

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
CONTRACT CHANGE ORDER**

Page 1 of 2

Date:	October 14, 2016
Project:	Roof Replacement - Government Center and Arts Place
Location:	200 East Main St and 161 N Mill St
Contract No.	265-2015
Original Contract Amt.	\$702,690.00
Cumulative Amount of Previous Change Orders	\$3,446.00
Percent Change - Previous Change Orders	0.49%
Total Contract Amount Prior to this Change Order	\$706,136.00
Change Order No.	2


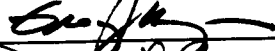



To (Contractor):  
Tri-State Roofing & Sheet Metal Company  
1624 Old Frankfort Pike  
Lexington, KY 40504

You are hereby requested to comply with the following changes from the contract plans and specification;

**Current Change Order**

Item No.	Description of changes-quantities, unit prices, change in completion date, etc.	Decrease in contract price	Increase in contract price
1	Retrofit Drains	\$0.00	\$1,344.00
2	Parking reimbursement	\$0.00	\$5,469.00
3	GC Fire escape landing roofing work	\$0.00	\$5,990.00
4	Days added to construction schedule	\$0.00	\$0.00
	Total decrease	\$0.00	
	Total increase		\$12,803.00
	Net Amount of this Change Order	\$12,803.00	
	New Contract Amount Including this Change Order	\$718,939.00	
	Percent Change - This Change Order		1.82%
	Percent Change - All Change Orders		2.31%

The time provided for the completion in the contract and all provisions of the contract will apply hereto.

Recommended by 	(Proj. Mgr.)	Date 10/18/16
Accepted by 	(Contractor)	Date 10/18/16
Approved by 	(Director)	Date 10-17-2016
Approved by 	(Commissioner)	Date 10/18/16
Approved by 	(Mayor or CAO)	Date 3-NOV-2016

R-671-2016  
Original: R-759-2015  
Contract # 265-2015

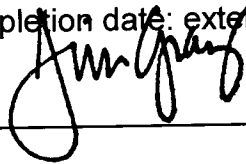
**JUSTIFICATION FOR CHANGE**

PROJECT: Roof Replacement - Government Center and Arts Place

CONTRACT NO. 265-2015

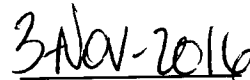
CHANGE ORDER: 2

1. Necessity for change: Install retrofit drains for \$1,344.00. Reimbursement of Central Parking costs for onsite parking for \$5,469.00. Add reroof of fire escape landing area for \$5,990.00. Add 89 calendar days to the construction schedule.
  
2. Is proposed change an alternate bid? \_\_\_ Yes  X  No
3. Will proposed change alter the physical size of the project? \_\_\_ Yes  X  No  
If "Yes", explain.
  
4. Effect of this change on other prime contractors: N/A
  
5. Has consent of surety been obtained? \_\_\_ Yes  X  Not Necessary
6. Will this change affect expiration or extent of insurance coverage? \_\_\_ Yes  X  No  
If "Yes", will the policies be extended? \_\_\_ Yes \_\_\_ No
7. Effect on operation and maintenance costs: N/A
8. Effect on contract completion date: extend the construction schedule 89 calendar days




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 Mayor




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 Date

## Jessica Walker

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Monday, July 11, 2016 3:06 PM  
**To:** 'Greg Meegan'; Jim Powell; Jessica Walker  
**Cc:** Jamshid Baradaran; Mark Arnold; Louis Weckerling; John Kissell; lisa@thjarch.com  
**Subject:** RE: Arts Place Extra - Retro Fit Roof Drain

**GREG:** The pricing to provide a new "retro-fit" drains at the Government Center as described below is acceptable to me. Based on a separate e-mail message from John Kissel confirming the new drain will be included in the Siplast 20-year warranty I also recommend approval of their use.

**JIM/JESSICA:** I recommend approval of a change order in the amount of \$1,344.00 to add (2) retro-fit roof drains at the government center. Please confirm this is approved and whether or not you have questions.

