

**RESOLUTION 19-173**

**A RESOLUTION TO AUTHORIZE EXPENDITURE OF CAPITAL IMPROVEMENT FUNDS FOR RIPPAVILLA PLANTATION**

**WHEREAS**, Rippavilla Plantation is owned by the City of Spring Hill; and

**WHEREAS**, the Board of Mayor and Aldermen approved \$40,000 for Rippavilla capital improvements in the 2019/2020 budget for brick tuck point restoration; and

**WHEREAS**, Rippavilla Inc. as the third-party entity contracted by the City of Spring Hill to manage and operate Rippavilla Plantation has conducted extensive inspection and investigation on the brick tuck point restoration; and

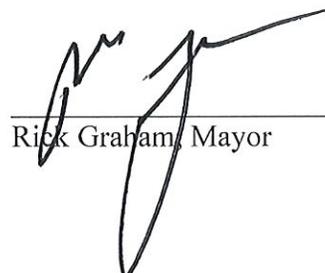
**WHEREAS**, the findings from the above mentioned inspection revealed the need to modify the initial scope of the project as presented to BOMA before budget approval as *tuck point restoration to the Southside wall against the sunroom to the Northeast courtyard wall, sunroom, and sunroom roof replacement* as outlined in the attached Exhibit A; and

**WHEREAS**, Rippavilla Inc. requests to proceed with the revised scope of work outlined in Exhibit A at a fixed cost of \$28,935.00 for the brick tuck point work and \$7,430.00 for the sunroom roof replacement for a total of \$36,365.00; and

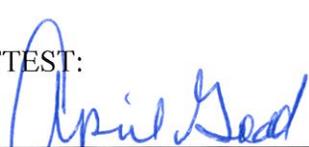
**WHEREAS**, the Tourism Council recommends approval of the expenditure of \$28,935.00 for the brick tuck point work and \$7,430.00 for the sunroom roof replacement.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Spring Hill authorizes the expenditure of \$36,365.00 from the Tourism Fund Capital Improvement line item for the brick tuck point work and sunroom roof replacement at Rippavilla Plantation at a total cost of \$36,365.00.

**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 16th day of September, 2010.**

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney



**REQUEST:** Approval of Resolution 19-173  
**SUBMITTED BY:** Kayce Williams, Economic Development Coordinator  
**DATE:** Sept 10, 2019  
**RE:** Brick Tuck Point Improvements at Rippavilla Plantation  
**ATTACHMENTS:** Resolution 19-173  
Exhibit A

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**PURPOSE:**

To authorize the expenditure of budgeted capital improvement funds for Rippavilla Plantation.

**BACKGROUND:**

During discussions for the 2019/2020 budget, Rippavilla Inc. requested funds be allocated for brick tuck point work to be done to the southside wall of the mansion. BOMA approved \$40,000.00 in the capital improvement line of the Tourism Fund for this project. During further inspection and investigation of the project, Rippavilla Inc. was given an update by the specialized contractor which stated that the scope of work needed to be modified to doing the southside wall against the sunroom as well as replacing the roof of the sunroom first to prevent any more water damage and to secure an area that could now potentially become a safety issue as the brick has begun to pull away from the house. His email is attached in Exhibit A. Rippavilla Inc. then solicited 4 quotes on replacing the roof of the sunroom. All are attached in Exhibit A as well.

The Tourism Council will take this item up at their meeting on September 12 and make a formal recommendation to BOMA

**FINANCIAL IMPACT:**

The original estimate for this project was \$39,7775.00. The revised quote for the modified scope of work is \$28,935 for the brick tuck point work and \$7,430.00 for the roof replacement for a total of \$36,365.00 which is within budget of \$40,000.00 for capital improvements in the 2019/2020 Tourism Fund budget.

**STAFF RECOMMENDATION:**

Based on the approval of the city attorney, staff recommends approval of Resolution 19-173.

## Fwd: Rippavilla Restoration

From: Corrine Tomlinson (boardpresident@rippavilla.org)

To: cmtmat@bellsouth.net

Date: Wednesday, September 4, 2019, 10:43 AM CDT

### Corrine Tomlinson

President

Rippavilla, Inc

(931) 626-1357

Begin forwarded message:

**From:** [boardpresident@rippavilla.org](mailto:boardpresident@rippavilla.org)  
**Date:** September 4, 2019 at 10:07:03 AM CDT  
**To:** [vlay@springhilltn.org](mailto:vlay@springhilltn.org), [kwilliams@springhilltn.org](mailto:kwilliams@springhilltn.org)  
**Cc:** Moe Webster <[moewebster@hotmail.com](mailto:moewebster@hotmail.com)>  
**Subject:** Rippavilla Restoration

Good Morning,

Attached is an email from Stephen Brown with Republic. Per our previous discussion, Stephen recommends we tuck point the area in the courtyard first instead of the sunroom. The brick is pulling away from the house and could potentially be a safety issue. There is water damage on the inside of that room.

