

October 29, 2008

Peter Zacharias
723 Massachusetts St.
Lawrence, KS 66044

David Corliss
City Manager
Lawrence, KS 66044

Dear David,

The following is an explanation and accounting of the expenses and procedures used in the installation of an automated and monitored fire prevention and sprinkler system at 723-725 Mass. St. "Millers Hall" in Lawrence, KS. The explanation is divided into three parts: preparation of the structure to accept water main and control structures, installation of sprinkler system, and covering, repairing, and painting the damages caused by the installation of the sprinkler pipes and adjutant electronics.

This sprinkler project is also part of a five year, state approved restoration and rehabilitation project, Kansas State Historical Society Project #461, for Millers Hall. Millers Hall was built between 1855 and 1864 and remodeled after a fire in 1873. The structure has remained largely unchanged since then. Millers Hall is on the national register of historic places. It was the Free State Party headquarters until Kansas became a state in January of 1861. At that time the Free State Party legislature became the first "Free Kansas State" legislature, housed on the second floor of 723 Mass. and remained the first "free" capital of Kansas until May of 1861, when the capital was moved to Topeka.

Millers Hall was home of several early civic organizations (Masons, Turners, etc.) and was the site of John Brown's "Shirt of Blood" speech as well as his local wake upon news of his hanging. Susan B. Anthony and Carrie Nation also spoke in Millers Hall in the late 1800's. The full explanation of Millers Hall's historic importance can be accessed through the Kansas State Historical Society.

The Development project was begun in August of 2007 at which time 725 Mass. was owned by Gunda Hiebert and Anne Yetman and 723 Mass was owned by myself, Peter Zacharias. The original project included restoration of the exterior cornice and sign, historically appropriate storm windows, roof repair, and removal of an obsolete fire escape. Repair of crumbling masonry, installation of an historically appropriate store front at 723 Mass., installation of hardwood floors, repair of the old arch top windows, installation of a modern sprinkler system and historically appropriate repair and covering of the ceiling and walls harmed by the cuts and damages of the sprinkler system. Gunda, Anne, and I applied for the city approved grants for the sprinkler system, received promises of these, and began the project in September of 2007. Some 60 days into the project, Gunda and Anne indicated that they did not want to continue with the project but instead wanted to sell 725 Mass. to me (or anyone else). I purchased the building in January of 2008 upon assurances from your office that their grant would be available to me. The project was begun in February 2008. We went through the bidding procedures as required by the city and settled on Jayhawk Sprinkler Systems of Topeka to do the main installation.

I. Preparation of Structure

The basement wall facing Mass. St. where the sprinkler pipes were to enter the building and the partition wall between 723 and 725 Mass. were in poor condition (photos 1, 2, 3). The walls required tuck pointing, blocking up of windows and a door leading under Mass St., and general stabilization so that the side walk could be dug up and the large holes drilled into the fronts of the structure and between the partition wall. These account for the payments to the City of Lawrence, The plumber, the cost of mortar and cement blocks, and associated labor.

II. Installation of Sprinkler System

The installation of the sprinkler system by Jayhawk Inc. and the electronic expenses by Rueschoff Security Systems are the two largest expenses of this portion of the project. Neither of these companies would not do the preparations for their services, consequently these preparations were done by my handyman, additional workers, and myself. They included: running alarm wire to the four substations, cutting holes in the sheetrock walls, floors, and ceilings in preparation of pipes and electronics, and cleanup and removal of debris.

III. Covering, Repairing, & Painting

723/725 Mass. contains some 50+ rooms, 6 stairwells, 2 basements, and assorted hallways. Pipes were left exposed in the stairwells, basements, workshops, and hallways. In the interior of the apartments and showrooms pipes were largely hidden. In the 723 showroom the State as well as myself wished to hide the pipes and preserve as much of the 1870 tin ceiling as possible. We cut the tin on the bottom edge so that the pipes could be mounted as close as possible to the old tin (photos 4, 5). These "flaps" were epoxied and riveted back together and then covered with a reproduction tin moulding (check #1025) so that the sprinkler heads were only partly visible (photo 6). The completed ceiling installations and ceiling were re-painted (photo 7). In some 22 rooms, the ceilings were extensively cut up and consequently required extensive repairs and repainting. In some 12 rooms the damage was so extensive that they were patched and then covered with Anaglypta (photo 8). Anaglypta is a cotton wall and ceiling covering, invented in the 1850's. It is historically appropriate for buildings of this age and approved by the Kansas Historical Society. The Anaglypta ceilings were also trimmed with 2 inch cove moulding (photo 9). All the cuts, repairs, and ceilings were repainted (photo 10). We completed these repairs in October of 2008, while the system itself became operational in August of 2008.

Total expenditures for labor and materials are \$104,735.74. I'm not sure what my compensation might be but I was under the impression that I would be compensated for 75% of my approved expenses. I have provided copies of all checks paid, as well as most appropriate receipts and invoices. I still have some 100+ secondary receipts that you can examine if you like but they seemed redundant as this document has already become sizeable. If you have any questions please call me at (785) 842-2770.

