



January 10, 2024

Drew Ridinger, Madison County Grounds and Maintenance
Canton, MS

PROPOSAL:

Thank you for inviting us to visit to discuss the Madison County Courthouse.

The Courthouse is a marvelous structure, with the majority of its historic fabric intact.

The primary current needs as viewed on site focus on moisture infiltration and exterior envelope restoration. The existing asphalt shingle roof has reached the end of its lifespan and the parapet caps and associated masonry cap flashing is in poor condition. Additionally, the wood windows are in good condition, and for energy efficiency and preservation of the windows the installation of appropriate storm windows was suggested.



The courthouse interior is beautiful and amazingly intact, however, there are a few limited areas that have been affected by water infiltration that need to be investigated and repaired. Interior restoration of these areas is also included in this proposal.

Based upon the existing drawings and our initial observation on site, we preliminarily estimate that this reroof, exterior restoration and interior repairs project could be between \$400,000 and \$450,000 construction cost. We propose that architectural/engineering fees be based on the construction estimate, with Design fees being 7% of the construction cost and Bidding/Construction administration being 5% of the construction cost.

If you are in agreement with the above proposal, we will provide a contract to your office.

Sincerely,

Belinda J. Stewart, AIA