

6 December 1977

Memo to:

Mr. Bill Coman
Dr. Fred Clarke
Mr. Ran Few
Mr. C. J. Jones
Rev. Ed Smith

From: W. K. Howard, Chm., Properties Committee *W. K. Howard*

Proposals: Use of newly procured Durham Dairy Building area by Duke Memorial United Methodist Church

References:

Memorial Street Parking Lot Addition (No. 1) for Duke Memorial Methodist Church -- Preparation Planning Memo, 17 January 1977; - and related sketch No. 1

Enclosures:

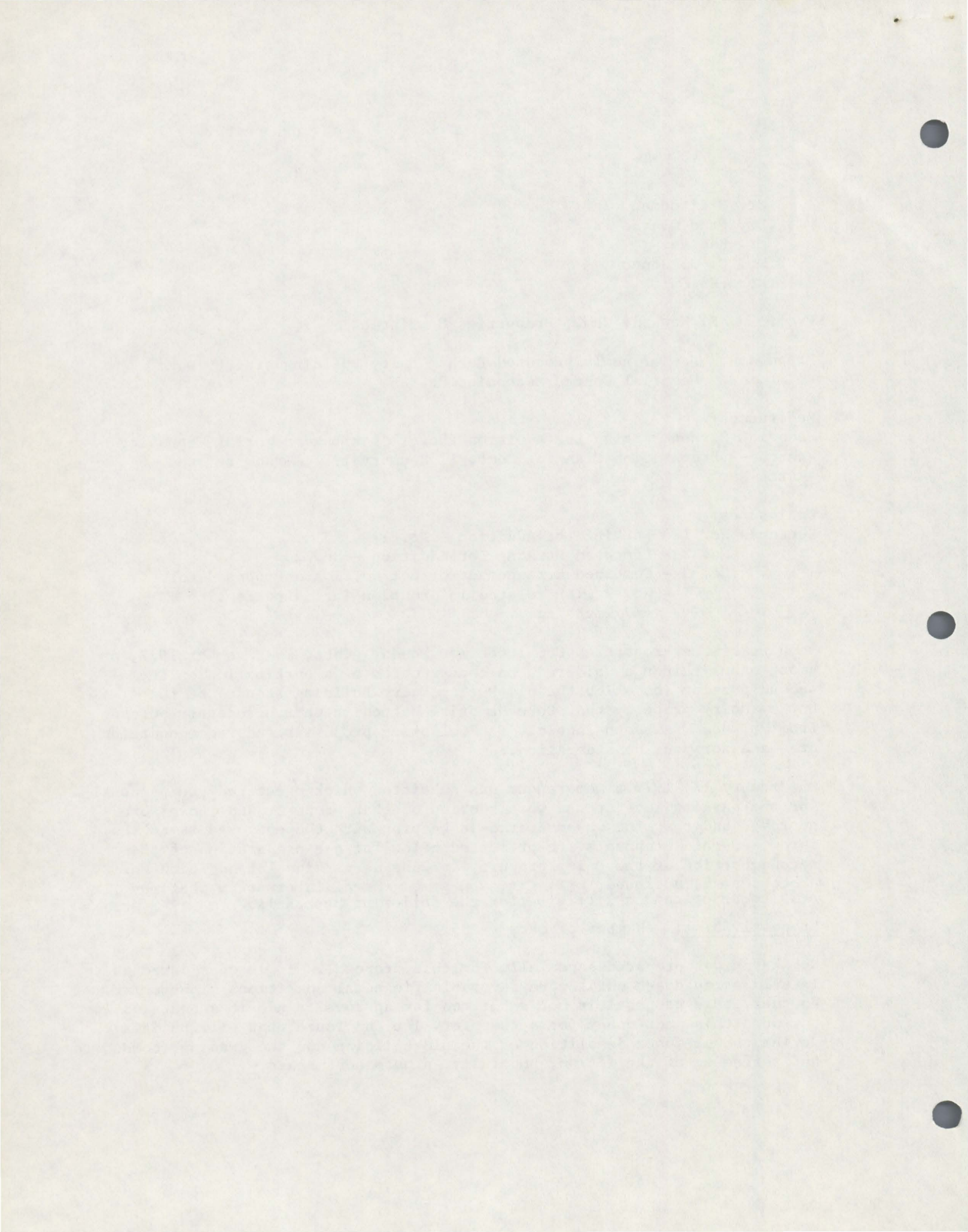
Sketches No. 1 - Parking Lot Addition - No. 1
No. 2 - Proposed Parking Lot Addition - No. 2
No. 3 - Combined arrangement of Lot No. 1 and Proposed Lot No. 2 with related information including fencing and lighting

Members of the Properties Committee met Monday night, 14 November 1977, and among other things considered the construction of a parking lot on the second portion (on which the old Durham Dairy Building stands) of the Durham Dairy property that Duke Memorial Methodist Church recently purchased from Mr. and Mrs. John Ingold. The following proposals and recommendations are made for your consideration.

On January 17, 1977 a memorandum was submitted which presented the proposal for the parking lot for the west section of that property and these were approved and that lot was prepared in keeping with the enclosed sketch No. 1. Three separate proposals are presented below for the preparation of the second portion of the Dairy property for use as parking lot addition No. 2. Sketch No. 3, enclosed, will give you some general information that may help to understand a little better the following proposals.

Proposal No. 1: Number of cars -- 35

No sketch was prepared especially for this proposal. It is considered as an interim arrangement until more favorable financial conditions might exist. However, this proposal is not submitted for approval since it appears unwise to spend this much money for a temporary lot and fence that will be damaged during the ultimate demolition of the old building and the grading, compacting and surfacing of the lot on, hopefully, a permanent basis.