Thank you for your prompt consideration,



Peter Zacharias
President Goldmakers Inc.

Vendor	Purpose	Check #	Date	Check Amount	Amount To Job	Explanation
W.F. Norman	Tin sprinkler pipe cover	0001	9-25-07	\$1,000.00	\$300.00	Paid by Millers Hall development acct.
W.F. Norman	Tin sprinkler pipe cover	1025	11-10-07	\$1,995.00	\$486.00	Paid by Millers Hall development acct.
Bryce Ostrom	Labor	1404	1-31	\$332.94	\$448.85	Fix and prepare basement wall
Cottin's	Illuminate job	1428	2-7	\$135.73	\$42.33	Work light for basement ceiling
Bryce Ostrom	Labor	1432	2-7	\$298.72	\$448.85	Fix and prepare basement wall
Bryce Ostrom	Labor	1444	2-15	\$283.08	\$101.75	Cut holes for sprinkler, dry wall and paint
Bryce Ostrom	Labor	1460	2-21	\$285.62	\$285.62	Work for sprinkler
Visa	Capitla Concrete	958	2-28	\$203.43	\$186.28	Preperation of basement wall
Bryce Ostrom	Labor	1480	2-29	\$293.10	\$439.87	Cut holes and patch
Bryce Ostrom	Labor	1505	3-8	\$318.12	\$478.76	Cut holes and patch
Bryce Ostrom	Labor	1512	3-12	\$308.42	\$463.80	Work for sprinkler
Cody Wisler	Labor	964	3-13	\$195.00	\$195.00	Labor for ceiling repair
Home Depot	Supplies for ceiling repair	960	3-13	\$42.89	\$42.89	Supplies
Bryce Ostrom	Labor	1528	3-20	\$315.04	\$472.78	Work for sprinkler
Peter Zacharias	Cover sprinkler pipe	1526	3-20	\$1,139.25	\$675.00	Install brackets for sprinkler pipe cover
Bryce Ostrom	Labor	1549	3-28	\$357.99	\$537.52	Work for sprinkler
Cody Wisler	Labor	1552	3-28	\$382.50	\$382.50	Labor for ceiling repair
Johnson Wood Working	Sprinkler pipe cover/ ceiling trim	1553	3-28	\$200.00	\$200.00	
Cody Wisler	Labor	971	4-4	\$358.00	\$685.00	Painting
Bryce Ostrom	Labor	1558	4-4	\$408.02	\$615.32	Cut, patch, paint
Electric Supply	supplies for sprinkler	1579	4-10	\$47.80	\$47.80	Electrical supplies
Cottin's	Paint supplies	974	4-11	\$351.27	\$351.27	Paint and hardware
Home Depot	Paint supplies	975	4-11	\$196.20	\$28.69	Paint

Page Total: \$7,915.88

Vendor	Purpose	Check #	Date	Check Amount	Amount To Job	Explanation
Whelan's	Sprinkler hardware	976	4-11	\$5.37	\$5.37	Screws for sprinkler cover
Sherwin Williams	Paint sprayer and paint	977	4-11	\$1,237.12	\$1,237.12	Paint sprayer \$774
Cody Wisler	Labor	983	4-11	\$175.00	\$175.00	Painting
Bryce Ostrom	Labor	1581	4-11	\$307.42	\$461.44	Cut, patch, paint
Visa		1588	4-11	\$412.05	\$24.44	Concrete and hardware
Action Plumbing	Pipe entrance hole	998	4-11	\$2,550.00	\$2,550.00	Cut hole and attach fitting
Bryce Ostrom	Labor	1603	4-18	\$269.89	\$397.98	Cut, patch, paint
City of Lawrence	Sidewalk cut	986	4-21	\$3,000.00	\$3,000.00	Cut sidewalk hole for sprinkler
Bryce Ostrom	Labor	1612	4-25	\$304.34	\$457.82	Cut, patch, paint
Bryce Ostrom	Labor	1635	5-2	\$301.26	\$448.51	Cut, patch, paint
Cottin's	Paint and screws	1646	5-5	\$110.55	\$89.66	Paint and hardware
Home Depot	Sprinkler hardware	1008	5-8	\$53.38	\$53.38	Hardware
Bryce Ostrom	Labor	1660	5-8	\$270.18	\$403.96	Cut, patch, paint
Visa	Sprinkler repairs	1663	5-10	\$1,670.48	\$329.85	Scaffolding, hardware, lumber
Sherwin Williams	Ceiling repair	1669	5-14	\$322.45	\$322.45	Paint
Bryce Ostrom	Labor	1677	5-15	\$293.10	\$436.64	Cut, patch, paint
Bryce Ostrom	Labor	1694	5-23	\$303.80	\$449.98	Cut, patch, paint
Bryce Ostrom	Labor	1703	5-29	\$382.97	\$521.03	Cut, patch, paint
Bryce Ostrom	Labor	1716	6-5	\$295.64	\$438.14	Ceiling and wall repair
Cottin's	Materials for ceiling repair	1013	6-10	\$281.83	\$177.85	Paint, putty
Schmidt Lumber	Lumber, patches	1014	6-10	\$120.55	\$120.55	Patches

