Total Ridge Length	1,411.36	Total Hip Length		

VERY IMPORTANT! - PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damage observed during inspection of the claimed loss. Additional inspection and/or investigation of the cause of loss and the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin & Associates (EMA). Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EMA. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractors estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EMA. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EMA guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.

Pool Building - Exterior



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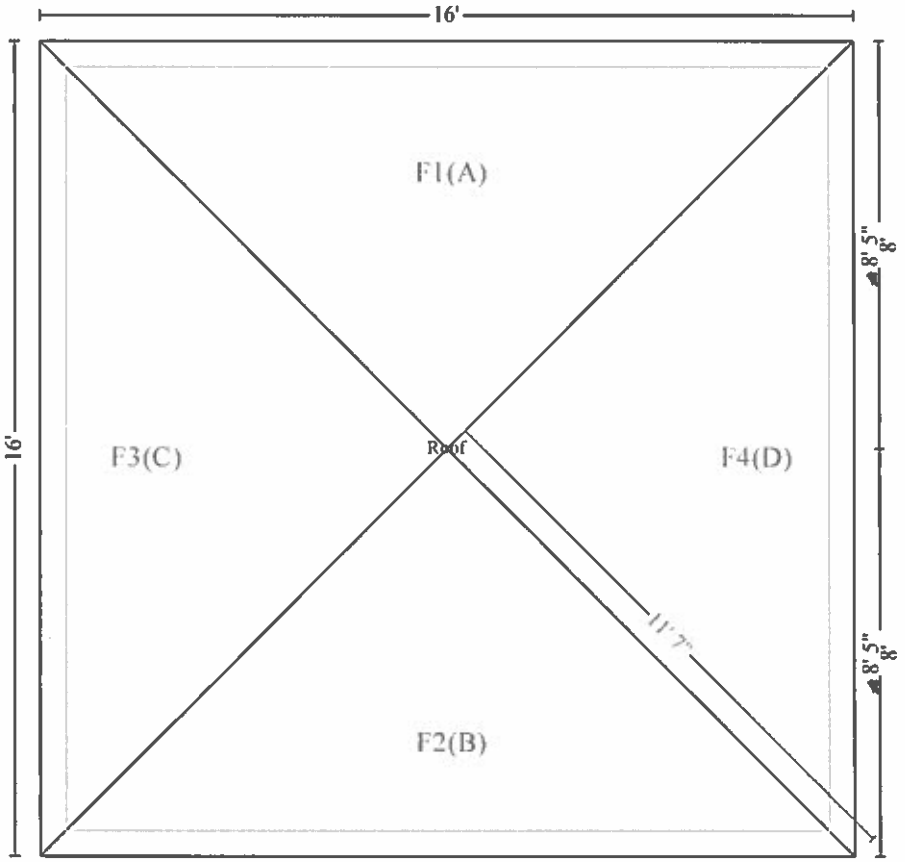
Exterior

Pool Restrooms - Main Level



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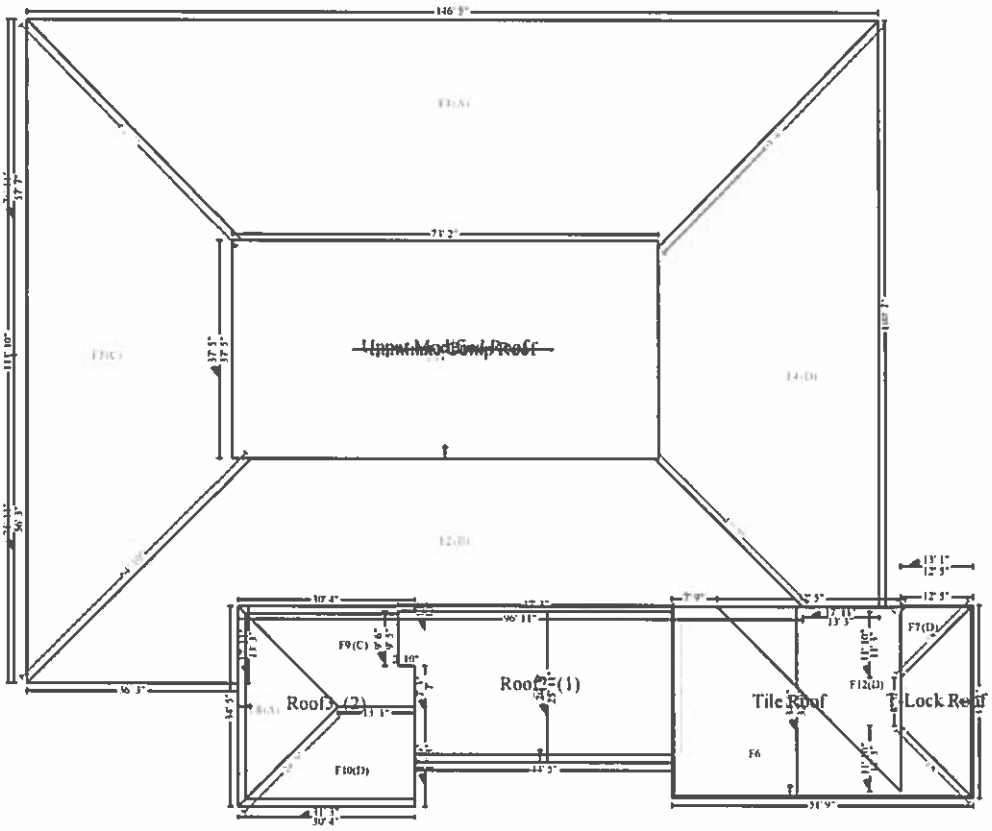
Main Level

