

**CITY OF CARMEL-BY-THE-SEA  
CITY COUNCIL**

**RESOLUTION NO. 2024-053**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA  
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONSTRUCTION CONTRACT  
WITH CALIFORNIA CONSTRUCTORS, IN AN AMOUNT, WITH CONTINGENCY, OF \$183,310,  
FOR THE CITY HALL ROOF REPLACEMENT PROJECT**

WHEREAS, the City Hall roof was last replaced in 1984, is over 15 years past the warranty, and roof leak repairs have become increasingly costly as the roof progressively deteriorates; and

WHEREAS, in June 2023, Council adopted Resolution 2023-067 approving the carry-over of prior Fiscal Year Capital Improvement Projects, including four Facility Renovation Projects, with a carryover budget of \$649,000; and

WHEREAS, in the Summer of 2023, the City Hall Roof Replacement Project was bundled with the Sunset Center and Harrison Memorial Library Painting projects and the Sunset Center Cottage Window Repairs project for efficiency; however, only two bids were received for these four bundled facility renovation projects with bids nearly twice the cost estimate; and

WHEREAS, in September 2023, Council adopted Resolution 2023-082 rejecting all bids and directing staff to evaluate alternative contracting methods before re-advertising for bids; and

WHEREAS, in the Spring of 2024, the City Hall Roof Replacement Project was repackaged and extensively re-advertised for bids, and five responsive bid proposals were received at the Public Bid Opening held on June 18, 2024; and

WHEREAS, California Constructors submitted the low bid of \$159,400 for Landmark Shingles which was 20% below the Project Team's estimate, 1% below the second low bidder, and \$206,570 below the bid from the prior, bundled project for the same roof replacement work; and

WHEREAS, due to inherent risks associated with historic building renovations and roofing projects, a 15% contingency of \$23,910 is recommended, resulting in a total contract amount of \$183,310; and

WHEREAS, in June 2024, Council adopted Resolution 2024-047 approving the Capital Improvement Program Budget for Fiscal Year 2024/25 with a reset budget of \$350,000 for the City Hall Roof Replacement Project; and

WHEREAS, sufficient funding is available in the Capital Projects fund account.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:**

Authorize the City Administrator to execute a Construction Contract with California Constructors, in the amount, with contingency, of \$183,310, for City Hall Roof Replacement Project.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of July, 2024, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Dave Potter  
Mayor

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Nova Romero, MMC  
City Clerk