See everyone at our regular monthly meeting tomorrow.

margie

**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Friday, July 08, 2016 9:47 AM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** Arts Place Extra - Retro Fit Roof Drain

Margie:

This extra request is based on the construction/condition of the roof drains on Mid Roof 1 & High Roof 1. After on-site inspections with both you and Jonathan Kissel, it was decided installing Siplast's Paragaurd Retro-fit Roof Drain will be necessary.

The following is the material cost of the extra – there is no additional labor cost.

- (1) 6" Paragaurd Drain, (1) 4" Paragaurd Drain, Required Parapro material for flashing... \$1,344.00

Please let me know if you need any additional information.

Thanks,

Greg Meegan  
Tri-State Roofing & Sheet Metal Company  
1624 Old Frankfort Pike  
Lexington, KY 40588

Phone: 859 233-4546  
Cell: 859 338-9071

## Jessica Walker

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**From:** Greg Meegan <gmeegan@tri-stateservice.com>  
**Sent:** Thursday, September 29, 2016 11:59 AM  
**To:** Jessica Walker  
**Subject:** Arts Place Parking  
**Attachments:** Arts Place Parking Invoices.pdf

Jessica:

The following is a summary of the three invoices we received, and paid, from Standard Parking for the use of their lot during the project.

- Invoice 4122016           \$2,730.00
- Invoice 5172016           \$ 689.00
- Invoice 7262016           \$2,050.00

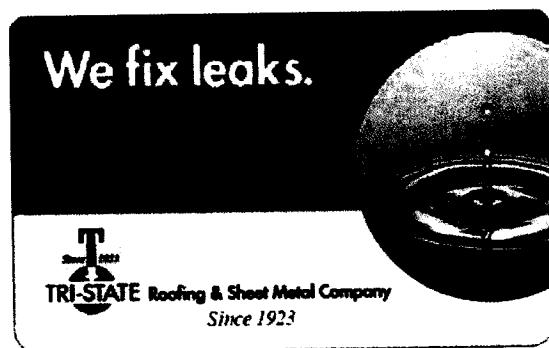
I've also attached a copy of each invoice.

Please let me know if you have any questions or if there is anything else I need to do.

Thanks,

Greg Meegan  
Tri-State Roofing & Sheet Metal Company  
1624 Old Frankfort Pike  
Lexington, KY 40588

Phone: 859 233-4546  
Cell: 859 338-9071



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250 W. Main Street  
Suite 110  
Lexington, KY 40507

Invoice No. 4122016

**INVOICE**

**Customer**  
 Name Tri-State Roofing Attn. Greg Meegan  
 Address 1624 Old Frankfort Pike  
 City Lexington State KY Zip 40588  
 Phone \_\_\_\_\_

Date 4/12/16  
 Invoice # 4122016  
 Rep \_\_\_\_\_  
 FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
26	Reserve parking starting 4/12/16 for 6 weeks @ Location 61992	\$105.00	\$2,730.00

Please submit payment via check prior to event. Thank you

PLEASE SUBMIT UPON RECEIPT

**Payment Details**  
 Cash  
 Check  
 Credit Card #1  
 Name \_\_\_\_\_  
 Expires \_\_\_\_\_

Shipping & Handling	\$2,730.00
Taxes State	\$0.00
<b>TOTAL</b>	<b>\$2,730.00</b>

Office Use Only  
 \_\_\_\_\_  
 \_\_\_\_\_



250 W. Main Street  
 Suite 110  
 Lexington, KY 40507

Invoice No. 5172016

**INVOICE**

<b>Customer</b>		Date	5/17/16
Name	Tri-State Roofing Attn. Greg Meegan	Invoice #	5172016
Address	1624 Old Frankfort Pike	Rep	
City	Lexington	State	KY
Zip	40588	FOB	
Phone			

Qty	Description	Unit Price	TOTAL
26	Reserve parking for week of 5/16/16-5/20/16 @ Location 61992	\$26.50	\$689.00
Please submit payment via check prior to event. Thank you			
PLEASE SUBMIT UPON RECEIPT			

**Payment Details**

Cash  
 Check  
 Credit Card #1

Name \_\_\_\_\_

Expires \_\_\_\_\_

Shipping & Handling	\$689.00
Taxes	\$0.00
State	
<b>TOTAL</b>	<b>\$689.00</b>

Office Use Only



250 W. Main Street  
 Suite 110  
 Lexington, KY 40507

Invoice No. 7262016

**INVOICE**

<b>Customer</b>		Date	7/26/16
Name	Tri-State Roofing Attn. Greg Meegan	Invoice #	7262016
Address	1624 Old Frankfort Pike	Rep	
City	Lexington	State	KY
Phone		Zip	40588
		FOB	

Qty	Description	Unit Price	TOTAL
10	Reserve parking for week of 7/26/16-8/5/16 @ Location 61992	\$205.00	\$2,050.00

Please submit payment via check prior to event. Thank you

PLEASE SUBMIT UPON RECEIPT

**Payment Details**

Cash

Check

Credit Card #1

Name \_\_\_\_\_

Expires \_\_\_\_\_

Shipping & Handling	\$2,050.00
Taxes State	\$0.00
<b>TOTAL</b>	<b>\$2,050.00</b>

Office Use Only

## Jessica Walker

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Thursday, October 06, 2016 5:21 PM  
**To:** 'Greg Meegan'; Jim Powell; Jessica Walker  
**Cc:** 'Lisa Grober'  
**Subject:** RE: Gov't Center Fire Escape Roof  
**Attachments:** Fire Escape Siplast Parapro Details 10-6-16.pdf

Jim / Jessica: I recommend approval of Tri-States request for \$5,990,00 to perform the additional work enumerated in his message below.

Greg: Thanks.

margie

**From:** Greg Meegan [mailto:gmeegan@tri-stateservice.com]  
**Sent:** Thursday, October 06, 2016 1:05 PM  
**To:** 'Margie Jacobs' <margie@thjarch.com>  
**Cc:** 'Lisa Grober' <lisa@thjarch.com>  
**Subject:** Gov't Center Fire Escape Roof

Margie:

As we've discussed removing the existing roof on the Gov't Center fire escape platform and installing a new Siplast roof system is necessary.

Based on that, we suggest the following scope of work...

Remove the existing roof and safety screen, dry and prepare the deck before setting 1/8" tapered ISO in low rise adhesive, 1/4" Densdek prime in low rise adhesive, Siplast's P20 SA Base Sheet, followed by Siplast's Parapro Roof Membrane. Additionally, metal edge will be installed around the perimeter to cover the existing vertical wall flashing. If the existing wall height will allow, we will install a reglet mounted two piece wall flashing. If the existing wall height does not allow, we will work with Siplast on a detail that meets their 20 year roof warranty specification.

We can install this Siplast roof system for \$5,990.00

Attached are the manufacturer's roof details and system overview.

Please let me know if you have any questions and how you'd like to proceed.

Thanks,

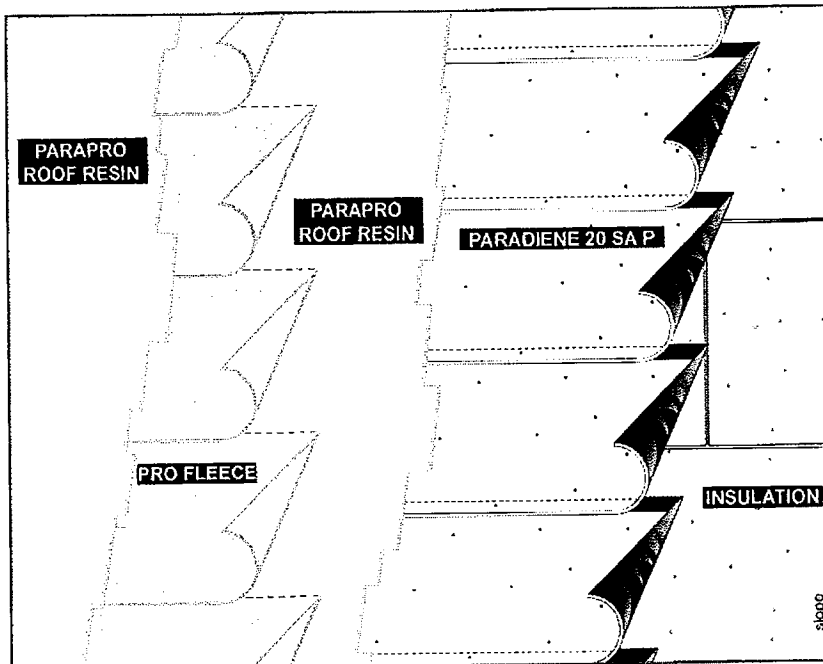
Greg Meegan  
Tri-State Roofing & Sheet Metal Company  
1624 Old Frankfort Pike  
Lexington, KY 40588

Phone: 859 233-4546  
Cell: 859 338-9071



# PARAPRO MEMBRANE SYSTEM

## Insulation



SLOPE MATERIAL 0 - 1" per foot\* per 100 sq ft

INSULATION	
PARADIENE 20 SA P	69 lb
PARAPRO ROOF RESIN	19 kg
PRO FLEECE	
PARAPRO ROOF RESIN	12 kg

SLOPE MATERIALS 0 - 8%\* per sq. meter

INSULATION	
PARADIENE 20 SA P	3.4 kg
PARAPRO ROOF RESIN	2.0 kg
PRO FLEECE	
PARAPRO ROOF RESIN	1.3 kg

n.t.s.

\* Contact Siplast for higher slope requirements.

### Specification: 2APPR-I

Requirements and recommendations detailed in the Siplast catalog and Siplast long form specifications shall apply in addition to the following recommendations and specifications.

### Application

1. Install insulation panels according to manufacturer's recommendations and FM Global requirements, if applicable. The edges of insulation panels should be in moderate contact without forcing and cut to fit neatly against adjoining surfaces. The insulation layer should present a smooth surface to accept the roof membrane. Some insulation products may require priming.
2. Beginning at the low point of the roof, adhere the Paradiene 20 SA P to the approved insulation surface, lapping sides and ends a minimum of 3 inches. End laps require heat welding. Offset end laps a minimum of 3 feet.
3. Apply an even, generous base coat of catalyzed Parapro Roof Resin over the Paradiene 20 SA P surface using an approved roller at a rate of 19 kilograms per square.
4. While the previously applied catalyzed Parapro Roof Resin is still wet, install Pro Fleece reinforcement, embedding the fleece into the resin using a roller. Ensure that no air is trapped beneath the fleece. Lap the fleece a minimum 2 inches side and end, and apply an additional coat of catalyzed Parapro Roof Resin between layers of overlapping fleece.
5. Immediately following embedment of the Pro Fleece reinforcement, apply an even, generous top coat of catalyzed Parapro Roof Resin at a rate of 12 kilograms per square, ensuring full saturation of the fleece.

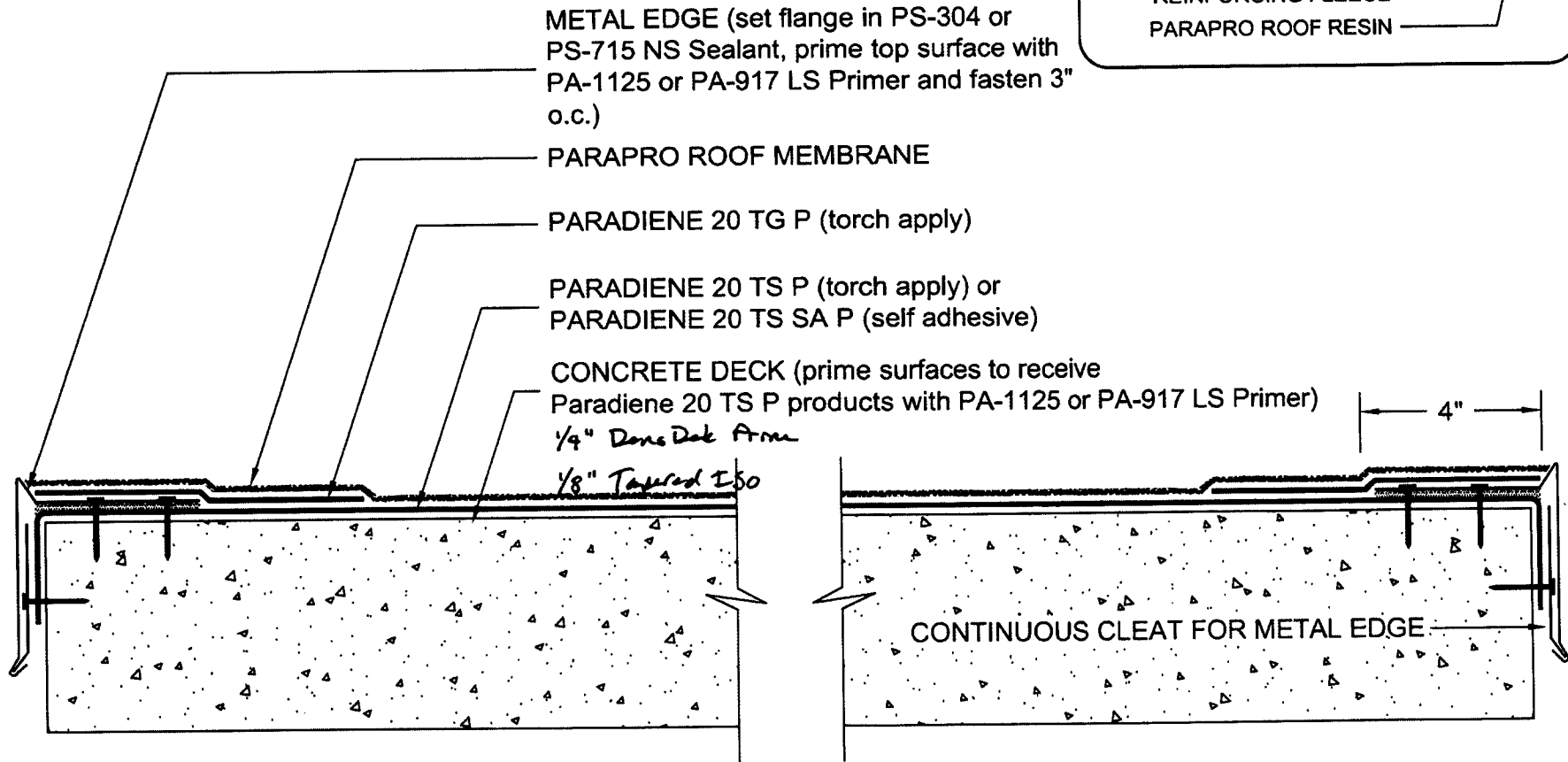
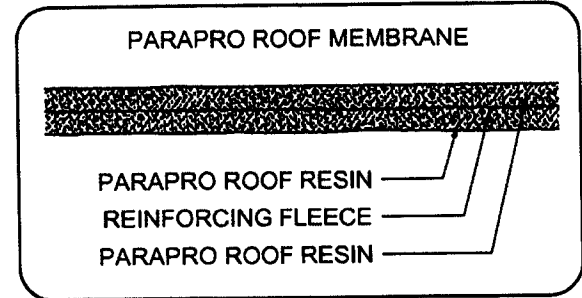
Ref. #: P20SAP P-pro Rigid  
Rev. 11.03.10

**siplast** 1000 East Rochelle Boulevard Irving, Texas 75062 (800) 922-8800 FAX (469) 995-2206



An Icopal Group Company

# ROOF EDGE

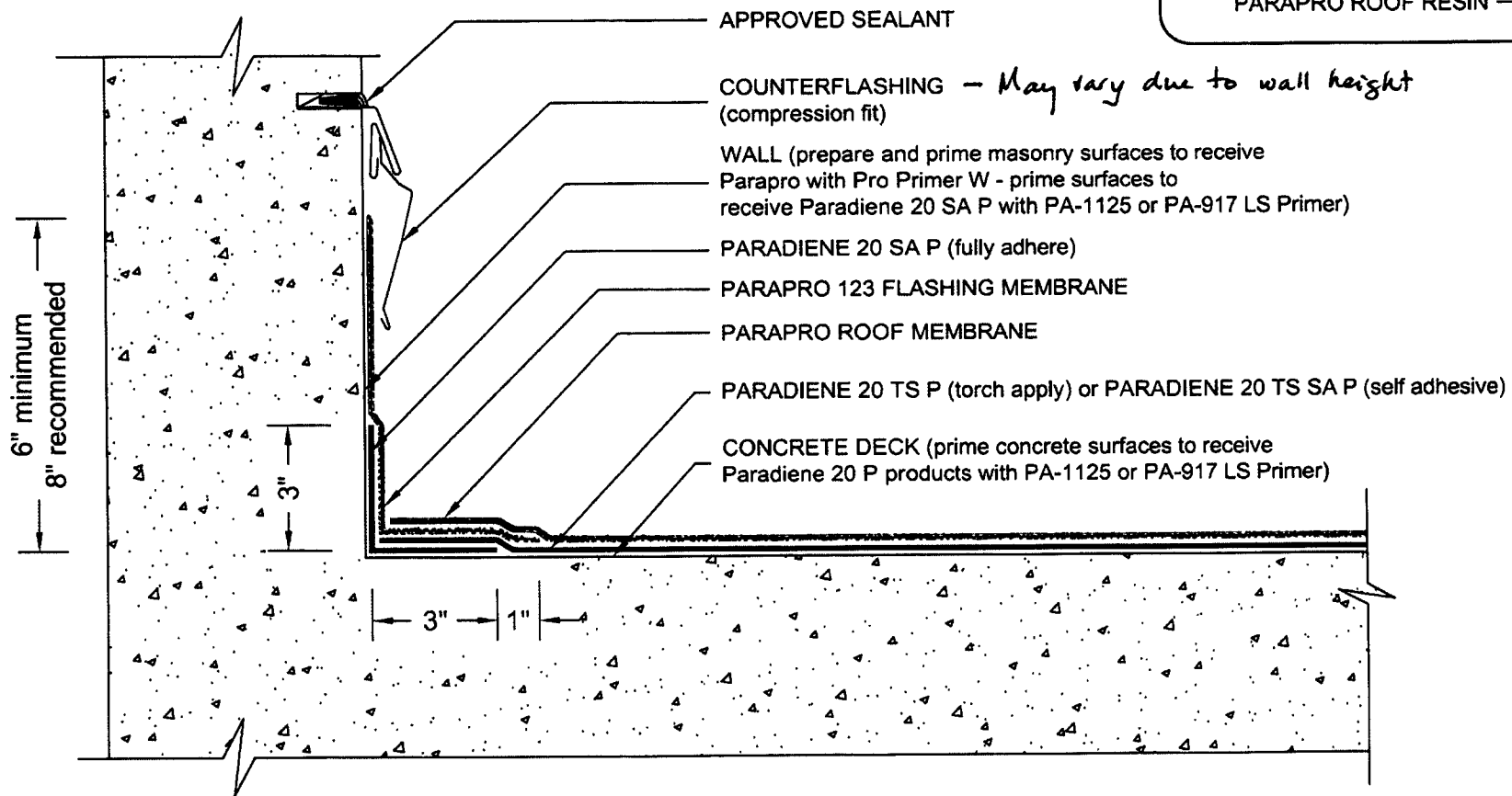
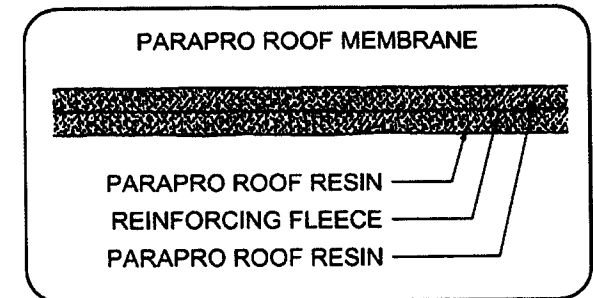


- NOTES:
1. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO MATERIALS.
  2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/ FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
  3. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND THE PARAPRO ROOF SYSTEM INSTALLERS GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

CAUTION: SIPLAST RECOMMENDS THAT ALL PRACTICES PERTAINING TO NRCA CERTA GUIDELINES BE FOLLOWED WHEN TORCHING METHODS ARE EMPLOYED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS. ALWAYS HAVE APPROVED FIRE-EXTINGUISHING EQUIPMENT NEARBY.

N.T.S.

# WALL FLASHING



- NOTES:
1. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO MATERIALS.
  2. THE METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS AND APPROVALS.
  3. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN THE CURRENT SIPLAST SPECIFICATIONS AND PARAPRO ROOF SYSTEM INSTALLER'S GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

CAUTION:  
SIPLAST RECOMMENDS THAT ALL PRACTICES PERTAINING TO NRCA CERTA GUIDELINES BE FOLLOWED WHEN TORCHING METHODS ARE EMPLOYED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS. ALWAYS HAVE APPROVED FIRE-EXTINGUISHING EQUIPMENT NEARBY.

N.T.S.





TO: Mayor Jim Gray  
Urban County Council

FROM:   
Geoffrey Reed, Commissioner, General Services

CC: Jamshid Baradaran, Director, Facilities and Fleet Management  
Jessica Walker, Administrative Officer, General Services  
Jim Powell, Project Manager, Facilities Management  
Sandra Lopez, Administrative Officer, General Services

DATE: October 17, 2016

SUBJECT: Request a Resolution authorizing the Mayor, on behalf of the Urban County Government, to execute Change Order No. Two (2) to the Contract with Tri-State Roofing and Sheet Metal Co., for the Roof Replacement - Government Center and Arts Place Project, increasing the contract price in the amount of \$12,803.00 from \$706,136.00 to \$718,939.00 and extending the construction schedule an additional eighty-nine (89) calendar days.

Request

Authorization to: Execute Change Order #2 with Tri-State Roofing and Sheet Metal Co. in the amount of \$12,803.00 and extending the construction schedule an additional 89 calendar days for the Roof Replacement - Government Center and Arts Place Project Contract #265-2015. The new contract amount including this change order is \$718,939.00.

Why are you requesting? Necessity for change: Install retrofit drains for \$1,344.00. Reimbursement of Central Parking costs for onsite parking for \$5,469.00. Add reroof of fire escape landing area for \$5,990.00. Add 89 calendar days to the construction schedule.

Department needs this action completed because: To adjust the contract as required for construction.

What is the cost in this budget year and future budget years?

The cost for this FY is: \$12,803.00                      The cost for future FY is: N/A

Are the funds budgeted?

The funds are budgeted or a budget amendment is in process: Budgeted



Account number:

FUND	DEPT ID	SECTION	ACCOUNT	BUDGET REF	AMOUNT
2606	707201	0001	91012	2016	\$12,803.00

File Number:

Tri-State Roofing and Sheet Metal Co. Contract #265-2015

Commissioner/ Director:

Geoffrey Reed, Commissioner, General Services  
Jamshid Baradaran, Director, Facilities and Fleet Management