City Hall - Exterior



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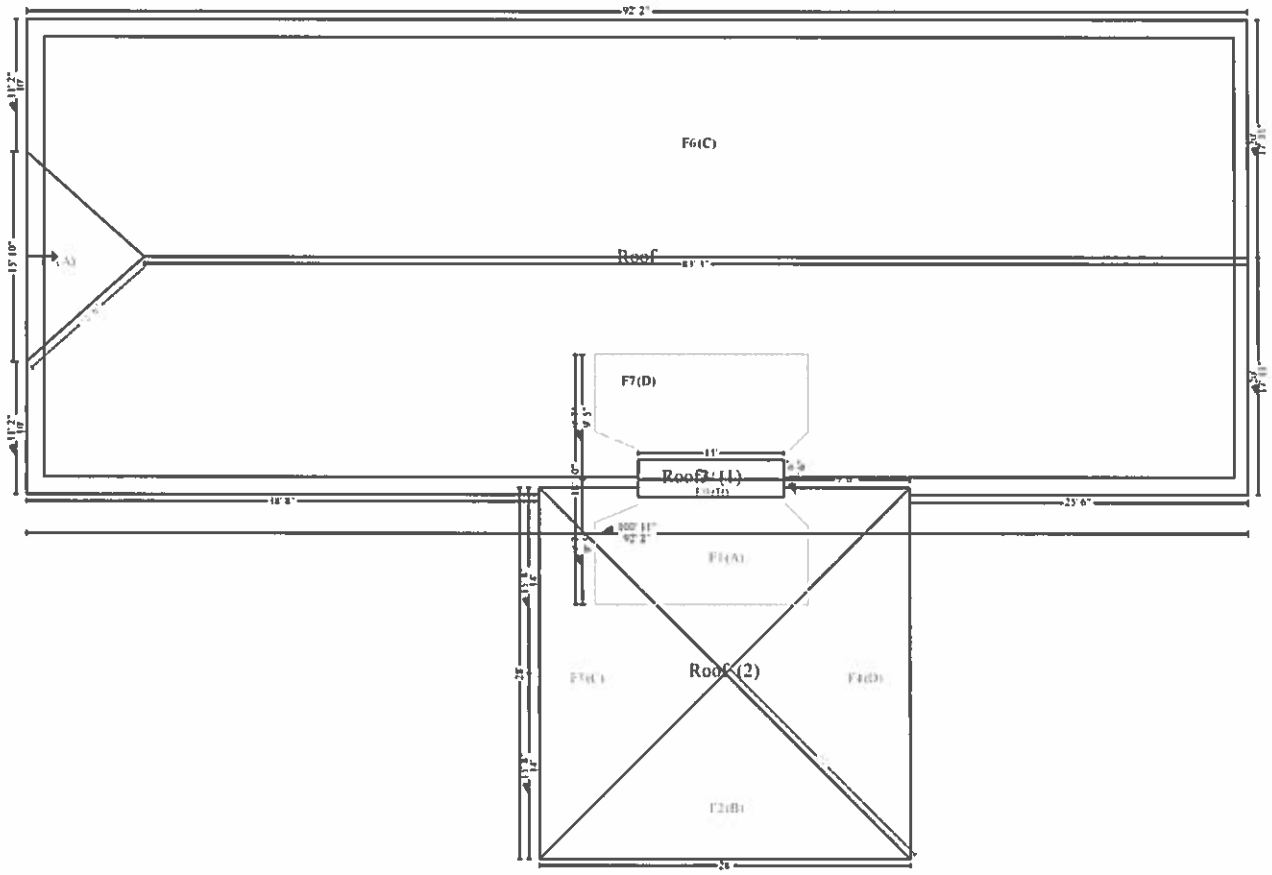
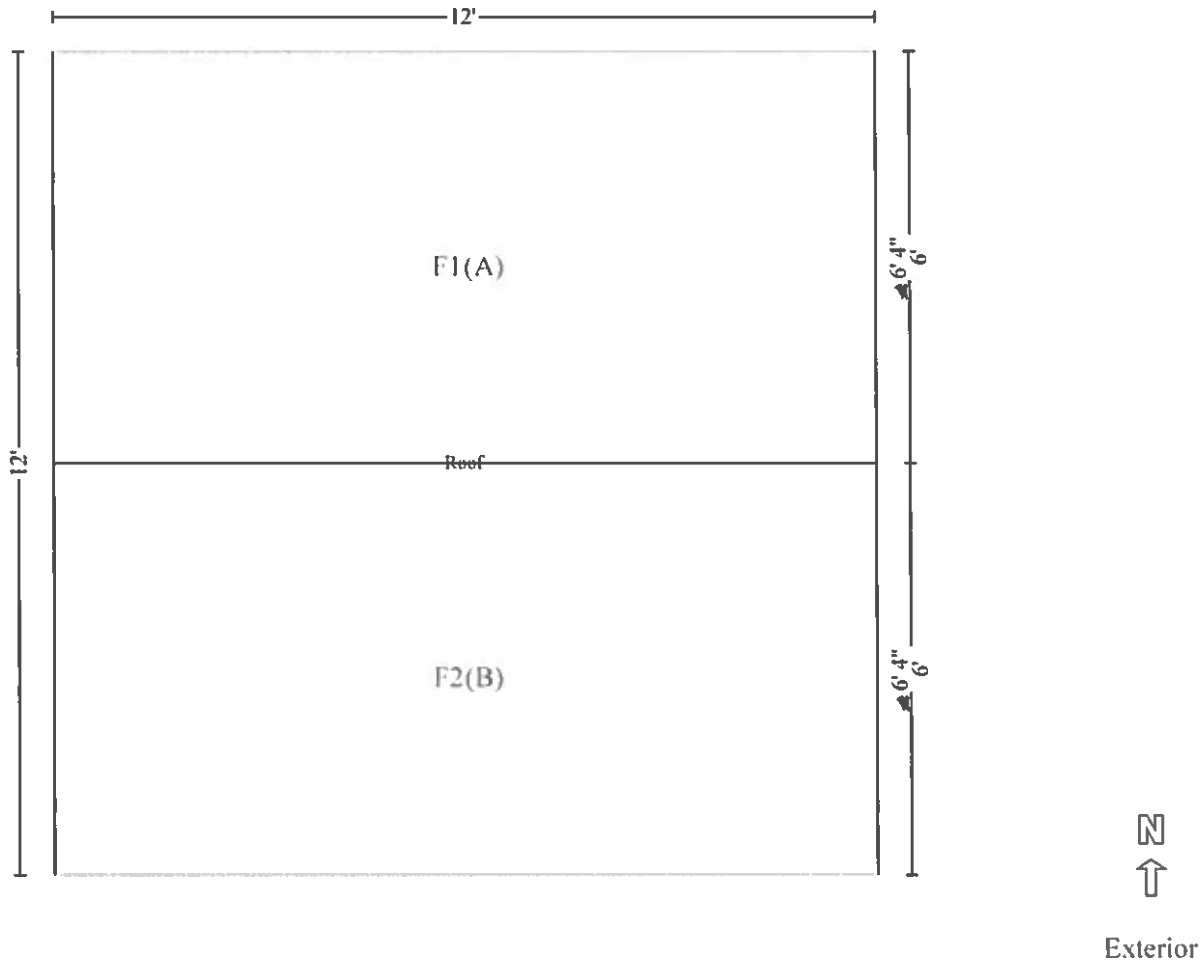
Exterior

