

FIRST AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

THIS FIRST AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (the “Amendment”) is made and entered into as of this _____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (The “County”), and **STRONG CONTRACTORS, INC.**, authorized to do business in Colorado (the “Contractor”). The County and the Contractor are hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the Parties entered into a certain Public Contract for Services dated February 24, 2026, (the “Contract”) for the Contractor to provide all planning, design, engineering, permitting, mobilization, materials, labor, and construction installation, bonding, and insurance needed for various roofing projects and repairs throughout Douglas County. The County would like to proceed with Phase 6 Roof Replacement at the Robert A. Christensen Justice Center, located at 4000 Justice Way, Castle Rock, CO 80109; and

WHEREAS, the Contract had an original maximum contract expenditure of \$321,000.00 and a term from March 4, 2026, through November 1, 2026; and

WHEREAS, the Parties desire to amend the Contract the first time by increasing the Maximum Contract Expenditure by \$171,000.00 and updating the scope of services and method of payment exhibits; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract; and

WHEREAS, the Parties have now determined that additional clarifications are needed; and

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **FOUR HUNDRED NINETY-TWO THOUSAND DOLLARS AND ZERO CENTS (\$492,000.00)**. The funds appropriated for this First Amendment are **ONE HUNDRED SEVENTY-ONE THOUSAND DOLLARS AND ZERO CENTS (\$171,000.00)** for the fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this

Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Exhibit A is replaced with **Exhibit A-1**.
3. Exhibit B is replaced with **Exhibit B-1**.
4. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract and First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this First Amendment.
4. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

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EXHIBIT A-1
SCOPE OF SERVICES

SILICONE ROOF COATING PROPOSAL

PROJECT ADDRESS:

**CSU Building
410 Fairgrounds Rd.
Castle Rock, CO 80104**

Silicone Roof Coating System Over Ballasted EPDM, Total: \$38,500

Inspection and Repairs

- Inspect the roof for existing leaks, saturated areas, and existing application defects
- Remove and treat saturated areas as necessary
- Inspect and clean all scuppers and/or roof drains to create a watertight seal
- Repair EPDM as necessary to maintain manufacturer standards and create a watertight seal
- Install seam seal and mesh, per manufacturer specification
- Fasten and caulk any existing loose metals

Substrate Preparation and Coating

- Relocate approximately 15 SQ of existing rock ballast, as necessary
- Power wash roof with Everest AF Cleaner Concentrate to water test and ensure proper adhesion of silicone
- Mask the building, as necessary
- Install accessories, including liquid flashing and mesh on seams and penetration, per manufacturer specifications
- Coat with Everest Siloxy-EZ silicone (44 dry mils) liquid-applied system over the existing 60 mil EPDM for a total of 104 mils to create a seamless membrane
- Install a ballast protection mat over the newly coated areas
- Install coating 10” up parapet wall
- Remove and replace any damaged concrete pavers
- Replace approximately 10-15 SQ of the removed rock ballast and begin the process again until the system has been entirely replaced
- Clean debris created from installing the new roofing system
- Repair any damage to landscaping caused by construction efforts

OPTIONAL 20-Year Manufacturer Warranty, Total: \$2,500

20-year Everest Systems Labor & Material Warranty

TOTAL INCLUDING 20-Year NDL Warranty: \$41,000

INCLUSIONS

- Approximately 4,200 SF (42 SQ) white silicone coating, including walls
- Bond Fee

- Map reference below

EXCLUSIONS

- Permit fees
 - Heavy equipment (not foreseen to be needed)



SILICONE ROOF COATING PROPOSAL

PROJECT ADDRESS:

Park Meadows Center Building

9350 Heritage Hills Cir.

Lone Tree, CO 80124

Silicone Roof Coating System Over Ballasted EPDM, Total: \$126,000

Inspection and Repairs

- Inspect the roof for existing leaks, saturated areas, and existing application defects
- Remove and treat saturated areas as necessary
- Inspect and clean all scuppers and/or roof drains to create a watertight seal
- Repair EPDM as necessary to maintain manufacturer standards and create a watertight seal
- Install seam seal and mesh, per manufacturer specification
- Fasten and caulk any existing loose metals

Substrate Preparation and Coating

- Relocate approximately 15 SQ of existing rock ballast, as necessary
- Power wash roof with Everest AF Cleaner Concentrate to water test and ensure proper adhesion of silicone
- Mask the building, as necessary
- Install accessories, including liquid flashing and mesh on seams and penetration, per manufacturer specifications
- Coat with Everest Siloxy-EZ silicone (44 dry mils) liquid-applied system over the existing 60 mil EPDM for a total of 104 mils to create a seamless membrane
- Install a ballast protection mat over the newly coated areas
- Install coating 10" up parapet wall
- Remove and replace any damaged concrete pavers
- Replace approximately 10-15 SQ of the removed rock ballast and begin the process again until the system has been entirely replaced
- Clean debris created from installing the new roofing system
- Repair any damage to landscaping caused by construction efforts

OPTIONAL 20-Year Manufacturer Warranty, Total: \$4,000

20-year Everest Systems Labor & Material Warranty

TOTAL INCLUDING 20-Year NDL Warranty: \$130,000

INCLUSIONS

- Approximately 16,073 SF (161 SQ) white silicone coating, including walls
- Bond Fee

- Map reference below

EXCLUSIONS

- Permit fees
- Heavy equipment (not foreseen to be needed)



EXHIBIT B-1
METHOD OF PAYMENT

Original Total for Services: \$321,000.

Additional Services:

1. **CSU Extension** – \$41,000
2. **Park Meadows Center** - \$130,000

New Total for All Services: **\$492,000.00**

A Purchase Order will be issued to the Contractor for this project, and the Purchase Order number must be included on all invoices/payment applications.

A fifty percent (50%) material deposit will be due at material delivery upon receipt of the invoice. The remaining balance will be paid upon completion of the specified work.

Payment terms are Net 30.