



# City of Oceanside

300 North Coast Highway,  
Oceanside, California 92054

## Staff Report

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**File #:** 26-1262

**Agenda Date:** 3/11/2026

**Agenda #:** 6.

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**DATE:** March 11, 2026

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Public Works Department

**TITLE: PURCHASE ORDER WITH WEATHERPROOFING TECHNOLOGIES, INC. FOR ROOFING MATERIALS AND AWARD OF PUBLIC WORKS AGREEMENT TO ROOF CONSTRUCTION FOR REPLACEMENT OF ROOFING MEMBRANES ON MULTIPLE CITY BUILDINGS**

### **RECOMMENDATION**

Staff recommends that the City Council approve a Public Works Agreement (PWA) with Roof Construction, in the amount of \$268,700, for labor associated with the replacement of the roofing membranes at the Joe Balderrama Recreation Center, Libby Lake Resource Center and Fire Station 4; approve a purchase order for Weatherproofing Technologies, Inc., in the amount of \$182,057, for materials and supplies for the roof replacement at these facilities; authorize the procurement through the California Multiple Award Schedules (CMAS) purchasing; authorize the City Manager to execute the PWA upon receipt of all supporting documents and authorize the Financial Services Director, or designee, to execute the purchase order.

### **BACKGROUND AND ANALYSIS**

Three City facilities require complete roof restoration. The first is the Joe Balderrama Recreation Center, a City-owned facility located at 709 San Diego Street. The existing roofing systems total approximately 15,450 square feet and are estimated to be more than twenty years old. This facility primarily serves the community through youth recreational programming and operates as a daycare and educational center.

The second facility is the Libby Lake Resource Center, located at 4700 North River Road. The building's roofing systems encompass approximately 6,200 square feet and are estimated to be approximately twenty-three years old. The facility is currently utilized by Vista Community Clinic to provide medical and dental services to the community, as well as a teen center supporting after-school programs.

The third facility is Fire Station 4, located at 3990 Lake Boulevard. The existing roofs total approximately 6,800 square feet and are estimated to be over twenty-five years old. This facility is operated by the Fire Department to support essential fire protection and life safety services for the community.

Over the years, Building Maintenance staff has performed routine repairs and patching at all three locations to preserve watertight conditions. However, due to the age and condition of the roofing

systems, all three facilities now require complete roof restoration.

The City will procure roofing materials directly from Weatherproofing Technologies, Inc. (WTI) rather than through a contractor. By purchasing the materials directly from WTI, through the California Multiple Award Schedules (CMAS) program- available exclusively to State and local government agencies, the City will receive a 13.7% discount and avoid an additional ten to fifteen percent contractor mark-up on materials. This procurement approach results in an estimated overall cost savings of approximately \$52,000. The Public Works Department has conducted a separate formal bid to secure the services of a roofing contractor for the installation of the materials under a separate agreement.

In accordance with the City’s Procurement of Goods and Services Directive, staff solicited proposals for the labor portion of the roofing. Eleven contractors responded and participated in a mandatory pre-bid walkthrough to review the scope of work for the Multi-Site Roof Replacement project.

Staff received 9 bids for the roof replacement project and the lowest, responsive bid received was from Roof Construction in the amount of \$ 268,700 for the cost of labor.

**FISCAL IMPACT**

The purchase order for Weatherproofing Technologies, Inc., in the amount of \$182,057, for the roof replacement materials at the three facilities will be charged to the accounts as shown in the table below. The purchase order to Roof Construction, in the amount of \$268,700, for the labor of the roof replacement at the three facilities will be charged to the account shown in the table below.

<b>Materials Cost</b>	<b>Amount</b>	<b>Account Description</b>	<b>Available Balance</b>
Weatherproofing Technologies, Inc. (Materials)	\$ 45,924	Fire Station #4 Fire Station #4 Remodel 912159619581.5703.10600	\$271,639
	89,929	Joe Balderrama Rec Center JBRC Improvements 906186423598.5703.10600	100,000
	46,204	Libby Lake Resource Center Parks & Rec Center Roofs 906186323598.5703.10600	265,000
<b>TOTAL</b>	<b>\$182,057</b>		

<b>Labor Cost</b>	<b>Amount</b>	<b>Account Description</b>	<b>Available Balance</b>
Roof Construction	\$57,875	Fire Station #4 Remodel 912159619581.5703.10600	\$ 78,864
	122,325	Joe Balderrama Rec Center Parks & Rec Center Roofs 906186323598.5703.10600	265,000

	88,500	Libby Lake Resource Center Parks & Rec Center Roofs 906186323598.5703.10600	265,000
TOTAL	\$268,700		

**COMMISSION OR COMMITTEE REPORT**

Does not apply.

**CITY ATTORNEY'S ANALYSIS**

Purchases must be made according to the procedures set forth in Chapter 28A of the City Code. The referenced documents have been reviewed by the City Attorney and approved as to form. The public works agreement must be awarded to the lowest responsible bidder. The Public Contract Code defines "responsible bidder" as a bidder who has demonstrated the attributes of trustworthiness as well as quality, fitness, capacity and experience to satisfactorily perform a public works contract.

Prepared by: Tony Visco, Sr. Building Maintenance Supervisor  
Reviewed by: Hamid Bahadori, Public Works Director  
Submitted by: Jonathan Borrego, City Manager

**ATTACHMENTS:**

1. Staff Report
2. Proposal
3. Public Works Agreement