



Waypoint Contracting, Inc.
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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

Potential Change 04

	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

ROOF REPAIRS AT THE ARTS WAREHOUSE

313 NE 3RD STREET
DELRAY BEACH, FL 33444

ARCHITECT

CURRIE SOWARDS AGUILA ARCHITECTS

185 NE 4th Avenue
Suite 101
Delray Beach, FL 33483
TEL: 561-276-4951
FAX: 561-243-8184

OWNER

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

20 N. Swinton Avenue
Delray Beach, FL 33444
TEL: 561-276-8640



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SEAL



PROJECT TITLE
**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

PRELIM MEETING RFI
RESPONSE 7/31/25
CLARIFICATIONS
04/02/26
PERMIT COMMENTS
04/02/26
ROOFING REVISION
04/14/26

THESE DRAWINGS ARE PREPARED
PER ESTABLISHED INDUSTRY
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DRAWING TITLE
COVERSHEET

DATE

02/20/25

DRAWN BY

KAB

JOB NUMBER

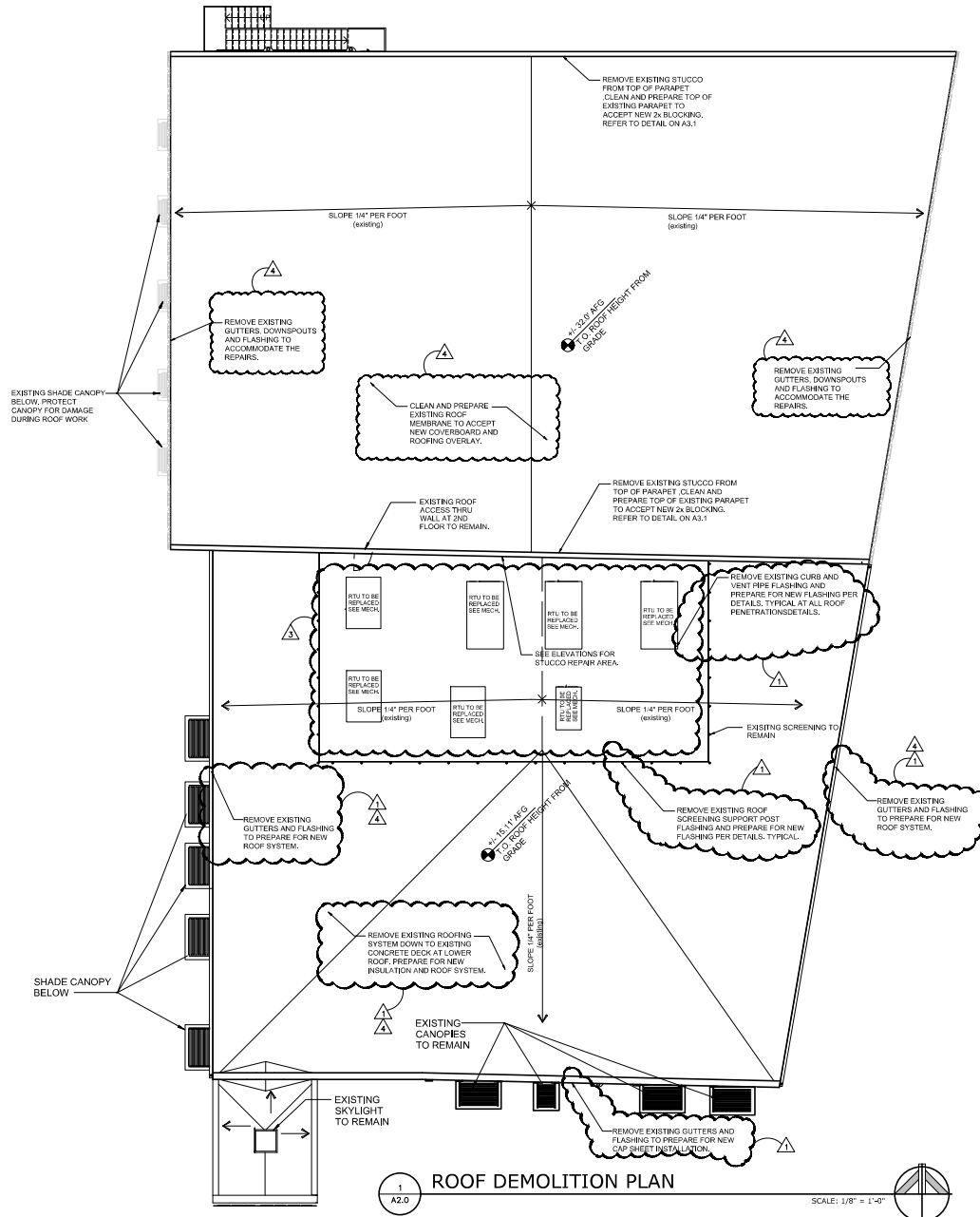
240702

DRAWING NUMBER

A0.0

BUILDING INFORMATION	
PREVIOUS RENOVATION: APPROVED UNDER THE 2010 FBC - TYPE V-B, SPRINKLERED	
SPRINKLERS: YES STANDPIPES: NO BUILDING HEIGHT: 30'-0" NUMBER OF STORIES: 1 AREAL: 1ST FLOOR - 13,419 S.F. 2ND FLOOR - 3,287 S.F. TOTAL AREA: 16,706 S.F.	
THIS PROJECT CONSISTS OF THE REPAIR AND OVERLAY OF THE EXISTING ROOF MEMBRANE, PARAPETS, GUTTERS AND DOWNSPOUTS TO REMEDY EXISTING ROOF LEAKS AT BOTH THE SINGLE AND TWO-STORY ROOFS, INCLUDING ALL FLASHING. RE-INSTALLED, REFER TO DETAILS AND NOTES THERE ARE NO CHANGES TO OCCUPANCY OR USE, NO STRUCTURAL OR MECHANICAL MODIFICATIONS ARE BEING PROPOSED.	
