

Memorandum

TO: City Council
FROM: Steve Benoit , Parks and Recreation Director
DATE: August 17, 2026
SUBJECT: Approve Central Roofing Inc. quote to repair the Tropics Waterpark roof.
ITEM NUMBER: 8.i
SECTION: CONSENT AGENDA

REQUESTED MOTION

To award the quote for the Tropics Waterpark roof repairs to Central Roofing Inc. in the amount of \$77,820.

INTRODUCTION

The city council is being asked to approve a quote to repair the Tropics Waterpark roof.

DISCUSSION

The 2026 capital improvement program includes a project to repair the Tropics Waterpark roof. The existing roof ridge vent has failed, allowing water to penetrate the roof assembly and reach the underlying plywood structure. Staff worked with Roof Spec Inc., a building envelope specialist, to inspect and assess the condition of the roof. Based on the evaluation it was determined that the appropriate repair is to replace the existing ridge vent and approximately 12 feet of roofing material down from the ridge on each side of the roof. The proposed repair will address the existing water intrusion, restore proper waterproofing, and help prolong the service life of the existing roof system.

The city solicited quotes for this work as noted below:

- Central Roofing Inc. \$77,820
- Berwald Roofing Company Inc. \$79,864

The quote from Central Roofing Inc. is stated at a base amount of \$102,920. The quote included an alternate to, "Remove roof system to deck approximately 12' per side, rather than 16' for a deduct of \$25,100 off the base quote. We are taking this alternate which changed the quote to a total of \$77,820.

The project was budgeted at \$50,000. The submitted quotes exceeded the budget because the roof evaluation determined that more roofing material needs to be replaced than was originally anticipated. The expanded scope is necessary to properly address the failed ridge vent and areas affected by water intrusion. Completing the work will help prevent further damage to the underlying roof structure, avoid future water intrusion, and extend the useful life of the existing roof.

The project will be funded through the capital asset replacement fund.

RECOMMENDATION

Based on the foregoing information, it is recommended that the city council award the quote for the Tropics Waterpark roof repairs to Central Roofing Inc. in the amount of \$77,820.

ATTACHMENTS

[Berwald Roofing Company Inc Quote.pdf](#)

[Central Roofing Inc Quote.pdf](#)