



MINNEHAHA CREEK
WATERSHED DISTRICT
QUALITY OF WATER, QUALITY OF LIFE

Meeting: Board of Managers
Meeting date: 8/27/2026
Agenda Item #: 7.1
Item type: Consent

Title: Approving Full Roof Replacement and Insurance Claim Submittal

Resolution number: 26-068

Prepared by: Name: Lauren Stretar
Phone: 952.641.4503
lstretar@minnehahacreek.org

Reviewed by: Name/Title: Chuck Holtman, District Legal Counsel

Recommended action: Approve Roof Replacement and Insurance Claim for District Roof

Background:

On September 21, 2025, a weather event in the Minnetonka area produced hail some 1 to 1.75 inches in diameter at the watershed District office. Weather data verified by the National Weather Service and the National Oceanic and Atmospheric Administration (NOAA) rated the impact level at four of five, with maximum hail size reaching up to 3". The severity of the storm caused considerable damage to the roof of the office building.

Since that time, staff have been working with a claims adjuster from the League of Minnesota Cities Insurance Trust (LMCIT). Following an inspection in October 2025, the League committed to replace of the south and west slopes of the roof. Staff obtained estimates from four local roofing contractors for the cost of replacement. Additionally, at the request of MCWD, three contractors provided their own roof inspection, determining that the entire roof sustained damage consistent with the September 21 storm.

On June 9, 2026, MCWD appealed to LMCIT, requesting they review the inspection reports and consult with the roofing vendors prior to making its final determination regarding the claim. Following review, the League has approved the full replacement of the District roof.

Staff obtained four estimates for replacement based on vendor recommendations from McGough Facility Management and the League: Allstar Construction, Pudas Construction, J Robert Roofing, and Pillar Constructions, with costs ranging from \$46,000 to \$81,000. All four estimates included replacement of the vents, gutters, and downspouts in addition to replacing the roof.

The LMCIT approves working with all contractors, however, will only reimburse based upon the estimate by J Robert Roofing, a league recommended vendor. District staff sent all four proposals to McGough, its facility management vendor, for full evaluation to assess the scope, contractual risk, and overall value. Based on this assessment and additional legal review, contractual edits were advised to minimize MCWD risk. These were sent to J. Robert Roofing and the necessary changes were implemented into the contract.

As LMCIT requires that the District obtain the repairs and then submit for reimbursement, board approval of the replacement is necessary. Staff is requesting the Board authorize the repairs, and the claim submittal.

Based on the scope, low contractual risk, and overall value of the proposal, staff recommends working with J. Robert Roofing to complete the replacement to the District roof.



RESOLUTION

Resolution number: 26-068

Title: Approving Full Roof Replacement and Insurance Claim Submittal

- WHEREAS, On September 21, 2025, the District roof sustained damage during a hailstorm;
- WHEREAS, Pursuant to instructions from the District's property insurer, League of Minnesota Cities Insurance Trust (LMCIT), staff obtained estimates for replacement from four reliable local roofing contractors;
- WHEREAS, The District requested the contractors to complete a roof inspection and provide a report detailing their findings;
- WHEREAS, Three contractors completed the inspection and detailed full roof damage consistent with the September 21 storm;
- WHEREAS, LMCIT has approved the full roof replacement based on the lowest qualified estimate, submitted by J. Robert Roofing;
- WHEREAS, MCWD staff sent the proposals to its facility management vendor for evaluation of scope, contractual risk, and overall value;
- WHEREAS, The facility management vendor supported the proposal of J. Robert Roofing and, following review by District counsel, the District requested that J. Robert make changes to its contract to lower MCWD risk;
- WHEREAS, J. Robert Roofing implemented the requested edits; and
- WHEREAS, Based on the scope, low contractual risk, and overall value of the proposal, staff recommends contracting with J. Robert Roofing to complete the District roof replacement.

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby approves the repair of the District roof and authorizes the District Administrator, on advice of counsel, to contract with J. Robert Roofing for LMCIT reimbursement in an amount not to exceed \$45,758 plus permit fee reimbursement; and

BE IT FURTHER RESOLVED that the District Administrator, in his discretion and on advice of counsel, may sign change orders increasing the contract price by an additional \$5,000 in aggregate;

BE IT FINALLY RESOLVED that the District Administrator may take all steps necessary to resolve the District damage claim with LMCIT.

Resolution Number 26-068 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. 8/27/2026

Secretary Date: _____