



Agenda Item No: 1.g

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: April 1, 2025

Submitted by: Madelinne Villapando

From: Community Services

Subject:

Public Works Agreement with Chapman Coast Roof Co., Inc. for Award of RFP for Roof Replacement for Tynes Gym

Financial Impact:

Fiscal Impact:

Expense: \$150,000 Park Impact Fees

Contingency 10%: 15,000 Park Impact Fees

Total Project Budget: \$165,000 Park Impact Fees

Summary:

Tynes Gym is located at Tuffree Hills Park and is utilized by sports user groups year-round in addition to the City's Placentia Youth Basketball and Open Gym programs. In recent years, Tynes Gym has had numerous roof leaks in various parts of the building. These roof leaks have damaged the roof, ceiling tiles, and stained walls within the building and on the outside of the facility. As a high-use facility that brings in annual revenue to the City of Placentia, the full replacement of the roof is vital for ongoing programming.

In order to extend the life of the roof to better fit programming and financially benefit the City, a full roof replacement is recommended. The roof replacement would come with a 30-year warranty and can be completed with the funds provided by the Park Impact Fund.

Recommendation:

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It is recommended that City Council take the following actions:

1. Approve the Public Works Agreement with Chapman Coast Roof Co., Inc. for the Award of the RFP for Roof Replacement for Tynes Gym for a not-to-exceed amount of \$165,000; and
2. Authorize the Interim City Administrator to approve a 10% contingency for contract change orders not-to-exceed the amount of \$15,000; and
3. Approve Resolution No. R-2025-11, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 in compliance with the City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
4. Authorize the Interim City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

Strategic Plan Statement:

This item is consistent with the Strategic Plan Goal 4 to replace roof of Tynes Gym that would increase community engagement. This project meets this goal by providing a new roof that no longer leaks which will increase the sports user groups and/or community members that rent the facility.

Discussion:

The City of Placentia released a Request for Proposals (RFP) for Roof Replacement for Tynes Gym. The RFP was released on Thursday, December 19, 2024, the City received thirteen (13) bid responses. The bidders were asked to provide the cost for both the restoration and replacement of the gym roof to allow the City to decide how to proceed.

Due to the age and structure of the building, the roof restoration was determined to be more expensive than to do a full roof replacement on the facility. The City has decided to move forward with the lowest responsible bidder Chapman Coast Roof Co., Inc. to complete the project.

Bidders:	Cost for Roof Replacement:	Cost for Roof Restoration:
C.I. Services, Inc.	Withdrew Bid	Withdrew Bid
Chapman Coast Roof, Co., Inc.	\$150,000	\$239,885
Best Contracting Services, Inc.	\$188,325	\$228,485
Bishop	\$188,948	\$237,345
Rite-way Roof Corporation	\$188,856	\$238,787
ACCI Roofing Services	\$211,690	\$221,690
AME Builders Inc.	\$206,500	\$228,600
Commercial Roofing Systems, Inc.	\$233,304	\$247,312
Southland Roofing Inc.	\$244,132	\$249,154
Boyces Roofing	\$219,670	\$274,264
Courtney Inc - Roofing	\$230,000	\$264,000
Chambers Inc. dba Roof Construction	\$230,775	\$280,250
Danny Letner, Inc.	\$271,500	\$327,900

We have confirmed with the City's ADA Consultant and our roofing expert that there will be no structural changes to the building. Since there will be no structural changes to the facility, no ADA improvements need to be completed to the facility or surrounding facility entries.

Fiscal Impact Summary:

The proposed Grant agreement and Resolution No. R-2025-11 for the Tynes Gym Roof Replacement will require a budget amendment to be made to reflect the project expenditure in Fiscal Year 2024-2025 Park Impact Fees fund. The following table summarizes the costs associated with the award of this contract:

Construction Contract Amount:	\$150,000
Construction 10% Contingency Amount:	\$15,000
Total Project Cost:	\$165,000

Attachments

[Public Works Agreement with Chapman Coast Roof - Signed.pdf](#)

[Scope of Work.pdf](#)

[Budget Amendment Resolution- Tynes Roof Replacement FY 24-25.pdf](#)