

**Jessica Walker**

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Wednesday, May 31, 2017 7:10 AM  
**To:** Greg Meegan  
**Cc:** Jamshid Baradaran; Jim Powell; Jessica Walker; Bettie Kerr  
**Subject:** Black & Williams Cornice

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Greg,

I have been authorized to inform you your proposal to provide a new metal cornice fabricated to match the existing profile using 20 gage paint grip metal has been approved. An adjustment will be made to your contract in the amount of \$3,200.00.

Prior to commencement of fabrication, please submit shop drawings showing the seaming, fastening and building attachment for the Owner's approval.

Contact me if you have questions.

Thanks –

margie

Margaret Jacobs  
Tate Hill Jacobs Architects  
346 East Main Street  
Lexington, KY 40507  
Voice: 859.252.5994  
Fax: 859.253.1607  
E-Mail: [margie@thjarch.com](mailto:margie@thjarch.com)

Jessica Walker

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**From:** Greg Meegan <gmeegan@tri-stateservice.com>  
**Sent:** Sunday, May 21, 2017 9:41 PM  
**To:** 'Margie Jacobs'; Bettie Kerr  
**Cc:** Jamshid Baradaran; Mark Arnold; Jim Powell; Jessica Walker  
**Subject:** RE: Black & Williams Center Cornice Replacement

Margie:

Thanks for the note regarding the cornice... Per the email from Bettie, she makes a good point, the replacement cornice metal should be a heavier gauge.

Below is pricing for the heavier material...

New Cornice Using 16 oz Copper	\$4,200.00
New Cornice Using 20 oz Copper	\$4,349.00
New Cornice Using 26 ga Paint Grip	\$3,100.00
New Cornice Using 20 ga Paint Grip	\$3,200.00

At your suggestion, I reached out Campbellsville Industries and am in the process of getting a price for the cornice.

Tri-State's sheet metal foreman on this project has been with our company for over 30 years. During that time, he has worked on a multitude of historic buildings/projects. We've gone ahead and made a sample piece of cornice for review if you're interested in better understanding if his work would be acceptable.

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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**From:** Margie Jacobs [mailto:margie@thjarch.com]  
**Sent:** Wednesday, May 17, 2017 5:03 PM  
**To:** 'Bettie Kerr' <bettiek@lexingtonky.gov>; Greg Meegan <gmeegan@tri-stateservice.com>  
**Cc:** 'Jamshid Baradaran' <jbaradaran@lexingtonky.gov>; 'Mark Arnold' <marnold@lexingtonky.gov>; 'Jim Powell' <jpowell@lexingtonky.gov>; 'Jessica Walker' <jwalker3@lexingtonky.gov>  
**Subject:** RE: Black & Williams Center Cornice Replacement

Greg: I am forwarding comments from Bettie regarding the cornice. Please submit pricing on material that is not less than 22 gauge and qualifications/experience of the fabricator.

Bettie: Thanks for communicating.

margie

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**From:** Bettie Kerr [mailto:bettiek@lexingtonky.gov]  
**Sent:** Wednesday, May 17, 2017 4:18 PM  
**To:** Margie Jacobs <margie@thjarch.com>; Jim Powell <jpowell@lexingtonky.gov>; Jessica Walker <jwalker3@lexingtonky.gov>  
**Cc:** Jamshid Baradaran <jbaradaran@lexingtonky.gov>; Mark Arnold <marnold@lexingtonky.gov>  
**Subject:** RE: Black & Williams Center Cornice Replacement

All –

Barry Dennis and I have both reviewed the below and the gauge/thickness of the metals put forward for consideration are not appropriate for this use.

This historic cornice re-fabrication necessitates a considerably heavier metal, 22 gauge or heavier and needs to be determined in conjunction with a supplier specializing in replacement metal CORNICES. (not flashing or pediment caps per roof work).

Please further investigate this and send a revised proposal reflecting appropriate options for this historic cornice that address the above concerns. We also need to be sure that the person who forms the new cornice this has demonstrated experience in fabricating replacement historic metal cornice of this scale and design features.

Thanks,  
Bettie

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**From:** Margie Jacobs [mailto:margie@thjarch.com]  
**Sent:** Tuesday, May 16, 2017 4:53 PM  
**To:** Jim Powell; Jessica Walker  
**Cc:** Jamshid Baradaran; Bettie Kerr  
**Subject:** FW: Black & Williams Center Cornice Replacement

JIM / JESSICA: Please advise which metal is preferred for the reconstruction of the metal cornice at Black & Williams. It is my understanding that 16 oz copper is .0216" thick and 26 gauge paint grip metal is .022 inches thick (if that makes any difference)

A field paint coating, as currently specified, will be provided on either one of the metal choices.

It is my opinion the pricing for either option is fair and equitable.

Thanks –

margie

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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Monday, May 15, 2017 4:44 PM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** Black & Williams Center Cornice Replacement

Margie:

Per Bettie's request, below is pricing to fabricate replacement cornice from both 16 ounce copper & 26 gauge paint grip metal.

Our intent, is to fabricate so there are no exposed fasteners, to identically match the size and profile of the original cornice, and to solder all joints.

New Cornice Using Copper	\$4,200.00
New Cornice Using Paint Grip	\$3,100.00

Once a decision is made, we'd like to fabricate a sample piece for approval.

Please let me know if you need additional information.

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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**Jessica Walker**

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Tuesday, May 16, 2017 2:26 PM  
**To:** Jim Powell; Jessica Walker  
**Cc:** Jamshid Baradaran; Bettie Kerr; Greg Meegan  
**Subject:** FW: ADD to Infill Vents at Black and Williams

JIM / JESSICA: Please advise if Tri-State is authorized to infill abandoned attic vents with masonry in conformance with Bettie's request for an additional cost in the amount of \$928.00.

Thanks –

margie

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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Tuesday, May 16, 2017 9:16 AM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** ADD to Infill Vents at Black and Williams

Margie:

At Bettie's request, Gilpin Masonry has provided the cost to install limestone in the three vent openings on the north side of the building.

The additional cost for this change is \$928.00.

Please let me know if you have any questions & how the city would like to proceed.

Thanks,

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

Phone: 859 233-4546  
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Jessica Walker

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**To:** Margie Jacobs; Jim Powell  
**Cc:** Jamshid Baradaran  
**Subject:** RE: Black & Williams Roof Area 3 Deck Replacement

**From:** Margie Jacobs [<mailto:margie@thjarch.com>]  
**Sent:** Friday, May 26, 2017 4:40 PM  
**To:** Jim Powell; Jessica Walker  
**Cc:** Jamshid Baradaran  
**Subject:** FW: Black & Williams Roof Area 3 Deck Replacement

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Jim / Jessica,

I am forwarding the material/labor breakdown from Greg on the roof deck repairs on Roof Area 3.

I take no exception to the material costs.

I feel the number of man-hours is high; however I think at least 20% of the hours are really attributed to “lost efficiency”.

Which is to say – they probably “lost” about 10-14 man-hours simply as a result of having to “stop roofing work” at that area, create a watertight temporary roof condition while they refocused their attention on repairing the roof.

In short, I recommend additional compensation be approved in the amount of \$6,893.00 for this work.

Please confirm that I can inform Tri-State a change order will be issued in the amount requested.

THANKS!

margie

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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Friday, May 26, 2017 11:55 AM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** RE: Black & Williams Roof Area 3 Deck Replacement

Margie:

Material and labor break down for the deck replacement at Black & Williams is as follows:

Material:	\$2,340.00
Labor:	<u>\$4,553.00</u>
	\$6,893.00

Material includes: 275 square feet of metal deck, 60’ of 3” angle iron, tek screws, lag bolts, concrete drill bits

Labor: Made up of 68 hours of roofing & sheet metal labor

If you need itemized material pricing just let me know.