Mansions Park Pavilion - Main Level

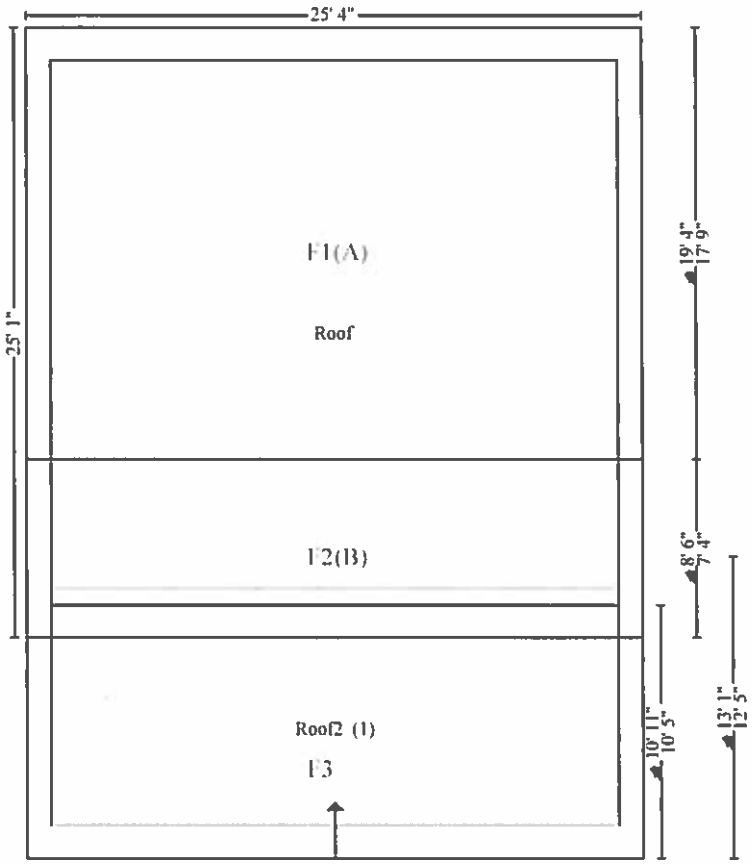


Main Level

Valve House - Exterior



Caretaker Cottage - Exterior



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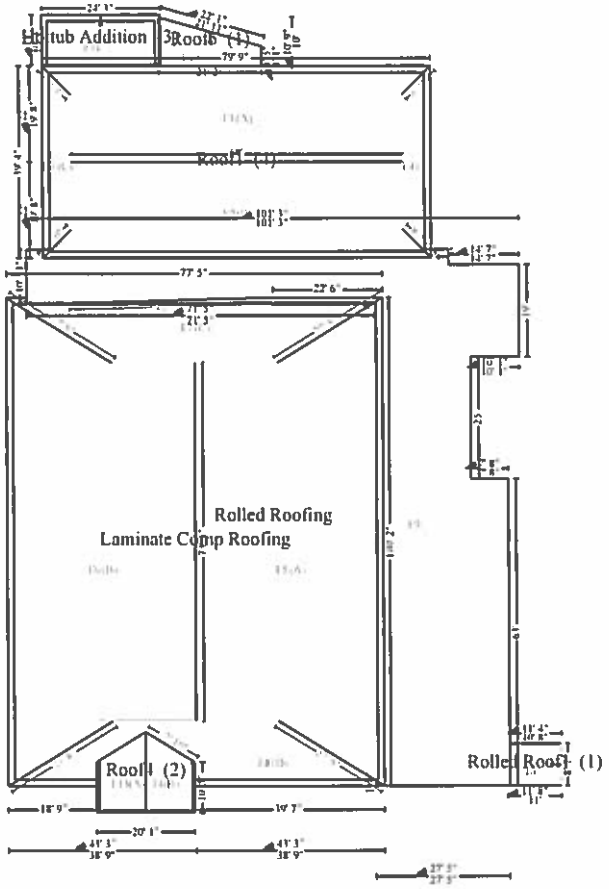
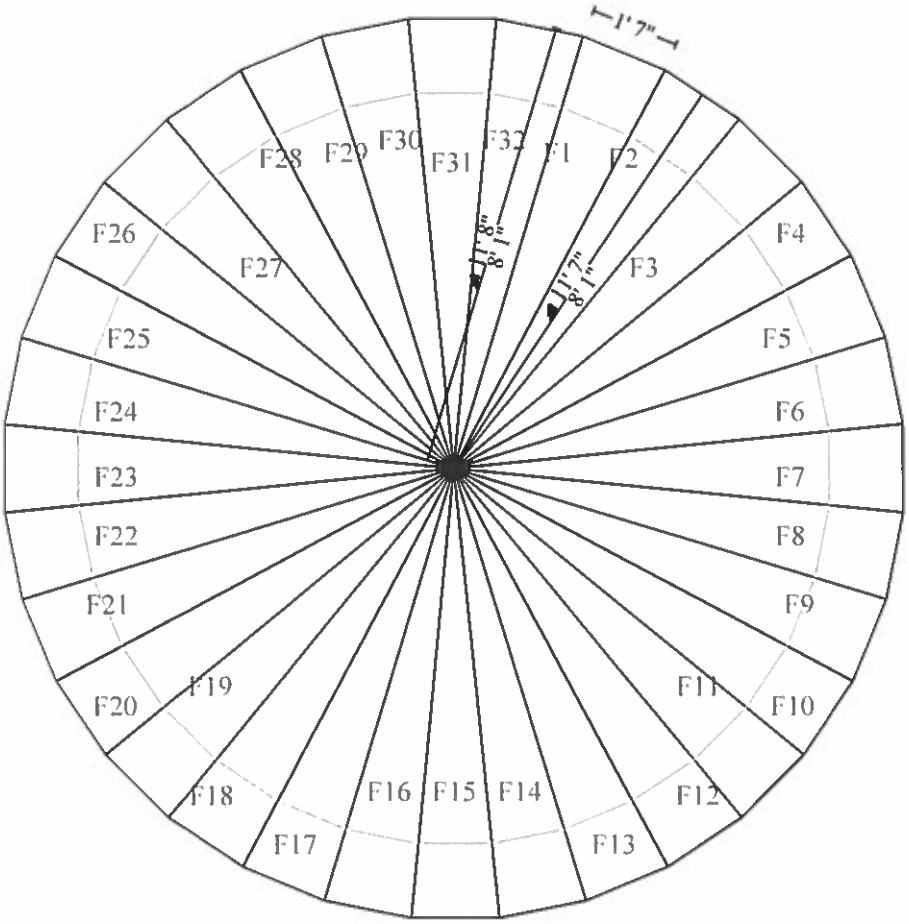
Exterior


Hot tub Addition
Roof1 (1)
Roof1 (1)
Rolled Roofing
Laminate Comp Roofing
Roof1 (2)
