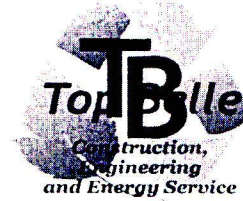


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Top Belle Building Services, LLC

MEMO

To: Madison County Board of Supervisors

From: Charli Wilson

Re: Courthouse Renovation/Save America's Treasure Grant

Subject: Reimbursable Costs

After reviewing the architect's report and speaking with the project officer with the National Park Service. It is to my understanding that in accordance with the grant agreement (see below, Special Condition #14) the expenses listed in the architect's report provided by Belinda Stewart Architects, P.A. will be reimbursable to the county (see attachment 2, Architect Report page 4).

Special Condition #14, Approved Budget and Scope of Work. The approved Summary of Objectives and Results to be performed with this grant award is as follows: Completion of the project entitled the Madison County Courthouse in Canton, Mississippi. This project will be developed in accordance with the *Secretary of the Interior's Standards for Archeology & Historic Preservation*.

Program costs include:

- Roof, gutter, and cupola repair.
- Plaster repair.
- Mold abatement.
- Air and ductwork cleaning.
- Carpet repair and replacement.
- Painting.

The approved Work/Cost Budget is summarized as follows:

Budget Item	Federal Share	Non-Federal	Total
Personnel	\$ 136,500	\$ 23,760	\$ 160,260
Fringe Benefits		\$ -	\$ -
Consultant Fees	\$ -	\$ 245,000	\$ 245,000
Travel & Per Diem	\$ 69,945	\$ -	\$ 69,945
Supplies & Materials	\$ -	\$ 10,000	\$ 10,000
Equipment	\$ -	\$ -	\$ -
Other (list items)	\$ -	\$ 5,000	\$ 5,000
TOTAL GRANT (including non-Federal matching share)	\$ 206,445	\$ 283,760	\$ 490,205

The documentation provided in the Architect Report closely reflects the information submitted and approved by The National Park Service from the county. So long as all of the work and costs are in accordance with the scope of work, funds can be adjusted to serve where needed. The National Park Service requests that if funds need to be removed from one area of work and allocated to another area of work within the scope of the project that the grant administrator informs them of the change.

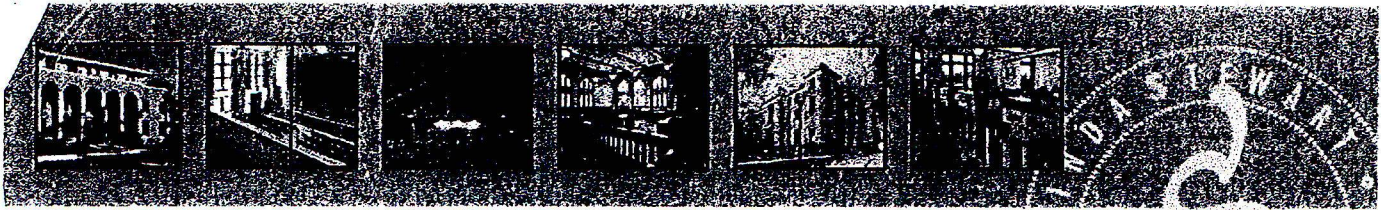
If you have any questions or concerns, please feel free to contact me at any time.

Respectfully submitted,

Charli Wilson

President

/cw



Madison County Courthouse



Existing Facilities Analysis & Report Moisture Infiltration Investigation December 17, 2012

BELINDA STEWART ARCHITECTS, P.A. 61 North Dunn Street, P.O. Box 867
Eupora, Mississippi 39744
662.258.6405 & 662.258.6452 fax
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com

Executive Summary

Scope of Work

This report seeks to address the cause of the moisture infiltration and plaster damage at the Historic Madison County Courthouse while maintaining the detail and integrity of the original structure. Scope of Work shall include:

Limited Existing Facilities Analysis and Report with Emphasis on Moisture Infiltration and Associated Damages will include an investigation, analysis, and recommended repairs and restoration of exterior and interior elements primarily related to moisture infiltration.

