



Folsom City Council Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the Folsom Public Library Low-Slope Roof for a Cost Not to Exceed \$948,044.71 (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the Folsom Public Library Low-Slope Roof for a Cost Not to Exceed \$948,044.71 (Fund 602)

BACKGROUND / ISSUE

The Folsom Public Library opened in 2007, and the single-ply PVC low-slope roof is original to the building and nearing the end of its useful life. An inspection by the Garland Company in December 2025 revealed several issues supporting the replacement of the library roof. The roof is the most important factor in maintaining the integrity of the building envelope.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction agreements with a value of \$77,426 or greater shall be competitively bid and awarded by the City Council.

ANALYSIS

Folsom Facilities staff arranged for a roof inspection in December of 2025, after completing stucco repairs at the Folsom Public Library. During this inspection, several areas of the roof coating were noted to have deteriorated to the point that the mesh was visible. In addition to

the coating issues, several areas where the plates that mechanically fasten the single-ply roofing to the roof structure were wearing through the membrane and becoming visible. Based on the inspection results, the decision was made to go out to bid for the library roof replacement.

The Notice to Contractors for the City of Folsom Library Low Slope Roof Replacement Project was published on February 19, 2026, with notice to PublicPurchase.com and the City of Folsom website. A mandatory pre-bid meeting was held on February 27, 2026.

The Parks and Recreation Department received 9 bids on March 12, 2026:

	Contractor	Bid
1.	Michael Roberts Construction Inc.	\$861,859.71
2.	Waterproofing Systems	\$928,780.00
3.	Madsen Roofing	\$937,237.00
4.	State Roofing Systems	\$1,012,400.00
5.	Rua & Sons	\$1,065,200.00
6.	D7 Roofing	\$1,081,737.00
7.	Barth Roofing	\$1,166,565.00
8.	Pacific Builders	\$1,179,949.00
9.	Diablo Roofing	\$1,352,900.00

The bid submitted by Michael Roberts Construction Inc. in the amount of \$861,859.71 is the lowest responsible and responsive bid.

Staff recommends a 10% contingency of \$86,185.00 for unforeseen conditions.

The initial estimate put together by Garland in December came in at \$1,300,000. The results of the competitive bidding were \$480,000 lower than the estimate.

FINANCIAL IMPACT

If approved, the agreement with Michael Roberts Construction, Inc. for the replacement of the Folsom Public Library's low-slope roof would be in the amount of \$861,859.71, including a 10% contingency of \$86,185, for a total not-to-exceed amount of \$948,044.71. Sufficient funds are budgeted and available in the Facilities Rehabilitation Fund (Fund 602) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the proposed project is Categorically Exempt per Article 19, 15300.1 – Relation to Ministerial Projects.

ATTACHMENT

1. Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the

Folsom Public Library Low-Slope Roof for a Cost Not to Exceed \$948,044.71 (Fund 602)

Submitted,

Kelly Gonzalez, Director
Parks & Recreation Department

Attachment 1

RESOLUTION NO. 11608

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MICHAEL ROBERTS CONSTRUCTION INC. FOR THE REPLACEMENT OF THE FOLSOM PUBLIC LIBRARY LOW-SLOPE ROOF FOR A COST NOT TO EXCEED \$948,044.71 (FUND 602)

WHEREAS, The Folsom Facility Services Division has validated the need to replace the existing Folsom Public Library Low Slope Roof; and

WHEREAS, Michael Roberts Construction Inc. provided the lowest qualified bid through the City's competitive bidding process; and

WHEREAS, the agreement with Michael Roberts Construction, Inc. for replacement of the Folsom Public Library low-slope roof would be in the amount of \$861,859.71, including a 10% contingency of \$86,185, for a total not-to-exceed amount of \$948,044.71 funded from the Facilities Rehabilitation Fund (Fund 602); and

WHEREAS, sufficient funds are budgeted and available in the Facilities Rehabilitation Fund (Fund 602) to cover the cost of the agreement; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Michael Roberts Construction Inc. for replacement of the Folsom Public Library low-slope roof in the amount of \$861,859.71, including a 10% contingency of \$86,185 for a total not-to-exceed amount of \$948,044.71 funded in the Facilities Rehabilitation Fund (Fund 602).

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE