



Holly Springs Parks and Recreation Authority Special Called Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, June 3, 2024 | 6:00 PM

Kyle Whitaker - Chair | Dee Phillips - Vice Chair | Michael Roy Zenchuk II | Kevin Moore | Jeff Wilbur

AGENDA

I. CALL TO ORDER

II. OLD BUSINESS

- A. Discuss the lease agreement between the Friends of Holly Springs, Inc., and the Holly Springs Parks and Recreation Authority for the property located at 150 Stringer Rd.

III. NEW BUSINESS

- A. Quote #0884 from Stephen Postell Tree Service to remove trees, shrubs and grind stumps at 150 Stringer Road, in an amount not to exceed \$6,000.00.
- B. Quote #0044 from NexGen Roofing & Contracting for the removal and replacement of the roof on the house at 150 Stringer Road, in an amount not to exceed \$29,664.00
- C. April 15, 2024 Holly Springs Parks and Recreation Authority Meeting Minutes

IV. REPORTS

V. ADJOURNMENT

LEASE AGREEMENT

This Lease Agreement entered into this ____ day of _____, 2024 by and between HOLLY SPRINGS PARKS AND RECREATION AUTHORITY ("Landlord") and FRIENDS OF HOLLY SPRINGS, INC. ("Tenant").

In consideration of the mutual covenants and agreements of this lease, and other good and valuable consideration, Landlord leases to Tenant the property described as follows (the "Premises"):

The house at 150 Stringer Rd., Canton, GA 30115. The Premises shall include the area between the house and the driveway and the property to the rear of the house, including the shed as shown on "Exhibit A".

The premises are referred to as "the premises" or "the leased premises."

1. TERM OF LEASE

(a) Initial Term. The term of this lease shall be for fifty (50) years beginning the date set forth above, unless terminated sooner as provided in this lease.

(b) Holding Over. If Tenant holds over and continues in possession of the premises after the lease term expires, Tenant will be considered to be occupying the premises on a month-to-month tenancy, subject to all of the terms of this lease. The annual rent shall be prorated for monthly amounts due the first day of each month if the Tenant holds over.

(c) Early Termination by Tenant. Tenant shall have the right to terminate this lease upon 6 months written notice.

(d) Early Termination by Landlord. Beginning on January 1, 2029 and continuing for the remainder of the lease term, Landlord shall have the right to terminate this lease upon 24 months written notice if the premises are needed for other public purposes of the Landlord or the City of Holly Springs. In the event of early termination by the Landlord, Landlord shall pay Tenant an amount equal to the depreciated cost of any improvements placed upon the premises. Depreciation shall be calculated on a straight line method over twenty-five years.

2. RENT; TENANT BOARD OF DIRECTORS

There shall be no rent paid. Tenant agrees that Landlord shall name up to two persons to represent Landlord on the Tenant's Board of Directors.

3. USE OF PREMISES

(a) Acceptance of Property “As-Is”. Tenant accepts the Premises “As-Is” and Landlord makes no warranty as to the condition of the Premises and is under no obligation to make any improvements to the Premises. The parties acknowledge that the house needs certain repairs to comply with building codes and will agree to a plan to make those repairs.

(b) Tenant’s Warranty Regarding Use. Tenant represents and warrants to Landlord that Tenant intends to use the Premises for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future tax code (hereinafter known as “Tenant’s 501(c)(3) Charter”), specifically, for scouting activities by local troops and packs approved by Tenant. Tenant's use of the property is restricted to scouting activities unless Tenant obtains Landlord's prior written consent to another use, which consent shall not be unreasonably withheld. Tenant shall have the right to makes such alterations, additions, and improvements to the property as deemed in the best interests of the fulfillment of Tenant’s 501(c)(3) Charter for scouting purposes and to facilitate use of the Premises, subject to Landlord’s consent.

(c) Compliance With Laws. Tenant may not use, or permit using, the Premises in any manner that results in waste of Premises or constitutes a nuisance or for any illegal purpose. Tenant, at its own expense, will comply, and will cause its officers, employees, agents, and invitees to comply, with all applicable laws, ordinances, and governmental rules and regulations concerning the use of the Premises, including Hazardous Materials Laws.

(d) Use by City of Holly Springs. The City of Holly Springs shall be permitted to use the Premises for City functions during times when the Premises are not being used by the Tenant.

4. REPAIRS AND MAINTENANCE

Repairs and Maintenance. The Tenant will be responsible for all routine, non-capital repairs and maintenance of the Premises. The Landlord will pay the cost of repairing/replacing the roof, and will pay \$5,000 annually towards capital improvements.

5. UTILITIES AND GARBAGE REMOVAL

(a) Utility Charges. Tenant will pay all utility charges for water, electricity, heat, gas, and telephone service used in and about the Premises during the lease term. Tenant will pay the charges directly to the utility company or municipality furnishing the service before the charges are delinquent.

(b) Garbage Removal. Tenant will pay for all garbage removal from the Premises during the lease term.

6. ALTERATIONS, ADDITIONS, AND IMPROVEMENTS

(a) Consent of Landlord. Tenant may not make any alterations or add any improvements to the Premises without Landlord's prior written consent, which shall not be unreasonably withheld if alterations and/or improvements fulfill the purposes of the Tenant's 501(c)(3) Charter and scouting activities.

(b) Property of Landlord. All alterations, additions, or improvements made by Tenant will become Landlord's property when this lease terminates. But Landlord may require that Tenant remove any alterations, additions, and improvements installed or made by Tenant, and any other property Tenant placed on the Premises, when the lease terminates. If Landlord requires Tenant to remove the alterations, additions, or improvements, Tenant must repair any damage to the Premises caused by the removal.

(c) Alterations Required by Accessibility Laws. If any alterations, additions, or improvements to the Premises are mandated by legal requirements related to accessibility by persons with disabilities ("accessibility alterations"), Tenant is responsible for making them. This allocation of responsibility for compliance with such legal requirements is a material inducement for the parties to enter this lease.

7. SIGNS

Tenant may erect signs on any portion of the Premises, including but not limited to the exterior walls, subject to applicable laws, ordinances, and regulations. Tenant must remove all signs when this lease terminates and repair any damage resulting from erecting or removing the signs.

8. MECHANIC'S LIENS

Tenant will not permit any mechanic's lien or liens to be placed upon the Premises or improvements on the Premises. Tenant will promptly pay any mechanic's lien that is filed on the Premises or on improvements located on the Premises. If default in payment of the lien continues for 20 days after Landlord's written notice to Tenant, Landlord may, at its option, pay the lien or any portion of it without inquiring into its validity. Any amounts Landlord pays to remove a mechanic's lien caused by Tenant to be filed against the Premises or improvements on them, including expenses and interest, are due from Tenant to Landlord and must be repaid to Landlord immediately on rendition of notice, together with interest at twelve percent annually until repaid.

9. INSURANCE AND INDEMNITY

(a) Liability Insurance. Tenant, at its own expense, must provide and maintain in force during the lease term, liability insurance in the amount of \$1,000,000 per incident or occurrence. The policy must cover Landlord as well as Tenant, for any liability for property damage or personal injury arising from Tenant's occupying or using, or Landlord's owning, the Premises. This insurance is to be carried by one or more insurance companies authorized to transact business in Georgia.

(b) Remedy for Failure to Provide Insurance. Tenant must furnish Landlord with certificates of all insurance required by this article. If Tenant does not provide the certificates within 30 days after request by Landlord, or if Tenant allows any insurance required under this article to lapse, Landlord may, at its option, take out and pay the premiums on the necessary insurance to comply with Tenant's obligations under this article. Landlord is entitled to reimbursement from Tenant for all amounts spent to procure and maintain the insurance, with interest at the rate of six percent annually from the date Tenant receives Landlord's notice of payment until reimbursement.

(c) Tenant's General Indemnity. Tenant shall indemnify and hold Landlord harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees for defending claims and demands, arising from the conduct or management of Tenant's use of the Premises; from any breach by Tenant of any conditions of this lease; or from any act or negligence of Tenant, its agents, contractors, employees, subtenants, concessionaires, or licensees in or about the Premises. If any action or proceeding is brought against Landlord by reason of any such claim, Tenant, upon notice from Landlord, will defend the action or proceeding by counsel acceptable to Landlord. This section survives the expiration or earlier termination of this lease.

(d) Pre-Existing Hazardous Materials and Landlord's General Indemnity. Tenant shall be under no obligation to investigate or remediate any Hazardous Material located in, on, under or about the Premises as of the Lease commencement date (hereinafter referred to as "Existing Hazardous Materials") or any Hazardous Materials which have migrated onto the Premises from off-site or which are brought onto the Premises by Landlord. Additionally, to the extent permitted by law, Landlord agrees that it shall indemnify, defend and hold Tenant harmless from any cost and all claims of liability asserted against Tenant by a third-party, including any agency or instrumentality of the federal, state or local government for cleanup activities to the extent required by applicable law (remedial or removal), or governmental fines or penalties, relating to the Existing Hazardous Materials and those Hazardous Materials which are brought onto the Premises by Landlord. For purposes of this paragraph "Hazardous Materials" means any hazardous or toxic wastes, materials or substances, and other pollutants or contaminants, which are or become regulated by any environmental laws or which pose or threaten to pose a hazard to the health and safety of persons on the Premises.

10. DEFAULT

(a) Tenant's Default.

(i) If there is no activity on the Premises for a period of six months and Tenant has not resumed activity within thirty (30) days after written notice from Landlord, Tenant will be deemed to have abandoned its use of the Premises and will be in default of this lease. In that event, Landlord may, at its option, without notice to Tenant, terminate this lease, or, in the alternative, Landlord may reenter and take possession of the Premises and remove all persons and property without being considered guilty of any manner of trespass. "Activity" is defined as any use of the Premises fulfilling the Tenant's 501(c)(3) Charter for scouting purposes or for any other use approved by Landlord.

(ii) In the event that Tenant is using the premises, or has permitted use of the premises, in a way that would be contrary to the values espoused in scouting and has not ceased such use within thirty (30) days after written notice from Landlord, Tenant will be in default of this lease. In that event, Landlord may, at its option, without notice to Tenant, terminate this lease, or, in the alternative, Landlord may reenter and take possession of the Premises and remove all persons and property without being considered guilty of any manner of trespass.

(b) Cumulative Remedies. All of Landlord's rights and remedies under this Section are cumulative, and none will exclude any other right or remedy provided by law or any other provision of this lease. All the rights and remedies may be exercised and enforced concurrently and whenever occasion for their exercise arises.

(c) Waiver of Breach. Any waiver by Landlord of a breach of this lease by the other party does not constitute a continuing waiver or a waiver of any subsequent breach.

11. INSPECTION BY LANDLORD

Tenant will permit Landlord and its agents, representatives, and employees to enter the Premises at all reasonable times for the purpose of inspection or any other purpose necessary to protect Landlord's interest in the Premises or to perform Landlord's duties under this lease.

12. ASSIGNMENT AND SUBLEASE

(a) Tenant may not sublet, assign, encumber, or otherwise transfer this lease, or any right or interest in it or in the Premises or the improvements on them, without Landlord's written consent. If Tenant sublets, assigns, encumbers, or otherwise transfers its rights or interests in this lease or in the Premises or the improvements on them without Landlord's written consent, Landlord may, at its option, declare this lease terminated. If Landlord consents in writing to an assignment, sublease, or other transfer of all or any of Tenant's rights under this lease, the assignee or subtenant must assume all of Tenant's obligations under this lease, and Tenant will remain liable for every obligation under the lease. Landlord may not arbitrarily or unreasonably withhold consent under this section.

13. MISCELLANEOUS

(a) Notices and Addresses. All notices required under this lease must be given by certified or registered mail, addressed to the proper party, at the following addresses:

Landlord: Holly Springs Parks and Recreation Authority
Attn: City Manager
P.O. Box 990
Holly Springs, GA 30142

Tenant: Friends of Holly Springs, Inc.
William Stannard
232 Amaranth Ct.
Ball Ground, GA 30107

Alternatively, notice to the Tenant may be mailed to the registered office of the corporation as shown by the Georgia Secretary of State's office.

Either party may change the address to which notices are to be sent by sending written notice of the new address to the other party in accordance with this section.

(b) Parties Bound. This agreement binds and inures to the benefit of the parties to the lease and their respective heirs, executors, administrators, legal representatives, successors, and assigns when this agreement permits.

(c) Choice of Law. This agreement is to be construed under Georgia law, and all obligations of the parties created by this lease are performable in Cherokee County, Georgia.

(d) Legal Construction. If one or more of the provisions contained in this agreement are for any reason held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision of the agreement, which will be construed as if it had not included the invalid, illegal, or unenforceable provision.

(e) Prior Agreements Superseded. This agreement constitutes the parties' sole agreement and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter.

(f) Amendment. No amendment, modification, or alteration of this agreement is binding unless in writing, dated subsequent to the date of this agreement, and duly executed by the parties.

(g) Rights and Remedies Cumulative. The rights and remedies provided by this lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

(h) Force Majeure. Neither Landlord nor Tenant is required to perform any term or covenant in this lease so long as performance is delayed or prevented by force majeure, which includes acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, hurricanes, and any other cause not reasonably within Landlord's or Tenant's control and that Landlord or Tenant cannot, by exercising due diligence, prevent or overcome, in whole or part.

The undersigned Landlord and Tenant execute this agreement on the ____ day of _____, 2024.

LANDLORD

TENANT

By: Chairperson

By: Its President

Attest: Secretary

Attest: Secretary

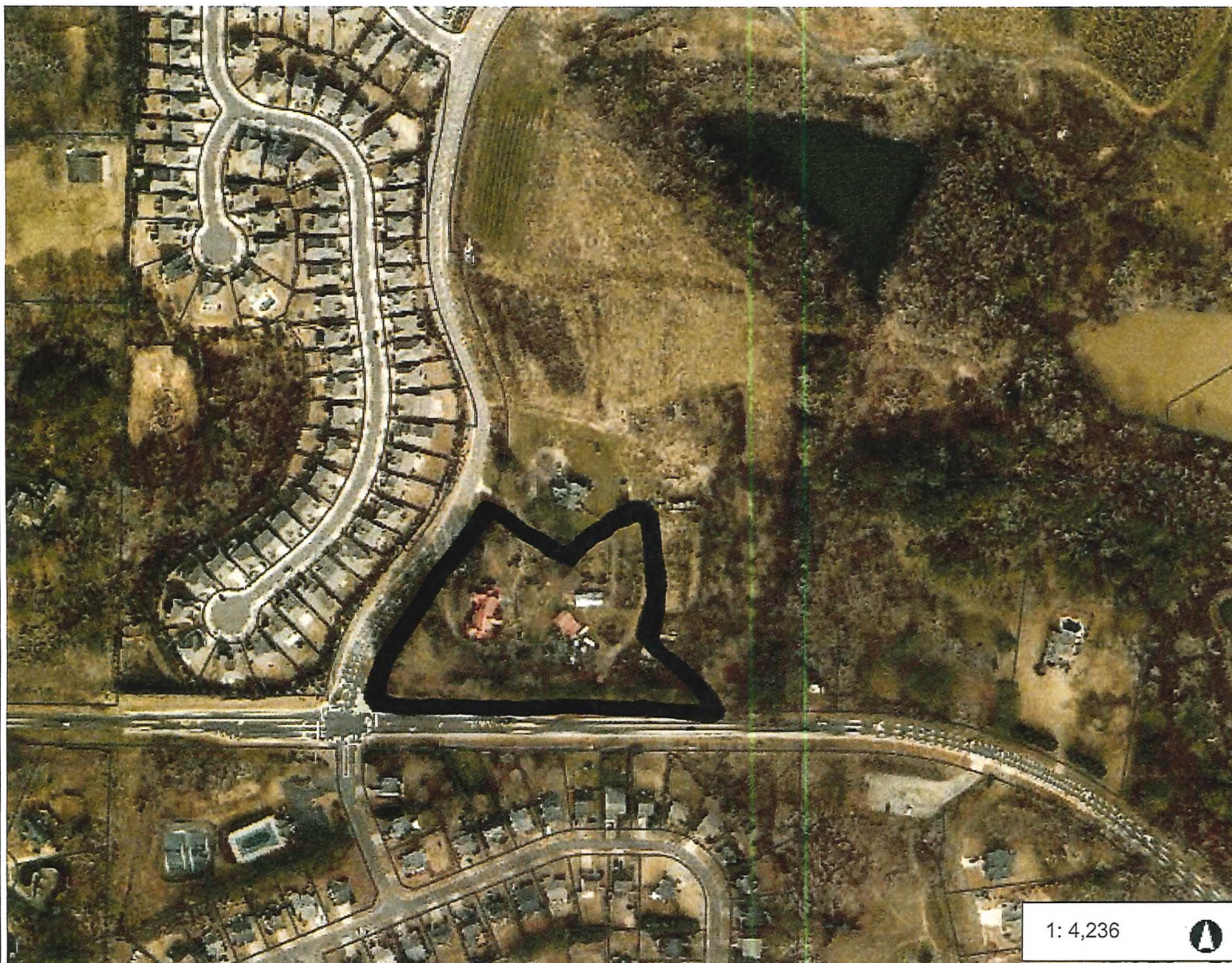
Exhibit A

The lease agreement between the Holly Springs Parks and Recreation Authority and the Friends of Holly Springs, Inc. shall include the property delineated on the attached map at 150 Stringer Road, Holly Springs, GA 30115 including the house and outbuildings as more specifically described below:

The property leased shall include the frontage along Hickory Road from its intersection with Stringer Road to the eastern concrete driveway accessing the property directly from Hickory Road extending in a northwestern direction and along the existing dirt road to the existing southern farm fencing along the property at 220 Stringer Road to the eastern frontage along Stringer Road to its intersection with Hickory Road. The attached map delineates the approximate boundary of the property included in this lease.



Cherokee County, GA

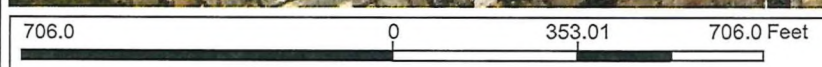


Legend

- Parcels
- Parcels

Notes

1: 4,236



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ITEM REPORT

AGENDA ITEM NUMBER: III.A.



FROM: Robert H. Logan, City Manager

MEETING DATE: June 3, 2024

AGENDA ITEM: Quote #0884 from Stephen Postell Tree Service to remove trees, shrubs and grind stumps at 150 Stringer Road, in an amount not to exceed \$6,000.00.

EXECUTIVE SUMMARY:

Quote #0884 from Stephen Postell Tree Service to remove trees, shrubs and grind stumps at 150 Stringer Road, in an amount not to exceed \$6,000.00.

FISCAL IMPACT:

\$6,000.00

ATTACHMENTS:

1. Tree Removal Quote

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration
Parks and Recreation

ITEM REPORT

AGENDA ITEM NUMBER: III.B.



FROM: Robert H. Logan, City Manager

MEETING DATE: June 3, 2024

AGENDA ITEM: Quote #0044 from NexGen Roofing & Contracting for the removal and replacement of the roof on the house at 150 Stringer Road, in an amount not to exceed \$29,664.00

EXECUTIVE SUMMARY:

Quote #0044 from NexGen Roofing & Contracting for the removal and replacement of the roof on the house at 150 Stringer Road, in an amount not to exceed \$29,664.00.

FISCAL IMPACT:

\$29,664.00

ATTACHMENTS:

1. Nexgen Roofing & Contracting Quote
2. Infiniti Roofing and Remodeling Quote
3. Parsons Roofing Quote
4. Parker Young Construction Quote

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration
Parks and Recreation

ESTIMATE



NexGen Roofing & Contracting
 13 Denver Drive Northwest
 Cartersville, GA 30120
 jeremy@nexgenrc.com
 (770) 355-5179

For: City Of Holly Springs GA
 Job Address: 150 Stringer Road
 Canton, GA 30115
 rcarter@hollyspringsga.us
 (000) 000-0000

Job Id 2405-5635525-01	Estimate # 0044	Estimate Date 05/09/2024	Estimate Amount	\$29,664.00
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#	Type	Name	(Price / Unit) x Qty	Line Total
1	MATERIALS	INSTALL	(\$275.00 / SQUARE) x 78.00	\$21,450.00
Trade Type: ROOFING Work Type: Asphalt Shingle Type/Style(s),Color: ARCHITECTURAL, PATRIOT RED Description: INSTALL GAF HDZ ROOFING SYSTEM				
2	MATERIALS	IINSTALL	(\$200.00 / SQUARE) x 2.00	\$400.00
Trade Type: ROOFING Work Type: Asphalt Shingle Type/Style(s): STARTER Description: GAF PRO-START				
3	MATERIALS	INSTALL	(\$200.00 / SQUARE) x 5.00	\$1,000.00
Trade Type: ROOFING Work Type: Asphalt Shingle Type/Style(s),Color: HIP&RIDGE, PATRIOT RED Description: GAF SEAL A RIDGE				
4	MATERIALS	INSTALL	(\$13.00 / PCS) x 88.00	\$1,144.00
Trade Type: ROOFING Work Type: Asphalt Shingle Color: BLACK Description: INSTALL BLACK DRIP EDGE TO ALL RAKES AND EVES				
5	MATERIALS	INSTALL	(\$125.00 / ROLL) x 8.00	\$1,000.00
Description: SYNTHETIC ROOFING UNDERLAYMENT				
6	MATERIALS	INSTALL	(\$150.00 / ROLL) x 6.00	\$900.00
Description: ICE&WATER SHIELD				
7	MATERIALS	INSTALL	(\$10.00 / Units) x 52.00	\$520.00
Description: GAF RIDGE VENT				
8	MATERIALS	INSTALL	(\$50.00 / Units) x 50.00	\$2,500.00
Description: INSTALL DECKING ON PORTIONS OF ROOF WHERE IT IS MISSING				
9	MATERIALS	CLEAN UP	(\$750.00 / Units) x 1.00	\$750.00
Description: REMOVE AND HAUL AWAY ALL ROOFING DEBRIS (20 YARD DUMPSTER)				
10	NO CHARGE	WARRANTY	(\$0.00 / Units) x 0.00	\$0.00
Description: GAF 50 YEAR SHINGLE WARRANTY				

11 NO CHARGE WARRANTY

(\$0.00 / Units) x 0.00

\$0.00

Description: 5 YEAR WORKMANSHIP WARRANTY

Total

\$29,664.00

FORM / PROPOSAL



Infiniti Roofing and Remodeling Inc.
 915 Goodwin Road
 Canton, GA 30114
 info@infinitiroofingga.com
 (770) 720-1160

For: Ron Carter
 Job Address: 150 Stringer Road
 Canton, GA 30115
 rcarter@hollyspringsga.us
 (770) 828-6647

Job Id 2403-5489076-01	Proposal # 5593	Proposal Date 03/28/2024	Proposal Amount	\$29,950.00
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#	Type	Name	(Price / Unit) x Qty	Line Total
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1	Material/ Labor	Roof Replacement	(\$29,950.00 / 1) x 1.00	\$29,950.00
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Trade Type: ROOFING

Description: Tarp all landscaping, decks, furniture and fragile items.

Tear off roof shingles

Tear off Paper Felt

Tear off Vents and Pipe Jacks

Install synthetic felt

Install ice & water shield on valleys and all penetration areas

Install starter shingle

Install Lifetime Architectural Shingles (FREE UPGRADE)

Install drip edge

Replace all necessary flashings to maintain a watertight seal.

Inspect bare roof and replace all rotten decking- up to 2 OSB decking FREE- Any additional sheet will be \$40/sheet

Install Ridge Vent

Install Ridge Cap

Dumpster & Clean up

Magnetically pick up nails

10 year workmanship warranty is applied to roof by Infiniti Roofing and Remodeling **Note: Workmanship warranty does not cover for any issues caused by improper maintenance by homeowner such as the allowance for debris to accumulate on the roofing, obstructing proper flow of water.

** Note: Quality Sealants are used, however, sealants must be maintained approximately every 7-10 years.

Total \$29,950.00

Customer Rep Signature:

<i>Ghani S. Massoud</i>
03/28/2024

Customer Signature:

Signature
Signature Date



Infiniti Roofing and Remodeling Inc.

2288 Marietta Hwy, Suite 170,
 Canton, Georgia, United States, 30114
 (770) 720-1160
 Infinitiroofingandremodeling@gmail.com

SERVICE AGREEMENT

Name of Property Owner(s) Ron Carter	Date 03/28/2024
Property Address 150 Stringer Road, Canton, Georgia, 30115, United States	
Owner's Mobile Phone (770) 828-6647	Home Phone
Third Party Company	Third Party Contact Name
Third Party Phone Number	Third Party Fax
Claim Number	Claim Type

By signing this Agreement, the Property Owner(s) authorizes Infiniti Roofing and Remodeling Inc. (the "Company") to provide "Contractor Services" in the form of property inspections, photos, estimates, satellite imagery, and other research related to the property. Company will meet third party (insurance carrier, warranty, mortgage, or other) and provide necessary findings regarding deficiencies to property, structures, and building materials, as related to weather, workmanship, or warranties. Upon the work being approved and funded by the third party, the Property Owner and Company shall enter into a formal building contract to begin repairs for the approved price as paid by the third party, and within 30 days of payment being issued to Property Owner.

- Property Owner authorizes any third party payer to make any payments jointly or directly to the Company for completing the scope of work.

- Property Owner accepts the terms and conditions set out on the back for the appointment of the Company.

- Property Owner may cancel this transaction at any time prior to **midnight of the 3rd business day after the date of this transaction.**

Scope of Work

Property Owner Name(s)

Infiniti Roofing and Remodeling Inc. Representative

Signature

Signature Date

Ghani S. Massoud

03/28/2024

Signature

Ron Carter

PRINT NAME

Signature

Ghani Massoud

PRINT NAME

Date: 03/28/2024

Date: 03/28/2024

SERVICE AGREEMENT

Terms and Conditions

The appointment by the Property Owner to Infiniti Roofing and Remodeling Inc. ("the Company") is subject to the laws of Georgia.

The Property Owner authorizes the Company to contact the 3rd party on behalf of the Property Owner to commence the process to obtain the approval to pay for the work to replace and/or repair the damage caused to the Property Owner.

For the purpose of the Company contacting the 3rd party, the Property Owner will sign any further documents or give such permission as may be reasonably required by the third party.

The Property Owner grants to the Company the right to give permission to any employees, sub-agents or contractors to act on behalf of the Company in assessing the property damage and estimating the costs of the work and dealings with the third party.

The Company accepts that the authorization by the Property Owner to commence in the process of obtaining the approval of the 3rd party for authorization and payment of the Scope of Work and for no other reason.

After reviewing the approved Scope of Work, the Property Owner and Company will enter into a building contract for the scope of work and the amount of such contract shall be limited to the amount approved by the 3rd party.

The Property Owner agrees that upon a building contract being entered into with the Company, that the payments made by third party of such contract shall be paid directly to the Company, in terms of the building contract between the Property Owner and the Company.

If Property Owner requires any additional building work by the Company outside the work that does not relate to the 3rd party recovery or approved scope or work, then that work shall be subject to a separate building contract, or a change order, between the Property Owner and the Company, and will be billed at an additional cost to the Property Owner.

Property Owner acknowledges the value of the "Contractor Services" provided by the Company. The Company will provide the necessary equipment and tools, ladders and safety equipment needed for inspections, estimates and reports. The Company will research relevant data, and assess property damage related to weather, warranty, or workmanship. Property Owner understands there is a considerable investment of time for these "Contractor Services", as well as time and material costs spent on the production of photos, satellite imagery, measurements, writing reports and estimates, as may be required by third party. This may include multiple site visits and phone calls with local engineers, attorneys, suppliers, manufacturer's representatives, insurance adjusters, and/or other parties.

In exchange for these "Contractor Services", Property Owner agrees to enter into a formal building contract approved Scope of Work within 30 days of Property Owner being funded by the third party. In the event Property Owner fails to timely enter into a formal building contract within 30 days, the Property Owner agrees to immediately pay Company incurred costs, as outlined above, pertaining to their project. This cancellation fee includes billable hours, travel to and from sites, production and printing of reports and photos, calls to various agents or associates, and any other activities conducted under "Contractor Services", as outlined above.

SHINGLE QUOTE



City of Holly Springs
150 North Stringer Road
Canton, GA 30115

Prepared For: Ron Carter
April 11th, 2024



ROOF REPLACEMENT

78 SQUARES

SAFETY

- ✓ Apply and adhere to all applicable OSHA safety and protection guidelines

INITIAL PREP WORK

- ✓ Remove existing roof to decking and haul away
 - If more than one layer, there will be a \$30/SQ charge
- ✓ Remove and replace any damaged or unusable deck at an additional cost of \$80/Sheet
- ✓ Prep existing deck for new roof installation

PRODUCT APPLICATION

- ✓ Provide and install synthetic felt underlayment - (6,893 SF)
- ✓ Provide and install Weather Watch Ice & Water Shield around valleys - (210 LF)
- ✓ Provide and install starter shingle to all eaves and rake - (745 LF)
- ✓ Provide and install architectural shingles (color chosen by customer)
- ✓ Provide and install hip and ridge shingles - (274 LF)
- ✓ Provide and replace all flashing boots around PVC exhaust penetrations - (2 total)
- ✓ Apply matching spray paint to all pipe penetrations (color to blend with shingles)
- ✓ Provide and apply DuraLink commercial grade sealant to all exposed fasteners and areas required

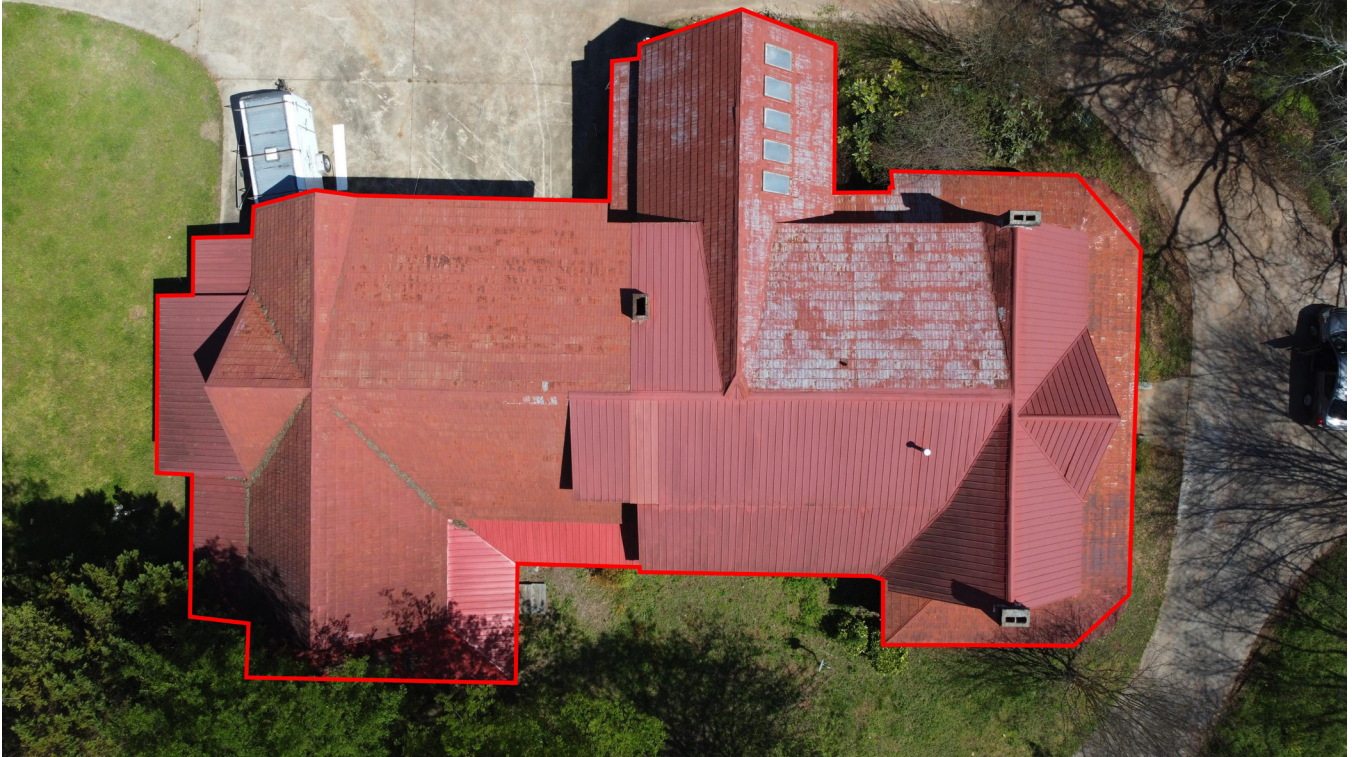
CLEAN UP

- ✓ Work area to be cleaned and organized at the end of each work day
- ✓ Haul away and dispose of all debris from roof work

WARRANTY

- ✓ 5-year warranty is included with this quote by Parsons Roofing Co.
 - Warranty covers the cost of labor and materials to repair defects in our work

PRICING



This job shall be performed for the price of: **\$33,447.50**

OPTIONS

SCOPE OPTIONS

Provide and install new 3 tab shingles in lieu of architectural - (78 squares)

-\$849.68

Accepted

Rejected

PRICING FOR UNFORESEEN CONDITIONS IN THE BASE PROPOSAL

Certain conditions are often commonly difficult or impossible to identify or measure prior to the installation of the roof. These hidden conditions are discovered at some point in the installation process, documented and corrected as is required in order to issue a warranty. This work is performed strictly on an “as-needed” basis and reported in the weekly updates. Upon receiving awarded contract, any and all unit pricing listed within this Proposal and Contract will only be valid up to substantial completion prior to inspections. Should customer elect to solicit for additional work based on unit pricing after substantial completion, provided unit pricing will be null and void and new pricing will be determined.

Condition	Work Description	Price
Deteriorated wood nailer	Remove and replace any existing deteriorated wood nailer	\$3.74/LF
Deteriorated Decking	Remove and replace any existing damaged or unusable decking	\$80.00/sheet
Multiple shingle layers	Remove of more than 1 layer of existing shingles	\$0.30/SF

CONTRACT INFORMATION

Total Contract Price: _____

Payment Terms: 50% down payment / 40% upon substantial completion + agreed upon change orders / 10% upon receipt of warranties.

Company Name: _____

Contact Person: _____

Property Address: _____

City: _____ State: _____ Zip: _____

Billing Information

Entity responsible for payment: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Contact Phone: _____

Contact Email: _____

Acceptance of this proposal indicates that you have reviewed and accept
Parsons Roofing Co.'s Standard Terms and Conditions attached.

Authorized Representative of Customer

Date

Parsons Roofing Co., LLC. Representative

Date

TERMS AND CONDITIONS

- 1. Nature of Work.** Parsons Roofing Company, LLC ("COMPANY") shall furnish the labor and material to perform the Work described herein or in the referenced contract documents. COMPANY does not provide design, engineering, consulting or architectural services. It is the Customer's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed. If plans, specifications or other design documents have been furnished to COMPANY, Customer warrants that they are sufficient and conform to all applicable laws and building codes. COMPANY is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by COMPANY from what is specified. COMPANY is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which COMPANY's roofing Work is installed.
- 2. Deck.** Customer warrants that structures on which COMPANY is to work are in sound condition and capable of withstanding roof construction, equipment and operations. COMPANY's commencement of roof installation indicates only that COMPANY has visually inspected the surface of the roof deck for visible defects. COMPANY is not responsible for the structural sufficiency, quality of construction (including compliance with FMG criteria), undulations, fastening or moisture content of the roof deck or other trades' work or design. COMPANY is not responsible to test or assess moisture content of the deck or substrate. COMPANY is not responsible for moisture in the deck or interior affecting the roofing materials.
- 3. Asbestos and Toxic Materials.** This proposal is based on COMPANY not coming into contact with asbestos-containing or toxic materials ("ACM"). COMPANY is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. COMPANY shall be compensated for additional expenses resulting from the presence of ACM. Customer agrees to indemnify COMPANY from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.
- 4. Payment.** Unless stated otherwise on the face of this Proposal/Contract, Customer shall pay the final balance Contract Price plus any additional charges for changed or extra work within ten (30) days of substantial completion of the Work. Substantial Completion is the stage at which the Work is sufficiently completed that it can be used for its intended purpose. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to COMPANY by the fifteenth (15th) day of the month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1% per month. COMPANY shall be entitled to recover from Customer all costs of collection incurred by COMPANY, including attorneys' fees, resulting from Customer's failure to make proper payment when due. COMPANY's entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.
- 5. Right To Stop Work.** The failure of Customer to make proper payment to COMPANY when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle COMPANY, at its discretion, to suspend all Work and shipments, including furnishing warranty, until full payment is made. The time period in which COMPANY shall perform the Work shall be extended for a period equal to the period during which the Work was suspended, and the Contract Price to be paid COMPANY shall be increased by the amount of COMPANY's reasonable costs of shut-down, delay and start-up.
- 6. Insurance.** COMPANY shall carry workers' compensation, auto liability and commercial general liability insurance. COMPANY will furnish a Certificate of Insurance upon request. Customer shall purchase and maintain builder's risk and property insurance sufficient to cover the total value of the entire Project on a replacement cost basis, including labor and materials furnished by COMPANY, covering fire, wind storm, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and partially completed Work until the job is completed and accepted. Moneys owed to COMPANY shall not be withheld by reason of any damage or claim against COMPANY covered by liability, property or builder's risk insurance.
- 7. Additional Insured.** If Customer requires and COMPANY agrees to make Customer or others additional insureds on COMPANY's liability insurance policy, Customer and COMPANY agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of COMPANY and is not intended to make COMPANY's insurer liable for claims that are due to the fault of the additional insured or others.
- 8. Clean-up; Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, dust, debris or fireproofing to fall into the interior depending on existing building conditions. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. COMPANY shall not be responsible for disturbance, damage, clean-up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customer shall notify occupants and tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold COMPANY harmless from claims from those who were not so notified and did not provide protection.
- 9. Decking Repairs and Unforeseen Conditions.** Any work required to replace rotten or missing wood or deteriorated decking to make the deck suitable for roof installation shall be done on a labor and material or unit price basis as an extra unless specifically included in the Scope of Work. Deck repairs or replacement shall be performed as needed to provide an adequate substrate for the roofing materials. Unforeseen conditions that may affect the Work will be reported to Customer and authorization requested prior to permanent repairs being performed.

TERMS AND CONDITIONS

10. Damages and Delays/Force Majeure. COMPANY is not responsible for damage to COMPANY's Work by others, including damage to temporary tie-ins, punctures, cuts and tears in the roof membrane or flashings made by others. Any repairing of the same by COMPANY will be charged as an extra on a time and materials basis, and COMPANY's time for performance shall be extended for a time sufficient to make such repairs. COMPANY shall not be responsible for loss, damage or delay caused by circumstances beyond COMPANY's control, including but not limited to acts of God, pandemics, epidemics, quarantines, accidents, unavoidable casualties, snow, ice dams, fire, adverse weather, vandalism, regulation, strikes, jurisdictional disputes, disruption in supply chains, failure or delay of transportation, shortage of or inability to obtain materials or equipment, changes in the Work and delays caused by others. If COMPANY is delayed in the commencement or prosecution of the Work for reasons beyond COMPANY's control, COMPANY shall be granted reasonable additional time and an equitable adjustment in the Contract Price if additional costs are incurred.

11. Roof Projections. COMPANY will flash roof projections that are in place prior to installation of roofing or shown on the architectural plans provided to COMPANY. Penetrations not shown on the plans provided to COMPANY prior to submittal of this Proposal/Contract or required after installation of roofing shall be considered an order for extra work, and COMPANY shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.

12. Changes in the Work; Work Hours. Customer shall be entitled to submit a written request for COMPANY to perform extra or changed work not part of COMPANY's original Scope of Work and the total Contract Price and time shall be adjusted accordingly. Customer shall not give orders to COMPANY for work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the Customer's representative was not authorized to order the change. This Proposal/Contract is based upon the performance of all Work during COMPANY's regular working hours. Extra charges will be made for overtime and all Work performed other than during COMPANY's regular working hours, if required by Customer.

13. Wind Loads or Uplift Pressures. Design Professional is responsible to design the Work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. COMPANY is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, COMPANY's bid is based solely on manufacturer's printed test results. COMPANY itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift

14. Tolerances. All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Specified quantities are intended to represent an average over the entire roof area.

15. Fumes and Emissions. Customer acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by COMPANY. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer shall hold COMPANY harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

16. Backcharges. No backcharges or claims for payment of services rendered or materials and equipment furnished by Customer to COMPANY shall be valid unless previously authorized in writing by COMPANY and unless written notice is given to COMPANY within five (5) days of the event, act or omission which is the basis of the backcharge.

17. Roof Top Safety. Customer warrants there will be no live power lines on or near the roof servicing the building where COMPANY will be working, and that Customer will turn off any such power supplies to avoid an electrocution risk to COMPANY's employees. Customer will indemnify COMPANY from personal injury and other claims and expenses if Customer fails to turn-off power so as to avoid injury to COMPANY personnel or resulting from the presence of concealed electrical conduit and live electrical power. COMPANY is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Customer shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing Contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and shall indemnify and hold COMPANY and its personnel harmless from any personal injury claims resulting from a failure by Customer to do so. COMPANY is not responsible for the safety of persons on the roof other than its own employees. Customer and general contractor agree to and shall indemnify and hold COMPANY harmless, including attorneys' fees, from claims for personal injury by persons or entities whom Customer or general contractor have allowed or authorized to be on the roof.

18. Conduit and Materials Attached to Deck. COMPANY's price is based upon there not being electrical conduit, cables, wires or other materials embedded within the roof assembly or attached directly to the underside or top side of the roof deck upon which COMPANY will be installing the new roof. COMPANY is not responsible for conduit, wires, cables, pipes, fireproofing or any objects attached to the underside of the roof decking which could be damaged during installation of the new roof system or repairs.

TERMS AND CONDITIONS

19. Availability of Site. COMPANY shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. The raising, disconnection, re-connection, or relocation of any mechanical equipment on the roof that may be necessary for COMPANY to perform the roofing work shall be performed by others or treated as an extra. COMPANY shall not be required to begin work until underlying areas are ready and acceptable to receive COMPANY's Work and sufficient areas of roof deck are clear and available and free from snow, water or debris to allow for continuous full operation. The expense of any extra trips by COMPANY to and from the job as a result of the job not being ready for the Work after COMPANY has been notified to proceed will be charged as an extra. Customer shall provide to COMPANY at the worksite sufficient storage room for all materials and reasonable use of such facilities as scaffolding, elevators, and such other equipment as may be available for handling materials. Customer shall permit COMPANY to use driveways and paved areas leading to or adjacent to the worksite for COMPANY's equipment without liability to COMPANY occasioned by such use. Customer shall supply to COMPANY at the worksite: water, power, site security, and clear access to work area.

20. Warranty. New roofing and re-roofing work will be warranted by COMPANY in accordance with its standard warranty, which is made a part of this Proposal/Contract and incorporated herein by reference. A facsimile of COMPANY's standard warranty is attached or, if not, will be furnished upon request. COMPANY SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this Proposal/Contract by the Customer signifies its agreement that this warranty shall be and is the exclusive remedy against COMPANY. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this Proposal/Contract. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this Contract, Customer shall have recourse only against the manufacturer of such material.


21. Existing Conditions. COMPANY is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by COMPANY.

22. Mold. COMPANY and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly including prompt notice to COMPANY if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, COMPANY will make roof repairs. Customer is responsible for monitoring any leak areas and for indoor air quality. COMPANY is not responsible for mold or indoor air quality. Customer shall hold harmless and indemnify COMPANY from claims due to indoor air quality and resulting from a failure by Customer to maintain the building in a manner to avoid growth of mold.

23. Material References. COMPANY is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.

24. Oil-canning. Metal roofing and wall panels, especially lengthy flat-span sheet-metal panels, often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factor such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by COMPANY. The type of metal roofing or wall panels specified affect the degree of oil-canning. COMPANY is not responsible for oil-canning or aesthetics. Oil-canning is not grounds to withhold payment or reject panels of the type specified.

25. Dispute Resolution. If a dispute shall arise between COMPANY and Customer with respect to any matters or questions arising out of or relating to this Contract or the breach thereof, COMPANY and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against COMPANY alleging any breach of this Contract or negligence by COMPANY must be initiated no later than two (2) years after COMPANY performed the Work covered by this Contract. Collection matters may be processed through litigation or arbitration at the discretion of COMPANY.



We appreciate the opportunity to serve you! If you have any questions or want additional information about your report, please contact me directly.

Mike Carsley
Senior Account Manager
678.294.0002
mike@parsonsroof.com



Parsons Roofing Co.
3100 Medlock Bridge Rd Suite 335
Norcross, Ga 30071

678.756.0224
estimating@parsonsroof.com
www.parsonsroof.com



Parker Young Construction LLC

6815 Crescent Dr NW
Norcross, Ga. 30071
770-368-1000
Tax ID: 35-2602161
PSP-539502
GC: GCCO007721

Client: CITY OF HOLLY SPRINGS - HOUSE
Property: 150 Stringer Road
Holly Springs, GA 30115

Operator: MLETCHAS

Estimator: Matt Letchas
Business: 6815 Crescent Drive NW
Norcross, GA 30071

Type of Estimate:

Date Entered: 4/21/2024

Date Assigned:

Price List: GAAT8X_APR24

Labor Efficiency: Restoration/Service/Remodel

Estimate: CITY_OF_HOLLY_SPRI-1

File Number: 58152708



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CITY_OF_HOLLY_SPRI-1

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Remove Metal roofing	6,900.00 SF	0.78	0.00	0.00	1,076.40	6,458.40
2. R&R Rain cap - 4" to 5"	EA	5.08	40.44	0.00	0.00	0.00
3. Step flashing	95.00 LF	0.00	9.60	10.11	184.42	1,106.53
4. R&R Flashing - pipe jack	4.00 EA	5.66	41.86	2.95	38.60	231.63
5. Additional charge for steep roof - 10/12 - 12/12 slope	69.00 SQ	0.00	85.88	0.00	1,185.14	7,110.86
6. Remove Additional charge for steep roof - 10/12 - 12/12 slope	69.00 SQ	24.62	0.00	0.00	339.76	2,038.54
7. Ridge cap - composition shingles	216.00 LF	0.00	4.12	16.93	181.36	1,088.21
8. Continuous ridge vent - shingle-over style	216.00 LF	0.00	8.89	52.70	394.58	2,367.52
9. Laminated - comp. shingle rfg. - w/out felt 10% waste added	78.00 SQ	0.00	329.55	759.41	5,292.86	31,757.17
10. Asphalt starter - universal starter course	467.00 LF	0.00	2.37	25.03	226.36	1,358.18
11. Roofing felt - 15 lb. 2% waste added	69.00 SQ	0.00	32.47	33.12	454.70	2,728.25
12. Ice & water barrier	840.00 SF	0.00	1.78	21.50	303.34	1,820.04
13. R&R Drip edge	745.00 LF	0.26	2.27	38.14	384.60	2,307.59
14. R&R Labor and material to remove and cover skylight	5.00 EA	8.41	100.00	45.73	117.56	705.34
15. R&R Sheathing - OSB - 1/2" This assumes up to (10) sheets of damaged plywood decking that needs to be replaced.	320.00 SF	0.63	1.90	12.80	164.48	986.88
16. R&R Chimney flashing - large (32" x 60")	1.00 EA	28.02	641.85	11.86	136.36	818.09
17. Remove Additional charge for high roof (2 stories or greater)	69.00 SQ	5.92	0.00	0.00	81.70	490.18
18. Additional charge for high roof (2 stories or greater)	69.00 SQ	0.00	24.14	0.00	333.14	1,998.80
Totals: Roof				1,030.28	10,895.36	65,372.21

General



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 770-368-1000
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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
19. Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA	816.00	0.00	0.00	326.40	1,958.40
20. Commercial Supervision / Project Management - per hour	12.00 HR	0.00	84.08	0.00	201.80	1,210.76
Totals: General				0.00	528.20	3,169.16
Line Item Totals: CITY_OF_HOLLY_SPRI-1				1,030.28	11,423.56	68,541.37



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6815 Crescent Dr NW
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Tax ID: 35-2602161
PSP-539502
GC: GCCO007721

Summary for Dwelling

Line Item Total	56,087.53
Material Sales Tax	1,030.28
Subtotal	57,117.81
Overhead	5,711.78
Profit	5,711.78
Replacement Cost Value	\$68,541.37
Net Claim	\$68,541.37

Matt Letchas
Matt Letchas



Parker Young Construction LLC

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Recap by Room

Estimate: CITY_OF_HOLLY_SPRI-1

Roof	53,446.57	95.29%
General	2,640.96	4.71%
<hr/>		
Subtotal of Areas	56,087.53	100.00%
<hr/>		
Total	56,087.53	100.00%



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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	9,609.27	14.02%
FRAMING & ROUGH CARPENTRY	608.00	0.89%
LABOR ONLY	1,008.96	1.47%
ROOFING	44,361.30	64.72%
WINDOWS - SKYLIGHTS	500.00	0.73%
O&P Items Subtotal	56,087.53	81.83%
Material Sales Tax	1,030.28	1.50%
Overhead	5,711.78	8.33%
Profit	5,711.78	8.33%
Total	68,541.37	100.00%

**City of Holly Springs
Parks and Recreation Authority Special Called Meeting Minutes
April 15, 2024**

Authority Members Present: Chairman Kyle Whitaker, Vice Chairman Dee Phillips, Jeff Wilbur, Michael Roy Zenchuk II and Kevin Moore.

Elected Officials Present: Mayor Steven W. Miller.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Deputy Chief Greg Clyburn, Information Technology Manager/Facilities Manager Ron Carter.

I. Call To Order

Chairman Kyle Whitaker called the meeting to order.

II. New Business

A. Authority Member Zenchuk made a motion to approve the lease agreement between the Friends of Holly Springs, Inc., and the Holly Springs Parks and Recreation Authority for the property located at 150 Stringer Rd. Authority Member Wilbur seconded the motion. Motion carried 5-0.

B. Discussed a request for an annual maintenance budget from the City of Holly Springs Parks and Recreation Fund for the property located at 150 Stringer Rd.

Item B was included in the lease agreement, which was approved in Item A.

C. Vice Chairman Phillips made a motion to approve the March 18, 2024 Parks and Recreation Authority Minutes. Authority Member Moore seconded the motion. Motion carried 5-0.

III. Adjournment

Authority Member Zenchuk made a motion to adjourn. Vice Chairman Phillips seconded the motion. Motion carried 5-0.

Respectfully submitted.

Kyle Whitaker, Chairman

Attest:

Karen Norred, City Clerk
(Seal)