



AMERICAN CONTRACTING & ROOFING, LLC.

4507 E. SAUNDERS #1, LAREDO, TEXAS 78041 (956)-724-5453
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Date: 07/30/2026

**Mr. Wicho Tijerina
Laredo College Main Campus
West End Washington Street
Laredo Texas 78040**

CHANGE ORDER – UNFORESEEN CONDITIONS

Scope of Work

Project: Sports Complex- Laredo College Fort McIntosh main campus

Removal and Replacement of Moisture-Damaged Roofing Assembly

Approximate Repair Area: 18 Squares (1,800 Square Feet)

Contract Amount: \$48,850.00

Background

During removal of the existing gravel surfacing in preparation for the roof restoration, a concealed area of wet perlite insulation was discovered beneath the existing built-up roofing (BUR) assembly. The wet perlite insulation must be removed and replaced before the roofing restoration can continue. The approximate repair area consists of 18 roofing squares (1,800 square feet).

1. Selective Demolition

- Remove the existing gravel surfacing, built-up roofing (BUR) membrane, and wet perlite insulation only within the identified 18-square repair area as required to complete the repair.
- Remove all wet and deteriorated perlite insulation.
- Remove only the affected roofing materials necessary to complete the repair while minimizing disturbance to adjacent roofing areas.

2. Perlite Insulation Replacement

ACR, LLC.



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- Furnish and install new perlite insulation matching the existing thickness of the roofing assembly.
- Fully embed the new perlite insulation utilizing hot asphalt (hot mop).

3. Cover Board Installation

- Furnish and install new DensDeck cover board over the repaired area.
- Fully adhere the DensDeck cover board utilizing hot asphalt in accordance with the manufacturer's recommendations.

4. Built-Up Roofing Restoration

- Install three (3) hot-mopped plies of Type IV fiberglass roofing felts over the newly installed DensDeck cover board using hot asphalt.
- Apply each ply in accordance with industry standards to provide a continuous reinforced built-up roofing (BUR) assembly.
- Tie the new roofing assembly into the surrounding existing roof to provide a continuous watertight roofing system.

5. Preparation for Roof Restoration

- Complete all repairs necessary to restore the roofing assembly and prepare the repaired area for continuation of the roofing restoration.
- Remove and replace four (4) existing interior PVC roof drain assemblies. Furnish and install new PVC drain assemblies, including all necessary fittings, couplings, flashing, sealants, and accessories required for a complete, watertight installation. Connect to the existing drainage piping and verify proper drainage upon completion.

6. Cleanup

- Remove all demolition debris and excess materials generated by this work.
- Leave the work area clean and ready for continuation of the roofing restoration.

Note

Upon completion of the repairs described in this Scope of Work, American Contracting & Roofing will proceed with the previously approved Karnak roof restoration system in accordance with the original project specifications, to continue with the Karnak System with a 20-Year Warranty.

Total Change Order Amount: \$48,850.00