

Greg Ferguson

From: Dan Morrill <danmorrill2@gmail.com>
Sent: Monday, May 11, 2015 5:35 PM
To: Greg Ferguson
Cc: Gray, Stewart; Paula Lester; Shurley, John
Subject: Fwd: Huntersville Jail Roof
Attachments: Huntersville Jail Roof.doc

Greg, I am forwarding you an email from Stewart Gray which has an attachment giving the price for repairing the roof structure on the historic Huntersville Jail. If you approve, I will have Stewart Gray of this office contact you to arrange how this should be administered within the procedures of the town. We would like to move forward as soon as possible, as the roof framing of the building is in danger of collapse.

Once the roof is repaired, the final arrangements of the agreement between the HLC and the Town will be finalized.

Dan Morrill

----- Forwarded message -----

From: Gray, Stewart <Stewart.Gray@mecklenburgcountync.gov>
Date: Mon, May 11, 2015 at 5:13 PM
Subject: Huntersville Jail Roof
To: Dan Morrill <danmorrill2@gmail.com>

Stewart Gray

Preservation Planner

Charlotte-Mecklenburg Historic Landmarks Commission

2100 Randolph Road

Charlotte, NC 28207

(704) 376-9115

(704) 999 3084 cell



PROPOSAL

4260 East NC Hwy 10 / Claremont, North Carolina 28610

Ph: (828) 241-4747 * Fax: (828) 241-4755 * mobile (828) 493-2452 jhinnant@cityscaperoofing.com

TO: Stewart Gray Email: stewart.gray@mecklenburgcountync.gov Date: 5-11-2015

We hereby submit material and labor estimates for: 301 Huntersville Concord RD – Huntersville NC

- 1.) Tear off Existing roof and haul away debris.
- 2.) Furnish and Install Architectural shingles color of your choice from Manufacture's standard.
- 3.) Furnish and install Manufactures Hip and Ridge and Starter shingles.
- 4.) Install synthetic underlayment over entire roof surface.
- 5.) Install Aluminum Chimney flashing.

Provide a CityScape Roofing, Inc., workmanship warranty for 2-years from date of completion.

**Note: EXCLUSIONS ARE AS FOLLOWS- Any other work not outlined within the above proposal shall be exempt.
Does not include wood work of any kind.**

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

- Five thousand nine hundred dollars and 0/100 (\$5,900.00) Tear-off and Install Shingles
 - Five thousand five hundred dollars and 0/100 (\$5,500.00) Remove Damaged Framing install New wood Joists and decking as needed.
 - This can be done on a Time and Material Basis of \$ 55.00 Per Hour per Man if you would prefer.
 - Permits by others could cost ? \$ 400.00
-

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications

Involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: Jimmy Hinnant

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Greg Ferguson

From: Dan Morrill <danmorrill2@gmail.com>
Sent: Monday, May 04, 2015 9:03 PM
To: Greg Ferguson
Cc: Gray, Stewart; Shurley, John; Paula Lester
Subject: Huntersville Jail
Attachments: Huntersville Jail - Scope of Work.docx

Greg, attached is a three phased approach to the restoration of the Jail. Essentially what I need to know is how you want to proceed with the Project. Here is what I would suggest.

At the very outset the HLC will inspect the building and determine what remedial measures need to be done to keep water out of the building. Stewart Gray is taking a roofer there this week. He will obtain the cost, and I will forward the bill to you for approval. It should be no more than \$3000. The Town would pay this bill.

Next the Commission will develop a cost for Phase One in the attached document. If you approve the cost, the Town will transfer ownership of the Jail to the HLC. The HLC will perform and pay for the work.

Next the Town and the HLC will initiate a process to determine the future use of the building.

If the use of the building justifies the improvements outlined in Phase 2, the HLC will perform and pay for the work.

If the use of the building justifies the improvements outline in Phase 3, the HLC will perform and pay for the work.

Finally, the HLC will transfer ownership of the Jail back to the Town of Huntersville and will be reimbursed for all expenses.

How does this sound to you?

Dan Morrill

Huntersville Jail – Potential Scope of Work

Immediate Needs: Phase 1.

1. repair roof
2. secure building with operable door and plywood panels over all other openings

Core Restoration: Phase 2.

1. new electrical
2. restoration of doors and windows
3. repair of exterior brickwork, including repointing
4. repair of interior walls and ceilings, including replacement of some deteriorated sections of the ceiling
5. restoration of interior wall, ceiling, and floor finishes
6. restoration of the cells
7. repair existing plumbing
8. lead/asbestos/hazard material test/abatement

Restoration Options: Phase 3

1. HVAC
2. additional plumbing fixtures
3. new fence
4. site improvements including sidewalks and parking
5. site lighting