

Staff Report

Subject: Approval of Change Order 16 for Central High School Construction Project

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Department: Procurement, Engineering

Meeting Date: September 15th, 2026

Item Description: Consideration to approve Change Order 16 with Paul S. Akins Company, Inc. for the Central High School Capital Improvement Project.

Summary Recommendation: Staff recommends approval of Change Order Proposal 16 in the amount of \$276,233.29.

Executive Summary / Background:

During preparation for installation of the new resilient flooring at the Central School Renovation project, it was identified that the existing concrete slabs do not have an under-slab vapor barrier. The proposed flooring system requires the existing concrete substrates to meet applicable moisture conditions to properly install the flooring and maintain manufacturer warranties.

The original flooring specifications require moisture testing of the existing concrete slabs prior to installation. As the project team evaluated the existing slab conditions, concerns were raised regarding the potential for moisture vapor transmission through the existing slabs due to the absence of an under-slab vapor barrier.

Scope of Work:

The proposed change order includes moisture mitigation and additional substrate preparation within Buildings 4, 5, 6, 9, 10, 11, and 12.

The proposed work includes:

- Mechanical bead blasting/grinding of the existing concrete substrates;
- ARDEX MC Rapid moisture-control system;
- ARDEX V1200 self-leveling material;
- ARDEX P4 primer;
- ARDEX ArdiFix crack repair;
- ARDEX Feather Finish; and
- Temporary electrical power required to operate the floor preparation equipment.

Bonitz's proposed moisture mitigation scope totals \$234,018.00. The contractor's proposal also includes \$1,475.00 for temporary power, contractor overhead and profit, and performance/payment bond costs, resulting in a total proposed change order of \$276,233.29.

The supporting proposal indicates no schedule impact and zero additional workdays for added to the contract.

Alternatives for Commission to Consider:

1. Approve change order 16
2. Do not approve
3. Provide staff with direction

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement, Engineering

Funding Source: Capital Improvement Budget

Attachments: Change Order 16 proposal