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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**From:** Margie Jacobs [<mailto:margie@thjarch.com>]  
**Sent:** Monday, May 22, 2017 1:43 PM  
**To:** 'Greg Meegan' <[gmeegan@tri-stateservice.com](mailto:gmeegan@tri-stateservice.com)>  
**Cc:** Jessica Walker <[jwalker3@lexingtonky.gov](mailto:jwalker3@lexingtonky.gov)>; Jim Powell <[jpowell@lexingtonky.gov](mailto:jpowell@lexingtonky.gov)>; Jamshid Baradaran <[jbaradaran@lexingtonky.gov](mailto:jbaradaran@lexingtonky.gov)>  
**Subject:** RE: Black & Williams Roof Area 3 Deck Replacement

Greg,

This is a good start.  
Please submit a breakdown of material and labor costs.  
Also, please identify the total number of hours that was spent repairing the roof deck.

Thanks –

margie

---

**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Monday, May 22, 2017 12:44 PM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** Black & Williams Roof Area 3 Deck Replacement

Margie:

As we've discussed, while working on Roof Area 3 we encountered and replaced bad metal decking. The area of bad deck, where the roof meets the brick wall of Area 1, extended from the gutter almost to the back wall.

The section of bad deck measured 38" x 6'. In addition to deteriorated decking, the angle iron on the brick wall supporting the deck was also deteriorated and replaced. After cutting out the bad deck, the existing good deck was

## Deteriorated Decking Roof Area 3 Pg3

fastened to the purlin. Next, using 3/8" sleeved concrete anchors we installed 3" angle iron fastened 8" OC into the brick wall before installing the new deck. Finally, the 22 gauge A deck was secured to the purlins. In addition to the usual challenges and working around the chimney, access to the brick was difficult due to the existing "chase" that was built at the time of construction.

Our price for material and labor to replace the decking is \$6,893.00.

Attached are pictures taken during this portion of the project.

Thanks,

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

Phone: 859 233-4546  
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Jessica Walker

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Friday, May 19, 2017 5:08 PM  
**To:** Jim Powell; Jessica Walker  
**Cc:** Jamshid Baradaran; Greg Meegan  
**Subject:** RE: Black & Williams  
**Attachments:** Black & Williams Roof Area 1 Parapet 5-17.pdf

Jim/Jessica,

I reviewed the conditions shown in the photograph today during the intermediate roof inspection. I recommend approval of the proposal to stabilize the top (3) courses of the 2 wythe brick wall as proposed for an increase cost in the amount of \$3,340.00  
This is CRITICAL PATH WORK – and requires attention as soon as possible to prevent unnecessary delays in the work.

Please let me know as quickly as possible if this additional work can be approved.

Thanks –

margie

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**From:** Margie Jacobs [<mailto:margie@thjarch.com>]  
**Sent:** Friday, May 19, 2017 8:10 AM  
**To:** Jim Powell ([jpowell@lexingtonky.gov](mailto:jpowell@lexingtonky.gov)) <[jpowell@lexingtonky.gov](mailto:jpowell@lexingtonky.gov)>; Jessica Walker ([jwalker3@lexingtonky.gov](mailto:jwalker3@lexingtonky.gov)) <[jwalker3@lexingtonky.gov](mailto:jwalker3@lexingtonky.gov)>  
**Cc:** Jamshid Baradaran ([jbaradaran@lexingtonky.gov](mailto:jbaradaran@lexingtonky.gov)) <[jbaradaran@lexingtonky.gov](mailto:jbaradaran@lexingtonky.gov)>; Greg Meegan ([gmeegan@tri-stateservice.com](mailto:gmeegan@tri-stateservice.com)) <[gmeegan@tri-stateservice.com](mailto:gmeegan@tri-stateservice.com)>  
**Subject:** FW: Black & Williams

Jim / Jessica,

I am forwarding communications from Greg Meegan regarding a “found” condition under the camel back clay tile copings.  
I will be reviewing the conditions on site this morning.