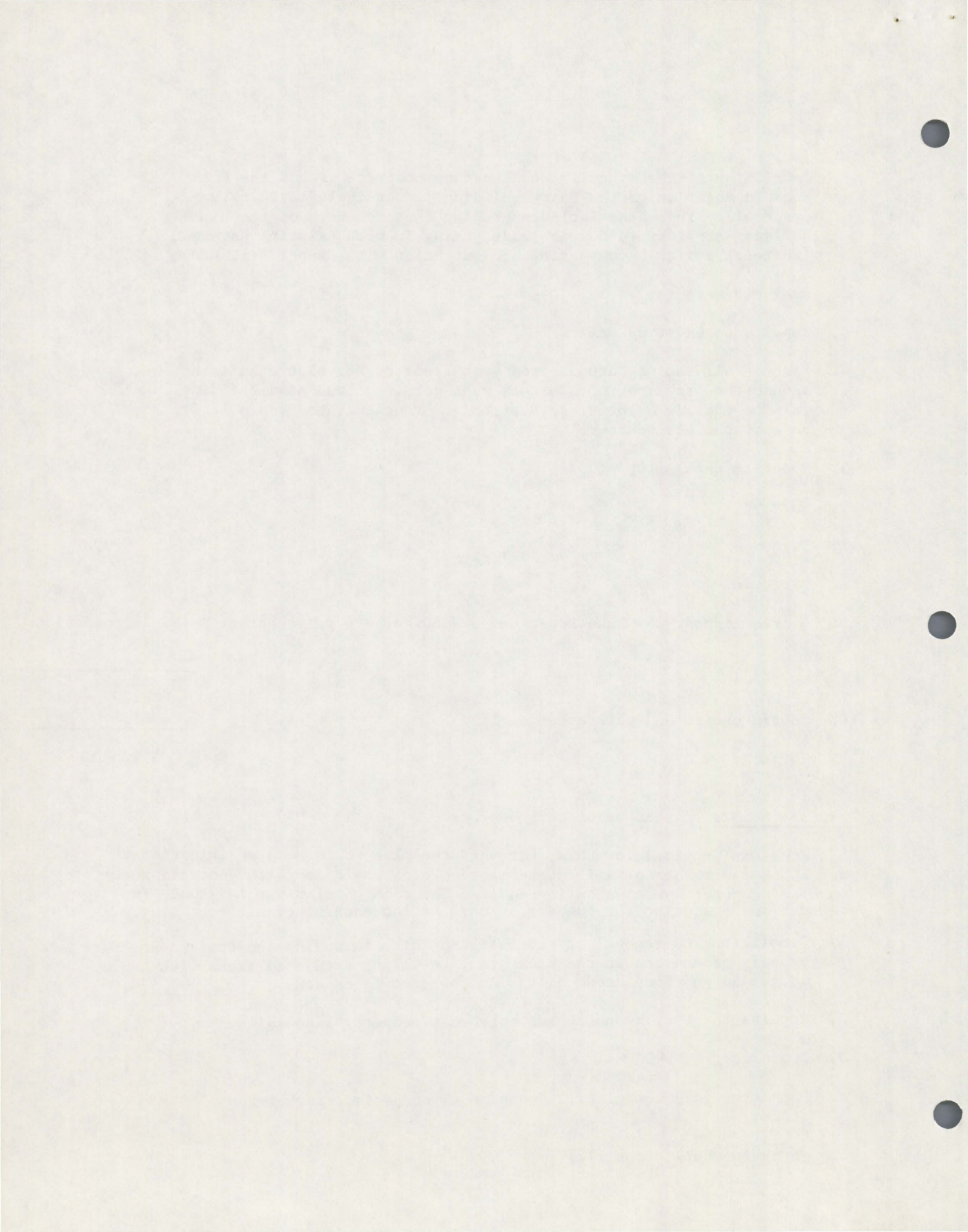


1.	Demolition of the miscellaneous surface concrete around the back area (demolition of the Dairy building is not included in this proposal). This item includes grading the area back of the building and forward on each side, tying in with existing pavement (where it exists), compacting and surfacing with Chapel Hill stone	\$4,000
2.	Drainage measures	500
3.	Repairs to existing wall	500
4.	Fence - all the way around from west front corner of the building around the back and to the front east corner of the same building. This to include a 16 ft. gate at this corner entrance and a 12 ft. gate at the west corner	3,500
5.	Concrete wheel stops (35)	350
6.	Survey	200
7.	Signs	300
8.	Electric	300
9.	3 area lights - by Duke Power Co. @ 3.80/Mo. - 4 yr. contract	No installation charge
		<hr/> \$9,650
10.	Contingencies and unforeseen (15%)	<hr/> 1,440
	TOTAL - - - - -	\$11,090

Proposal No. 2: Number of cars -- 72

No sketch was prepared for this; however, the plan would be a modification of sketch No. 2 with Chapel Hill stone instead of asphalt and with concrete wheel stops. Since one concrete wheel stop is required for each angular parking space (one for each car and spaced so the bumpers of cars facing each other will not touch).

1.	Demolition and removal of the Dairy Building including the surface concrete & asphalt around and in the back area, refilling excavated areas with hauled-in graded and compacted soil. At cost not to exceed	\$20,000
2.	Repairs to existing north and northwest property line walls	1,000
3.	Drainage	1,000
4.	Compacted (2") Chapel Hill stone on 4" compacted crusher-run stone	3,000
5.	Concrete wheel stops (72)	720



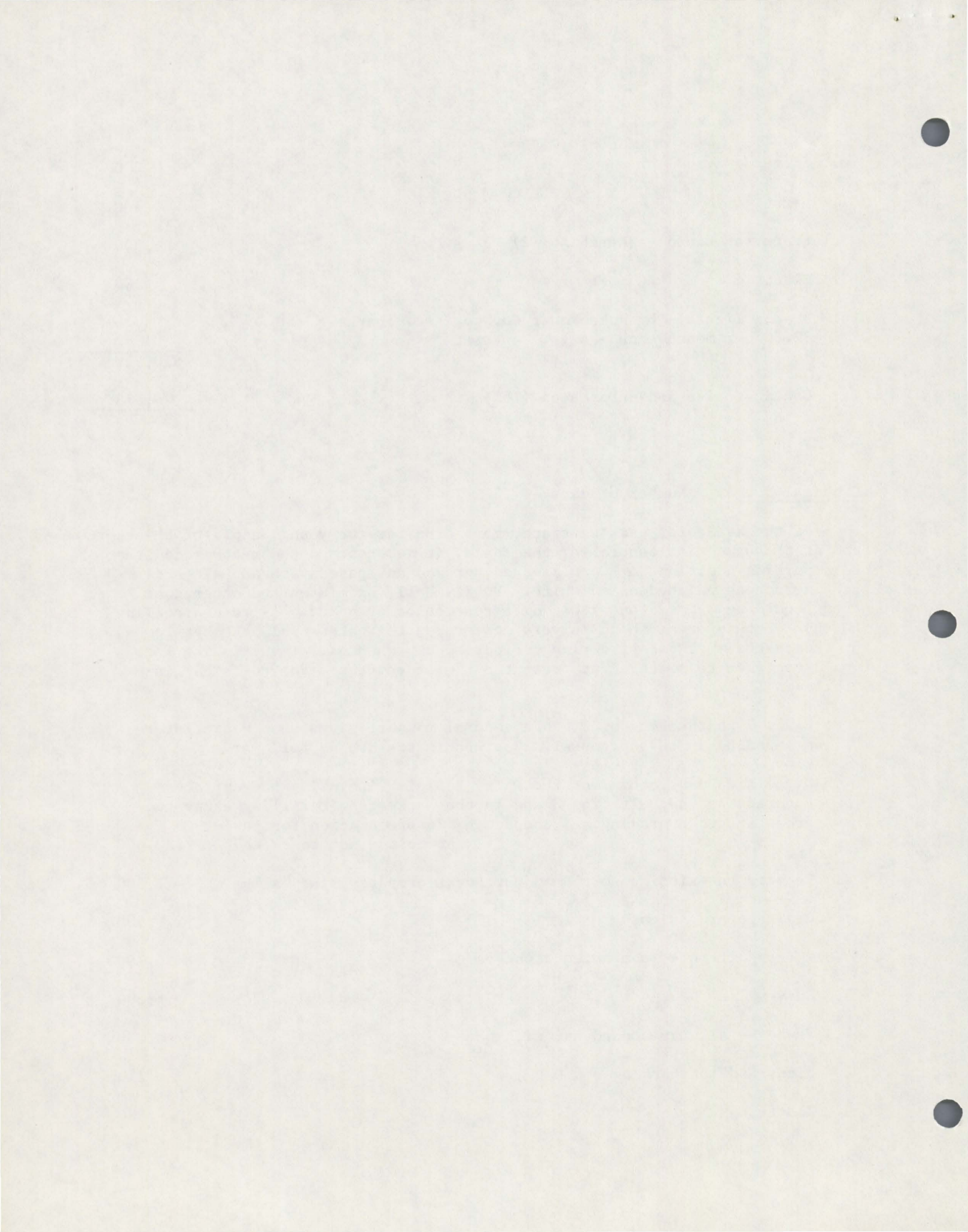
6. Survey	\$ 200
7. Signs	300
8. Fence (as shown - Sketch No. 2)	4,000
9. Electric	300
10. 3 area lights - by Duke Power Co. no inst. charge-- \$3.80 per month each - 4 yr. contract	
	<hr/> \$30,520
11. Contingencies and unforeseen (15%)	
	<hr/> 4,578
	<hr/> \$35,098

Proposal No. 3: Number of cars -- 72

To meet the needs for parking space, game area for the young people of the church and at the same time control of the space, it is proposed and recommended that this parking addition No. 2 be cleared, graded and paved with asphalt and parking spaces painted on in white. Volley ball, badminton and other game areas could be painted on with a different color of paint. As to controlling the use of this area, which is very necessary, the gates would be kept locked, by the custodians, except during periods of church need. The existing lots would continue to serve as at present but with courteous control signs installed.

Sketch No. 2 and Sketch No. 3, in a general manner, gives some basic information embodied in this proposal. Cost estimates are as follows:

1. Demolition and removal of the Dairy Building including the surface concrete and asphalt around and in the back area, refilling excavated areas and then grading and compacting in preparation for paving-	
At cost - not to exceed	\$20,000
2. Repairs to existing north and northwest property line walls	1,500
3. Drainage provisions	1,500
4. 2" asphalt on 4" compacted stone base	6,700
5. Survey	200
6. Fence -- all way around and with gates	4,000
7. Signs and lot marking	750
8. Electric	300

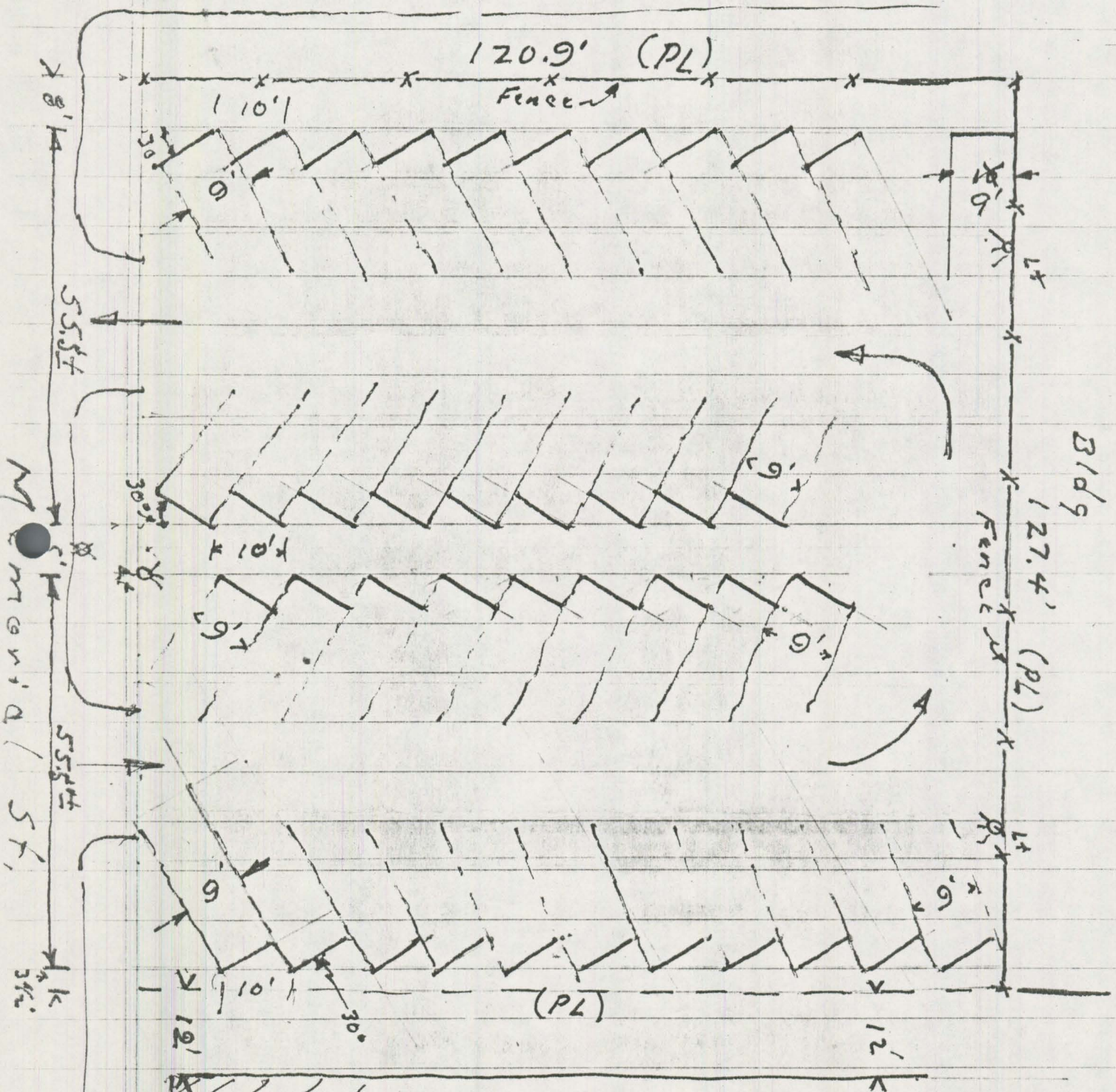


9. 3 area lights - by Duke Power Co. No instl. cost
\$3.80 per month - each - 4 yr. contract
Similar to lighting now on Lot Addition No. 1
- \$34,950
10. Contingencies and unforeseen (10%)
- 3,495
\$38,445

The scrap iron in the building and on the roof is to be removed and bought by H. W. Thomas Iron & Scrap Metal Co., Inc. at 50¢ per 100 lbs. Mr. Thomas has been instructed to proceed with this at his earliest convenience. At least \$500.00 should be received by Duke Memorial Church from this.

Proposal No. 3 is recommended for favorable consideration. We are prepared to proceed with this work as soon as practical, if approved. If you feel that changes should be made in the favorable proposal or if you wish more information, please let me know.

Gregson St



Memorial St

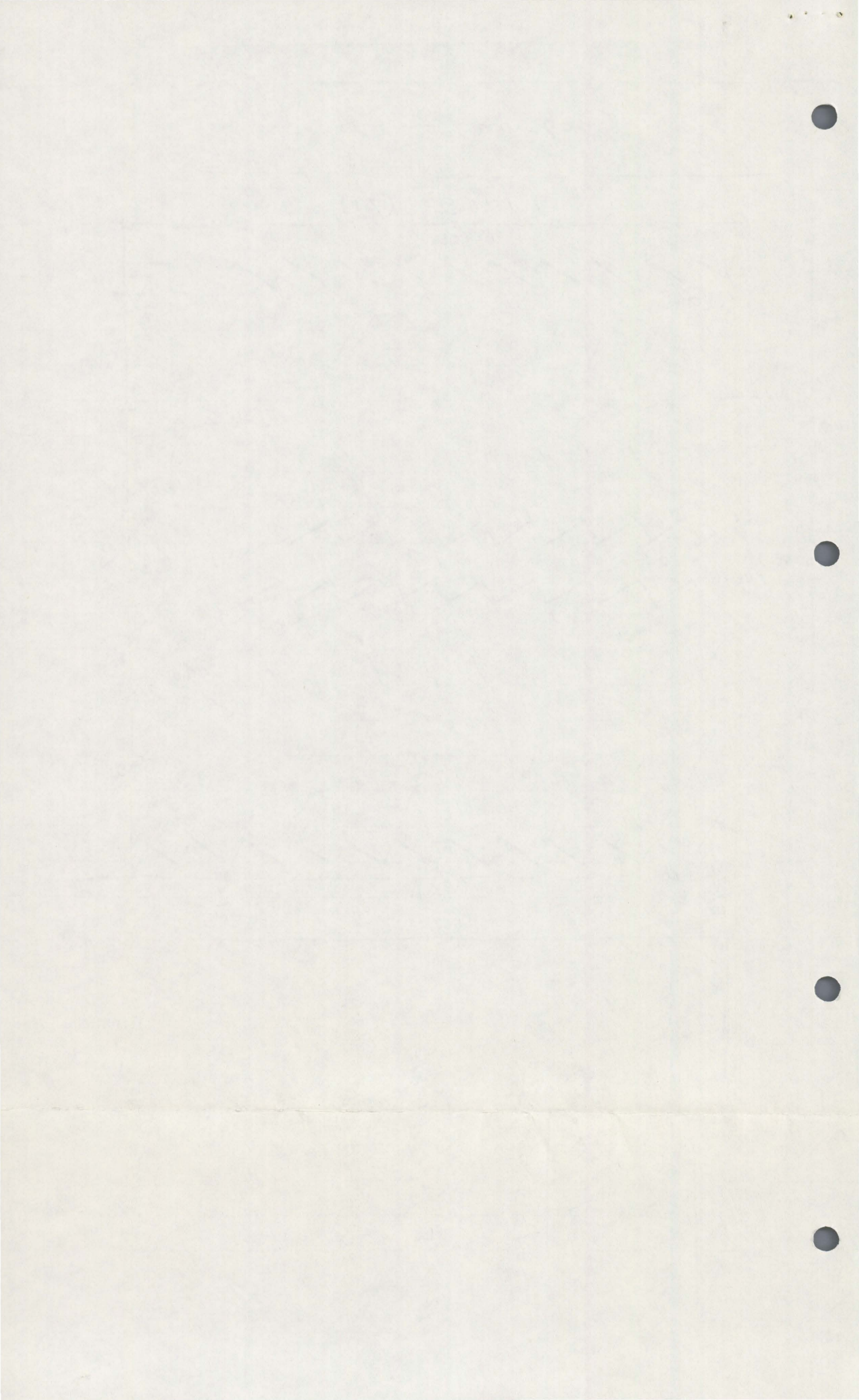
Bldg

Duke Memorial
United Methodist Church

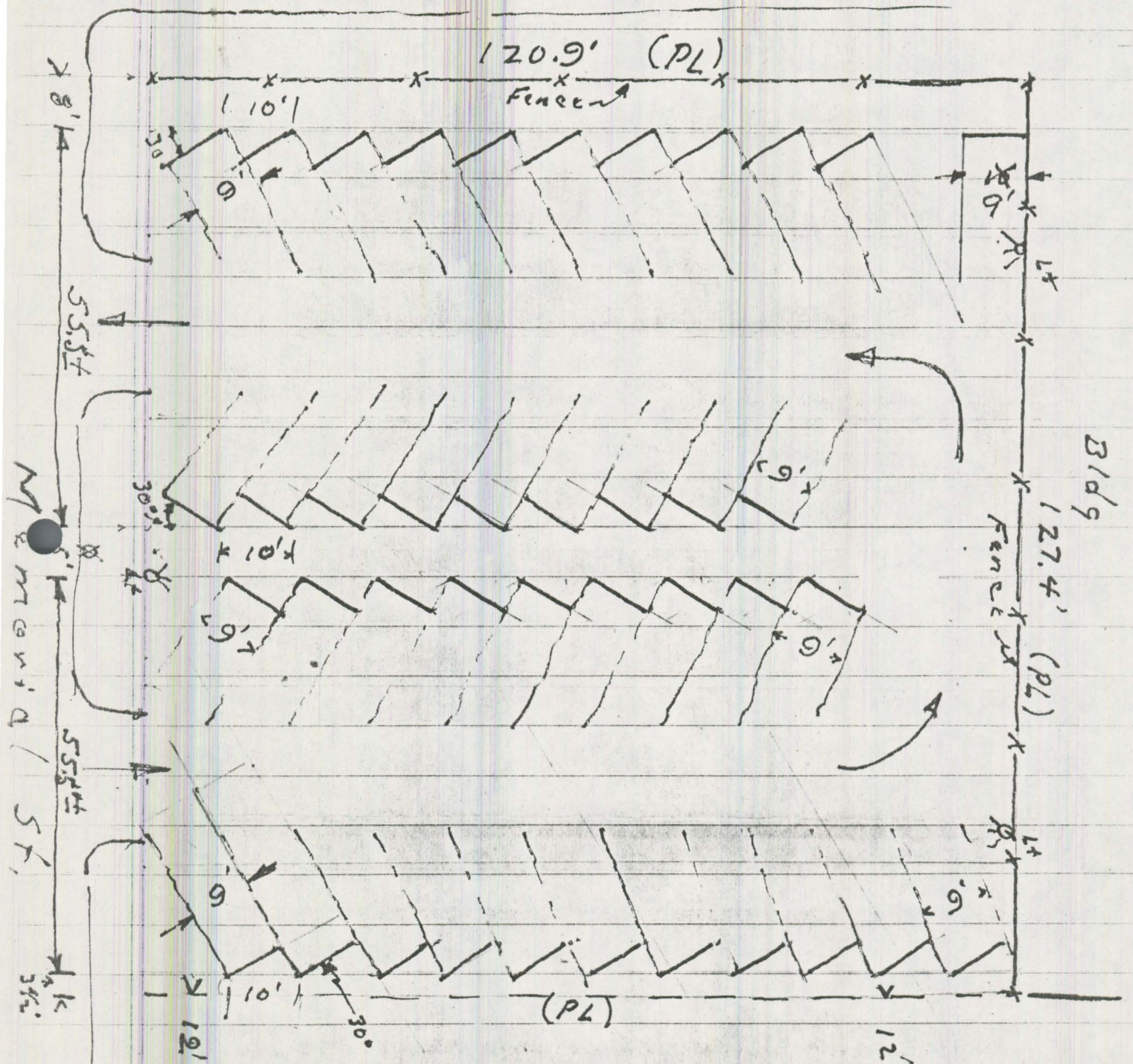
Bldg
Sketch No. 1

Memorial Street
Parking
40 car spaces
(30° from Lnt)

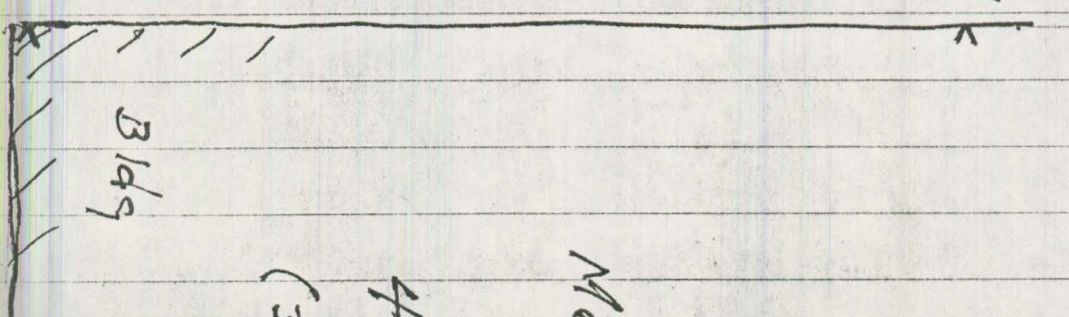
22
13
40



Gregson St



Memoria ST



Bldg

Memorial Street
Parking

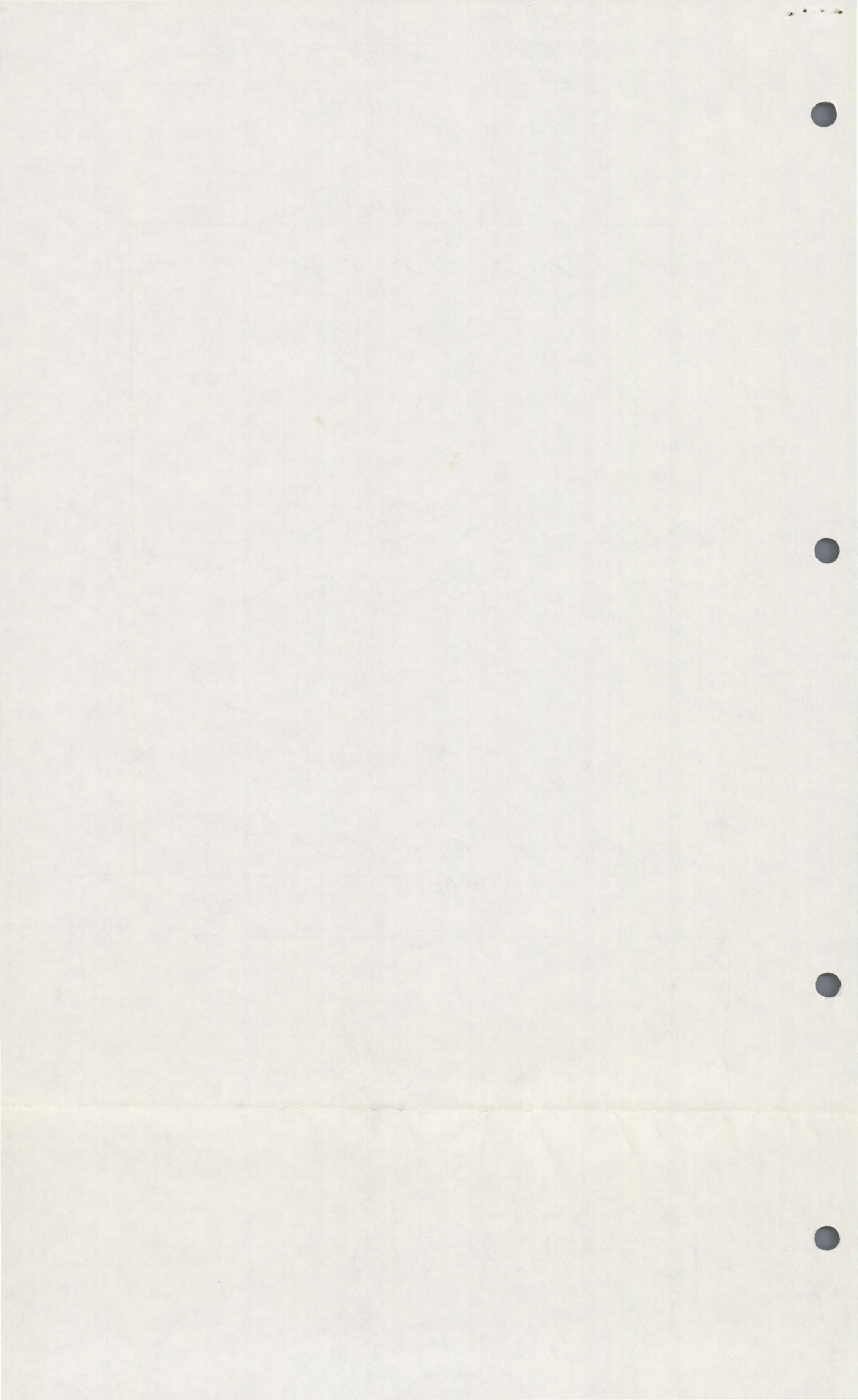
40 car spaces

(30° from LRT)

Sketch No. 1

22
13
40

Duke Memorial
Unified Methodist Church

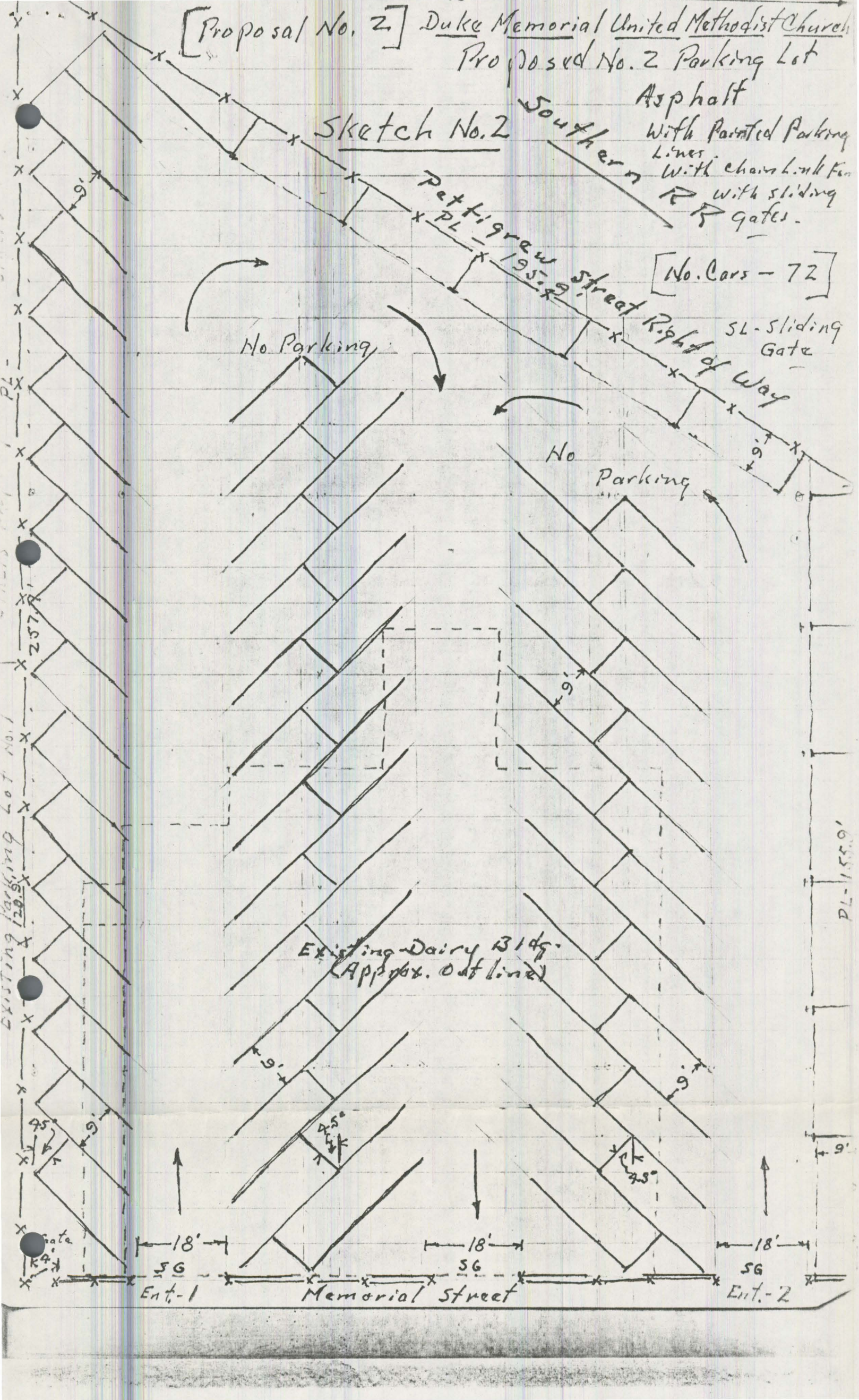


[Proposal No. 2] Duke Memorial United Methodist Church
Proposed No. 2 Parking Lot

Sketch No. 2

Asphalt
With Painted Parking Lines
With chain link fence with sliding gates.

[No. Cars - 72]



No Parking

No Parking

Existing Dairy Bldg.
(Approx. Outline)

SL - Sliding Gate

[No. Cars - 72]

18'
56'
Ent.-1

18'
56'
Memorial Street

18'
56'
Ent.-2

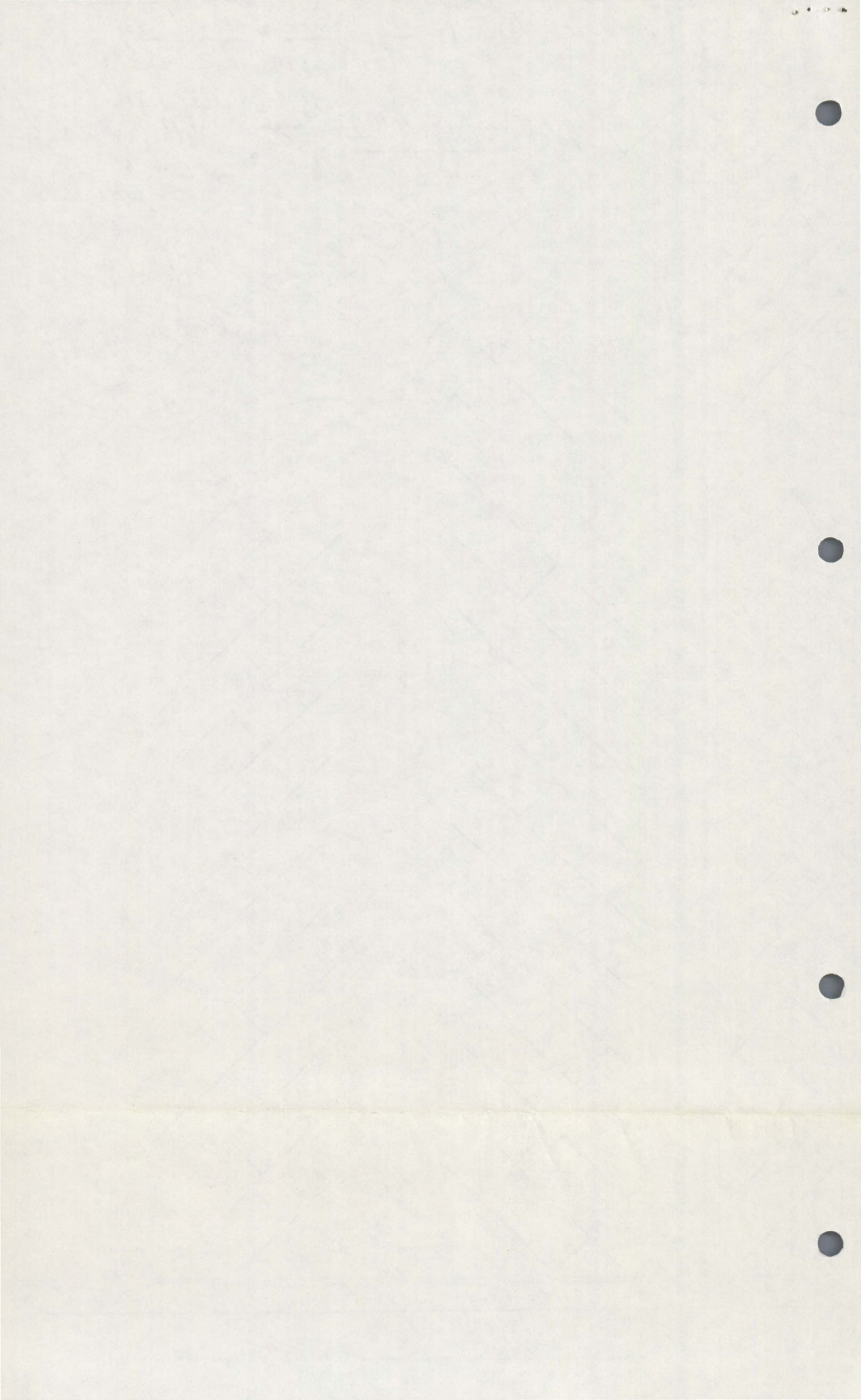
EXISTING PARKING LOT NO. 1
257.9'