Roll Roof1 (1)

N

Exterior


1'7"
F1
F2
F3
F4
F5
F6
F7
F8
F9
F10
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F12
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F14
F15
F16
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F18
F19
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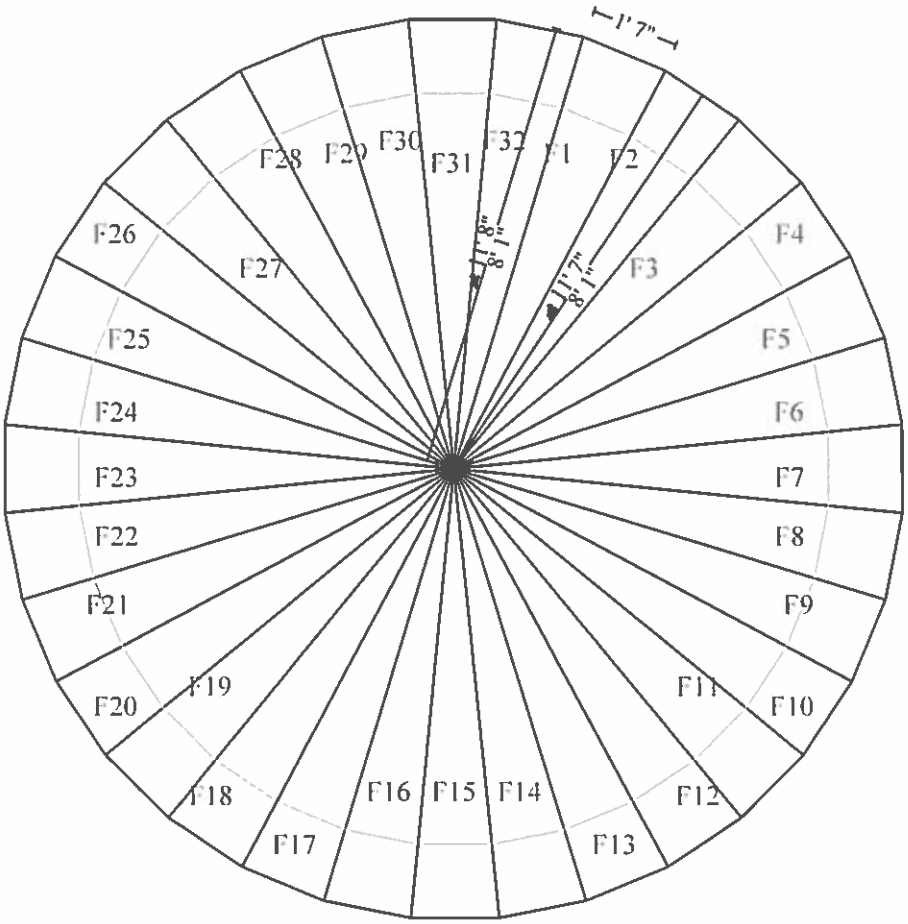
F29
F30
F31
F32
1'8"
8"
1'7"
8"