Thanks –

margie

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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Thursday, May 18, 2017 9:34 AM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** FW: Black & Williams

Margie:

Per the email regarding the deteriorated parapet wall brick condition, Gilpin Masonry has provided the following change order to make repairs...

- To an estimated 45' of wall, we will remove and reset two wythes of brick approximately three courses deep. The brick will be removed from the wall, cleaned of all old mortar and reset with matching mortar as previously submitted. Change Order ADD price: \$3,340.00

Please let me know 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



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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]

**Sent:** Tuesday, May 16, 2017 5:20 PM

**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>

**Subject:** Black & Williams

Margie:

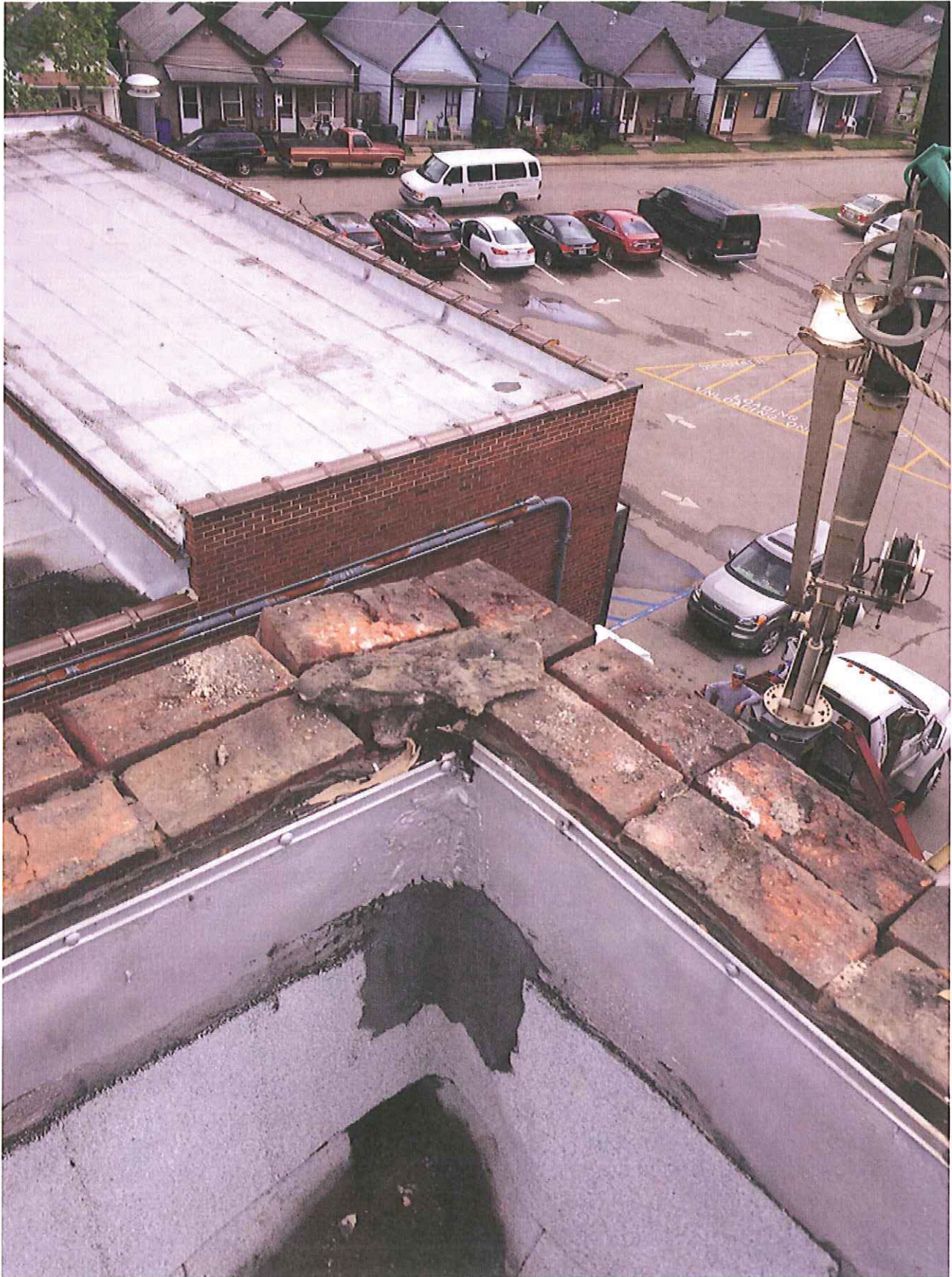
Attached are two pictures of brick condition on a section of parapet walls on Roof Area 1. There is little to no mortar around many of the bricks in the pictures.

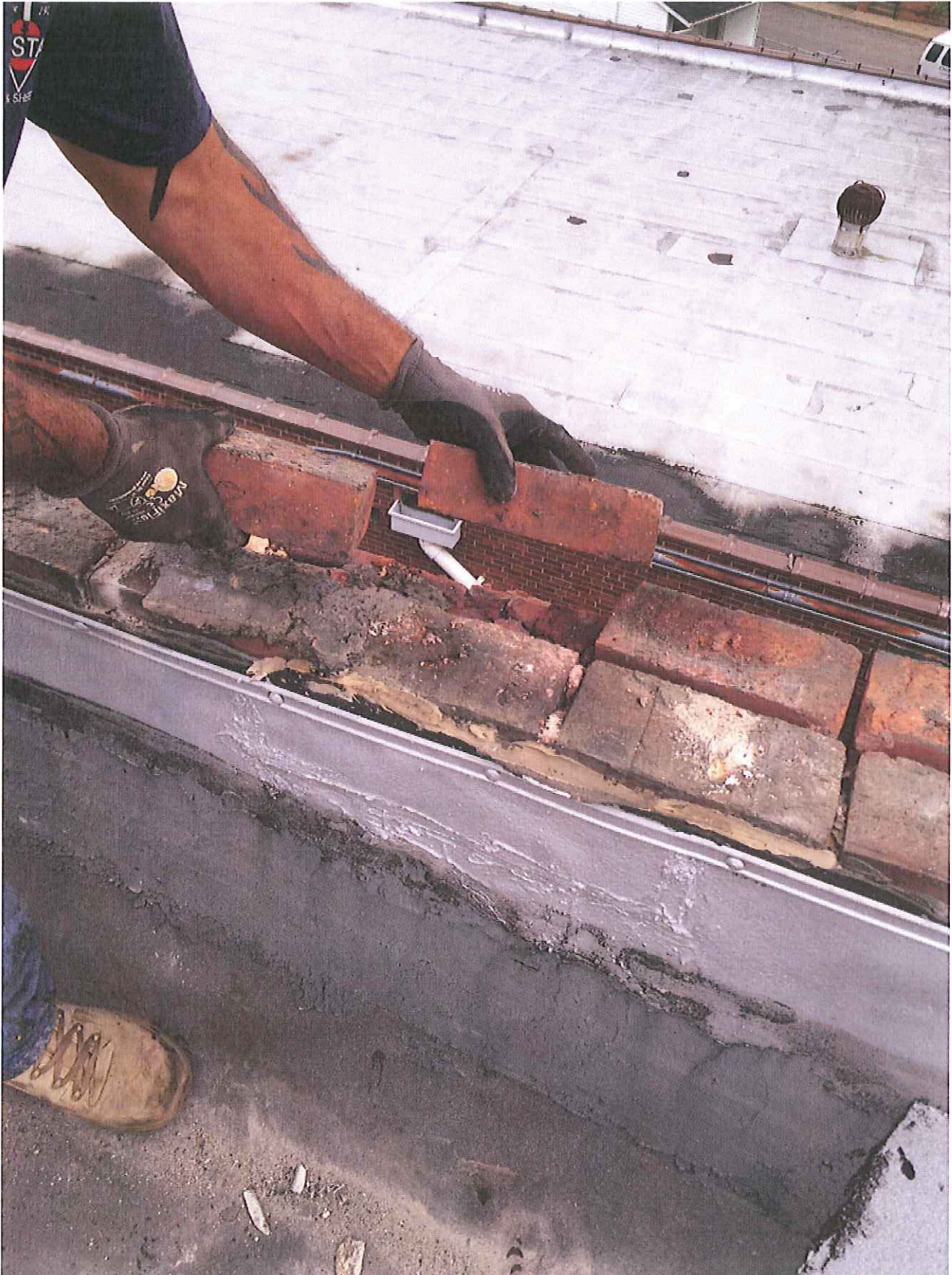
Wanted to bring this to your attention...

