



## **PUBLIC WORKS DEPARTMENT**

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### **CITY COUNCIL STAFF REPORT**

Date: March 17, 2026

#### Subject

Award a construction contract for roofing system repairs at Quinlan Community Center and Sports Center to Roofing & Solar Construction, Inc. in the amount of \$650,000; Authorization of construction contingency amount of \$65,000 (10%) for a total contract amount of \$715,000.

#### Recommended Action

1. Approve the award of a construction contract for the Sports Center and Quinlan Community Center Roofing System Replacement Project in the amount of \$650,000 to Roofing & Solar Construction, Inc.;
2. Authorize the City Manager to execute the construction contract when all conditions have been met; and
3. Authorize the Director of Public Works to execute any necessary change orders up to a construction contingency amount of \$65,000 (10%) for a total contract amount of \$715,000.

#### Background

The City of Cupertino regularly evaluates the condition of its public facilities to ensure they remain safe, functional, and capable of supporting community programming. Recent assessments have identified the need to repair several aging roofing systems at key City buildings, including the Cupertino Sports Center and the Quinlan Community Center.

The Cupertino Sports Center, originally built in 1977 and significantly remodeled in 2003, is a recreation hub offering fitness programs and sports activities. Over time, the building's roofing system has deteriorated, resulting in recurring leaks that affect both operations and interior conditions. These conditions have affected operations, increased maintenance demands, and pose a risk of further damage if not addressed. A new roofing system is necessary to ensure continued functionality and to protect the facility's assets.

The Quinlan Community Center, constructed in 1989, supports a wide range of recreation classes and community rentals. The building's roof includes clay tile sections as well as built-up roofing at areas requiring roof access. While the clay tile areas remain in serviceable condition, the built-up roofing system has surpassed its useful life and shows signs of significant wear.

The proposed project is not a complete roof replacement, but only replacement of the roofing membranes at both facilities, which are necessary to protect the structures, maintain safe maintenance access, and ensure uninterrupted delivery of community services.

Reasons for Recommendation

On January 12, the City publicly advertised the Project and posted the bid documents on the City’s website at <https://apps.cupertino.org/bidManagement/index.aspx>. Staff held a non-mandatory pre-bid meeting on January 21, and seventeen (17) contractors attended the meeting.

On February 5, 2026, thirteen (13) bids were received:

Bidder	Bid Amount
Pacific Polymers, Inc. dba American Foam Expert	\$549,280.00
Roofing and Solar Construction, Inc.	\$650,000.00
Alcal Specialty Contracting, Inc.	\$695,560.00
Diablo Roofing, Inc.	\$876,600.00
Stronger Building Services	\$920,500.00
Pioneer Contractors	\$924,000.00
I & A Contractor Inc.	\$998,500.00
Andy's Roofing Company, Inc.	\$1,005,900.00
San Francisco Roofing Services, Inc.	\$1,044,700.00
Brazos Urethane, Inc.	\$1,140,227.00
Best Contracting Services, Inc.	\$1,158,444.00
Waterproofing Associates, Inc.	\$1,171,182.00
Roofing Constructors Inc. dba Western Roofing Services	\$1,256,340.00
<b>Engineer’s Estimate: \$660,000</b>	

The Department of Public Works reviewed the bids for completeness, responsiveness, and compliance with bid specifications. The apparent low bid received from Pacific Polymers, Inc. dba American Foam Experts, was deemed to be non-responsive because their contractor’s license was suspended at the time bids they submitted their bid. The California Contractor’s State License Board requires contractors to have a valid license when submitting the bid. The apparent second low bid was from Roofing and Solar Construction, Inc., which was deemed to be the lowest responsive and responsible bid per the Instruction to Bidders and Cupertino Municipal Code.

Roofing and Solar Construction, Inc. has the experience and qualifications to complete the project. The company has completed similar roofing system replacement projects for San Jose Unified School District, Contra Costa Water District and City of Alameda. Based on the contractor’s experience and performance and referenced agencies’ feedback, staff recommend awarding the construction contract (Attachment A) to Roofing & Solar Construction, Inc. in the amount of \$650,000 and include a 10% construction contingency in the amount of \$65,000, for a

total contract amount not to exceed \$715,000. Construction contingency covers costs that could be incurred due to unforeseen circumstances and is a typical contracting best practice.

A draft construction contract is included as Attachment A while the full project specifications can be found on the City's Business Opportunities website at <https://apps.cupertino.org/details/830>.

Sustainability Impact

The project specifications require the use of a PVC membrane roofing system which offers several sustainability benefits, including that PVC membranes are reflective and help reduce energy use. Additionally, their long service life means fewer replacements over time, lowering material consumption, waste, and cost.

Fiscal Impact

Award of this contract will result in a fiscal impact of up to \$715,000. Sufficient funds are budgeted at 420-99-063 900 905. No additional appropriations are needed.

City Work Program (CWP) Item/Description

None

Council Goal:

Quality of Life

California Environmental Quality Act

This project is categorically exempt from CEQA.

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Prepared by: Jimmy Tan, P.E., Assistant Director of Public Works

Reviewed by: Chad Mosley, P.E., Director of Public Works

Approved for Submission by: Tina Kapoor, City Manager

Attachments:

A – Draft Contract