

**THIRD AMENDMENT TO THE AGREEMENT
BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
AND WAYPOINT CONTRACTING, INC.
(313 NE 3rd Street)**

THIS THIRD AMENDMENT TO THE AGREEMENT ("Third Amendment") is made and entered into as of the ____ day of _____, 2026, by and between the **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public agency created pursuant to Section 163, Part III, Florida Statutes, (hereinafter referred to as the "CRA"), and **WAYPOINT CONTRACTING, INC.**, a Florida Profit Corporation (hereinafter referred to as "CONTRACTOR").

WITNESSETH:

WHEREAS, the CRA and the CONTRACTOR previously entered into an Agreement dated January 27, 2026, for Exterior and Interior Repairs to the CRA-Owned Building Located at 313 NE 3rd Street- Arts Warehouse pursuant to the CRA's Invitation to Bid No. 2025-03 and addendums ("ITB"), and the CONTRACTOR's response to the Invitation to Bid, including all documents required thereunder ("Original Agreement"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a First Amendment dated February 26, 2026, to amend the scope of services to include necessary HVAC related labor and materials, and to increase the contract amount owed to CONTRACTOR; and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Second Amendment dated April 28, 2026, to amend the scope of services to include additional interior concrete flooring repairs and to increase the total contract amount; and

WHEREAS, the CRA and the CONTRACTOR desire to enter into this Third Amendment for the CONTRACTOR to provide additional construction services needed for roof repairs, and

WHEREAS, the CRA and the CONTRACTOR desire to enter into this Third Amendment to increase the contract amount in an amount not to exceed Two Hundred Forty-Five Thousand Three Hundred Seven Dollars and Sixty-Two Cents (\$245,307.62) for a total contract amount not to exceed One Million One Hundred Thirty-Two Thousand One Hundred Ninety-Five Dollars and Sixty-Five Cents (\$1,132,195.65); and

WHEREAS, the CRA and the CONTRACTOR desire to enter into this Third Amendment to extend the substantial completion date to December 31, 2026; and

WHEREAS, the CRA and CONTRACTOR agree to enter into this Third Amendment so that the CRA's Executive Director may further approve and amend the Original Agreement and subsequent amendments by executing a written agreement signed by both parties.

NOW THEREFORE, in consideration of the promises, mutual covenants, provisions, and undertakings hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. That the recitals set forth above are true and correct and are incorporated herein by reference.
2. That the CRA and the CONTRACTOR agree to amend the Original Agreement for the CONTRACTOR to provide additional construction services needed for roof repairs.

3. That the CRA and the CONTRACTOR agree to amend the Original Agreement to increase the contract amount in an amount not to exceed Two Hundred Forty-Five Thousand Three Hundred Seven Dollars and Sixty-Two Cents (\$245,307.62) for a total contract amount not to exceed One Million One Hundred Thirty-Two Thousand One Hundred Ninety-Five Dollars and Sixty-Five Cents (\$1,132,195.65).

4. That the CRA and the CONTRACTOR agree to amend the Original Agreement to extend the substantial completion date to December 31, 2026.

5. That the CRA and the CONTRACTOR agree to amend the Original Agreement so that the CRA's Executive Director may further approve and amend the Original Agreement and subsequent amendments by executing a written agreement signed by both parties.

6. That except as amended herein, the CRA and CONTRACTOR ratify, approve, and reaffirm the terms of the Original Agreement, and the Original Agreement shall remain in full force and effect, except as amended herein.

7. In the event of any conflict or ambiguity by and between the terms and provisions of the Original Agreement, First Amendment, Second Amendment, and this Third Amendment, this Third Amendment shall control to the extent of any such conflict or ambiguity.

8. All capitalized terms used but not defined herein shall have the meaning assigned in the Original Agreement, as amended.

Exhibit “A”



Waypoint Contracting, Inc.
Powered by RedTeam

CONSTRUCTION MANAGEMENT CHANGE PROPOSAL

5/19/2026

Christine Tibbs
Delray Beach Community Redevelopment Agency
20 N Swinton Ave
Delray Beach, FL 33444

Re: Our Change Proposal 25069-04 for **Revised Architectural Drawings - Roof Plans and Specifications**

Project: Delray Beach CRA Exterior and Interior Art Warehouse Repairs | 313 N.E. 3rd Street, Delray Beach
Arts Warehouse
Arts Warehouse, 313 N.E. 3rd Street, Delray Beach, FL 33444

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

This Change Order reflects revisions to the roofing scope based on updated design requirements following pull test results, differing from the original drawings. The revised plans require the upper roof to include an asphaltic coverboard and new multi-layer overlay system per Sheet A-3.1, and the lower roof to be converted from an overlay to a full reroof per Sheet A-3.3, including removal of the existing system and installation of a new roofing assembly per specifications and manufacturer requirements.

