



STAFF REPORT

AGENDA NO: 9f

MEETING DATE: December 1, 2025

To: Honorable Mayor and City Council

Date: December 1, 2025

From: Syed Murtuza, Director of Public Works – (650) 558-7230
Weizhi Cheng, Senior Civil Engineer – (650) 558-7258

Subject: Adoption of a Resolution Accepting the Public Works Corporation Yard Roof Retrofit Project by State Roofing Systems, Inc., City Project No. 86061, in the Amount of \$907,160

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the Public Works Corporation Yard Roof Retrofit Project by State Roofing Systems Inc., City Project No. 86061, in the amount of \$907,160.

BACKGROUND

The City Council authorized funding to replace the aging roof at the Public Works Corporation Yard located at 1361 North Carolan Avenue. The prior roof was approximately 23 years old and had reached the end of its serviceable life. A 2022 inspection found significant deterioration, including multiple leaks, failure of previous repairs, soft spots in the roof deck, and areas of standing water along the perimeter. These deficiencies, combined with a history of reported leaks from Facilities staff, raised substantial concerns about the roof's overall integrity and the need for timely replacement.

On May 19, 2025, the City Council awarded the Public Works Corporation Yard Roof Retrofit Project, City Project No. 86061, to State Roofing Systems, Inc., in the amount of \$889,400 (Resolution No. 045-2025).

The project consisted of retrofitting the roofs of Corporation Yard Buildings A, B, C, D, E1, and E2 by installing a single-ply 60 mil ketone ethylene ester (KEE) roofing system, totaling approximately 44,000 square feet. Work also included replacing all leaders and downspouts, sealing and replacing gutters, water testing all drains, and encapsulating expansion joints with KEE membrane.

DISCUSSION

Construction has been successfully completed to the City's satisfaction. The Public Works Corporation Yard remained fully operational throughout the duration of work.

The final construction cost for the project is \$907,160, representing an increase of \$17,760 (approximately 2%) over the original contract amount. This increase remains well within the 15% contingency authorized by the City Council. The additional cost resulted from coordination with a separate Solar Panel Photovoltaic Project at the Public Works Corporation Yard, which required the installation of 86 U-anchors to secure the posts for new solar panels on the roofs of Buildings A and B. This was needed to preserve the new roof manufacturer's warranty.

Staff will be returning to the City Council separately at a future date for the acceptance of the Solar Panel Photovoltaic Project upon satisfactory completion of all the components of that project.

Completion of this roof retrofit project extends the service life of the Corporation Yard facilities, reduces the risk of leaks and structural damage, and enhances the overall reliability of the buildings.

FISCAL IMPACT

The following are the estimated final construction expenditures:

Construction	\$907,160
Engineering Design & Administration	\$7,840
Total	\$915,000

Sufficient funds are available in the City's Capital Improvement Program budget to cover the final project costs.

Exhibits:

- Resolution
- Final Progress Payment
- Project Location Map