



CITY COUNCIL

AGENDA ITEM STAFF REPORT

MEETING DATE:	JULY 23, 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, 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 will include removing existing EPDM roofing, installing insulation, and installing new EPDM roofing. 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: Section 5, Section 6, and Section 7. Geissler Roofing was the lowest bidder for this project overall, with a total project bid of \$296,950, as well as by Section. The individual sections were bid independently as follows: Section 5 at \$103,000, Section 6 at \$151,00, and Section 7 at \$48,000. The CIP Project has an approved budget of \$245,000. Therefore, staff recommends replacing only Section 5 and Section 7. Geissler provided an additional bid for Section 5 and 7 combined, which provides further savings for a combined total of \$151,000, keeping the project under budget. These areas of the roof are on the far northwest side and the far northeast side. EPDM has a life expectancy of at least 30 years and by replacing a degraded membrane, the underlying structural insulation and deck are protected from moisture damage and reduce the risk of total roof failure.

DEPARTMENT REVIEW

Gateway Convention Center

July 28, 2026

Geissler Roofing Bid for Gateway

RECOMMENDATION

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