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Vendor	Purpose	Check #	Date	Check Amount	Amount To Job	Explanation
Whelan's	Patch holes	1732	6-10	\$14.09	\$14.09	2x4 sheet rock patch
Bryce Ostrom	Labor	1741	6-13	\$276.28	\$408.53	Ceiling and wall repair
Visa	Patch holes	1744	6-14	\$617.13	\$44.11	Westlake Hardware, cleaners
Bryce Ostrom	Labor	1754	6-19	\$272.05	\$405.57	Ceiling and wall repair
Bryce Ostrom	Labor	1767	6-26	\$281.21	\$417.41	Ceiling and wall repair
Jayhawk Sprinkler	Sprinkler system	1019	7-1	\$64,386.00	\$64,386.00	Sprinkler pipes and installation
Carter Waters	Ceiling repair mesh	1021	7-1	\$322.69	\$322.68	Nylon mesh- patch walls/ceiling
Patcher Electric	Compressor repair	1774	7-2	\$177.32	\$177.32	Nail gun and paint sprayer
Bryce Ostrom	Labor	1776	7-3	\$278.33	\$414.15	Ceiling and wall repair
Rueshoff	Sprinkler Electrical Deposit	1023	7-8	\$3,424.32	\$3,424.32	Electrical part of sprinkler system- labor
Bryce Ostrom	Labor	1800	7-10	\$293.10	\$435.18	Ceiling and wall repair
Cottin's	Paint and putty	1026	7-10	\$265.49	\$147.48	Paint, putty, tape
Home Depot	Wire clips for alarm	1033	7-10	\$14.30	\$14.30	Attach wires to sprinkler pipes
Whelan's	Patch holes	1034	7-10	\$330.12	\$330.12	Sheetrock, putty, studs
Bryce Ostrom	Labor	1815	7-17	\$312.50	\$464.78	Ceiling and wall repair
Nick Zacharias	Labor	1820	7-17	\$91.43	\$107.72	Ceiling and wall repair
Bryce Ostrom	Labor	1833	7-25	\$354.52	\$526.58	Ceiling and wall repair
Nick Zacharias	Labor	1837	7-25	\$283.99	\$377.03	Ceiling and wall repair
Midway Wholesale	Ceiling repair tools	1037	7-30	\$22.00	\$22.00	Plastering tool
Bryce Ostrom	Labor	1844	7-30	\$371.17	\$502.61	Ceiling and wall repair
Nick Zacharias	Labor	1846	7-30	\$271.37	\$357.44	Ceiling and wall repair

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Vendor	Purpose	Check #	Date	Check Amount	Amount To Job	Explanation
Rueshoff	Sprinkler parts	1051	8-4	\$2,317.25	\$2,317.25	Electrical part of sprinkler system- labor
Visa	Ceiling repair	1857	8-8	\$1,110.74	\$902.11	Anaglypta and accessories
Visa	Ceiling repair	1050	8-8	\$690.81	\$223.02	Anaglypta and accessories
Home Depot	Paint	1039	8-4	\$159.04	\$68.92	Primer and paint
Schmidt Lumber	Ceiling Repair	1040	8-4	\$126.61	\$126.61	Ceiling trim
Electric Supply	Sprinkler repair	1048	8-4	\$19.93	\$19.93	Electric coupling alarm wire
Cottin's	Paint, putty	1049	8-5	\$370.53	\$363.02	Paint, putty for sprinkler repair
Sherwin Williams	Ceiling paint	1052	8-5	\$36.29	\$36.29	Paint
Bryce Ostrom	Labor	1860	8-7	\$261.27	\$388.75	Ceiling and wall repair
Nick Zacharias	Labor	1865	8-7	\$260.90	\$342.75	Ceiling and wall repair
Peter Zacharias	Labor	1866	8-7	\$1,139.25	\$400.00	16 hrs. ceiling trim/repair (\$25/hr)
Whelan's	Sprinkler materials	1054	8-14	\$149.37	\$149.37	Ceiling molding for sprinkler repair
Bryce Ostrom	Labor	1889	8-14	\$242.04	\$367.09	Ceiling and wall repair
Nick Zacharias	Labor	1888	8-14	\$244.12	\$318.27	Ceiling and wall repair
Peter Zacharias	Labor	1901	8-21	\$1,139.25	\$525.00	21 hrs. ceiling repair (\$25/hr)
Nick Zacharias	Labor	1911	8-21	\$250.36	\$325.61	Ceiling and wall repair
Bryce Ostrom	Labor	1905	8-21	\$333.44	\$497.34	Ceiling and wall repair
Bryce Ostrom	Labor	1920	8-29	\$325.35	\$484.43	Ceiling and wall repair
Nick Zacharias	Labor	1925	8-29	\$161.39	\$200.75	Ceiling and wall repair
Bryce Ostrom	Labor	1931	9-4	\$328.13	\$487.65	Ceiling and wall repair
Visa	Sprinkler project	1066	9-9	\$418.74	\$418.74	materials for repair

Page Total: **\$8,962.90**

