



CITY COUNCIL

AGENDA ITEM STAFF REPORT

MEETING DATE:	AUGUST 11, 2026
TITLE:	AN ORDINANCE TO AWARD BID AND AUTHORIZE CONTRACT WITH GEISSLER ROOFING FOR ROOF REPLACEMENT AT GATEWAY CONVENTION CENTER, CIP # GW-ROOFS
DEPARTMENT:	GATEWAY CONVENTION CENTER
PROJECT MANAGER:	JAMIE LANE, DIRECTOR OF GATEWAY CENTER
REQUESTED ACTION:	APPROVAL
STRATEGIC PLAN GOAL(s):	#3: ENCOURAGE TOURISM AND ECONOMIC DEVELOPMENT #7: SUPPORT EXCELLENT MUNICIPAL SERVICES
ATTACHMENTS:	ORDINANCE, CIP PROJECT SHEET, CITY CONTRACT, BID TABULATION SHEET

SUMMARY RECOMMENDATION

This project replaces the aging, out-of-warranty roof that has reached the end of its service life. The work includes installing a new EPDM (Ethylene Propylene Diene Monomer) membrane to improve durability and energy efficiency. Investing in Gateway Center's infrastructure will ensure the facility's continued success in hosting client events.

EXECUTIVE SUMMARY

The Ballroom CD roof's warranties expired in 2020. The replacement roof project includes removing existing EPDM roofing, installing insulation, and installing new EPDM roofing. The EPDM membrane protects the roof deck and insulation from water damage, preventing leaks and lowering the risk of total roof failure.

The Bid Documents were written to allow three sections of the roof to be bid independently and accepted independently from one another. The Bid Specifications requested bids for three distinct roof sections of Ballroom CD: Section 5, Section 6, and Section 7. These areas of the roof are on the far northwest side and the far northeast side. Geissler Roofing was the lowest bidder for this project overall, with a Bid of \$296,950, as well as by Section. The CIP Project has an Approved Budget of \$245,000.

During the July 28, 2026, City Council meeting Gateway Staff proposed completing only Sections 5 & 7 to stay within the original CIP budget. Discussion was held regarding efficiencies, reduced startup costs, minimization of disruptions, and overall savings realized by completing all three sections of the roof at the same time instead of re-bidding the remaining section at a later date.

Staff reevaluated the project following City Council's feedback and recommends replacing all three sections of the roof (Sections 5, 6, and 7) for a combined total amount of \$296,950.

August 11, 2026

GEISSLER ROOFING FOR ROOF REPLACEMENT AT GATEWAY CONVENTION CENTER

A separate appropriation ordinance of \$51,950 from the Hospitality Fund to fully fund CIP Project GW-ROOFS will be presented by Finance and should be considered in conjunction with this ordinance.

DEPARTMENT REVIEW

Gateway Convention Center

Finance Department

RECOMMENDATION

Staff recommends approval of An Ordinance to Award Bid to Geissler Roofing for the Roof Replacement Project at Gateway Convention Center.