Price: \$245,307.62 Two Hundred Forty-Five Thousand Three Hundred Seven Dollars and Sixty-Two Cents

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 90 days**.

Clarification(s): None.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Negotiated Pricing Summary
Negotiated Pricing Detail

Please contact me at 7866081406 or via e-mail yguatame@waypointci.com if you have any questions or require additional information.

Regards,

Waypoint Contracting, Inc.

Yesid Guatame

Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Client Signature:

Delray Beach Community Redevelopment Agency

Date:

25069 - 04 - Revised Architectural Drawings - Roof Plans and Specifications

Manager: Yesid Guatame

As of 6/9/2026

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01301	Project Manager	20.00	hrs	1,887.40	0.00	0.00	0.00	0.00	1,887.40
	Project Manager	20.00	hrs	Labor @	94.37	=			1,887.40
01302	Assistant Project Manager	60.00	hrs	3,786.60	0.00	0.00	0.00	0.00	3,786.60
	Assistant Project Manager	60.00	hrs	Labor @	63.11	=			3,786.60
01306	Senior Superintendent	40.00	l/s	4,011.60	0.00	0.00	0.00	0.00	4,011.60
	Senior Superintendent	40.00	hrs	Labor @	100.29	=			4,011.60
01307	Superintendent	160.00	l/s	13,168.00	0.00	0.00	0.00	0.00	13,168.00
	Superintendent	160.00	hrs	Labor @	82.30	=			13,168.00
07300	Modified Roofing System	1.00	l/s	0.00	0.00	192,560.00	0.00	0.00	192,560.00
	Recover/re-roof with SopraBoard, insulation, membranes, and cap sheet.	1.00	l/s	Subcontract @	320,190.00	=			320,190.00
	Credit due to revised roofing system with no overlay required.	1.00	l/s	Subcontract @	-128,730.00	=			-128,730.00
	Edge-to-Edge/Wind Rider Warranty	1.00	l/s	Subcontract @	1,100.00	=			1,100.00
SUBTOTAL DIRECT COSTS		22,853.60		0.00	192,560.00		0.00	0.00	215,413.60
	Indirect Costs	0.00		0.00	0.00		0.00	0.00	
	Indirect Cost Allocation Rates	0.00%		0.00%	0.00%		0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS		22,853.60		0.00	192,560.00		0.00	0.00	215,413.60
	Fee							10.00%	21,541.36

Supplemental Markups:

00730	Builder Risk	1.00 Percent of Total Price	2,369.55
01050	Bond	2.50 Percent of Total Price	5,983.11

TOTAL PRICE		245,307.62
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ROOF REPAIRS AT THE ARTS WAREHOUSE FOR DELRAY CRA

