AGENDA ITEM 4.D.

RE: Consideration and Approval of Change Order No.1 for the Sports Complex Roof Restoration Project

STAFF RECOMMENDATION: It is recommended that the Board of Trustees approve Change Order No. 1 to the Sports Complex Roof Restoration Project with American Contracting & Roofing, LLC for unforeseen conditions encountered during construction. The change order is in the amount of $33,850.00, representing the total change order cost of $48,850.00 less the $15,000.00 contingency allowance included in the original contract. Funding for the additional cost will be provided through the College's approved Deferred Maintenance Budget.

BACKGROUND: The Board of Trustees previously approved a contract with American Contracting & Roofing, LLC for the restoration of the Sports Complex roof at the Fort McIntosh Campus. During the removal of the existing gravel surfacing and built-up roofing system, concealed moisture-damaged perlite insulation was discovered beneath the existing roof assembly. This unforeseen condition could not have been identified prior to the commencement of construction and must be corrected before the roof restoration can continue.

The proposed change order provides for the removal and replacement of approximately 1,800 square feet (18 roofing squares) of moisture-damaged roofing materials, including wet perlite insulation, installation of new perlite insulation, Dens Deck cover board, restoration of the built-up roofing system, replacement of four existing PVC roof drain assemblies, and all related work necessary to restore the affected area and prepare the roof for completion of the previously approved Karnak Roof Restoration System with a 20-year warranty.

The total cost of the change order is $48,850.00**.** The original construction contract included a $15,000.00 contingency allowance for unforeseen conditions. After applying the available contingency, the additional amount requiring Board approval is $33,850.00**.**

BUDGETARY CONSIDERATIONS: The total change order amount is $48,850.00**.** After applying the $15,000.00 contingency included in the original contract, the net additional cost is $33,850.00**.** Funding is available through the College's approved Deferred Maintenance Budget.

CONTACT PERSONS:
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Mr. Cesar E. Vela Jr., CPA, Vice President of Finance and Administration
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Mr. Miguel Rangel, Director of Purchasing