



Change Order Request

COR #01a - r1
Civic Center Re-Roof with PVC Overlay and 30 Year Warranty

July 25, 2025

Monterey County
168 W. Alisal Street
Salinas, CA 93901
Attn: Cora Panturad

Project: Civic Center and Information Technology Department Solar Arrays
OPTERRA Project Number: CN-001318
OPTERRA Contract Number: R 3652

Cora,

OPTERRA is pleased to provide this proposal for the additional scope of work as described below in the amount of \$1,587,150 (One Million Five Hundred Eighty-Seven Thousand One Hundred Fifty Dollars)

Category	Description	Cost Amount	% of COR Cost	Cost Source
Project Management and Construction Administration	Construction Administration OPTERRA Labor	\$ 214,286	14%	OPTERRA
Construction	Civic Center			
	Re-Roof with PVC Overlay with 30 year warranty	\$ 1,077,501	68%	MBL
	Re-design of the module mounting system to be a Panelclaw Ballasted Module Mounting system	\$ (25,000)	-1%	MBL
	Bonds and Insurance	\$ 54,392	3%	OPTERRA
	Warranty	\$ 23,626	1%	OPTERRA
Overhead & Profit	Overhead & Profit	\$ 242,345	15%	% of cost
Total Change Order Request Cost to Monterey County		\$ 1,587,150	100%	

<p>Change Order Request Scope of Work:</p> <p>OPTERRA shall apply a fully adhered Soprema Sentinel P200 Polyvinyl Chloride (PVC) roofing membrane as an overlay of the existing material of the roof deck of the approximate 43,170 square foot Civic Center at 168 W. Alisal Street, Salinas CA, 93901. This specification includes a 30-year manufacturer's No Dollar Limit (NDL) warranty. The module mounting system shall be changed from a Beacon Low Profile system to a Panelclaw Ballasted Module Mounting system to reduce rooftop penetrations. OPTERRA shall include the following the Scope of Work.</p> <ul style="list-style-type: none"> The existing roof surface including manufacturer's surface preparation necessary to install low rise adhesive shall be cleaned. Debris shall be disposed of per local ordinance. The material of the overlay is a fully adhered Sentinel P200 fleece backed PVC membrane with a 30 year NDL Warranty. The existing coping cap and large and hooded vents shall be re-used. Small vent flashings (8 inches and under), tube, or 2 x 3 outlets shall be replaced. Termination bars at counterflashing conditions shall be installed. New edge metal at the parapet shall be installed to match existing. TPO metal shall be fabricated for scuppers and roof edge metal as required. Membrane pipe boots shall be provided and installed, prefab corners shall be utilized, T-join patches shall be applied, and perimeter 1/2-sheets shall be placed. Custom membrane-coated metal details shall be fabricated and installed as required for scuppers, screen wall flashings, and saddles. All A/C, fan, and skylight curbs shall be roofed in according to manufacturer's requirements. All membrane wall flashing shall be adhered. All construction related debris shall be removed from the site upon completion of the work. The manufacturer's warranty fees and inspections, including solar related overburden requirements, are included in the project pricing.
<p>Change Order Request Clarifications and Exclusions:</p> <ul style="list-style-type: none"> All work is based on standard work weeks and work during regular business hours. The existing parapet coping cap will remain in place. Seams will be cleaned and sealed, and termination of roof membrane will be completed under the existing flashing on interior of the parapet wall. Permit or fees are not included. One (1) mobilization is included with this bid. Additional mobilizations will require an additional fee.

Thank you for the opportunity. Please let us know if you require additional information.

Logan Ahlgren
Project Manager
OPTERRA Energy Services U.S.
(415) 410-3505
lahlgren@opterraenergy.com

COR #01a - r1						
Civic Center Re-Roof with PVC Overlay and 30 Year Warranty						
OPTERRA LABOR COSTS						
Personnel	Project Engineer	Project Manager	Construction Manager	Project Director	Project Coordinator	Total
Hours	40	60	510	24	30	664
Hourly Rate	\$323	\$355	\$320	\$384	\$255	
Total Labor	\$ 12,920	\$ 21,300	\$ 163,200	\$ 9,216	\$ 7,650	\$ 214,286

Pricing and Tariff Considerations

The pricing outlined in this proposal is based on current market conditions and regulatory environments as of the date of submission. Please note that in the event of changes to applicable tariffs, duties, or other trade-related fees imposed by domestic or international regulatory authorities which impacts our pricing, we reserve the right to adjust pricing accordingly.

