



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-131
Meeting 26-22
September 9, 2026

AGENDA ITEM 3

AGENDA ITEM

Award of Contract for the Coal Creek Barn Re-Roofing Project in Coal Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to Fog City Roofing & Construction LLC of Oakland, CA for a not-to-exceed base amount of \$68,210.
2. Authorize a 15% contingency of \$10,232 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$78,442.

DISCUSSION

The purpose of the Coal Creek Barn Re-Roofing Project (Project) is to repair and re-roof the Coal Creek Barn (Barn) located within Coal Creek Open Space Preserve. The Barn is not accessible to the public but is visible from Crazy Pete's Trail. It is used for material storage by the Midpeninsula Regional Open Space District (District)'s Land Stewardship & Trails and Fleet & Facilities Departments. The scope of work includes removing the storm-damaged metal roofing, installing new metal roofing, flashing, trim, and fascia boards, replacing missing siding, and removing debris from within the structure and surrounding site. District staff issued a Request for Bids for construction services for the Project on July 29, 2026, and received five (5) bids on August 12, 2026, with Fog City Roofing & Construction LLC identified as the lowest responsive and responsible bidder. Work is scheduled to be completed in Fall 2026. The Barn was evaluated and found not to have historical significance.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 61055 - Coal Creek Barn Re-Roofing contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover for this expenditure.
- ☐ insufficient funds; approval of this item requires a fiscal year budget augmentation.
- ☐ future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- ☒ No, this contract is not part of a Measure AA project.
- ☐ Yes, this contract is part of a Measure AA project.
- ☐ This Measure AA portfolio contains a funding gap anticipated to be filled through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering, and Fund 40 General Fund Capital monies.

PROCUREMENT PROCESS AND SELECTION

A Request for Bids was issued on July 29, 2026 via BidNet. Legal notices were posted in the newspaper and a link to the solicitation was posted on the District's website. The District opened the bids on August 12, 2026, announcing Fog City Roofing & Construction LLC as the apparent low bidder. The General Manager recommends awarding the contract to Fog City Roofing & Construction LLC as the lowest responsible and responsive bidder. The detailed breakdown of bids received is as follows.

Bid Analysis

Bidder	Location	Total Base Bid	% Over/Under Engineer's Estimate (\$75,000)
Fog City Roofing and Construction	Oakland, CA	\$68,210	-9%
Diablo Roofing and Waterproofing	Oakland, CA	\$73,270	-2%
Durable Cool Roofs, Inc.	Fresno, CA	\$80,258	+7%
Andy's Roofing Company, Inc.	San Leandro, CA	\$107,440	+43%
SAE Consulting Engineering	San Jose, CA	\$109,750	+46%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15301 (Existing Facilities).

NEXT STEPS

If approved, the General Manager will execute a contract with Fog City Roofing & Construction LLC. Work is scheduled to take place in the Fall of 2026 and be completed in November 2026.

Attachment

1. Coal Creek Barn Area Map

Responsible Department Head:

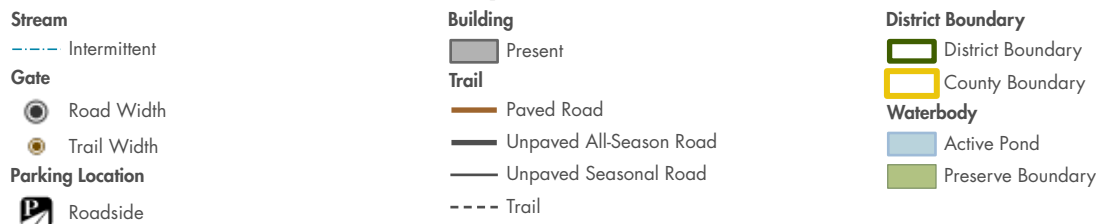
Scott Reeves, Engineering and Construction Manager

Prepared by / Contact person:

Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department



Coal Creek Barn Location Map



Midpeninsula Regional
Open Space District
7/27/2026

