



AGENDA MEMORANDUM

Public Works Department

City Council Regular Meeting Date: September 8, 2025

To: City Council
From: Fred Mittl, Public Works Director
Scott Krawczuk, Deputy Public Works Director
Date: August 29, 2025

SUBJECT: Sanibel Historical Museum and Village Rutland House Roof Replacement Project

Consider approving a contract with Quick Roofing, LLC in the amount of \$92,625.00 for the Historical Museum and Village Rutland House Roof Replacement Project and authorize the City Manager to execute the contract. Funds are available for these construction services within the fiscal year 2025 Facilities Capital budget.

BACKGROUND: The Rutland House is a historical building located at 950 Dunlop Road, Sanibel FL. This single story, 1,800 square foot, wood framed house was built in 1913. Currently, the building has numerous roof leaks due to deterioration of the standing seam metal roof panels. The City contracted with Weston & Sampson Engineers, Inc. to perform a structural analysis and review of the roof framing members and they submitted a report concluding the roof framing members require structural retrofits to comply with building code as well as a complete roof system replacement. Weston & Sampson then prepared technical specifications and structural retrofit drawings for the roof replacement of the Rutland House.

CONSTRUCTION: An Advertisement for Bids for the project was placed in the July 21, 2025 edition of the Fort Myers News-Press. In response to the ad, one contractor submitted a bid which was opened and read aloud on August 28, 2025 in the presence of Nick Malizian of Elite Construction Solutions, and Steve Schweitzer, Scott Krawczuk and Fred Mittl from the City. As per the attached Bid Tabulation, the low bid was submitted by Quick Roofing, LLC in the amount of \$92,625.00.

FUNDING SOURCE: Funding requirements for the project are discussed above. The funding summary table is shown below.

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Funding Source	Amount
Facilities Capital Budget (Museum Clear Shutters deemed not necessary)	\$45,000.00
Facilities Capital Budget (Museum Rutland House Roof Replacement)	\$90,000.00
Total Project Bid Rutland House Roof Replacement Project (Actual)	(\$92,625.00)
Engineering Costs (Actual)	(\$37,425.00)
Funding Balance (Construction Contingency)	\$4,950
Funding to Appropriate	\$0.00

RECOMMENDED ACTION:

Motion to approve a contract with Quick Roofing, LLC. in the amount of \$92,625.00 for the Sanibel Historical Museum and Village Rutland House Roof Replacement Project and authorize the City Manager to execute the contract.

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