N

Exterior


1' 7"
F1
F2
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F4
F5
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F14
F15
F16
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F18
F19
F20
F21
F22
F23
F24
F25
F26
F27
F28
F29
F30
F31
F32
1' 8"
8' 1"
1' 7"
8' 1"

N

Exterior

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

Insured:	City of Manitou Springs August 14-17th Event
Property:	606 Manitou Avenue Manitou Springs, CO 80829

Claim Rep.:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Estimator:	Darren Jensen	Business:	(425) 757-0206
Position:	Senior Adjuster	E-mail:	djensen@englemartin.com
Company:	Engle Martin & Associates		
Business:	4100 194th Street SW Suite 120 Lynnwood, WA 98036		

Claim Number: PC6006570, PC6006597 **Policy Number:** PR 01-2018 **Type of Loss:** Hail

Date Contacted:	8/30/2018 12:00 AM		
Date of Loss:	8/17/2018 12:00 AM	Date Received:	8/30/2018 12:00 AM
Date Inspected:	9/13/2018 12:00 AM	Date Entered:	10/4/2018 10:19 AM

Price List:	COCS8X_SEP18 Restoration/Service/Remodel
Estimate:	1000242931

VERY IMPORTANT! - PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damage observed during inspection of the claimed loss. Additional inspection and/or investigation of the cause of loss and the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin & Associates (EMA). Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EMA. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractors estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EMA. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EMA guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.

Engle Martin & Associates

63 Inverness Drive East, Suite 101
Englewood, CO 80112

1000242931

City Hall

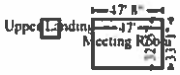
Main Level

Debris Removal

DESCRIPTION	QTY
1. Landfill fees - (per ton)	1.00 EA

NOTES:

Meeting Room **Height: 8'**



1270.67	SF Walls	1523.58	SF Ceiling
2794.25	SF Walls & Ceiling	1523.58	SF Floor
169.29	SY Flooring	158.83	LF Floor Perimeter
158.83	LF Ceil. Perimeter		

DESCRIPTION	QTY
2. R&R Suspended ceiling tile - 2' x 4'	192.00 SF

NOTES:

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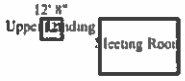
Englewood, CO 80112



Upper Landing — **Height: 8'**

384.00	SF Walls	144.00	SF Ceiling
528.00	SF Walls & Ceiling	144.00	SF Floor
16.00	SY Flooring	48.00	LF Floor Perimeter
48.00	LF Ceil. Perimeter		

DESCRIPTION	QTY
3. R&R Suspended ceiling tile - 2' x 4'	144.00 SF

NOTES:

Fire Department

Debris Removal

DESCRIPTION	QTY
4. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA

NOTES:

Exterior

Roof

3332.50	Surface Area	33.33	Number of Squares
236.33	Total Perimeter Length		

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63 Inverness Drive East, Suite 101
Englewood, CO 80112

DESCRIPTION	QTY
5. R&R Single ply membrane - Fully adhered system - 60 mil	35.66 SQ
6. R&R Insulation - ISO board, 4"	33.33 SQ
7. R&R Insulation - ISO board, 1 1/2"	33.33 SQ
8. Remove Additional charge for high roof (2 stories or greater)	33.33 SQ
9. Additional charge for high roof (2 stories or greater)	33.33 SQ
10. R&R Cap flashing	236.33 LF
11. Roofer - per hour	12.00 HR
This labor is to account for working around the tower on the roof and keeping the site clean for emergency purposes.	

NOTES:

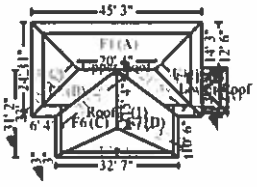
Library

Exterior

Exterior

DESCRIPTION	QTY
12. Boom lift - 30'-45' reach (per day)	5.00 DA
For use to hang and paint the gutters.	
13. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA
14. Paint wood window - 1 coat (per side) - Large	4.00 EA
15. Paint wood window grid	64.00 LF

NOTES:



Upper Roof

1691.72	Surface Area	16.92	Number of Squares
161.98	Total Perimeter Length	35.67	Total Ridge Length
113.96	Total Hip Length		

Engle Martin & Associates

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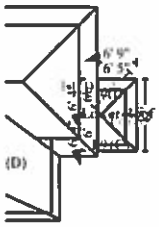
Englewood, CO 80112

DESCRIPTION	QTY
16. R&R Gutter / downspout - galvanized - 7" to 8" - soldered	257.98 LF
17. Prime & paint gutter / downspout - Oversized	257.98 LF
18. R&R Valley cap repair - tile roofing	42.85 LF
19. Roofer - per hour	4.00 HR
This labor is for staging and getting set up for the small amount of repair area.	

NOTES:



Lower Roof

81.17	Surface Area	0.81	Number of Squares
37.48	Total Perimeter Length	0.42	Total Ridge Length
17.44	Total Hip Length		

DESCRIPTION	QTY
20. R&R Gutter / downspout - galvanized - 7" to 8" - soldered	81.48 LF
21. Prime & paint gutter / downspout - Oversized	81.84 LF

NOTES:

Water Treatment Building

Debris Removal

DESCRIPTION	QTY
22. Landfill fees - (per ton)	1.00 EA

CONTINUED - Debris Removal

DESCRIPTION	QTY

NOTES:

Exterior

Exterior

DESCRIPTION	QTY
23. Boom lift - 30'-45' reach (per day)	5.00 DA
24. Paint concrete the surface area	4116.00 SF
25. Clean with pressure/chemical spray	4116.00 SF
26. Seal & paint double garage door opening & trim	2.00 EA
27. Paint door slab only - 2 coats (per side)	1.00 EA
28. Paint ventilation louver only - 2 coats	3.00 EA
29. Prime & paint exterior fascia - metal, 6"- 8" wide	245.67 LF
30. Painter - per hour	24.00 HR
This labor is to compensate for the increased difficulty on the north elevation with multiple painted mechanical lines.	
31. Mask and prep for paint - plastic, paper, tape (per LF)	422.00 LF