He also suggests we repoint the area over the sunroom to the height of the window sills and set a riglit into the wall so that the flashing people can rework the step and counter flashing for that elevation and turn the water away from those interior environs of the sunroom.

Since the area to be repointed in the courtyard is smaller than the sunroom, Republic's price quote is \$28,935 vs the \$39,775 submitted for the other area. Stephen is recommending we put a new roof on the sunroom at the same time. The old roof has several inches of gravel and holds water creating extra weight on the roof. The ceiling in the sunroom has several cracks and continues to worsen. I am attaching three roof bids. I have verified with the Historic Commission and The Land Trust For Tennessee and both approved the change in roof materials. The lowest roof bid and Republic's bid are within \$1,100 of the money allocated for the original south-side pointing.

With your approval, Republic could possibly start this project on September 9th.

 Pointing proposal.docx  
6.8kB

 ATT00001.htm  
406B

 Village Roofing.pdf  
1.9MB

 ATT00002.htm  
410B

To: Corrine Tomlinson <boardpresident@rippavilla.org>  
Subject: Re: Rippavilla

Corrine, Dear Corrine,

We will finish the "others" and, their change orders and be there on Monday, 5 August.....

To that, we adjust our quote to the corner of critical path with consideration to the rear ell corner and the return on the northeast corner to the windows of that location. In addition, as to our meeting in the Summer room and, the lively conversation to wants and needs, it was discussed that the flashing to the Summer Room was of the critical path as well. We will repoint the area over the Summer Room to the height of the window sills and set a rigit into the wall so that your flashing people can rework the step and counter flashing for that elevation..... and, turn the water away from those interior environs of the Summer Room. To do this adjusted work, we quote the sum of \$ 28,935. to complete the tasks at hand. We will still be grouting and sealing the historic, buried downspout chase and, rebuilding the window lintels, new angle iron and wall system lintels with epoxy injection and consolidation. All new flashing will be coated copper and, all angle iron will be 3" X 3" as accordance with the coursing of the masonry....

Please share your thoughts and, we will pencil in at this time..... With today's weather, production was a bounty....and a God send....

Trust that you are well, looking forward,

Stephen

# Village Roofing Co., Inc.

Commercial Roofing & Sheet Metal Contractors since 1993

8/20/19

Pat Bearden  
Rippaville Plantation  
5700 Main Street  
Spring Hill, TN 37174

RE: Reroof of South Sun Room Roof

The following is our proposed Scope of Work for the reroof of the south porch roof. The roof area is approximately 400 square feet.

#### Base Bid Proposed Scope of Work:

- 1) Remove the existing gravel surfaced built-up roof and roof insulation down to the roof deck.
- 2) Inspect deck for deficiencies and report finding to the owner. Minor corrections to the deck will be covered in this bid. In the unlikely event that there are any major problems with the deck condition, these repairs will be brought to the attention of the property managers and repairs and associated cost itemized.
- 3) Install a base layer of 3" Poly Iso roof insulation and fully tapered 1/4" per foot Poly Iso to create slope to the to the two corner scuppers.
- 4) Fabricate and install 2 new Kynar 500 prefinished sheet metal scuppers.
- 5) Install Fully Adhered 60 mil TPO membrane roof with all related flashing and trim.
- 6) Fabricate and install new Kynar 500 prefinished sheet metal counterflashing along the rear brick wall.
- 7) Remove and re-install the existing parapet wall cap.
- 8) Provide a manufacturer's 15 year labor and material warranty. It will either be Carlisle or Johns Manville.

#### Not included:

- 9) Reworking of the perimeter ledge metal. See alternate price to clean and re-paint.
- 10) Stamped documents and building permit. See added cost.

Base Bid Amount . . . . . \$14,014.00

Add to clean and re-paint the 3 sides of the metal ledge, \$750.00

Add to provide a set of stamped documents and a Building Permit if necessary, \$1,500.00

Please see attached photos.

Sincerely,  
Village Roofing Co., Inc.



