



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Steve Miller and City Council
From: Kade Maughan, Public Works Director
Date: March 3, 2026
Subject: Consideration and award of bid for replacement of the Elite Hall roof.

Summary:

Hyrum City recently solicited bids from three contractors for the emergency replacement of the Elite Hall roof after City Staff discovered a substantial leak in the southwest corner of the building. The leak caused significant damage to the ceiling, walls, and flooring. Inspection revealed that the roof membrane had become loose and shifted, causing roof drains to divert water into the attic and ceiling rather than through the downspouts. In addition to replacing the roof, contractors are evaluating the extent of wall, floor, and ceiling damage. Testing for asbestos, lead, and potential mold is also being recommended prior to completing interior repairs.

The City received three bids for the project with a 60 mil roof membrane: Island Heights Construction at \$41,600 with a 20-year warranty; Mountain Peak Builders at \$42,958 with a 20-year warranty; and Homer Roofing at \$88,800. Although Island Heights Construction submitted the lowest base bid, Mountain Peak Builders provided a bid for an 80 mil with a 30-year warranty - increasing the roof membrane thickness from 60 mil to 80 mil for an additional cost of \$7,297. This upgrade would provide enhanced durability and maintain the 30-year warranty coverage. With the upgraded membrane included, the total recommended award to Mountain Peak Builders would be \$50,255. Staff believes this investment will provide greater long-term protection for the Elite Hall and help prevent similar issues in the future.

Recommendation: City Staff is recommending awarding the bid for the replacement of the Elite Hall roof to Mountain Peak Builders for an 80 mil membrane with a 30 year warranty for \$50,255.

City Council Meeting Details:

Meeting Date: March 5, 2026

Council Role: Legislative with Roll Call Vote

Attachments:

Bids from Island Heights Construction, Mountain Peak Builders, and Homer Roofing.

Mountain Peak Builders, Inc.
 dba Mt. Peak Roofing
 135 South 700 West
 Logan, UT 84321

Phone# 435-787-4174
 Fax: 435-213-3160
 Email: estimating@mtpeakroofing.com

Estimate

Date	Estimate #
3/3/2026	20719

NAME/ADDRESS
Hyrum City 83 West Main St Hyrum, UT 84319

JOB ADDRESS
Hyrum City Elite Hall 60 West North Main Street Hyrum, UT 84319

PROJECT	ESTIMATOR	ADDITIONAL CONTACT	PHONE NUMBER
Re-roof	Zane	Vincent 435-994-4808	Office 435-245-6033

Description	Total
Tear off the existing single-ply roof and the recovery board under the EPDM, leaving any other insulation and/or other layers of roofing. Provide building protection from falling debris during the tear-off process. Clean up and dispose of debris.	\$9,130.00
Install a fanfold recovery board over the roof deck and fasten Versico 60 Mil TPO Membrane to the roof. Wrap walls with membrane and other flashing details. Install TPO drip edge on roof perimeter. Includes a 2 year Labor and 20 year Materials Warranty. Alternate #1: Install Versico 80 Mil TPO Membrane Includes a 2 year Labor and 30 year Materials Warranty. Add to Base Bid \$7,297.00	\$28,888.00
Remove the old metal cap and install 24 gauge standing seam parapet cap metal. Shop fabricated to 10' lengths. Standard colors. (If we do not do the cap metal we will terminate the membrane under the cap metal. If we replace the cap metal we will wrap the membrane up and over the wall and install the cap metal over the new membrane.)	\$4,940.00

Total	\$42,958.00
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BID GOOD FOR 30 DAYS. Pricing is based on current market and is subject to change with price increases from manufacturers. Material and work to be completed as specified. Changes will be executed upon written orders and may change the cost as outlined above. Owner to carry fire and other necessary insurance. Snow removal to be done by general contractor/owner or additional charges will incur. PAYMENT TERMS: Payment due upon receipt of invoice. Purchaser agrees to pay a FINANCE CHARGE of 2% per month. (24% Per Annum) On any unpaid balance after 30 days. Purchaser also agrees to pay a \$5.00 REBILLING SERVICE CHARGE per month on any unpaid balance after 30 days. If account is referred to an attorney or collections, purchaser further agrees to pay reasonable attorney's and collection agency's fees, with or without suit, and all costs of suits should it become necessary.

ISLAND HEIGHTS CONSTRUCTION INC.

