Level

Roof revenue: three different questions

Level-authored reproducibility analysis. This report makes the retained calculator inputs auditable. It is not an original college or agency document.

> Annual housekeeping: $0.14 per roof square foot per year. Conditional replacement: $22.12 per roof square foot per project. Portfolio-equivalent allowance: $1.02 per roof square foot per year using an assumed 25-year cycle.

Illustration: a 25,000-square-foot planning roof

Question	Calculation	Illustrative result
Recurring housekeeping	25,000 × $0.14 per year	$3,500 per year
Replacement if commissioned	25,000 × $22.12 per project	$553,000 once
Portfolio planning allowance	25,000 × published $1.02 per year	$25,500 per year (rounded input)

The planning roof is not an observed typical building. The illustration applies one schedule rate; it does not establish applicable minimum charges or site-specific contract terms. Annual housekeeping is the recurring headline. The allowance is a long-run planning scenario, not revenue a roofer can book this year. Known roof condition, scope and an actual contract still determine the bid.

How an operator should use this

Separate the recurring contract book from replacement pipeline. Track roof area, contract scope and scheduled work independently. A replacement backlog is not recurring revenue; spending allowances do not tell you which roof will fail next. Use your own bid and direct-cost records to estimate gross profit.

> WCTC original primary memo has been recovered from a public web archive. The verification and document-integrity caveats apply to the archived source copy; they do not certify completeness of the entire original institution packet.

Canonical model version 2026-10-06.1. No source observation dates were refreshed. Canonical model and original source links.

Level

Five retained projects, three agency centers

Divide each retained award or base bid by its roof footprint. Take Helena's median first, then take the median of the three agency centers. This prevents three Helena projects from acting as three independent markets.

Agency / listed project	Reported roof sqft	Award / base bid	Award / roof sqft
Waukesha County Technical College G and S roof replacement base bid, archived official memo / Listed project	Approx. 52,312	$1,157,000	$22.117296
Henrico WRF / Listed project	22,000	$731,055	$33.229773
Helena Public Schools / Listed project 1	7,120	$150,502	$21.137921
Helena Public Schools / Listed project 2	8,070	$274,135	$33.969641
Helena Public Schools / Listed project 3	24,110	$450,000	$18.664455

Agency	Projects	Within-agency median / roof sqft
Waukesha County Technical College G and S roof replacement base bid, archived official memo	1	$22.117296
Henrico WRF	1	$33.229773
Helena Public Schools	3	$21.137921

Median of unrounded agency centers = $22.117296; published center = $22.12. Observed project span = $18.66 to $33.97 per roof square foot. This span is not a measured market percentile or confidence interval.

WCTC: do not mix bid and authorization

The retained canonical numerator is the $1,157,000 base bid. The original memo recovery detail describes $58,000 contingency and $1,215,000 total authorization. Those two extra budget figures are separately described in the recovered original memo; check its verification and integrity notes. The memo reports approximately G 50,390 + S 1,922 = 52,312 square feet. The summed value preserves the printed approximate areas, not a measured precise footprint. The contingency and total authorization are excluded from the price-per-area numerator; the summed reported roof area is the denominator.

WCTC source status: Archived primary memo recovered; canonical verification metadata applies. Other rows are retained primary references, not newly refetched or reverified by this generator.

Level

Reproduce the model without confusing time periods

Round once, after calculation

Replacement center = median(agency medians of award / roof area). Annual portfolio center = annual housekeeping + unrounded replacement center / assumed central cycle.

Planning bound	Formula	Published $ / roof sqft / year
Low	0.14 + minimum raw project ratio / 30 years	0.76
Central	0.14 + median raw agency center / 25 years	1.02
High	0.14 + maximum raw project ratio / 20 years	1.84

The 20/25/30-year cycles are planning assumptions, not observed replacement hazards. The bound pairs intentionally combine different cycle assumptions with the observed project envelope. They are not statistical percentiles.

Interpretation limits

- This Level-authored report is not the institution-issued board packet and cannot substitute for missing primary evidence.
- The original WCTC live packet URL is unavailable. An archived institution-issued memo is retained with its capture, verification and integrity caveats; this report cannot independently certify its authenticity.
- Five retained projects from three agencies are not a representative market-price distribution. Helena contributes once through its within-agency median.
- A roof replacement is one conditional project. The portfolio allowance spreads project value over an assumed cycle; it is not a likely annual invoice, event probability or booked annual revenue.
- Use roof footprint, not gross floor area. The 25,000-square-foot example is an explicit planning roof, not a measured territory inventory.
- The recurring housekeeping rate is one executed pricing-schedule observation, not a measured market median. The housekeeping schedule is billed pricing, not a direct-cost breakdown. Separate inspection, leak-investigation and minor-repair day rates are excluded without a measured productivity assumption. Overhead and gross profit cannot be inferred separately from this rate. The ambiguous semiannual 0.23 schedule rate is not used.
- Public award scopes, locations, dates and procurement terms differ. Their envelope is an observed input span, not confidence bounds or a private bid quote.
- The existing historical Valencia withdrawal remains in the canonical model. No observation is withdrawn or recalibrated by this report.

Level

Sources and audit trail

Evidence class: Level-authored reproducibility analysis of retained external references and explicit planning assumptions. Publisher: Level. Primary-source recovery and the website's citation checks remain separate from arithmetic reproducibility.

Manatee County Port Authority, Region 4 ESC contract R230404 pricing schedule

Item 47 publishes annual roof housekeeping at $0.14 per roof square foot. Item 46g and Item 47 also publish inspection, leak-investigation, and minor-repair day rates, which are not added without a measured productivity assumption.
https://www.seaportmanatee.com/agendas/agenda032426/agenda032426.html

Waukesha County Technical College G and S roof replacement base bid, archived official memo

The original live packet returned 404 on 2026-10-07. Archived bytes match the Internet Archive payload digest. The archived packet has missing-EOF and cross-reference/stream warnings; its complete roofing memo on page 36 is readable and is the evidence used. This is not a claim that the entire packet is intact.
https://web.archive.org/web/20260615113430id_/https://www.wctc.edu/Files/_site-pdfs/district-board/meeting-documents/2026-01/01132026-Board-Packet.pdf

Henrico WRF roof replacement award

Retained award and roof-area inputs; scope matching and primary provenance must be checked.
https://swagit-attachments.granicus.com/uploads/event/agenda_file/38994/052725ag.pdf

Helena Public Schools roof replacement awards

Retained award and roof-area inputs; scope matching and primary provenance must be checked.
https://web.archive.org/web/20260310191310id_/https://helenaschools.org/wp-content/uploads/2024/03/04.8.24-Facilities-Maintenance-Committee-Meeting-Agenda.pdf

WCTC original-source verification metadata

Base contractor bid, excluding contingency. The legacy award field does not mean total board-authorized project cost.
Document date: 2026-01-13
Archive capture: 20260615113430
Verified: 2026-10-07
Verified scope: Exact printed page36 roofing memo content, checked in extracted text and actual visual render. No certification of complete content on all other packet pages.
Integrity limitation: The archived packet has missing-EOF and cross-reference/stream warnings. The complete roofing memo on page 36 is readable; this record does not certify the entire packet as intact.
Archived original SHA256: 732d381a3bc8cb928fc231c17d206b1f1f839fee4feeac0d963bca238c801608
Verification record SHA256: 4740788ad9d4f2cb5eadda6bf44ed69a3a24b9e155e70b3b09ed760cb5a0c3e5
Signed minutes: Signed minutes corroborate approval and contractor identity, not the exact area or bid amount.

Exact input identity

Canonical model version: 2026-10-06.1
Canonical content digest: `ec17ba39b0d433e7`
SHA256 of canonical file bytes: `1050c086e0b50aad5f85388998e4ff473279edc4d93907d5de4467d7130c82e8`

Canonical model
Machine-readable reproduction report
Interactive calculator

The report is reproducible from the canonical JSON using scripts/generate-roofing-reproducibility-report.mjs. Its source URLs identify the original records; the Level-authored PDF does not certify a missing institution document.