



# AGENDA REPORT

**Department:** Engineering and Public Works  
**Prepared by:** Ricardo Rodriguez, Assistant Engineer-Civil  
**Meeting Date:** Tuesday, August 19, 2025  
**Approved by:** Scott W. Huth, Interim City Manager

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**SUBJECT:**

Awarding a Contract to A. Preman Roofing, Inc., for the Library Roof Replacement Project, CIP No. 25-09.

**RECOMMENDATION:**

Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Awarding a Contract to A. Preman Roofing, Inc. in the Not-to-Exceed Amount of \$407,829 for the Library Roof Replacement Project, CIP No. 25-09; 2) Authorizing a 15% Contingency in the Amount of \$61,175 for any Unforeseen Changes; 3) Authorizing the Mayor to Execute the Contract; and 4) Authorizing the Establishment of an Appropriation in the Amount of \$469,004 in the Library Capital Outlay Fund."

**BOARD/COMMISSION/COMMITTEE PRIOR ACTION:**

Not Applicable.

**EXPLANATION:**

In October 2024, the Engineering & Public Works Department commissioned a comprehensive roof inspection and assessment of all City-owned facilities. The results of the assessment confirmed that the multiple roofs covering the National City Public Library, which were installed nearly 20 years ago, have exceeded their useful life and need to be replaced. The Library Roof Replacement project, CIP No. 25-09 will remove and replace the existing roof at the National City Library.

On June 17, 2025, the bid solicitation was posted on PlanetBids, a free public electronic bidding system for contractors. On June 20, 2025 and June 27, 2025, the bid solicitation was advertised in the local newspaper. On July 9, 2025, seven (7) bids were received by the 2:00 p.m. deadline and A. Preman Roofing, Inc. was the apparent lowest bidder with a total bid amount of \$407,829.

Upon review of all documents submitted, A. Preman Roofing, Inc.'s bid was deemed responsive and they are the lowest responsible bidder qualified to perform the work as described in the project specifications.

Staff recommends awarding a contract to A. Preman Roofing, Inc. in the not-to-exceed amount of \$407,829 and authorizing a 15% contingency in the amount of \$61,175 to address any unforeseen conditions that may arise.

**FINANCIAL STATEMENT:**

Fund balance in the Library Capital Outlay Fund is available for this project:

Contract Award - \$407,829 (new appropriation – Library Capital Outlay Fund)  
Expenditure Account No. 108-10-18-18500-7598-1620108 (Library Roof Replacement)

15% Contingency - \$61,175 (new appropriation – Library Capital Outlay Fund)  
Expenditure Account No. 108-10-18-18500-7598-1620108 (Library Roof Replacement)

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Parks, Recreation and Library

**ENVIRONMENTAL REVIEW:**

This is a project under CEQA subject to a Categorical Exemption. Existing Facilities. CCR 15301(c).

**PUBLIC NOTIFICATION:**

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act

**ORDINANCE:**

Not Applicable

**EXHIBITS:**

- Exhibit A – Bid Opening Summary
- Exhibit B – Summary of Bid Items
- Exhibit C – Owner-Contractor Agreement
- Exhibit D – Resolution