13 N. 3RD ST.
 DELEY BEACH, FL 33444

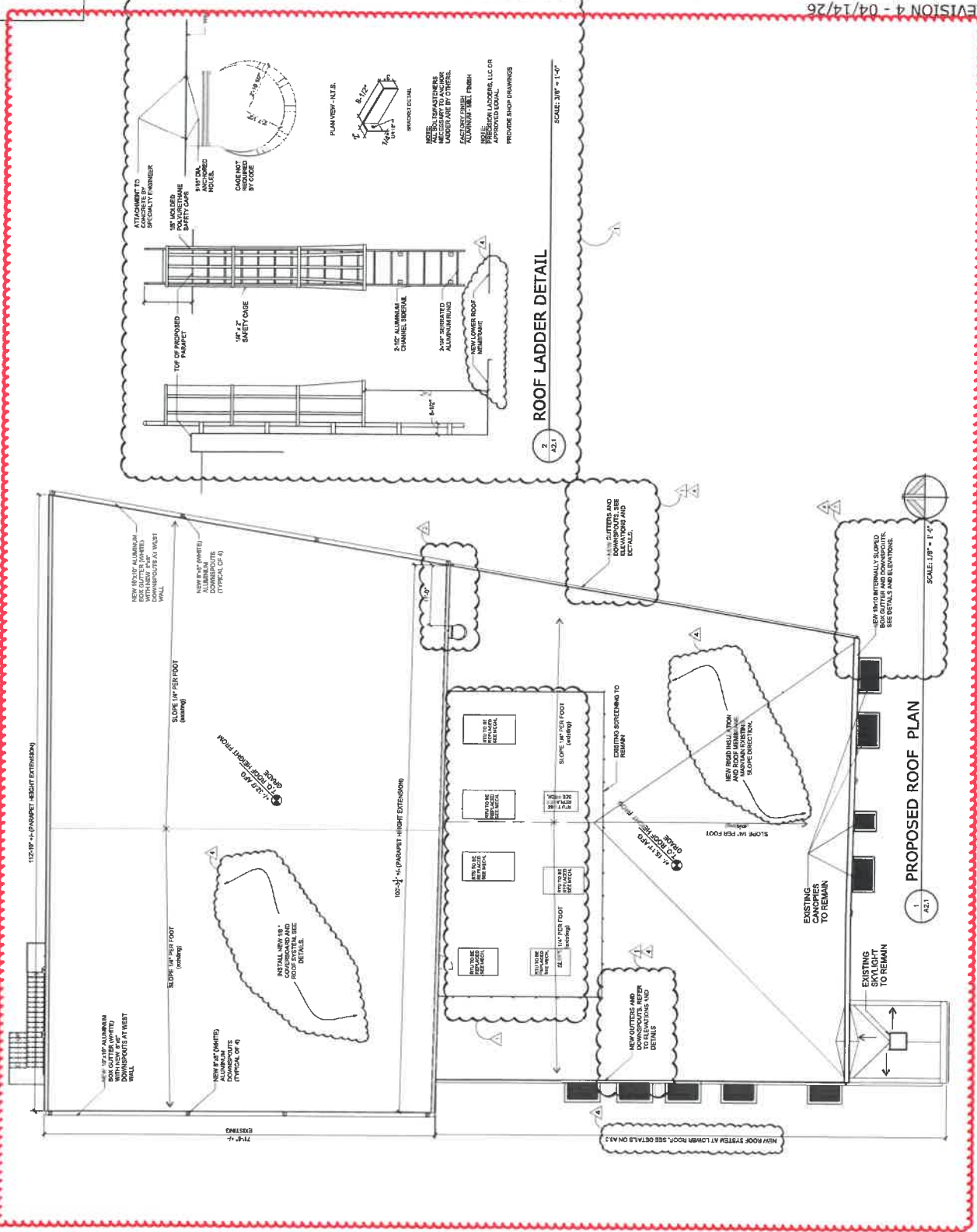
PROPOSED LUTING BY 02/20/25
 CLOSING BY 02/20/25
 START DATE 02/20/25
 END DATE 02/20/25

THIS PROJECT HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF DELRAY BEACH, FLORIDA. THE CITY ENGINEER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, ORDINANCE 11-01, AS AMENDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE PLANS MUST BE USED IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, ORDINANCE 11-01, AS AMENDED.

