





STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: San Geronimo Treatment Plant Roof Replacement Project (D21034)
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: February 13, 2025



TYPE OF ACTION: Action Information X Review and Refer

RECOMMENDATION: Review and refer to a future regularly scheduled Board meeting for contract award for the San Geronimo Treatment Plant Roof Replacement Project

SUMMARY: The San Geronimo Treatment Plant Roof Replacement Project (Project) will replace the existing leak prone roof membrane with a new Class A Fire Rated Thermoplastic Polyolefin (TPO) roofing membrane and add fall protection at the San Geronimo Treatment Plant. District Staff will make a recommendation for the contract award at a future regularly scheduled Board meeting.

DISCUSSION: The San Geronimo Treatment Plant Roof Replacement Project is a component of the District’s Capital Improvement Program. This project will replace the existing roof which is 21 years old and was last replaced in 2004. The TPO roof had an original fifteen-year (15) warranty and is past its useful life.

This Project aims to address critical issues including leaks, fire protection and the presence of localized dry rot at the facility, all of which compromise the integrity of the structure. To address these concerns, the District has selected a Class A Fire Rated roofing TPO membrane, ensuring improved fire protection and long-term durability, including a twenty-five (25) year warranty. The roof will incorporate a cover board beneath the membrane, which will allow for potential future installation of solar panels. All new roofing material will be installed on the existing fire proof concrete and metal roof deck. In addition to the necessary roof replacement, the project scope includes the installation of guardrails around the perimeter of the roof at the treatment plant and North Marin Line Pump Station. These guardrails will enhance safety by providing fall protection for personnel working in this area.

The Project will take place at the San Geronimo Treatment Plant in the unincorporated area of Woodacre, shown on the map provided in Attachment 1.

Summaries of the estimated Project costs and schedule are provided below.

Budget:

Engineer's Estimate:	\$1,500,000
Contingency (15%):	\$225,000
Professional Fees	\$98,000
District Labor/Inspection:	\$125,000
Total Budget:	\$1,948,000
Budget Category:	A1A04

Project Implementation:

Project Advertisement:	February 18, 2025
Bid Opening:	April 1, 2025
Project Award:	April 15, 2025
Estimated Completion Date:	August 13, 2025
Duration:	120 days

ENVIRONMENTAL REVIEW: The Director of Engineering has determined that the Project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(b), Existing Facilities and 15302(c), Replacement or Reconstruction. The Project qualifies for exemptions pursuant to Section 15301(b) inasmuch as it is a repair and maintenance activity on an existing facility and 15302(c) inasmuch as it is the replacement of existing roof involving negligible or no expansion of capacity.

FISCAL IMPACT: The total cost to complete the San Geronimo Treatment Plant Roof Replacement Project is estimated at \$1,948,000, which has been identified in the Capital Improvement Program budget.

ATTACHMENT(S):

1. Site Map