NOTES:

Soda Springs Pavillion

Exterior

Exterior

DESCRIPTION	QTY
32. Exterior - paint two coats	658.00 SF
33. Prime & paint exterior fascia - wood, 6"- 8" wide	66.00 LF
34. Additional cost for high wall or ceiling - Over 14'	320.00 SF
35. Seal & paint trim - two coats	44.00 LF

CONTINUED - Exterior

DESCRIPTION	QTY
36. Floor prot. - cloth - skid resist, leak proof, cleanable	64.00 SF

NOTES:

7 Minute Springs Pavillion

Exterior

Exterior

DESCRIPTION	QTY
37. Exterior - paint two coats	237.00 SF
38. Prime & paint exterior fascia - wood, 6"- 8" wide	72.00 LF
39. Seal & paint trim - two coats	96.00 LF
40. Floor prot. - cloth - skid resist, leak proof, cleanable	64.00 SF

NOTES:

Grand Total Areas:

1,654.67	SF Walls	1,667.58	SF Ceiling	3,322.25	SF Walls and Ceiling
1,667.58	SF Floor	185.29	SY Flooring	206.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	206.83	LF Ceil. Perimeter
1,667.58	Floor Area	1,737.42	Total Area	1,654.67	Interior Wall Area
6,025.94	Exterior Wall Area	408.19	Exterior Perimeter of Walls		
14,471.23	Surface Area	144.71	Number of Squares	1,033.45	Total Perimeter Length
116.51	Total Ridge Length	219.73	Total Hip Length		

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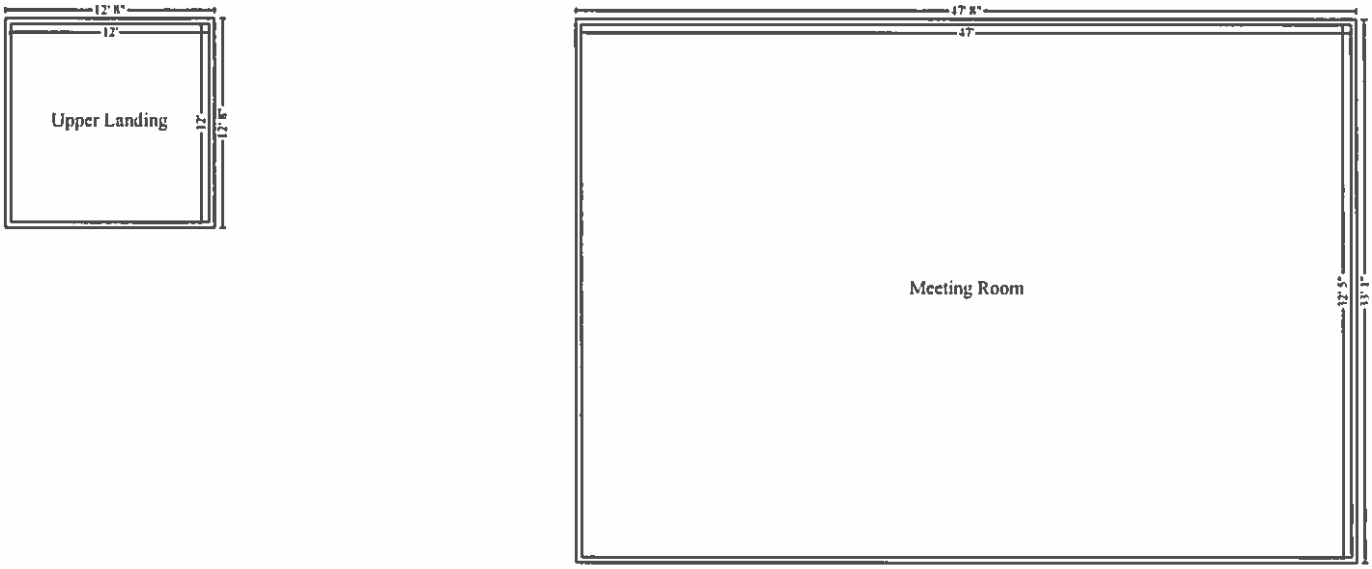
City Hall - Main Level



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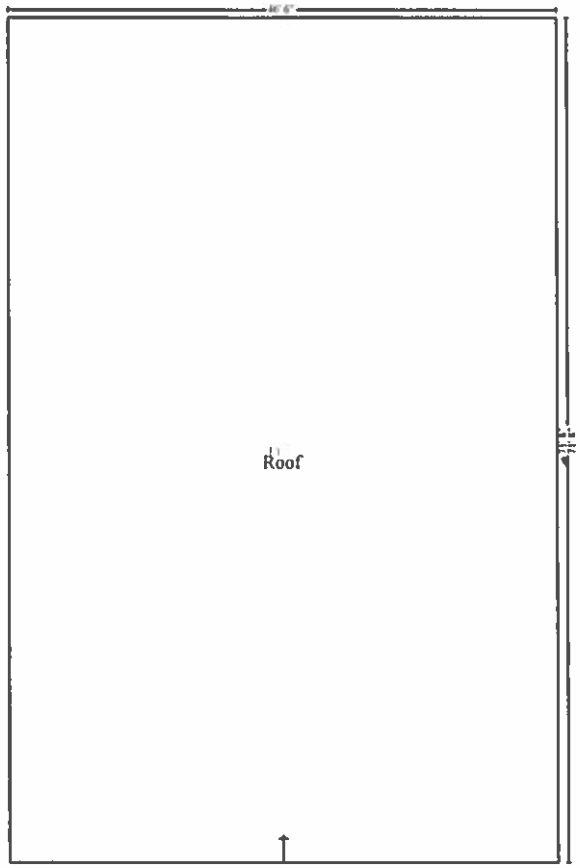
Main Level



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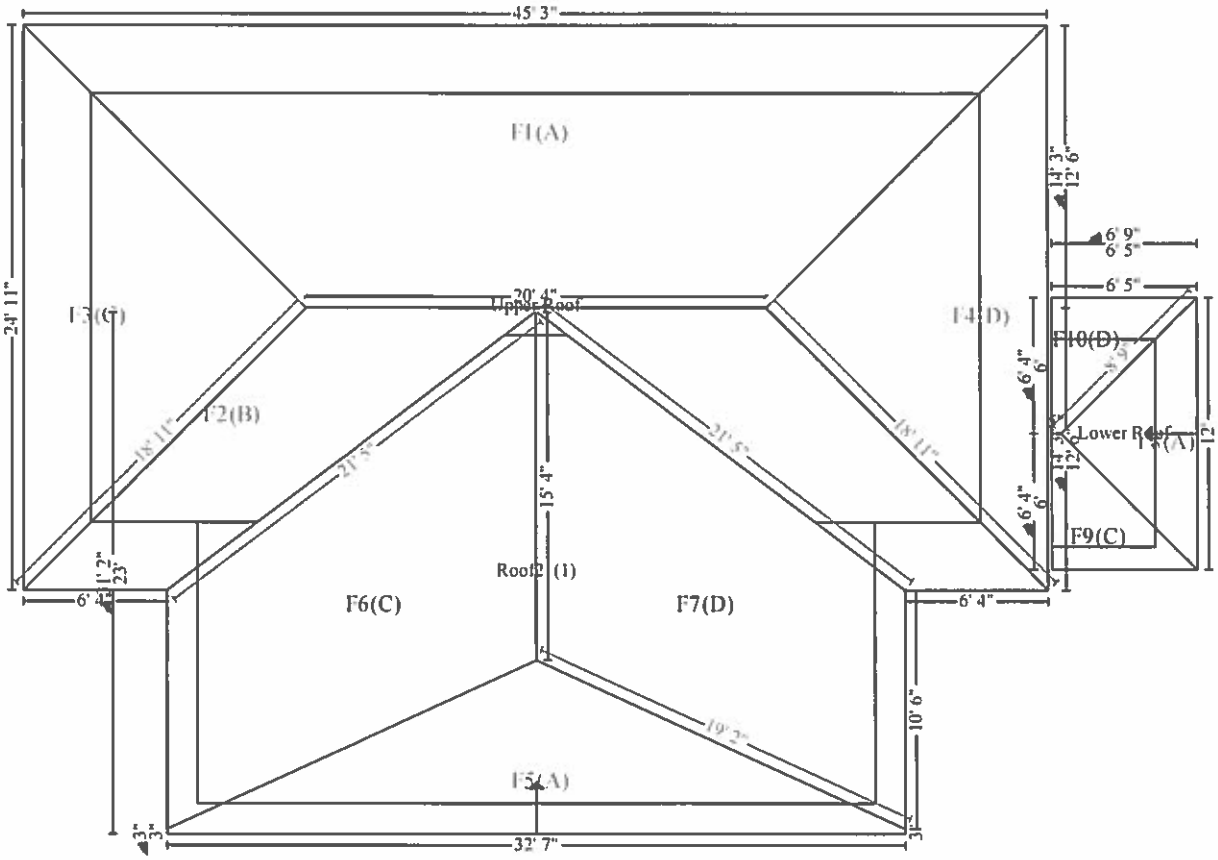
Exterior

Library - Exterior



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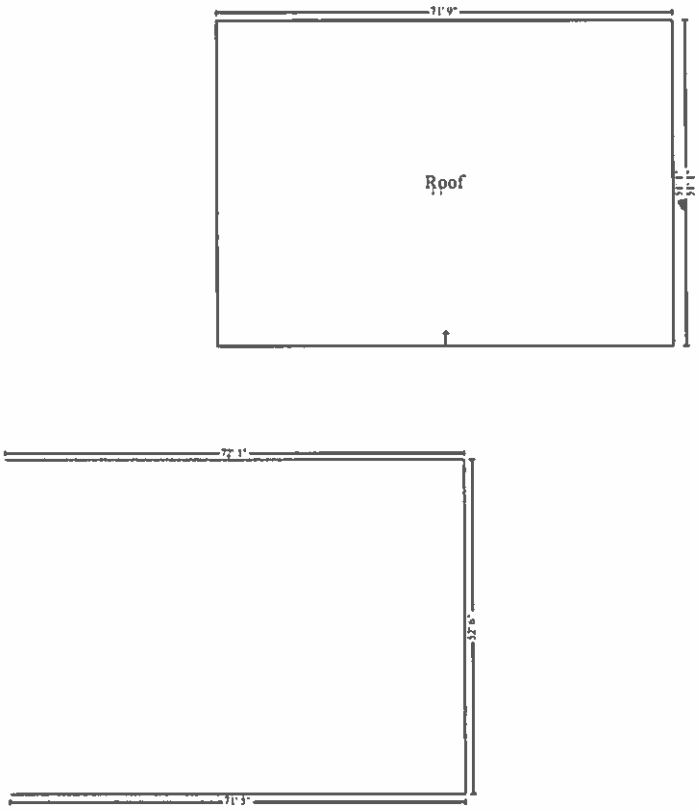
Exterior

