

Proposal

To	Billy Peppers, City Manager City of Canton, Georgia
From	Jack Pyburn, FAIA, Principal
Date	29 November 2016
Project	Jones Building, 130 East Main Street, Canton, GA
Subject	Historic Preservation Services for Basic Improvements that are Consistent with the Secretary of Interior Standards for the Treatment of Historic Properties

Lord Aeck Sargent's Historic Preservation Studio (LAS/HP) is pleased to have the opportunity to submit this proposal and have the opportunity to provide professional historic preservation and related architectural services for the Jones Mercantile Building in downtown Canton. The following is based on communications regarding the City's objectives for the building and the phase of improvements addressed herein and a site visit to observe existing conditions.

Project Understanding

It is understood that the City of Canton has purchased the approximately 45,850 square foot Jones Building constructed in 1879 and expanded in 1914. The building was originally a mercantile store in downtown Canton. The City of Canton has purchased the subject building from Cherokee County and desires to restore the exterior in preparation for adapting the interior into public and/or private use through sale or other means. Based on cursory observations during a site visit on 25 October 2016 the current condition of the building is as follows:

- The building has a spray applied polyurethane foam roofing system (PUF) over an existing, presumably failed, roofing system(s). PUF roofing is a relatively inexpensive, typically, short term solution.
- The exterior of the building up until recently had been over-coated with an metal siding on steel furring. This over-coat has been removed leaving areas of damage to original masonry and brick detailing.
- The building's windows appear to be original to the building and appear substantially sound in condition and in reasonable shape to merit restoration. Restoring the original windows is an important action to achieve an appropriate preservation outcome for the property.
- The ground floor store front is not original. Based on photo records the last storefront was possibly the third.



- It appears much of the original fabric of the interior of the mercantile store may well be intact. In its retail configuration, the building was predominantly open sales space with simple railings at the mezzanine that remain.
- The structure of the building has many of the qualities of mill construction in the heavy timber post and beam features and cast iron capitals typical of late 19th century mills. These features appear to be substantially intact.
- It appears the non-contributing interior features, those added by Cherokee County to adapt the building for office functions are wood frame non-structural partitioning. In many cases the perimeter furred out walls in the building block access to the exterior windows and walls.
- The interior finishes of the building are predominantly drywall on wood stud framing and suspended ceilings. These current characteristics obscure three of the building's significant qualities; the open floor plan, the high ceilings and the magnificent heavy timber construction.
- The building contains mechanical, electrical, plumbing and fire protections systems. The state of their condition and configuration has not been documented.
- The scope of proposed uses for the property is yet defined. However, it is understood that some consideration is being given to some occupancy by the City for community oriented functions.
- It is understood that the City desires, at a minimum, to restore the exterior of the building as the first phase in the process of selling and/or reusing the building in whole or part for public functions.

Approach to Treatment in This Proposal

The following are thoughts regarding the approach to treatment of the building:

- **Restoration of the Exterior Façade:** Based on observations of the building and cursory examination of existing historic photos the exterior historic character of the Jones Building can be recaptured retaining to the maximum degree the historically significant materials and detail that remains including restoring the windows in a way that considers not only historic accuracy but also seeking to introduce energy efficiency in the restored original windows.
- **Other Related Actions:** While the focus on the exterior is understood consideration should be given to other improvements to achieve an appropriate condition for sale and/or reuse.
 - **Roof:** As stated above, the current exposed roofing is a PUF roof. This type roofing is typically a short term fix for a failed primary roofing system. If the City wants to both protect the building from deterioration and put it in the best position for long term reinvestment, it is **highly recommended** the existing roofing systems (it is likely there are multiple layers of roofing on the building) be removed and a new quality roofing system installed. It will be important to have the restoration of the building parapets flashed properly into a new roof. This can best be achieved by reroofing in the same projects as the exterior wall, parapet and window restoration.

The **worst scenario** is for the exterior elevation improvements be completed and have the roofing fail.



- **Interior Features that are not contributing to the Buildings historic character:** These features are all the interior rooms created to house Cherokee County offices. To accomplish the restoration of the Jones Building's exterior, particularly the windows and to some degree the exterior walls, access to the exterior walls from the inside of the Jones Building will be necessary. Given the current amount of interior partitioning particularly at the exterior walls particularly at the exterior walls, a significant amount of interior partitions will need to be removed to create the necessary construction conditions. Once such an amount of non-historic interior demolition is required, it becomes economically beneficial to remove all the former county partitioning and return the building to its open volume.

Two factors influence if and how to deal with the interior partitioning in this scope of improvements. The first is the need to gain access to the exterior walls from the interior as discussed above. The second is the presence of asbestos on the interior. Removing the asbestos will be a necessary step to allow interior work required for the exterior restoration.

Summary of Proposed Treatment to be addressed in this Proposal

Based on the above the following scope of improvements are proposed for this phase of treatment to the historically significant Jones Mercantile Building to a determined appropriate period of significance:

- Remove and replace the existing roofs with a modern quality roofing system. This proposals assumes a roof design for a quality modified bitumen or single ply membrane roofing system and copper flashing.
- Abate historic materials on the interior of the building.
- Removal of Cherokee County era wood framed partitions, suspended ceilings, inserted obsolete framing for mechanical and electrical equipment, obsolete mechanical and electrical equipment and other fixtures and features, etc.
- Restore existing historically significant windows on all elevations
- Repair and repoint exterior masonry including parapets on all elevations
- Create new historically appropriate storefront on the East Main Street elevation
- Repair as necessary exterior architectural details such as wall brackets, flashing, etc.

Scope of Historic Preservation Architectural Services

The following summarizes the scope of work to rehabilitate the exterior of the Jones Building:

- **Gather and review existing documentation on the Jones Building.** I am aware of a notebook of historic photos that will be extremely helpful. Other potential sources of information on the building, its past modifications and treatments will be sought out organized and reviewed.
- **Develop measured drawings of the Jones Building.** The measured drawings will include having the building exterior and portions of the interior laser scanned. The laser scan output will be accurate measured images in a format appropriate for construction documentation of desired improvements.



- **Conduct field assessment of existing conditions:** This task will involve experienced preservation architects assessing the building on site. During the assessment the condition of each significant feature will be documented as the basis for defining the appropriate treatment for a proper treatment that will not only restore the building but to allow it to function well into the future.

The findings from this assessment will include current judgements on the state of each building system. This scope of work also includes a laboratory analysis of the building's masonry mortar (both the 1879 and 1914 structures) to guide the selection of the proper mortar for repointing. Use of proper mortar is essential to the structural soundness of a masonry wall.

The scope of work includes focused scopes of assessment for a structural engineer

- **Coordinate Abatement of Identified Hazardous Materials:** This proposal includes LAS/HP labor to coordinate work of environmental consultant and abatement contractor selected by the City. Environmental Consultant will prepare bid documents for materials to be abated, manage the abatement selection process and provide appropriate and customary abatement phase services for air monitoring etc. that meet all applicable laws and regulations.
- **Prepare Construction Documents for the Scope of Improvements Presented Above:** A set of construction documents including plans and specifications will be prepared for pricing and execution by a contractor. These documents will incorporate the specification for the proper treatment of historic materials.
- **Bid Assistance:** Lord Aeck Sargent will assist the City of Canton in selecting a qualified contractor for the project. It is recommended that one of two selection processes is followed; a bid and selection process from a shortlist of prequalified contractors or a construction manager at risk (CM@Risk) process where the contractor is selected on qualifications and runs an open book project.
- **Construction Phase Services:** This phase of service will include the following:
 - **Architect Review of Pay Requests:** Review of monthly pay requests submitted by the Contractor
 - **Review of Submittals:** Review of contractor submittals as called for in the Project Specifications
 - **Respond to Contractor Requests For Information (RFI's):** LAS/HP will respond to contractor requests for information/clarification over the course of the construction process
 - **On Site Owner/Architect/Contractor Meetings:** Owner/Architect/Contractor (OAC) meetings will be held every two weeks over the course of a 6 month construction schedule. This proposal includes 12 OAC meetings.

Schedule

LAS/HP is prepared to start on the project immediately and will develop an implementation schedule with the City of Canton that meets its objectives for the project.

Fee

The labor fee for the above scope of improvements is \$110,540. This fee includes the following:

- Professional Historic Preservation Architectural Services as defined above under **Scope of Historic Preservation Architectural Services**.
- Structural Engineering services in support of architectural services.
- Mechanical/Electrical/Plumbing + Fire Protection Engineering services to assess existing building systems and guide demo alternatives for existing systems.
- Laser Scanning of the Exterior and specific areas of the building interior as the basis for measured drawings necessary to document findings and contract documents.
- Mortar Analysis to determine appropriate strength and composition of masonry pointing mortar

Non Labor Travel related expenses will be billed at cost plus 5% handling. Non-labor expenses will primarily include mileage for site visits and related field work.

Not included in this proposal is:

- Bid documents and related services associated with the abatement of hazardous materials identified in the 2013 environmental report produced by NOVA Engineering and Environmental for Cherokee County or other firm selected by the City of Canton. LAS/HP will coordinate the work of the Environmental consultant. The environmental consultant will provide bid documents, bid assistance, environmental clearances for bidding and execution of hazardous materials abatement and oversee the work of the abatement contractor.

I stand ready to answer any questions you have about the above.