DATE: 02/20/25
 DRAWING NO.: 240702
 PROJECT NO.: 240702

A2.1

REVISION 4 - 04/14/26





ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA

313 NE 3RD ST.
DELRAY BEACH, FL 33444
954-661-1111

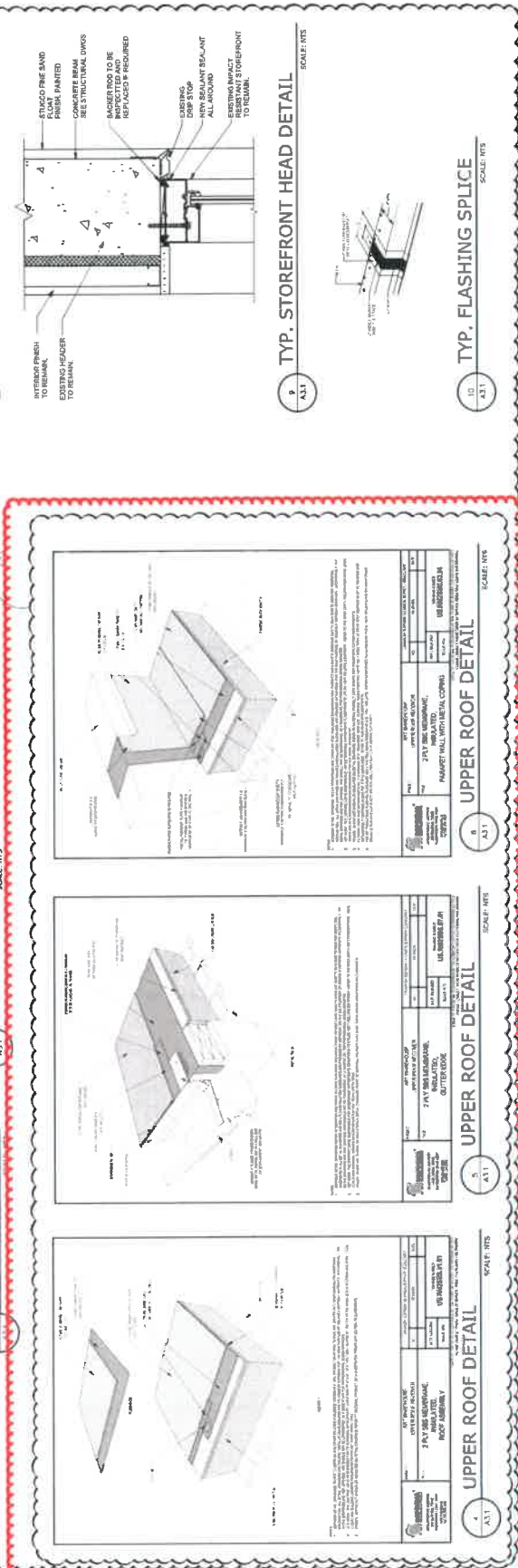
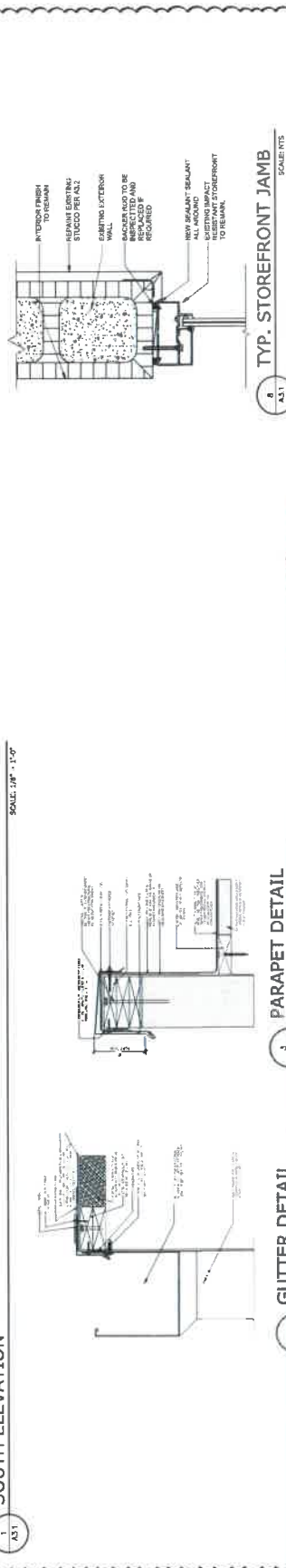
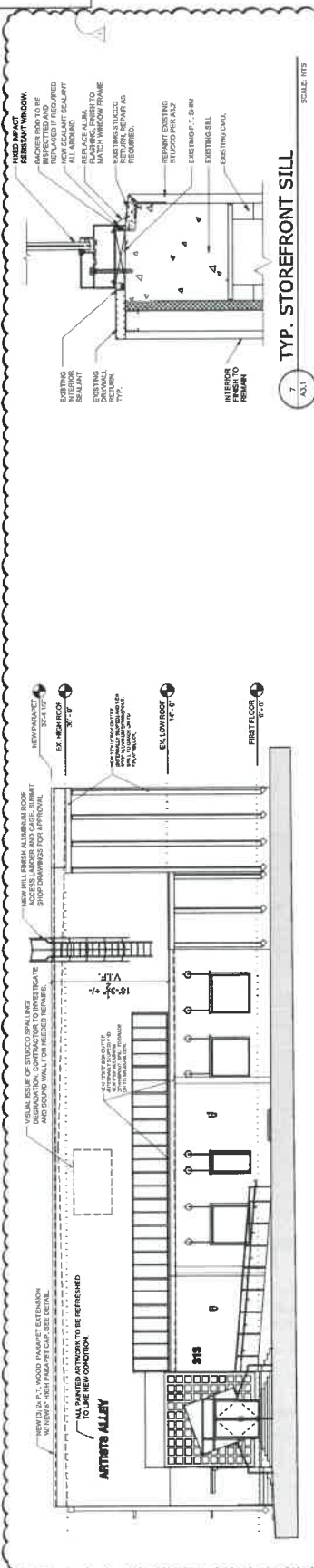
THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING DRAWING INDICATED ON THIS DRAWING. SEE NOTE.