- a. Review building drainage components including integral gutters, internal downspouts, underground drainage and grading.
- b. Review conditions of existing masonry and mortar to determine extent of required work.
- c. Review plaster (interior and exterior) in areas where moisture infiltration has caused associated damage.
- d. Investigation of existing decorative cornice detailing to determine areas of water infiltration, anchoring methods and sound method of reattachment.
- e. Review impact of existing vegetation on accelerated deterioration of building components.
- f. Photographic Survey affected areas.
- g. Provide findings and recommendations report for reviewed areas.
- h. Prioritized phased recommendations with associated preliminary cost estimates for defined work.

Note: All work recommended must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and is subject to review by the Historic preservation Division of the Mississippi Department of Archives and History.

Building Summary

The Madison County Courthouse, constructed 1855-1858, is listed individually on the National Register of Historic places and as a Mississippi Landmark. The Courthouse has undergone numerous renovations, with the most recent being in 2005. The 2005 renovation restored the cupola and the 1994-95 renovation by Craig and Singleton Architects entailed restoring and renovating several facets of the building.

The Greek Revival Courthouse was constructed in 1855 and is a three story structure that was paid for by the Board of Police at the time. The building was renovated in 1925. Much of the original style is still preserved through the detailing on the gables and eaves along with the floor plan organization of the building. The original plaster walls and structural load bearing masonry walls are in generally good condition with the exception of several areas of repairable damage due to moisture infiltration.

The original exterior "face" brick was replaced or covered with the current "scratch face" brick during the 1925 renovation. The brick masonry walls, with the exception of some specific areas at the first floor level of the south side of the building, need to be removed and reconstructed due to deteriorated mortar. Several areas of plaster/stucco damage, to various degrees, were noted including cracking and spalling and will require restoration to various degrees.

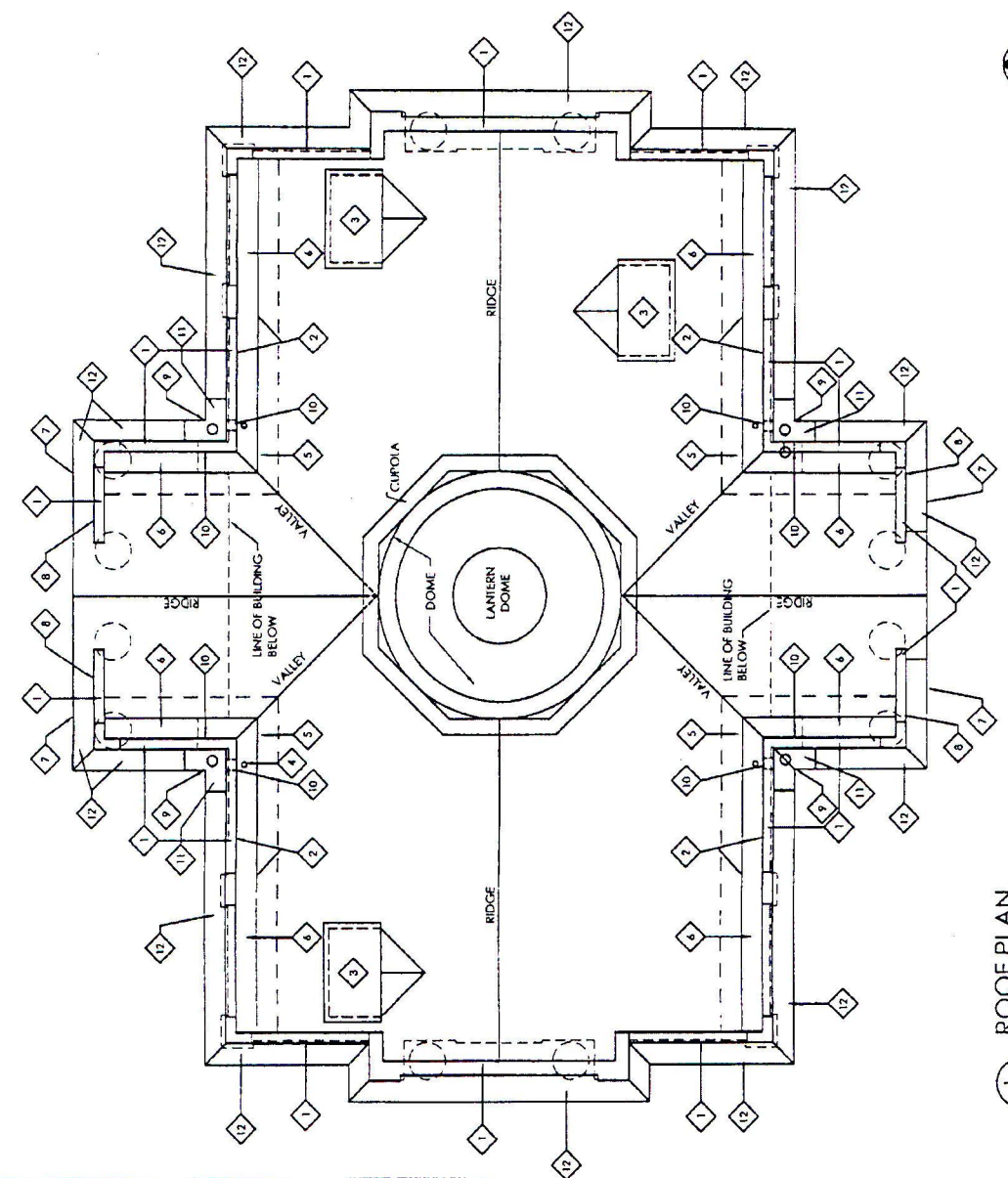
The building's Mechanical System, installed in 1995, may be contributing to excessive moisture in the walls and spaces. Adjustments to the controls are recommended to control temperature and humidity. Insulation is limited to the attic only which is comprised of batt insulation sitting on top of the 3rd Floor ceiling.

The asphalt shingled roof is in generally good condition, however, there are several problem areas related to flashings and drainage noted as likely points of water infiltration resulting in interior plaster damage. A camera scope investigation of the Roof Drains and Associated Drain Piping exhibited blockage to various degrees at 4 of the 5 drain locations. Based on findings related to roof drainage, we recommend abandoning the existing internal roof drains and installing exterior downspouts, strategically located, to minimize the visual impact on the building. Downspouts would then connect to new underground drain lines running to the east and to the west to daylight at street curbs with catch basins and cleanouts.

The original wood cornice and pediment details remain mostly intact but some repair and restoration is needed.

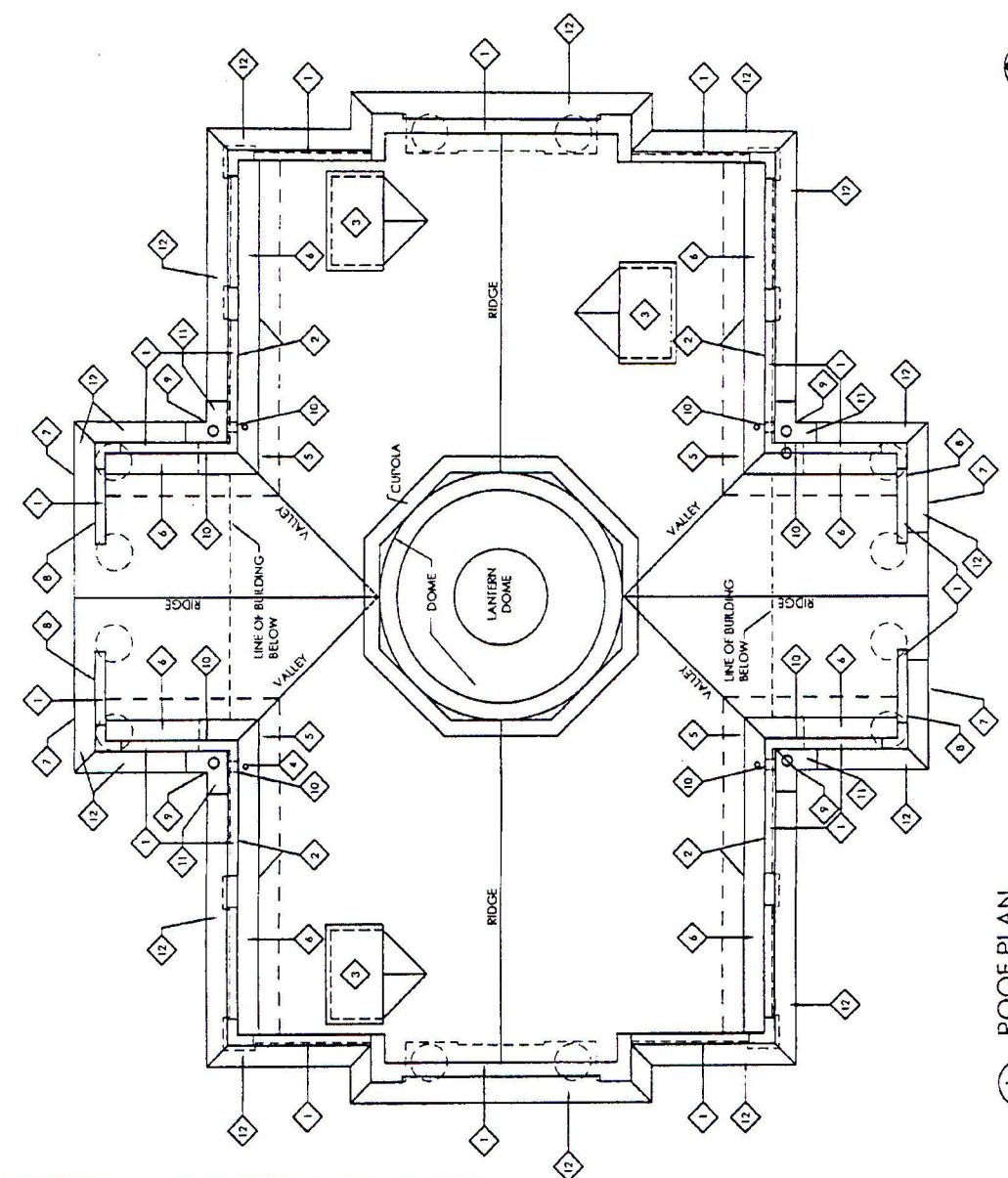
Upon completion of repairs and restoration of items noted above, and sufficient time for the walls to dry out, areas of interior plaster damage should be repaired using recommended restoration techniques and materials.





- ROOF PLAN NOTES:**
1. REMOVE ALL EXISTING METAL CAP FLASHING, WOOD NAILERS, SEALANTS, & RESTORE CAST STONE PARAPET CAP.
 2. REMOVE ALL MINERAL CAP ROOFING MATERIAL FROM DRAIN GUTTER AND BACK OF PARAPET WALL.
 3. EXISTING SKYLITE/DORMER, REMOVE EXISTING "ROOF" AND CONSTRUCT NEW FRAMED COVER WITH FLEXIBLE ROLLED WEATHER BARRIER AND PREFINISHED STANDING SEAM METAL ROOF.
 4. EXISTING ROOF DRAIN & BASKET, REMOVE AND ABANDON.
 5. REMOVE (5) ROWS ASPHALT SHINGLES TO ALLOW FOR INSTALLATION OF NEW MEMBRANE GUTTER LINER.
 6. NEW MEMBRANE GUTTER LINER.
 7. INSTALL NEW METAL GABLE EDGE FLASHING.
 8. INSTALL NEW REGLET FLASHING INTO BRICK MORTAR JOINT.
 9. NEW 8" DIAMETER DOWNSPOUT WITH STIFFI ROOT.
 10. NEW THRU-WALL METAL SCUPPER.
 11. NEW DRAIN "THROUGH" BUILT INTO CORNICE.
 12. NEW SLOPED CORNICE COVER FLASHING WITH HEMMED KICK DRIP AT FRONT EDGE.


 ROOF PLAN
 SCALE: 3/32" = 1'-0"

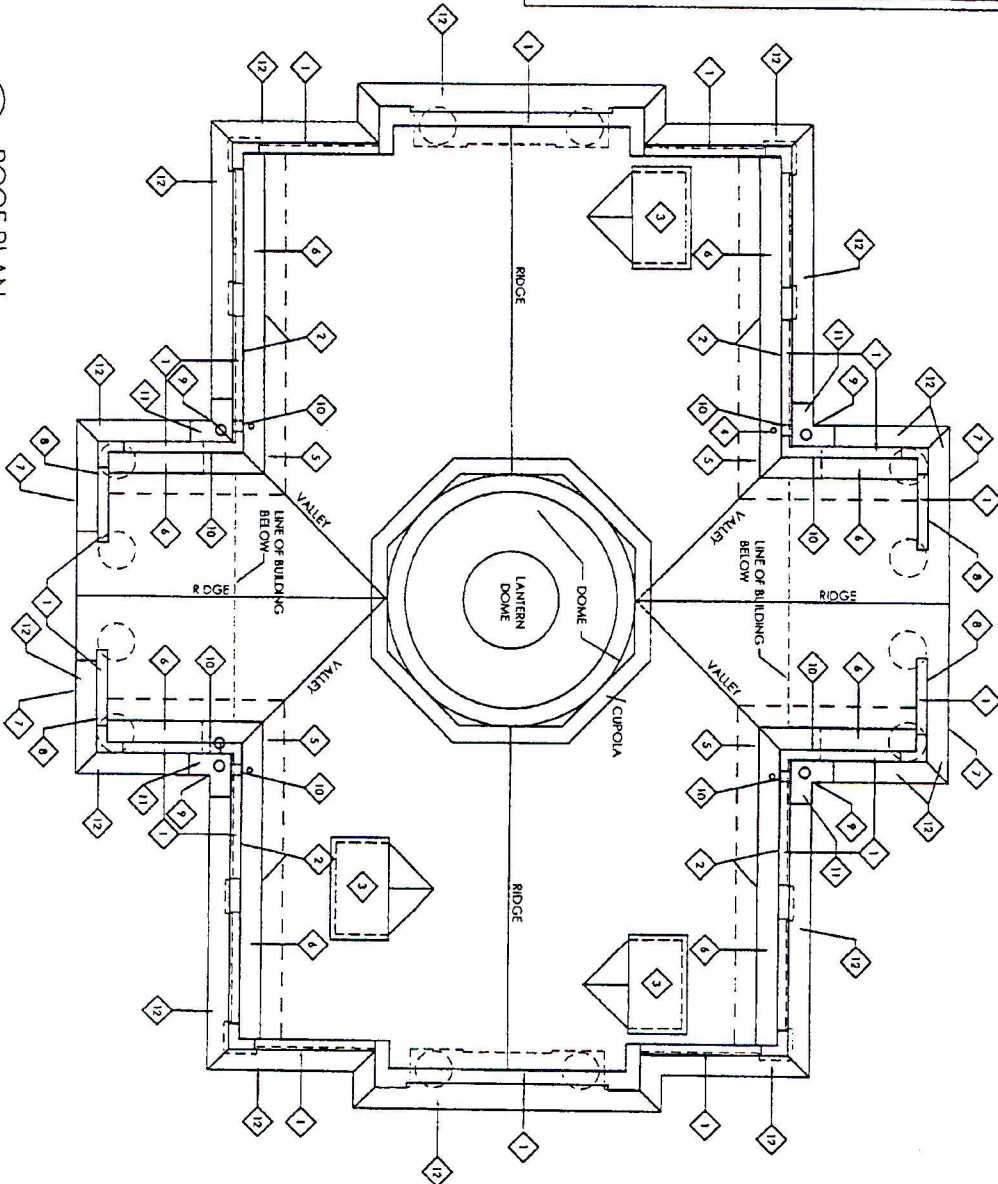


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 12. NEW SLOPED CORNICE COVER FLASHING WITH HEMMED KICK DRIP AT FRONT EDGE.

1 ROOF PLAN

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 7. INSTALL NEW METAL GABLE EDGE FLASHING.
 8. INSTALL NEW REGLET FLASHING INTO BRICK MORTAR JOINT.
 9. NEW 8" DIAMETER DOWNSPOUT WITH STEEL BOOT.
 10. NEW THRU-WALL METAL SCUPPER.
 11. NEW DRAIN THROUGH BUILT INTO CORNICHE.
 12. NEW SLOPED CORNICHE COVER FLASHING WITH HEMMED KICK DRIP AT FRONT EDGE.



1
A2.2 ROOF PLAN
SCALE: 3/32" = 1'-0"