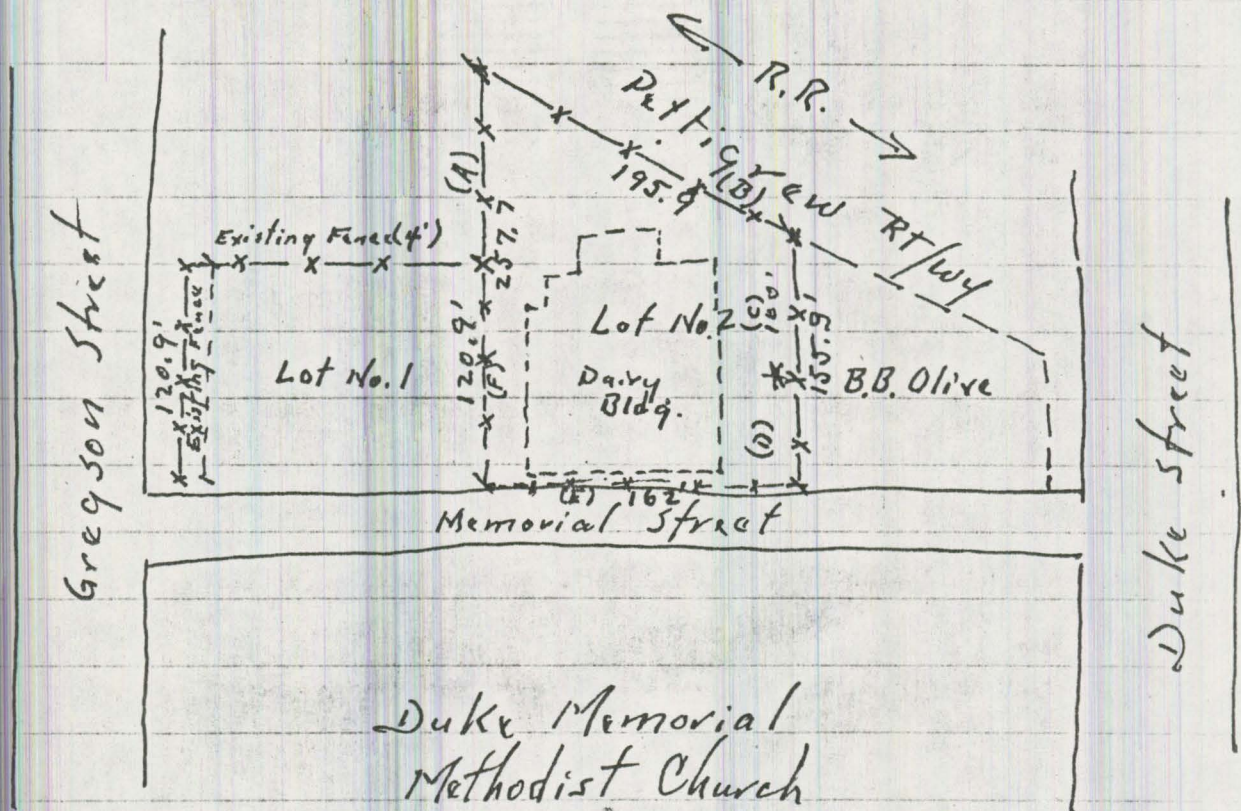
PL-155.0'

gate

Pettigrew Street
Right of Way

Southern





No Scale

Sketch No. 3

Lot Capacities

Lot No. 1 — 40 cars (now) —

Lot No. 2 — 72 cars (Proposed)

See Proposals No. 1, No. 2 and No. 3.

Proposed New Fence:

(A) — 8' chain Link \approx barbed wire at top

(B) — 8' " " " " " "

(C) — 8' " " " " " "

(D) — 5' " " similar to that back of church.

(E) — 5' " " " " " " " " but

with 3 — 18' sliding (rolling) traffic gates with
locks and 1 — 4' personnel gate:

(F) — 5' chain Link \approx barbed wire at top. Ditto