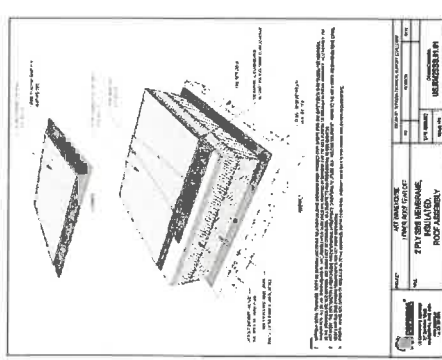
PROPOSED
ELEVATION AND
DETAILS

DATE 02, 20/25
JOB NUMBER 240702
NAME KAC

A3.1

REVISION 4 - 04/14/26



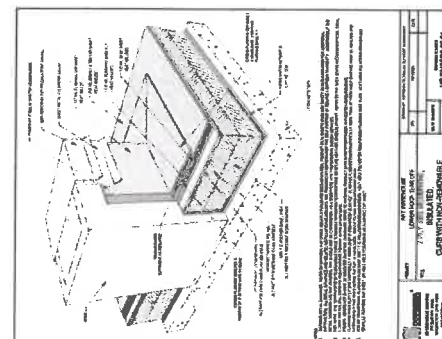


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A3.3

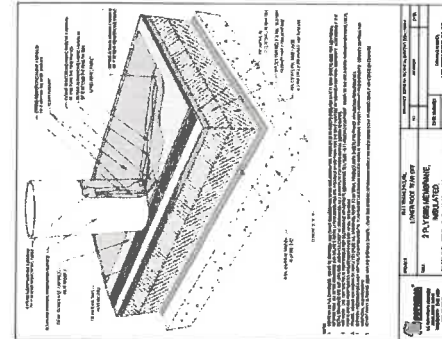
LOWER ROOF DETAIL

NOT TO SCALE
SEE SECTION A3.3 FOR DETAILS
SEE SECTION A3.3 FOR DETAILS

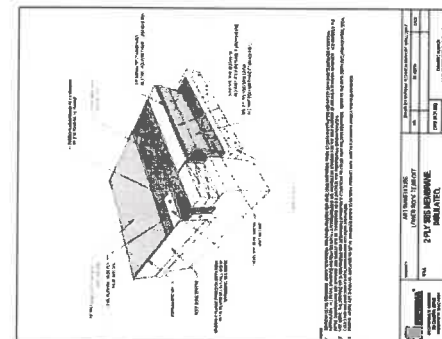
SECTION A3.3



2 LOWER ROOF DETAIL



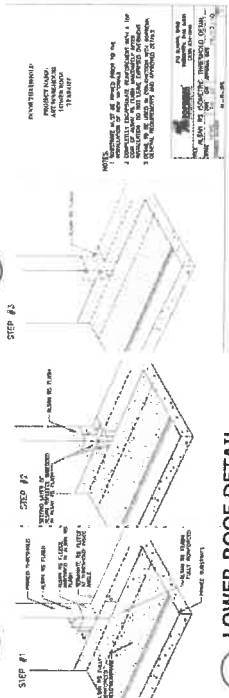
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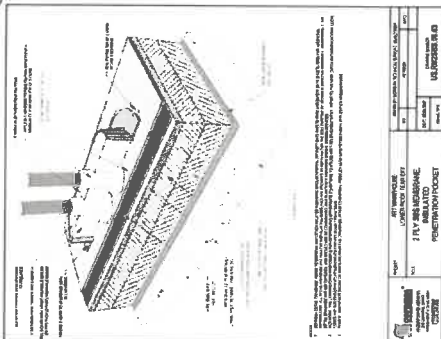
LOWER ROOF DETAIL



