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Please Reply to Dawsonville Office
December 2, 2015

Via email: doug@jdplaw.net

J. Douglas Parks
Attorney At Law
81 Crown Mountain Place, Suite C-100
Dahlonega, GA 30533

RE: Roberta Green Garrett-Application for Certificate of Appropriateness

Dear Doug:

This letter will supplement my letter to you dated November 19, 2015 regarding Roberta Green Garrett's application for certificate of appropriateness dated August 14, 2015 for property located at 40 East Main Street.

I am providing you a copy of a letter from Alan Schuetze of Carroll Daniel Construction Company dated November 19, 2015 estimating the cost for the "Parks Building Renovation" to be between \$850,000 and \$1,250,000. This information provides a specific number to the statement of Jack K. Bailey, Jr. that "no reasonable measures" can be taken to "save this building" and that "the cost of restoring this building far exceeds any reasonable economic return on its value" and "studies by others document this cost". The estimate from Mr. Schuetze also supplements the statement from Greg Osley during the September, 2015 meeting of the Historic Preservation Commission that "financially it would not work." (p. 8). The estimate also supplements the statement submitted by Gary Mullinix that "reasonable measures cannot be taken to save the subject building from further structural failure; and the subject building cannot be repaired, altered, and/or improved in order to bring it into compliance with the applicable codes at a reasonable cost in relation to the present fair market value of the subject building".

Ms. Green Garrett again preserves claims set forth in my November 19 letter and requests that the City issue the certificate of appropriateness as requested.

Respectfully,


Joseph A. Homans

JAH/II

**CARROLL DANIEL**
CONSTRUCTION

November 19, 2015

Roberta Green Garrett
406 E. Main Street
Dahlonega, GA 0533

ATTN: Roberta Green Garrett

RE: Parks Building

Roberta,

Thank you for the opportunity to work with you on this project. The budget below is based on our site visits and the assessment reports by Lord Aeck and Sargent. Please keep in mind the information below is preliminary and is intended for your use in planning and budgeting. This budget represents mid-range renovation costs and your project could certainly be higher or lower depending on level of finishes and numerous other factors.

Parks Building Renovation

This renovation is for an approximately 3,800 SF, two-story structure. The building foundations and flooring structure will need extensive repairs and heavy reinforcement. The exterior skin of the building is in need of repairs including the roof structure. Existing mechanical, electrical, and plumbing systems are inadequate and will need to be completely replaced. Interiors finishes including walls, ceilings, and floors will need major repairs.

Building Renovation Budget Range - \$850,000 - \$1,250,000

If you have any questions, please do not hesitate to call.

Regards,

Alan Schuetze
Carroll Daniel Construction Co.