Water Treatment Building - Exterior



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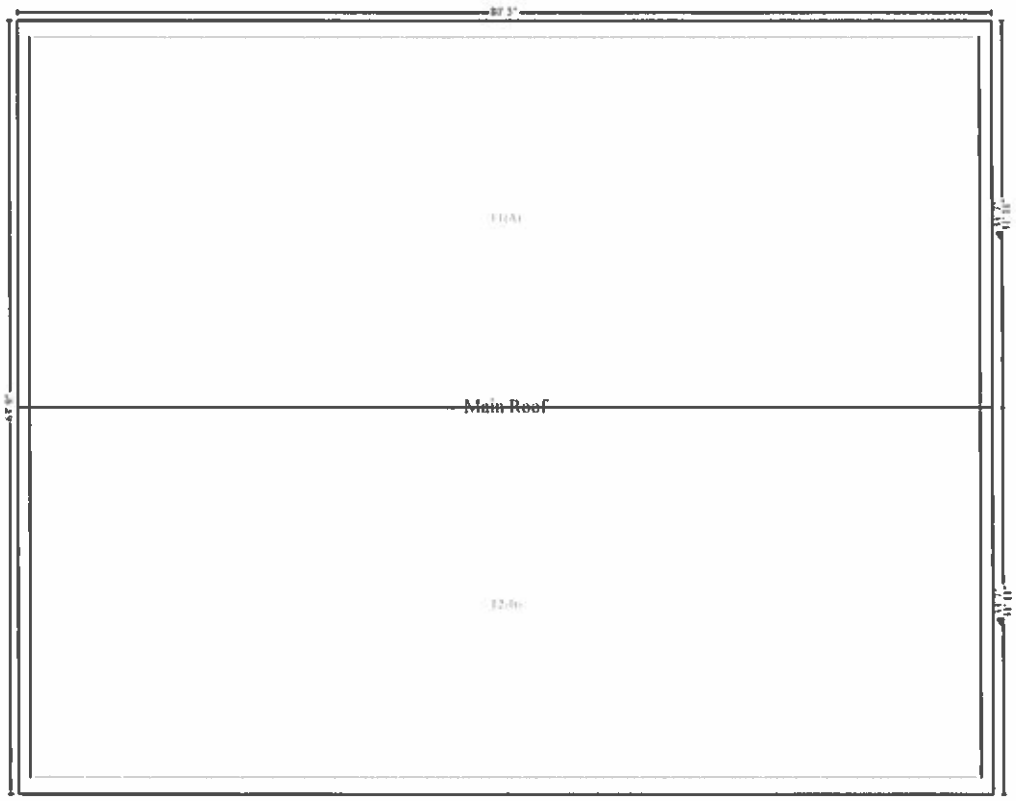
Exterior

Soda Springs Pavillion - Exterior



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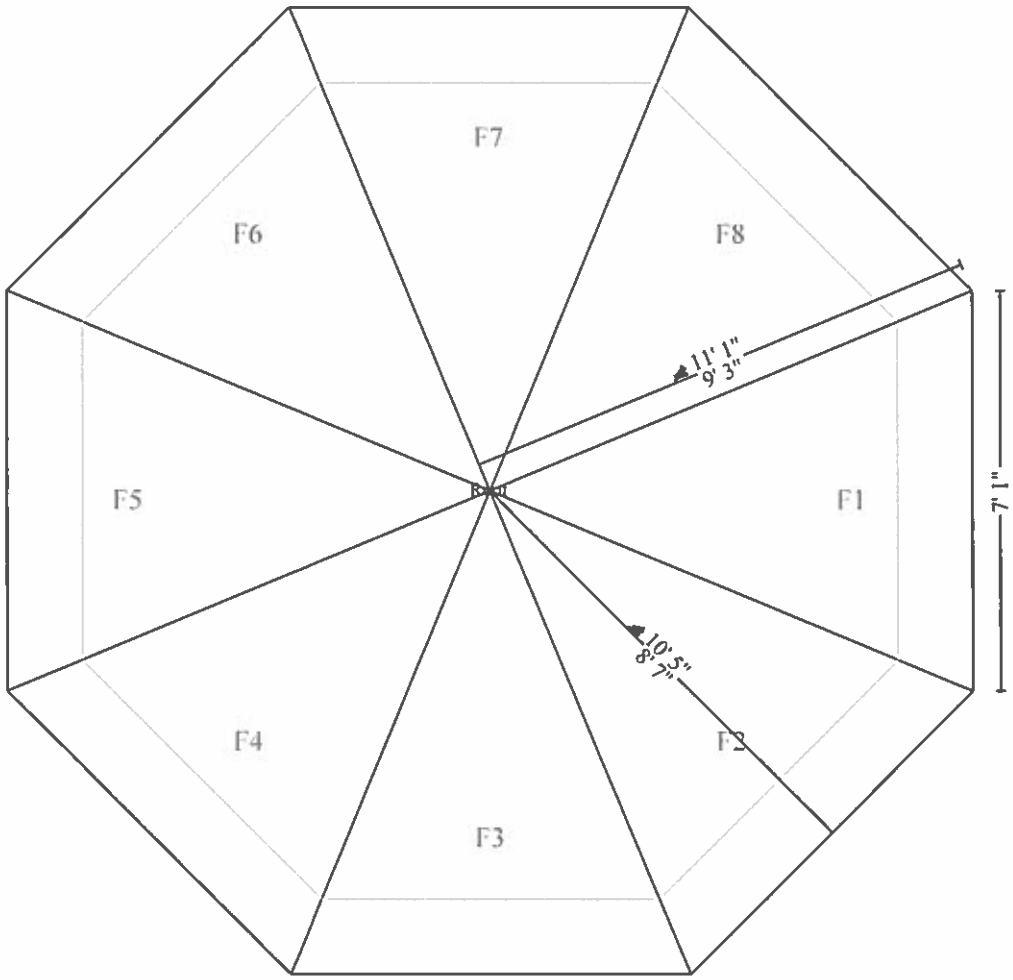

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Exterior