



## OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



EXHIBIT F-10  
5 Pages

### WELL 5R & 1810 MATERIAL BAYS ROOF REPLACEMENT

**DATE:** June 24, 2025

**TO:** District Board Members

**FROM:** Dave Hunt, District Engineer

**SUBJECT:** Construction Contract Award – North Tahoe Quality Roofing Inc.

**BACKGROUND:** The Well 5R & 1810 Material Bays Roof Replacement Project consists of replacing failed roofing systems and fascia at these facilities. The Well 5R roof was installed in 1999 and has exceeded its useful life. The project will include installation of a Class A mineral surfaced cap sheet roof assembly and replacing the 2x12 fascia. The roof at the 1810 material bays is decades old and failure of the roofing system has caused several leaks and damage to the siding. The project here will include installation of a Class A mineral surfaced cap sheet roof assembly, replacing the 2x12 fascia, and installing 24-gauge standing seam metal panels on the rear of the structure. The project also includes installation of painted galvanized steel cladding on a portion of the fascia at the 1810 Administration Building.

**DISCUSSION:** The District requested proposals from Quality Roofing, Inc. out of Tahoe City, and D&D Roofing & Sheet Metal, Inc. out of Reno. Both contractors conducted site visits, prepared a condition assessment of the facilities, and provided formal proposals, which are summarized below.

	Quality Roofing	D&D Roofing
Well 5R	\$16,980	\$18,856
1810Material Bays	\$26,650	\$34,945
1810 Admin Building	\$4,140	\$8,491
TOTAL PROJECT COST	\$47,770	\$62,292

Staff is proposing to contract with Quality Roofing to perform the work for an amount not to exceed \$52,500, which includes the proposal amount plus an added 10% contingency to account for unforeseen circumstances during construction. The work will be completed by September 20, 2025.

- ALTERNATIVES:**
1. Approve of the bid proposal from Quality Roofing and authorize the General Manager to execute all contractual documents.
  2. Do not approve the proposal.

**FISCAL/RESOURCE IMPACTS:** The Well 5R roof replacement will be funded from the Water Reserve account, and the work at the 1810 facilities will be funded from the Water, Sewer, and Fire Reserve accounts. Funding for the project is accounted for in the FY26 budget.

**RECOMMENDATIONS:** Staff recommends approval of the bid proposal from Quality Roofing and recommends the General Manager be authorized to execute a contract with Quality Roofing in an amount not to exceed \$52,500.

**ATTACHMENTS:**

- Quality Roofing Bid Proposal dated May 21, 2025

**DATE PREPARED:** June 10, 2025

To: Dave Hunt / Squaw Valley Public Service District  
Re: Proposal for Roof Work on the Pump House

May 21, 2025

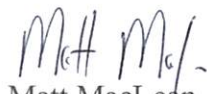
-The cost to replace the 90-pound cap sheet roof assembly on the pump house with a mineral surfaced cap sheet roof assembly would be \$10,380. This price includes the following-

- Remove and dispose of the existing roof assembly
- Install painted galvanized steel trim metal around the roof perimeter
- Remove abandon access hatch in the roof
- Install a class A mineral surfaced cap sheet roof assembly consisting of one layer mechanically fastened base sheet, one layer Ultra base sheet, and one layer torch applied fire retardant mineral surfaced cap sheet

The permit fees are included

-A 2X12 fascia was added to the structure sometime in the past. It was not installed flush to the existing roof. This poses a problem with regard to properly flashing the fascia with trim. I would recommend replacing the 2X12 fascia with 2X6 which would be installed flush to the existing roof decking. This could be done at a cost of \$3,500.

-As requested, I have put together a price for cladding a new 2X6 fascia with painted galvanized steel. The cost to fabricate and install painted galvanized steel fascia cladding would be \$3,100



Matt MacLean

CEO

North Tahoe Quality Roofing, Inc.

To: Dave Hunt / Squaw Valley Public Service District  
Re: Proposal for Roof and Siding Work on the Sand Shed

May 21, 2025

-The cost to replace the tar and gravel built-up roof assembly on the sand shed with a mineral surfaced cap sheet roof assembly would be \$15,100. This price includes the following-

- Remove and dispose of the existing tar and gravel roof assembly
- Install painted galvanized steel trim metal around the roof perimeter
- Install a class A mineral surfaced cap sheet roof assembly consisting of one layer mechanically fastened base sheet, one layer Ultra base sheet, and one layer torch applied fire retardant mineral surfaced cap sheet

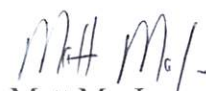
The permit fees are included

-The plywood roof decking looks to be in bad shape in several spots. I am not sure how thick this decking is. If we assume this is 3/4" plywood decking, the cost to replace any compromised sheets would be \$150/sheet.

-The 2X12 fascia is in very bad shape. The cost to replace the fascia with new 2X12 fascia would be \$4,290

-The T-111 siding along the back of the shed has been exposed to run off from the roof for years and is now in poor shape. It would be prudent to consider replacing the T-111 with 1/2" CDX and installing metal panels to protect the sheer wall from exposure in the future. The cost to perform this work would be \$7,620. This includes the following-

- Remove and dispose of the existing T-11 siding along the back of the shed
- Install 1/2" CDX plywood
- Install ice and water shield over the new T-111 siding
- Fabricate and install metal cladding over the fascia along the back wall to protect it from run off
- Install 24-guage standing seam metal panels

  
Matt MacLean

CEO

North Tahoe Quality Roofing, Inc.



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To: Dave Hunt / Squaw Valley Public Service District

May 21, 2025

Re: Proposal for Cladding Fascia on Administrative Building Adjacent to Sand Barn

-The cost to fabricate and install painted galvanized steel cladding to 112' of the 2X12 fascia along the eave of the roof would be \$4,140

Matt MacLean

CEO

North Tahoe Quality Roofing, Inc.