260 W 3700 N PO BOX 33
Hyde Park, UT 84318
PHONE 1-435-753-7403
FAX 1-435-753-7452

Bid Proposal

Date:02/26/2026

ATTN: Vince
RE: Price to reroof the Elite Hall

We propose to remove and dispose of the existing membrane roofing. We will then install a ½" EPS fanfold cover board over the existing insulation. We will then install a new .60 mil TPO membrane roof system complete with all flashings to manufacturers specifications. We will install a new TPO membrane coated metal drip edge.

TOTAL..... \$40,500.00
Optional 20 year warranty an additional..... \$1,100.00

NOTICE: We did not see what condition the existing walls are in. It may be necessary to install plywood on the outside of the walls to flash them in properly. If this is the case we would also need to install new parapet caps. The addition of both the plywood and new caps would have to be added later as they are not included in this price.

Casey Ringer
President

We included sales tax on this bid. If this project would be tax exempt you may deduct \$1,450 from the total above.



TPO MEMBRANE ROOFING ESTIMATE

DEC 08, 2025

VINCE NEUMILLER

98 West Main Street

Hyrum, UT

84319

vincent.neumiller@hyrumcity.gov

4359944808

devin@homerroofing.net

4357640378

INTRODUCTION

Hello Vince,

Congratulations! The search for your **Worry Free Roof** is over!

We at Homer Roofing, are committed to making your experience both seamless and enjoyable, and we're delighted to introduce ourselves as your trusted partner in Roofing.

Since 2003, we've been providing roofing services to valued clients like yourself. Our dedication to quality, professionalism, and personalized service has earned us the trust of thousands of customers across the region. We understand how important it is to feel confident in the companies you work with, and we want to assure you that your satisfaction is our top priority.

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for considering Homer Roofing. We look forward to the opportunity to provide you with the outstanding **Worry Free Roof** you deserve!

Check out some of our recent google reviews! <https://g.co/kgs/1s8wUwV>

Devin Daniels
devin@homerroofing.net
4357640378

INSPECTION







ESTIMATE DETAILS

Description

TPO Membrane Roofing - Details of your roof installation is as follows:

ROOF PREPARATION

Tear off and dispose of existing shingles and currently present roofing system down to the decking
1 layer EPDM tear off

ROOF DECKING

Re-nail loose wood. Any bad/rotten wood discovered will be replaced at \$85/Sheet (2 Sheets are included in this price)

DRIP EDGE

TPO clad metal drip edge installed at all roof edges

INSULATION BOARD

Insulation Board to be installed directly on roof deck before membrane is installed.

TPO MEMBRANE

New TPO membrane to be installed and heat welded at all seams. 60 mil thickness.

FLASHING

Installation of all necessary TPO flashings along walls, around pipes, chimneys, etc.

CLEAN UP AND DISPOSAL

Clean up and remove all job-related debris. Magnet sweep site for nails

Estimate subtotal	\$88,800.00
Total	\$88,800.00

AUTHORIZATION PAGE

Estimate Details

\$88,800.00

Name: Vince Neumiller

Address: 98 West Main Street, Hyrum, UT

Estimates valid for 30 days from date of estimate

Deposit

A 50% deposit is required to schedule your project

50%

Customer Comments / Notes

Vince Meumiller:

Date:

TERMS AND CONDITIONS

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Homer Roofing- Logan Office to perform the work as stated and agree to pay the total project price.

I understand that if roof rot is discovered during tear-off Homer Roofing- Logan Office will call me for authorization for additional costs incurred for wood replacement.Homer Roofing- Logan Office will replace the rotted sheathing at a rate of \$85/sheet.

I understand that I and am not responsible for material shortage and have no claim to material surpluses.

I understand that payment in full is due upon completion of work. All invoices not paid in full after 30 days will be subject to a 2% per month interest charge.

I understand that a 50% deposit is required upon entering this contract to order materials and to schedule your project.

You may cancel this contract at any time before work begins. If you cancel this contract, the seller has 15 days to refund any deposits paid. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

Third party financing is available by request.

Credit/Debit card payments are subject to a processing fee

WARRANTY

Workmanship Warranty;

Homer Roofing- Logan Office offers a free lifetime warranty against any defect that results due to poor workmanship.

Homer Roofing- Logan Office will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, or other damage caused. This warranty only applies to portions of the project in which Homer Roofing fully replaced any existing products, and does not cover repairs or service done to another contractor's work.

*Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Manufacturer Warranty;

Manufacturer warrants against all material defects. See attached manufacturer warranty information form for more details.