** AMENDED SCOPE OF ROOFING WORK, POST PULL TEST RESULTS. THE UPPER ROOF REPAIRS/OVERLAY HAD TO BE REVISED TO INCLUDE A MIN. 1/8" ASPHALTIC COVERBOARD OVER THE EXISTING MEMBRANE AND THEN THE OVERLAY AS DETAILED ON A1.1.	
THE LOWER ROOF IS NO LONGER AN OVERLAY. DUE TO TEST RESULTS, THE EXISTING ROOF SYSTEM AND INSULATION MUST BE REMOVED AND REPLACED AS DETAILED ON A1.3.	
CODE COMPLIANCE SUMMARY	
FLORIDA BUILDING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA EXISTING BUILDING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA PLUMBING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA FUEL GAS CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA MECHANICAL CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA ACCESSIBILITY CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA ENERGY CONSERVATION CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS FLORIDA FIRE PREVENTION CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS NATIONAL ELECTRIC CODE - 2020	
CLASSIFICATION	
FBC EXISTING BUILDING CODE: LEVEL 1 - ALTERATION OCCUPANCY GROUP "A" - ASSEMBLY A-3 (ART GALLERY) CONSTRUCTION TYPE: V-B FULLY SPRINKLERED WITH NFPA 13 SYSTEM	
GENERAL INFORMATION	
GENERAL INFORMATION	ROOF MEMBRANE REPAIR AND/OR REPLACEMENT
ADDRESS:	313 NE 3RD STREET DELRAY BEACH, FL 33444
PROPOSED USE:	ASSEMBLY, BUSINESS AND EDUCATION
OWNER OR AUTHORIZED AGENT:	DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
OWNER CONTACT:	561-XXX-XXXX
CODE ENFORCEMENT JURISDICTION:	CITY OF DELRAY BEACH