Such adjustments, if necessary, will be supported by relevant documentation. We are committed to transparency and will make every effort to mitigate the impact of such changes on the final project cost.

ATTENTION: Logan Ahlgren Logan.ahlgren@engie.com		From: Robert Laubach Pages: 2
PROJECT:	Monterey County Civic Center 240 Church Street Salinas, California 93901	
SECTIONS INCLUDED:	Roof Replacement Re-roof and Overlay	
BID IS PREVAILING WAGE:	YES	
BID DATE:	Sunday, March 30, 2025	

The following bid is to install the roofing materials (or equal) per the project and/or manufacturer's specifications. The bid will include all labor, materials, and all necessary equipment to install the roofing systems as described below.

Addendums Acknowledged: None

Date of Plans (or last revision): 03-11-2025

Architect: Not Identified

Scope of Work – 2 separate specifications are included in this proposal each with an option for an overlay of the existing built-up roofing system and each with the add alternate to remove the existing roofing prior to installation of the new roofing membrane. The first specification and pricing option is for a fully adhered Soprema Sentinel P200 PVC roofing membrane in both the overlay and tear off application this roof design and specification includes a 30-year manufactures NDL warranty. The second option pricing options is for a fully adhered 115 mill fleece back TPO roof system including a 20-year manufactures NDL warranty. This application and warranty duration applies to both the overlay option as well as the removal of the existing roof scope.

The below scope of work applies to both the 20 year and 30 year specifications with respect to the overlay scope and the existing roof removal scope of work.

1. Overlay existing built-up roof system supply and install per manufacture's requirements:

- a. Clean existing roof surface including manufactures surface preparation necessary to install low rise adhesive. Dispose of debris per local ordinance.
- b. Fully adhered 115-mil fleece backed TPO membrane. 20 years
- c. Alternatively, fully adhered Sentinel P200 fleece backed PVC membrane 30 year
- d. Re-use (e) large and/or hooded vents and existing coping cap

- e. Replace small vent flashings (8 inches & under) and tube or 2 x 3 outlets.
- f. Install termination bar at counterflashing conditions. New edge metal at parapet will be installed to match existing. TPO metal will be fabricated for scuppers and roof edge metal as required.
- g. Membrane pipe boots, prefab corners, T-join patches, perimeter 1/2 -sheets, furnish and install custom membrane coated metal details as required for scuppers, screen wall flashings and saddles.
- h. TPO coated metal scuppers at primary drains and overflows.
- i. Roof in all A/C, fan and skylight curbs per manufacturers requirements.
- j. Adhere membrane wall flashing.
- k. Clean all debris from the site upon completion of the work.
- l. Manufactures warranty fee's and inspections including solar related overburden requirements are included in the project pricing.

2. Alternate Scope – Removal of existing Built up roof system

- a. Existing roof system will be removed down to the existing light weight concrete deck.
- b. Existing poly-iso crickets will remain to insure the existing slope and drainage remains unchanged
- c. All debris will be removed from site with the uses of a roofing debris shoot
- d. Addition deck preparation will be completed as required by manufacture. this includes the installation of a fully adhered HD/Desdeck separate board installed over the entire roof surface prior to the installation of the new fully adhered roof membrane.

3. Project Clarifications/Requirements:

- 1. All work based on standard work weeks and during regular business hours.
- 2. The existing parapet coping cap will remain in place. Seams will be cleaned and sealed, and termination of roof membrane will be completed under existing flashing on interior of the parapet wall.
- 3. This proposal must be included as an Exhibit to any contract.
- 4. Permits fees are not included.
- 5. Unless stated otherwise in this document, no allowances have been included in our Base Bid.
- 6. One (1) mobilization is included with this bid. Additional mobilization will require an additional fee.
- 7. Protecting the new roof installation from other trades is the responsibility of the General Contractor, regardless of if this requirement is listed as part of any referenced specifications as no quantity or area has been defined as part of any bid documents.

8. Pricing does not include manufactures walk pads. Walk pads can be furnished and installed for a cost of \$35.00 per linear foot in increments of 50 feet.
9. This proposal is good for 60-days after the date listed above.

4. Price Table:

Monterey Civic Center - 240 Church Street, Salinas CA		
30 year PVC overlay	\$	1,077,501
20 year TPO overlay	\$	853,540
Add Demo and deck board (applies to both 30 and 20 year options)	\$	427,417

Roof Section



Site walk Images.



EXCLUSIONS:

- Work not clearly stated in Scope section (above)
- Roof demolition does not include costs related to Identifying and/or removing/disposal of any asbestos containing materials.
- Third party inspections and/or testing.
- Painting, Sheet metal, Scaffolding, Plumbing, Electrical, Carpentry
- Engineering, Special inspections, Permits, Bonds, Window and door flashings & exterior paper or wall flashing
- **Deck Acceptance:** Prior to installation of a new roof system, the manufacture conducts a mandatory fastener pull-out test for decking. In the event the invent that the results do not meet their requirements due roof deck inadequacies, the owner may incur additional costs to supplement additional fastener requirements.
- **Building Performance/Condensation:** Providing a new or overlay roof system may in some cases change the overall building performance in many ways. Conditions such as ventilation, energy performance and condensation. Our proposal is limited to the performance of the roof system only, expressed or implied. All concerns about the potential

impact of a new roof assembly on the overall building performance should be addressed by others.

- **Long Term Warranties:** Only standard warranties, ***As Supplied*** by the roof systems manufacture are available ***as written*** by said manufacture. Customized or special warranties are not available or part of this proposal.

Sincerely,



Robert Laubach

March 26, 2025

Attn: Robert Laubach
Genesis One Group Inc
3275 East Central Ave
Fresno, CA 93725

Re: 168 W Alisal Street,
Salinas, CA

To Whom It May Concern,

As Confirmation, this letter shall acknowledge the proposed Versico Roofing System is eligible for warranty consideration by Versico.

The assembly is as follows;

Assembly Option #1

Roof Height: 35'
Membrane: Versico's 115-mil VersiFleece TPO Membrane adhered with Flexible Dash [6" O.C. beads of or splatter-applied].
Deck/Existing: The existing granulated BUR shall remain in place over the lightweight concrete. Any wet or damaged materials are to be removed and replaced with an acceptable substrate.

Assembly Option #2

Roof Height: 35'
Membrane: Versico's 115-mil VersiFleece TPO Membrane adhered with Flexible Dash [6" O.C. beads of or splatter-applied].
Insulation: **Option A:** 1.0" thick VersiCore Polyiso insulation [4'x4' boards] adhered using Flexible Dash beads spaced 12" O.C. in the field and 6" O.C. in the minimum 8-foot-wide perimeter/corner.
Option B: ½" SecurShield HD insulation [4'x4' boards] adhered using Flexible Dash beads spaced 12" O.C. in the field and 6" O.C. in the minimum 8-foot-wide perimeter/corner.
Deck/Existing: The existing BUR shall be removed down to the lightweight concrete. Prime the lightweight concrete with Cav-Grip 3V or CCW-702 Primer.

The roofing assembly described herein, represents Versico's minimum warranty requirements. It is not intended to modify, negate or alter any requirements dictated by the specifier or mandated by the building code or the building owner's insurer. Versico's review and inspection is strictly for the purpose of issuing the Versico warranty.

System enhancements pertaining, but not limited to, membrane thickness, insulation type and thickness, flashing height, slope requirements and membrane terminations (beyond those required by Versico) are to be complied with when specified unless approved by the Architect / Consultant. These conditions are considered above and beyond the scope of Versico review and take precedence.



BUILDING VALUE

After completion of the installation, upon request, an inspection shall be conducted by a Field Service Representative of Versico to determine the membrane roofing system has been installed according to Versico's published specifications and details applicable at the time of bid. Upon final acceptance by Versico, a 20-year warranty with 55-mph peak-gust wind speed coverage can be issued. Unless purchased or supplied through Versico, please note that performance, integrity, and impact of products by others is not included under coverage of the Versico Total System Warranty.

If you have any questions or require additional information, please contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Brandon M. Maag'.

Brandon M. Maag
Senior Design Analyst
Versico

Cc; Lucas Hansen – Sierra Coast Products Inc