



Change Order Request

COR #01a - r3

Civic Center Re-Roof with PVC Overlay and 30 Year Warranty

August 15, 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 \$1,525,060 (One Million Five Hundred Twenty Five Thousand Sixty 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			
	Labor	\$ 506,211	33%	MBL
	Material	\$ 512,850	34%	
	Equipment	\$ 58,440	4%	
	Re-design of the module mounting system to be a Panelclaw Ballasted Module Mounting system	\$ (25,000)	-2%	MBL
	Bonds and Insurance	\$ 45,904	3%	OPTERRA
	Warranty	\$ 15,753	1%	OPTERRA
Overhead & Profit	Overhead & Profit	\$ 196,616	13%	% of cost
	Total Change Order Request Cost to Monterey County	\$ 1,525,060	100%	

Change Order Request Scope of Work:

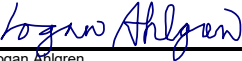
OPTERRA shall apply a fully adhered Soprema Sentinel P200 Polyvinyl Chloride (PVC) roofing membrane as an overlay of the existing material of the roof deck of the approximate 43,170 square foot Civic Center at 168 W. Alisal Street, Salinas CA, 93901. This specification includes a 30-year manufacturer's 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.

- 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-joint 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.

Change Order Request Clarifications and Exclusions:

- 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
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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