SHEET INDEX			
SHEET #	SHEET TITLE	REVISION #	DATE LAST REVISED
ARCHITECTURAL			
A0.0	COVER SHEET	4	04/14/2026
A0.1	PROJECT DATA, NOTES AND LEGENDS	4	04/14/2026
A0.2	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.3A	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.3	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.4	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.4A	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.4B	ROOF SPECIFICATIONS (cont.)	4	04/14/2026
A0.5	PAINT SPECIFICATIONS	4	04/14/2026
A0.6	STUCCO REHABILITATION SPECIFICATIONS	2	04/14/2026
A0.6	DEMOLITION ROOF PLAN	4	04/14/2026
A1.1	PROPOSED ROOF PLAN	4	04/14/2026
A1.2	ELEVATIONS	2	04/14/2026
A1.1	EXTERIOR ELEVATIONS AND DETAILS	4	04/14/2026
A1.2	COLOR ELEVATIONS	4	04/14/2026
A1.3	UPPER ROOF REPAIRS	4	04/14/2026
MECHANICAL			
M0.0	PROJECT SPECIFICATIONS		
M0.0	1ST FLOOR PLAN		
M1.1	2ND FLOOR PLAN	1	
M1.2	ROOF PLAN	2	
M1.3	REPAIR DETAILS	2	
MECHANICAL NOTES, LEGENDS AND SCHEDULES			
M-0.1	MECHANICAL ROOF PLAN	3	04/02/2026
M-1.1	MECHANICAL ROOF PLAN	3	04/02/2026
SPECIFICATION SUMMARY			
SECTION 01 10 00 SUMMARY OF WORK			
PART 1 - GENERAL			
1.01 RELATED SECTIONS			
A. Section 070110 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing			
B. Section 070200 - Sheet Metal Flashing and Trim			
C. Section 060200 - Stucco Rehabilitation			
D. Section 072200 - Roof Insulation			
E. Section 072710 - SBS Reinforced Membrane Vapor Barrier			
1.02 DESCRIPTION			
A. The Work includes the provision of all labor, material, equipment, management, coordination, supervision, and administration to complete the Work as outlined.			
1.03 WORK COVERED			
A. ROOFING:			
1. STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMEN MEMBRANE ROOFING:			
a. Preparation of existing steel roof deck, and all flashing substrates.			
b. SBS-modified bitumen cap sheet, cold adhesive-applied.			
c. SBS-modified bitumen membrane flashings.			
d. Liquid-applied, reinforced flashings.			
B. STUCCO REHABILITATION			
1. BUILDING STUCCO:			
a. Remove and replace designated stucco surfaces found in failure.			
b. Allow new stucco to properly cure.			
c. Paint all stucco surfaces as indicated on the drawings.			



DEMOLITION AND TESTING NOTES

1. CONTRACTOR TO PROVIDE A MOISTURE SURVEY AND TESTING BY AN APPROVED TESTING COMPANY AT ALL WET OR DAMAGED AREAS OF THE ROOF'S IN COMPLIANCE WITH TAS 126. THE REPORT SHALL INCLUDE THE LOCATION AND QUANTITY OF MOISTURE, THE WORK REQUIRED TO REMOVE THE AFFECTED AREAS, IN ADDITION TO THE MOISTURE SURVEY, AND IF DEEMED REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND/OR THE MANUFACTURER, A WIND UPLIFT TEST IN ACCORDANCE WITH TAS 124 MAY BE REQUIRED. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR EACH TEST IN THEIR BID.
2. CONTRACTOR TO PROVIDE UNIT COSTS FOR REPLACEMENT OF WATER DAMAGED ROOF COMPONENTS, REFER TO BID FORM FOR UNIT COST REQUIREMENTS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING CAULKING AT WINDOWS AND DOORS, ONCE AT LEAST 2 OF EACH COMPONENT ARE EXPOSED, THE CONTRACTOR SHALL PHOTOGRAPH THE COMPONENT INSTALLATION AND NOTIFY THE ARCHITECT. THE ARCHITECT WILL DETERMINE IF AN ON-SITE VISIT IS REQUIRED TO GUIDE THE NEW WINDOW SEALANT AND POTENTIAL BACK ROD.



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SEAL



PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

- PRE-BID MEETING RFI
RESPONSE 7/31/25
- PERMIT COMMENTS
04/02/26
- ROOFING REVISION
04/14/26

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DRAWING TITLE

**DEMOLITION
ROOF PLAN**

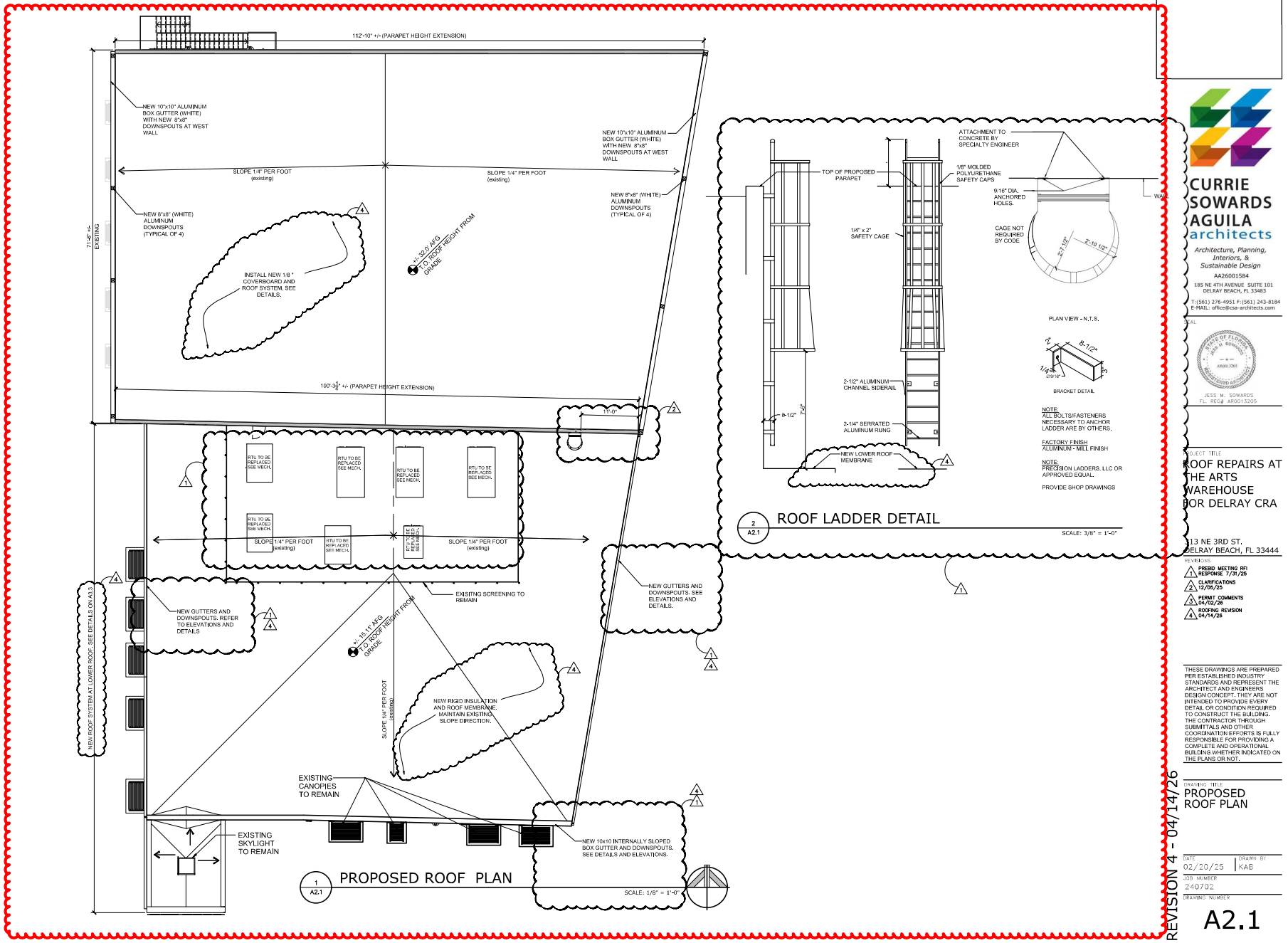
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JOB NUMBER: 240702

DRAWING NUMBER:

A2.0

REVISION 4 - 04/14/26



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JESS M. SOWARDS
FL REG # A230011394

SUBJECT TITLE
**ROOF REPAIRS AT
THE ARTS
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113 NE 3RD ST.
DELAY BEACH, FL 33444

REVISIONS
PRELIMINARY RESPONSE 7/31/25
CLARIFICATIONS 12/05/25
PERMIT COMMENTS 04/02/26
ROOFING REVISION 04/14/26

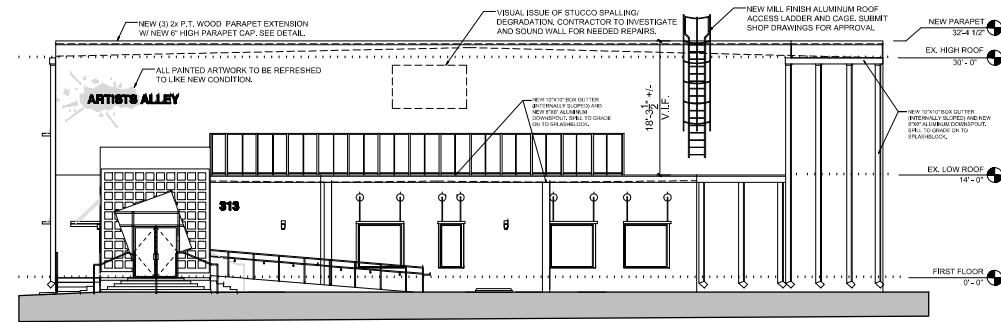
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DRAWING TITLE
**PROPOSED
ROOF PLAN**

DATE: 02/20/25
JOB NUMBER: 240702
DRAWING NUMBER: A2.1

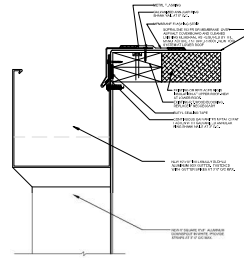
DESIGNED BY: KAS
DRAWN BY: KAS

REVISION 4 - 04/14/26

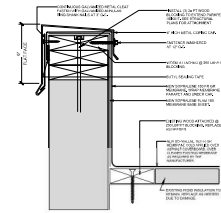


1 SOUTH ELEVATION
A3.1

SCALE: 1/8" = 1'-0"

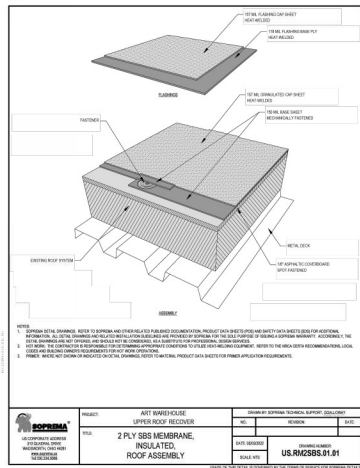


2 GUTTER DETAIL



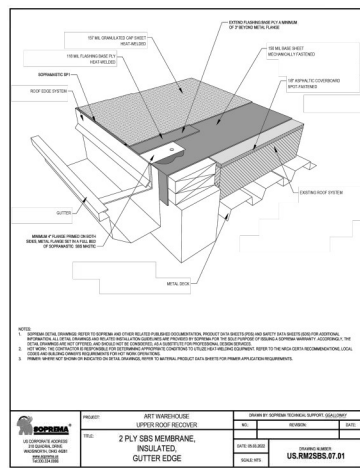
3 PARAPET DETAIL
A3.1

SCALE: NTS



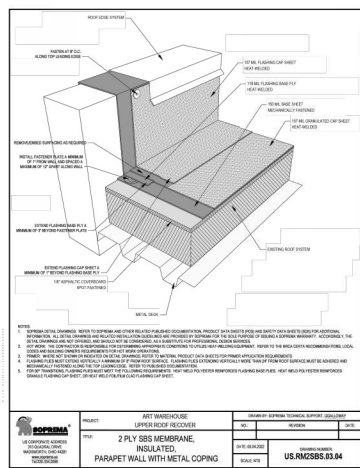
4 UPPER ROOF DETAIL
A3.1

SCALE: NTS



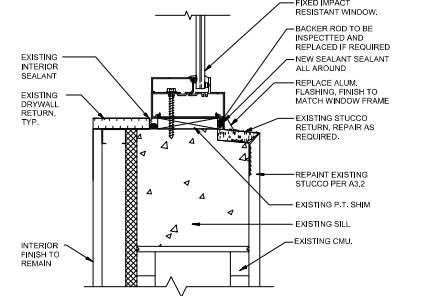
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SCALE: NTS



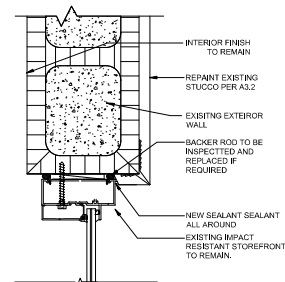
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SCALE: NTS



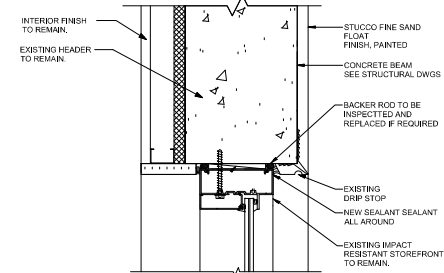
7 TYP. STOREFRONT SILL
A3.1

SCALE: NTS



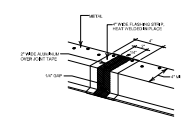
8 TYP. STOREFRONT JAMB
A3.1

SCALE: NTS



9 TYP. STOREFRONT HEAD DETAIL
A3.1

SCALE: NTS



10 TYP. FLASHING SPLICE
A3.1

SCALE: NTS



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1. PRELIMINARY RFI
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2. ROOFING REVISION
04/14/26

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DRAWING TITLE
**PROPOSED
ELEVATION AND
DETAILS**

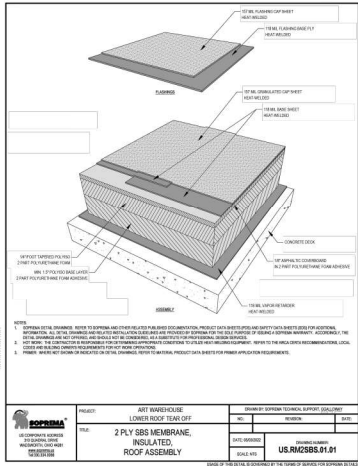
DATE
02/20/25

DRAWN BY
KAB

JOB NUMBER
240702

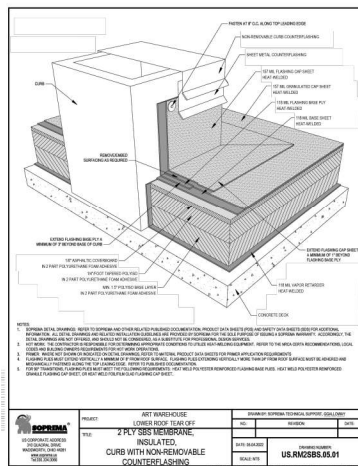
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REVISION 4 - 04/14/26



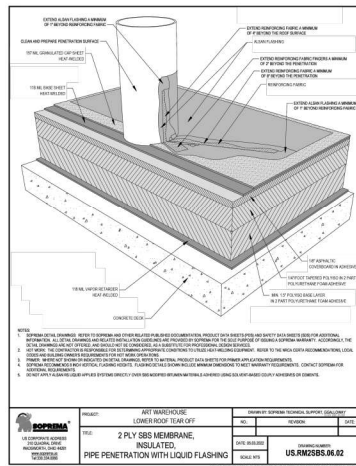
1 LOWER ROOF DETAIL

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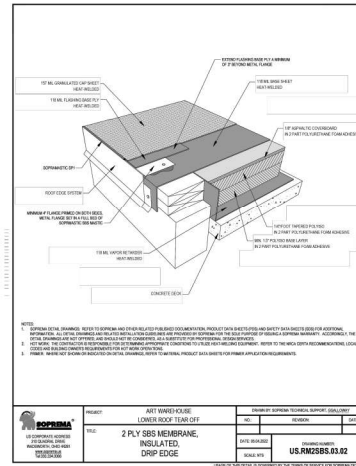
2 LOWER ROOF DETAIL

SCALE: NTS



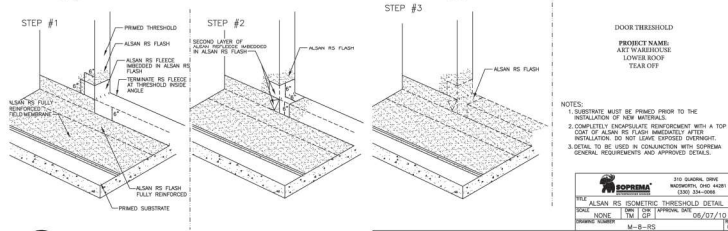
3 LOWER ROOF DETAIL

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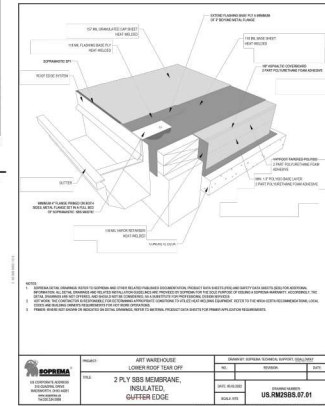
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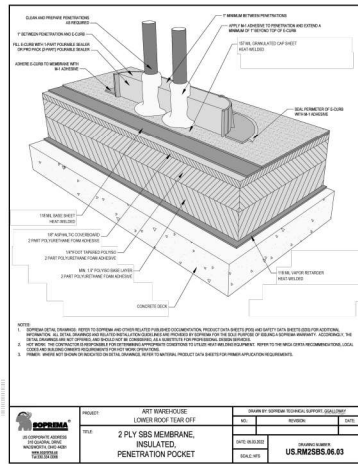
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SCALE: NTS



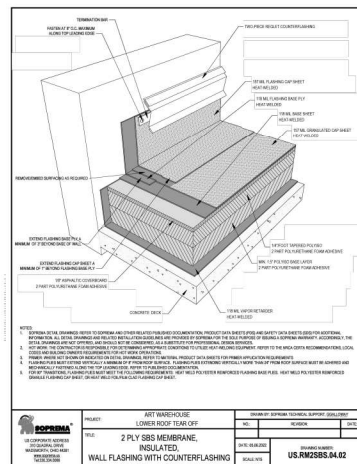
6 LOWER ROOF DETAIL

SCALE: NTS



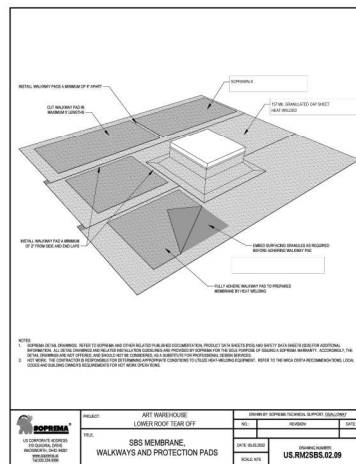
7 LOWER ROOF DETAIL

SCALE: NTS



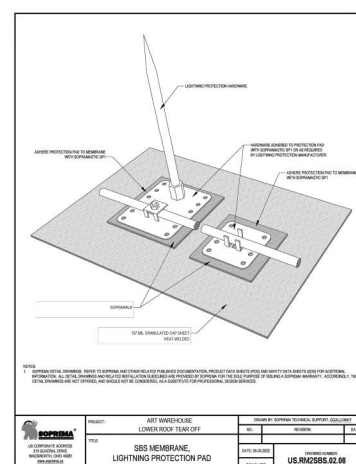
8 LOWER ROOF DETAIL

SCALE: NTS



9 LOWER ROOF DETAIL

SCALE: NTS



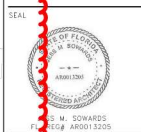
10 LOWER ROOF DETAIL

SCALE: NTS



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REVISION 14/26

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DRAWING FILE
**LOWER ROOF
DETAILS**

DATE: 02/20/25
JOB NUMBER: 240726
DRAWN BY: KAB

REVISION 4 - 04/14/26

3



**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

4/30/2026

For Internal Use Only:

Latite C/O #

Job Number :

Job Name:

