



## **TITLE**

City Hall Roof Replacement Award of Contract

## **RECOMMENDATION**

Adopt a Resolution awarding a contract to Modern Method Roofing in the amount of \$105,850 and authorizing the Public Works Director to approve contract change orders in an aggregate amount not to exceed the budget of \$140,000 in conjunction with the City Hall Roof Replacement Project (CF23-0100).

## **CONTACT**

Erica Ahmann Smithies, P.E., Public Works Director

## **BACKGROUND & ANALYSIS**

The low slope portion of the City Hall roof has reached the end of its useful life and has been prone to leaks the past couple of winters. While repairs have been made the recommendation is to overlay the existing roof with a 60 mil poly vinyl chloride (PVC) heat welded, Title 24 "Cool" roof, single ply membrane system. The PVC type of roof carries a 20-year manufacturer's materials warranty.

The project was estimated to cost less than \$225,000 therefore qualified to be bid informally per the bidding threshold of the California Uniform Construction Cost Accounting (CUPCCA) policies. Roofing contractors from the City's CUPCAA list were invited to bid on the roof project with only one responsive bid received by Modern Method Roofing of Napa in the amount of \$105,850.

Modern Method has successfully completed projects for the City and neighboring agencies over the years and staff recommends the contract for award. Any additional repair work that may be discovered during the course of work (i.e. water damage) may be authorized by the Public Works Director via contract change order up to the approved project budget. The work is anticipated to start in July 2025 and take approximately 8-16 working days pending weather.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Not applicable.

## **FISCAL IMPACT**

The City Hall Roof Replacement Project (CF23-0100) is included in the FY 25/26 budgeted capital improvement program for an amount of \$140,000.

## **ENVIRONMENTAL REVIEW**

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

## **ATTACHMENTS:**

1. [Resolution Modern Method](#)