Thanks,

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

Phone: 859 233-4546





Jessica Walker

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**From:** Margie Jacobs <margie@thjarch.com>  
**Sent:** Wednesday, June 07, 2017 5:53 PM  
**To:** Jessica Walker; Jim Powell  
**Cc:** Jamshid Baradaran  
**Subject:** FW: Black & Williams Masonry  
**Attachments:** 6-7-17 Photos of masonry damage.pdf

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Jim/Jessica,

Tri-State completed tear-off and dry-in of roof area #1 today.

They also uncovered the last through wall scupper and in the process the north corner became unstable, and the masonry wall shifted on them.

Photos are attached. Pricing from Greg is below.

I requested a pricing breakdown early this afternoon, but have not yet received one.

I recommend approval of both prices, \$1,087 and \$1,911.00 (for a total of \$2,998.00) as TIME AND MATERIAL with a NOT TO EXCEED cost and request that Gilpin track costs and submit final summary. After talking with Gil on the phone, it is my understanding his pricing is based on approximately 38 man-hours. I'm not certain the repairs will require that much time.

Thanks –

margie

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**From:** Margie Jacobs [mailto:margie@thjarch.com]  
**Sent:** Wednesday, June 07, 2017 1:24 PM  
**To:** 'Greg Meegan' <gmeegan@tri-stateservice.com>  
**Subject:** RE: Black & Williams Masonry

Thanks Greg – please send me a breakdown of

Material  
Labor  
Equipment  
Tri-State mark-up ( if applicable)

margie

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**From:** Greg Meegan [mailto:gmeegan@tri-stateservice.com]  
**Sent:** Wednesday, June 07, 2017 12:48 PM  
**To:** 'Margie Jacobs' <margie@thjarch.com>  
**Subject:** FW: Black & Williams Masonry

Margie:

As I mentioned in the email below, while tearing off today we uncovered more deteriorated parapet wall. Gil has been on-site and his recommendation is as follows:

## Thru wall scuppers Pg2

The left rear scupper of the uppermost roof has severe existing damage. We are responsible under the original contract to slightly enlarge this opening. When the flashing was removed the inner and outer wythes of brick moved outward and are in danger of falling. Some coping was removed and the top courses of the brick are loose and also need to be reset in mortar.

The deterioration in this section requires that we dismantle the area around the scupper from the roof deck to and including the coping around the corner of the wall in both directions. All work will be according to existing specifications.

Additional Cost for the Work is \$1,911.00

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

Thanks,

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

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Cell: 859 338-9071



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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]

**Sent:** Wednesday, June 7, 2017 9:32 AM

**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>

**Subject:** Black & Williams Masonry

Margie:

Steve just finished tearing off on the other side and feels the wall is in equally poor condition. I've spoken with Gil – he is on his way to B&WC now to take a look.

I reminded him of the base bid masonry work around the scupper and he will keep that in mind as he completes his inspection and recommendations.

I'll let know more when I hear from Gil.

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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**From:** Margie Jacobs [<mailto:margie@thjarch.com>]  
**Sent:** Wednesday, June 7, 2017 7:16 AM  
**To:** 'Greg Meegan' <[gmeegan@tri-stateservice.com](mailto:gmeegan@tri-stateservice.com)>  
**Subject:** RE: Black & Williams Masonry Issue

Thanks Greg – please let me know if the other scupper has been uncovered.

margie

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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]  
**Sent:** Tuesday, June 06, 2017 1:28 PM  
**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>  
**Subject:** Black & Williams Masonry Issue

Margie:

Gil was on-site this morning to look at the deteriorated wall condition around a scupper on Roof Area 1. The damage was discovered this morning while we were removing the existing parapet wall flashing. I reminded Gil the base bid includes masonry work to the scupper and to be sure not to include that in any additional work that is required.

Based on his visit he sent me the following recommendation/extra...

The right rear scupper of the uppermost roof has severe existing damage. We are responsible under the original contract to slightly enlarge this opening. When the flashing was removed it became apparent that all of the mortar is disintegrated above the scupper. The brick have dropped out of place on the interior wythe and the exterior wythe has shifted outward approximately one and one half inches. The deterioration in this section requires that we dismantle the area around the scupper from the roof deck to and including the coping. We will rebuild the wall with matching mortar and install a quarter inch thick flat iron above the scupper opening. This work will be done from an aerial lift platform for safe access at the corner.

The additional cost for this repair is \$1,087.00.

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

Thanks,

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

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Cell: 859 338-9071



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**From:** Greg Meegan [<mailto:gmeegan@tri-stateservice.com>]

**Sent:** Tuesday, June 6, 2017 8:54 AM

**To:** 'Margie Jacobs' <[margie@thjarch.com](mailto:margie@thjarch.com)>

**Subject:** Black & Williams Masonry Issue

Margie:

Good Morning... Attached is a picture around a thru-wall scupper on Roof Area 1. The picture was taken about 20 minutes ago.

We'll have Gil look at it ASAP and let you know what he thinks/cost to repair.

Just wanted to make you aware of it as it happened.

Thanks,

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



Black & Williams Roof Replacement: Masonry Damage



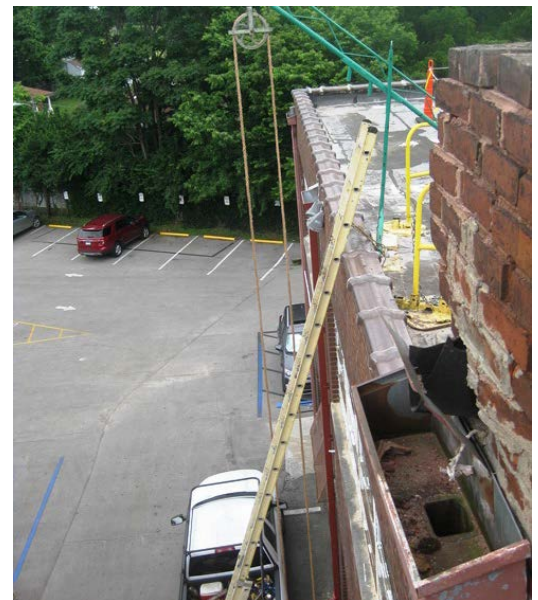
North corner of Roof Area 1



North corner of Roof Area 1: approx. 6' of clay tile copings came off during roof tear off



North corner of Roof Area 1: mortar is gone



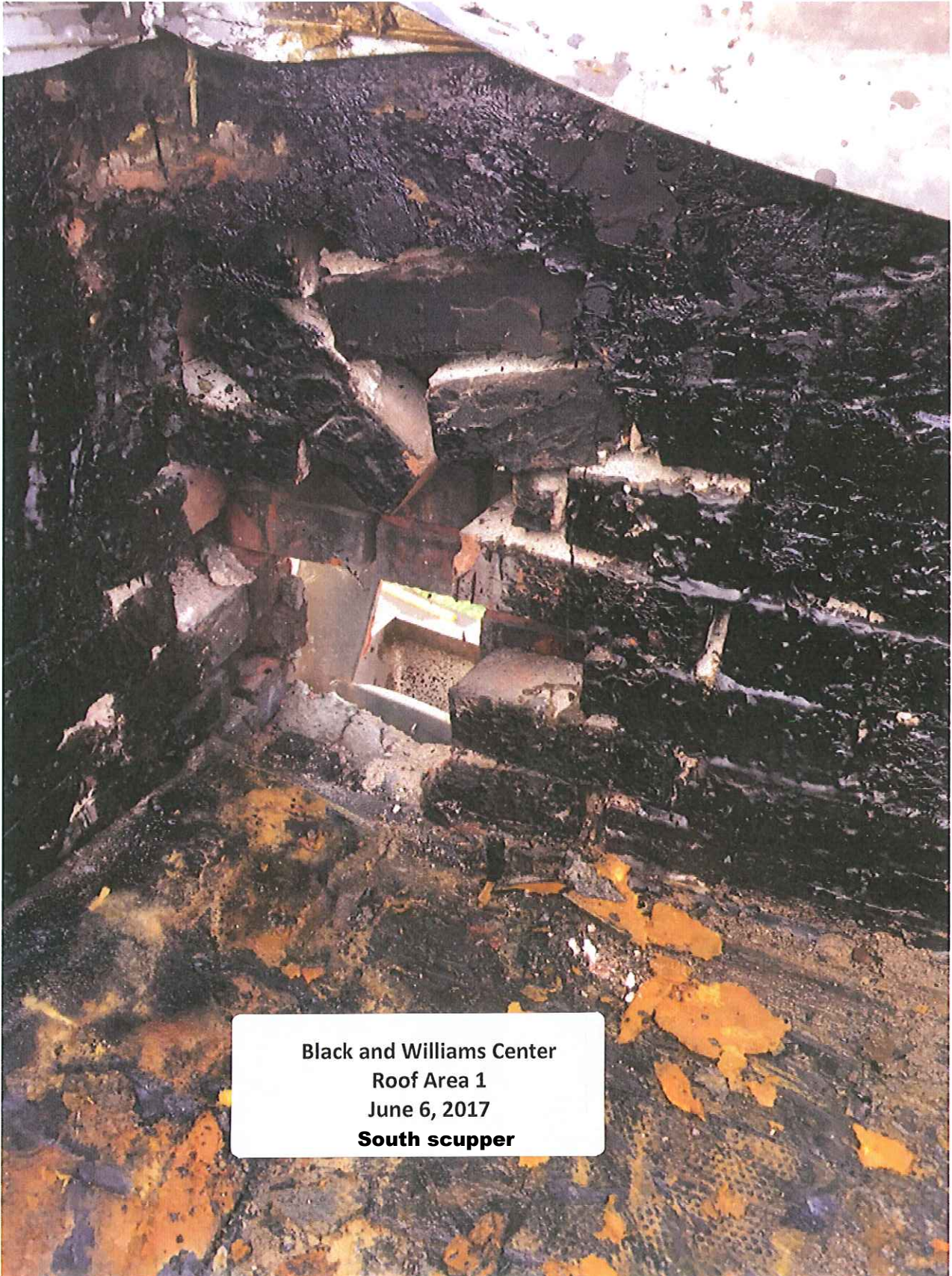
North corner of Roof Area 1: Brick is unstable & out of alignment



S. Corner of Roof Area 1: partial repairs have been made.



S. Corner: Roof is dried in with increased sump & slope to scupper.



Black and Williams Center  
Roof Area 1  
June 6, 2017  
**South scupper**