

AGENDA ITEM 8.K.

RE: Approval of Contract for Maravillo Gym Roof Restoration Project

STAFF RECOMMENDATION: The College Administration recommends that the Board of Trustees approve the contract with American Contracting & Roofing, LLC for the Maravillo Gym Roof Restoration Project, utilizing TIPS Contract No. 23010402-5196, in an amount of \$1,885,000, plus a contingency allowance of \$100,000, for a total amount not to exceed \$1,985,000, and authorize the College President or designee to execute all related documents necessary to complete the project.

BACKGROUND: The roof at the Maravillo Gym, located at the West End of the Fort McIntosh Campus, requires restoration to address existing roof conditions and provide long-term protection of the facility. The proposed project encompasses approximately 42,500 square feet of roof area and will restore the existing gravel-surfaced built-up roofing system using the KARNAK Roof Restoration System.

The proposed scope of work includes preparation of the existing roof surface; repairs to perimeter and base flashings, curbs, penetrations, drains, cracks, splits, holes, and other defective areas; application of the KARNAK roof restoration system; integration of roof details to maintain continuous waterproofing; and final inspection and cleanup. American Contracting & Roofing, LLC will provide all necessary labor, materials, equipment, and supervision to complete the project. The work will be performed utilizing TIPS Contract No. 23010402-5196.

The restoration system includes a two-year workmanship warranty from American Contracting & Roofing and is designed to qualify for a 20-year KARNAK manufacturer warranty, subject to the manufacturer's requirements, inspection, approval, and issuance.

The base contract amount is \$1,885,000, with a \$100,000 contingency allowance, for a total project authorization not to exceed \$1,985,000.

BUDGETARY CONSIDERATIONS: Total project authorization not to exceed **\$1,985,000**, inclusive of the \$100,000 contingency allowance. Funding to come from deferred maintenance funds.

CONTACT PERSONS:

Dr. Minita Ramirez, President

Mr. Cesar E. Vela Jr., CPA, Vice President of Finance and Administration

Mr. Wicho Tijerina, Director of Plant Operations and Maintenance

Mr. Miguel Rangel, Director of Purchasing