



Project Fact Sheet
City Hall Environmental Systems Renovation and Roof Project
PN 6-C-016-19
August 5, 2025

Project Manager: Mary Jaeger / Zach Hardy

Description: The City Hall Environmental Systems Renovation and Roof project is included in the 2019-2024 Capital Improvement Plan with a total project budget of \$3,249,400. On May 20, 2025, the City Council approved Resolution No. 25-1047 amending Resolution 22-1046 authorizing \$3,249,400 of general obligation bonds for funding of the project and an additional \$1,133,238 in insurance funds from prior claim for a total budget of \$4,382,648.

During the tear off of the roof, the metal deck under the existing roof was rusted across a majority of the roof area and needs to be replaced (Change Order 02).

Justification: This project will prolong life of the City Hall Roof which was impacted by storm damage.

Schedule:	Item	Date
Funding Authorization		June 21, 2022
Contract Award – Roof Consultant		December 6, 2023
Contract Award – Roof Contractor		December 3, 2024
Construction Start		January 2025
Construction Completion		August 2025

Council Actions:	Date	Amount
Funding Resolution	06-21-2022	\$ 3,249,400
Award of Roof Consultant Contract	12-6-2023	\$ 128,500 + \$5,000 reimbursable expenses
Award of Roof Contractor	12-3-2024	\$1,858,950
Funding Resolution Amendment	05-20-2025	\$ 4,382,648
Award Change Order 02 to Roof Contractor	08-05-2025	\$ 368,937.50

Funding Sources:	Amount	CIP Year
General Obligation Bonds	\$ 3,249,400	2024
Roof Insurance Claim	\$1,133,248	2025

Expenditures:	Budget	Amount to Date
HVAC Renovation & Site Work	\$1,484,238	\$824,062
HVAC Engineer	\$104,000	\$104,000
Roof Consultant	\$174,300	\$126,939
Roof Replacement	\$2,257,813	\$862,614
Surveyor	\$14,240	\$8,350
Architect	\$71,900	\$67,809
Antenna Relocation	\$3,800	\$3,800

Owner's Representative	\$45,135	\$35,076
Building Automation System	\$51,375	\$51,375
Reimbursables	\$10,000	\$272
Contingency and Roof Insurance Claim	\$165,847	\$0
Total	\$ 4,382,648	\$2,084,297