CROWN / COMMERCIAL / INDUSTRIAL

City of Holden Case Study



A municipal metal-roof project. One connected scope.

Roof panels, underlayment, flashings, closures and drainage were evaluated as an assembled construction system. The record connects photographs and installation requirements to the work proposed.

INITIAL CARRIER RCV	FINAL DOCUMENTED RCV
$103,510.24	$199,030.05

+$95,519.81 / 92.3% increase in documented replacement-cost scope.

Initial: January 29, 2021 carrier estimate, City Hall subtotal p. 2. Final: Crown roofing supplement ($189,397.03) + gutter supplement ($9,633.02), reconciled to the invoice total. A separate final carrier estimate was not supplied. These are scope values, not checks or an account balance.

The documented starting scope

CITY_OF_HOLDEN

City Hall

Main Level



Roof1

11210.74	Surface Area	112.11	Number of Squares
621.96	Total Perimeter Length	74.63	Total Ridge Length
80.55	Total Hip Length		

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1.	Metal roofing - High grade								
	11,210. SF 74	7.90	0.00	88,564.85	0/75 yrs	Avg.	25% [%]	(20,964.09)	67,600.76
2.	Roofing felt - synthetic underlayment								
	112.11 SQ	27.32	0.00	3,062.85	0/20 yrs	Avg.	25% [%]	(765.71)	2,297.14
	2018 IBC code requires underlayment beneath metal roofing. Flat slopes require to layers in opposing patterns								
3.	Ridge vent - Metal roofing - Standard grade								
	155.17 LF	16.68	0.00	2,588.24	0/45 yrs	Avg.	25% [%]	(384.82)	2,203.42
	ridge is vented cap								
4.	Ridge cap - metal roofing								
	155.17 LF	6.16	0.00	955.85	0/75 yrs	Avg.	25% [%]	(164.48)	791.37
5.	Eave trim for metal roofing - 26 gauge								
	149.35 LF	5.50	0.00	821.43	0/75 yrs	Avg.	25% [%]	(155.70)	665.73
6.	Gable trim for metal roofing - 26 gauge								
	472.61 LF	5.87	0.00	2,774.22	0/75 yrs	Avg.	25% [%]	(536.41)	2,237.81
7.	Step flashing								
	53.43 LF	6.52	0.00	348.36	0/35 yrs	Avg.	25% [%]	(87.09)	261.27
8.	Water barrier joint taping - Metal Roof - 4" butyl seam tape*								
	11,210. SF 74	0.32	0.00	3,587.44	0/30 yrs	Avg.	25% [%]	(896.86)	2,690.58
	International Building Code 1507.1 ***Scope. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.***								
9.	Temporary toilet (per month)								
	1.00 MO	125.00	0.00	125.00	0/NA	Avg.	25% [%]	(31.25)	93.75
10.	Fall protection harness and lanyard - per week								
	4.00 WK	22.00	0.00	88.00	0/NA	Avg.	25% [%]	(22.00)	66.00
11.	Dumpster load - Approx. 40 yards, 7-8 tons of debris								
	1.00 EA	594.00	0.00	594.00	0/NA	Avg.	NA [%]	(0.00)	594.00
	Totals: Roof1		**0.00**	**103,510.24**				**24,008.41**	**79,501.83**
	Total: Main Level		**0.00**	**103,510.24**				**24,008.41**	**79,501.83**

CITY_OF_HOLDEN 1/29/2021 Page: 2

Actual carrier-estimate excerpt: January 29, 2021, original p. 2, City Hall section. The City Hall replacement-cost subtotal is $103,510.24. Separate police and maintenance building estimates are outside this comparison. Identifying header fields are omitted.

The final documented scope

Summary for Dwelling

Line Item Total	156,526.41
Overhead	15,652.69
Profit	17,217.93
Replacement Cost Value	$189,397.03
Net Claim	$189,397.03

Actual Crown roofing-supplement summary: July 14, 2021, original p. 5. RCV $189,397.03. The claim identifier in the source header is omitted.

Item	Description	Qty	Price	Amount
29 Gauge R-Panel	Remove old roofing Remove existing flashings Remove Eave Trim Remove Rake Trim Install new synthetic felt Install R-Panel metal cut to length Install Butyl Tape Install Eave Trim Install Rake Trim Install Eave Enclosure Install Ridge Enclosure Complete clean up & haul away of all debris	1.00	$143,235.19	$143,235.19
6" Aluminum Guttering	Install 6" Aluminum gutters & 5" downspouts.	1.00	$9,633.02	$9,633.02
Supplement	Additional approved supplements pending issue.	1.00	$46,161.84	$46,161.84

Sub Total	$199,030.05
Total	$199,030.05

Actual final invoice scope excerpt: November 1, 2021. Customer address, staff identity, invoice identifier and payment/balance history omitted. The invoice total is $199,030.05. The September 14 gutter supplement, original p. 3, separately records RCV $9,633.02.

What this shows: Crown preserved quantities, connected operations, supporting photographs and follow-up. Results are specific to this documented property and review. Open the illustrated online case study.