OWER ROOF DETAIL



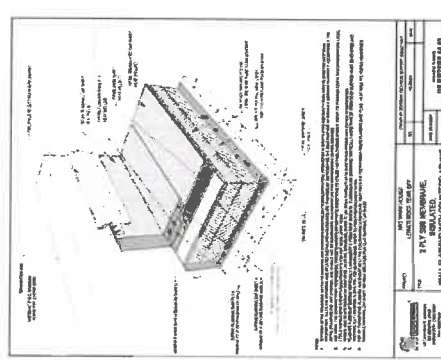
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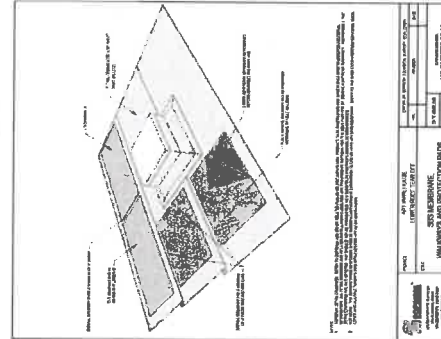
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A3.3

LOWER ROOF DETAIL

SCALE: NT3

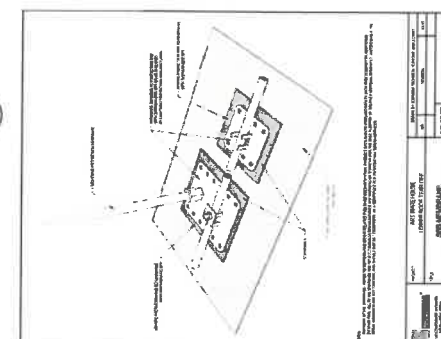


5
A33



7 LOWER ROOF DETAIL

DATE: 11/11/2011	SHEET: 1 OF 1	JOB NO: 11-0001
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LOWER ROOF DETAIL



OWER ROOF DETAIL



**LATITE
ROOFING**
ESTABLISHED 1943

LATITE ROOFING & SHEET METAL LLC.

2280 WEST COPANS ROAD
POMPANO BEACH, FL 33069

Tel: 954-772-3446 Fax: 954-771-5572

www.latite.com

ADDITIONAL WORK AUTHORIZATION

G.C.Name Waypoint Contracting, Inc.	Phone # 786-608-1406	Date 4/21/2026	
	Fax #		
Address 7925 NW 12th St #321	City Doral	State FL	Change Order # 1
JOB NAME Arts Warehouse	Job site location 313 NE 3rd Street, Delray Beach, FL 33444		
Description of work Below Scope of Work is in lieu of previous proposed recover cold-applied overlay assembly and aligns with Plans dated 4/14/2026. <u>UPPER ROOF (RECOVER):</u> - Supply and install one layer of 1/8" Soprapboard preliminarily fastened through the existing roof system into the steel deck. - Supply and install one layer of Soprafix 614 Base Sheet fastened per manufacturer recommendations. - Supply and install one layer of Sopralene FLAM 180 FR GR cap sheet torch applied per manufacturer recommendations. ADD + \$61,485.00 Dollars (to base bid amount) <u>LOWER ROOF (REROOF):</u> - Tear-off existing roof system down to the concrete deck to a smooth workable surface. - Prime the concrete deck with approved primer per manufacturer recommendations. - Supply and install one layer of Sopralene 180 SP 3.0 torch applied. - Supply and install a 1/4" per foot Tapered PolyISO system with 1.5" min start Fully Adhered in approved adhesive. - Supply and install one layer of 1/8" Soprapboard fully adhered in approved adhesive. - Supply and install one layer of Sopralene FLAM 180 torch applied. - Supply and install one layer of Sopralene FLAM 180 FR GR cap sheet torch applied. ADD + \$129,975.00 Dollars (to base bid amount)			

Materials

\$139,805.00 Dollars

Labor

\$51,655.00 Dollars

Total Change Order

\$191,460.00

Accepted by:

Accepted by Latite Roofing

Print Name

Print Name

Stephen Bond

Date

Date

For Internal Use Only:

4/30/2026

Latite C/O #

Job Number :

Job Name:

Page 1

