



COUNTY OF HUMBOLDT

For the meeting of: 6/9/2026

File #: 26-557

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Award in the Amount of \$1,518,213 for Humboldt County Correctional Facility Re-Roofing Project, County of Humboldt Project No. 162826 (now Project No. 170260)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for the Humboldt County Correctional Facility Re-Roofing Project, County of Humboldt Project No. 162826 (now Project No. 170260); and
2. Award the project to the lowest responsible and responsive bidder, Pressure Point Roofing L.L.C, Central Point, Oregon, in the amount of \$1,518,823 for the base bid and Alternate 1; and
3. Authorize the Chair of the Board to execute the attached construction agreement with Pressure Point Roofing L.L.C., after staff approves the bonds and insurance.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Workforce & Operational Excellence

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

On April 14, 2024, your Board authorized the Clerk of the Board to advertise the Humboldt County Correctional Facility Re-Roofing Project. On May 12, 2026, the County of Humboldt received six bids for the project, which are tabulated below.

CONTRACTOR	BASE BID	ALTERNATE 1	BID TOTAL
Diablo Roofing Inc.	\$1,152,420.00	\$32,000.00	\$1,184,420.00
Pressure Point Roofing L.L.C.	\$1,485,448.00	\$33,375.00	\$1,518,823.00
Stronger Building Services	\$1,670,000.00	\$20,000.00	\$1,690,000.00
Pacific Polymer Inc.	\$1,918,418.00	\$0.00	\$1,918,418.00
Kodiak Union Roofing	\$2,238,340.00	\$19,650.00	\$2,257,990.00
A.C.G.C	\$3,248,512.00	\$49,560.00	\$3,298,072.00

Immediately following the bid, Diablo Roofing Inc. requested withdrawal of their bid. The Humboldt

County Department of Public Works has reviewed the remaining bids and recommend award of the bid to Pressure Point Roofing L.L.C., the lowest responsive, responsible bidder. The total recommended award for the bid is \$1,518,823.

This project includes re-roofing the Humboldt County Correctional Facility (HCCF).

The existing roof system has experienced numerous leaks for years and has resulted in ongoing maintenance and replacement of finishes, as well as occasional disruption to facility operations. The existing roof is over 28 years old and failing. The facility has about 31,200 square feet of roof with 12 separate roof decks. The existing roof system will be removed. New tapered insulation will maintain good drainage and provide energy efficiency for the building. The new 80-mil thermoplastic roof covering will include a 25-year warranty. Work includes repairing roof drains; installation of new maintenance walkways; and new skylight installation over housing areas as Alternate 1. The work will be performed during regular hours, without impacting the ongoing use and operations. As the roof work is performed, a temporary protection will be applied at the cessation of each workday, to prevent water infiltration. Removal of the entire existing roof will be required. Appropriate demolition and removal of materials is included in the scope of work.

SOURCE OF FUNDING:

Capital Projects (3562170), Deferred Maintenance (3464)

FINANCIAL IMPACT:

<i>Expenditures (3562 170)</i>	FY25-26	FY26-27 Projected*
<i>Budgeted Expenses</i>	<u>\$1,700,000</u>	<u>\$1,622,644</u>
<i>Additional Appropriation Requested</i>		
<i>Total Expenditures</i>	<u>\$1,700,000</u>	<u>\$ 1,622,644</u>

**Projected amounts are estimates and are subject to change.*

<i>Funding Sources (3562 170)</i>	FY25-26	FY26-27 Projected*
<i>General Fund</i>	<u>\$500,00</u>	<u>\$422,645</u>
<i>Finance Plan</i>	<u>\$1,200,000</u>	<u>\$1,200,000</u>
<i>Capital Projects</i>		
<i>Use of Fund Balance</i>		
<i>Contingencies</i>		
<i>Total Funding Sources</i>	<u>\$1,700,000</u>	<u>\$1,622,644</u>

**Projected amounts are estimates and are subject to change.*

Narrative Explanation of Financial Impact:

The total recommended award for the Bid is \$1,518,823. This is less than the project cost estimate of \$1,750,000. Expenditure appropriations for this project in the amount of \$1,700,000 is included in the Capital Projects 3562170 fiscal year 2025-26 budget and the remainder will be moved to the fiscal year 2026-27 budget. This project will be funded with a contribution of \$500,000 from the General Fund to the Sheriff's Correctional Facility budget (1100243) as a contribution to Capital Projects, and \$1.2 million from the 2020 Amended Finance Plan.

The projected total project cost of \$1,700,000 includes the hard construction cost, construction contingency and soft project costs associated with design, construction administration and project management. Annual maintenance costs for the first few years of the new roof are expected to be minimal, likely consisting of cleaning and minor equipment replacement, and will grow later in the life of the roof. The Correctional Facility budget will be examined first to bear those costs, which would be funded by General Fund contributions.

This project began with a project number of 162826, but due to the size and nature of the project, it is now a capital improvements project with a new project number of 170260.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Construction administration for this project is planned to use current staff, therefore there is no anticipated staffing impact.

OTHER AGENCY INVOLVEMENT:

Humboldt County Sheriff's Office

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not authorize the Humboldt County Correctional Re-Roofing Project, Project No. 170260 to go out for bid. However, this is not recommended as water infiltration into the facility disrupts housing conditions, damages interior finishes, furniture, and equipment, and exacerbates harmful environmental conditions such as mold growth. Moreover, not proceeding with this project will require continued periodic remedial repairs as new roof leaks appear.

ATTACHMENTS:

1. 162826 - Bid Results
2. Construction Agreement

PREVIOUS ACTION/REFERRAL:

Meeting of: 4/14/2026

File No.: 26-310