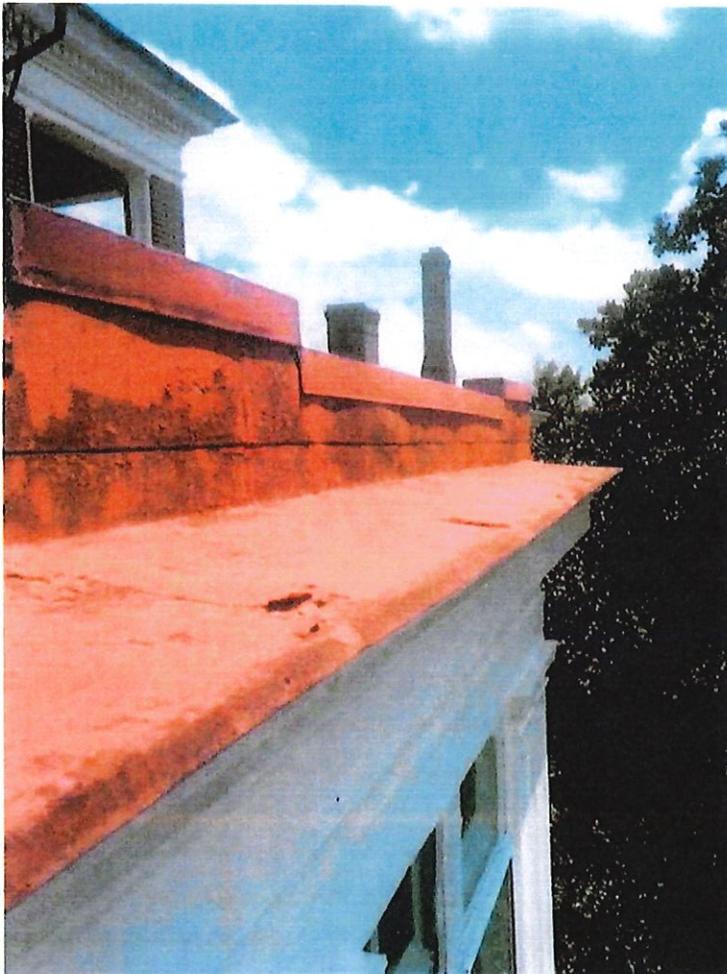
Dan Garman  
President



2403 Park Plus Drive Columbia, TN 38401  
Phone: (931) 223-5573 Fax: (615) 523-2182  
Email: [dan@villageroofing.us](mailto:dan@villageroofing.us) [www.villageroofing.us](http://www.villageroofing.us)



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**2488 PARK PLUS DRIVE  
COLUMBIA, TENNESSEE 38401  
(931) 381-0175  
FAX 931-388-3153**

**PROPOSAL/CONTRACT**

Rippavilla Plantation  
5700 Main Street  
Spring Hill, TN 37174

**FOR**

Roof Replacement – right side low-slope roof

July 10, 2019

Ritco Group, Inc.  
Proposal/Contract

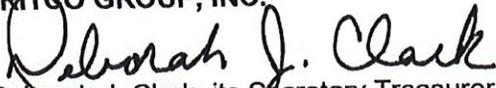
We hereby agree to furnish all materials and labor necessary to complete the following:

- Secure work area with highly visible cones, ropes and tape;
- Protect all ground items as needed, (sidewalks, HVAC unit, landscaping);
- Remove existing layers of gravel, roll roofing, tar and flashing;
- Remove metal cap around perimeter to allow roofing a covered termination point;
- Scrape, clean and paint metal cap using Sherwin-Williams multi-surface acrylic (2 coats) NOTE: Color can be matched to existing color;
- Inspect decking and perform any minor repairs needed to provide a sound, smooth surface;
- Install 2 layers of 4' x 4' ISO Board. First layer will be 1" with 2<sup>nd</sup> layer being 2". All ISO Board to be fully adhered using ISO board adhesive;
- Install GenFlex 60-mil TPO per manufacturer's specifications. All TPO will be fully adhered using GenFlex TPO bonding adhesive;
- Install new brick counterflashing where roof meets 2<sup>nd</sup> story section;
- Install T-joint covers inside/outside corners as needed;
- Clean, scrape and paint (2 coats) existing red skirt on outside of parapet walls using Sherwin-Williams multi-surface acrylic;
- Provide daily clean-up of jobsite as well as a complete final clean-up.

**LUMP SUM PRICE ..... \$11,848.00**

All material is guaranteed to be as specified. All work is to be performed in a skillful manner. Any alterations or deviations from the above or attached specifications involving additional cost(s) and or credit(s) will be executed only upon written, fully executed change order(s). Any change order(s) shall confirm the original contract amount, description of additional work and or deletion of work, cost of change(s), and or the amount of credit(s) to the original proposal/contract and revise the proposal/contract price. All agreements are contingent upon strikes, accidents, or delays beyond the control of the contractor.

RITCO GROUP, INC.

by   
Deborah J. Clark, its Secretary Treasurer

**ACCEPTANCE OF PROPOSAL/CONTRACT** – The above or attached prices, specifications, and conditions are satisfactory and are hereby accepted. Payments to be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_

City of Spring Hill, TN						
As Of:	Budget		870,298	see each fund	Estimated	see each fund
18-Jun-19	2019 - 2020		YTD June 2017-2018	Budget 2018-2019	2018-19	Budget 2019-2020
	YTD June 2016-2017	Final	AA#4-Ord 19-06		Adopted	
<b>TOURISM FUND</b>						
	140 - REVENUE					
31920	HOTEL/MOTEL TAX	\$ 170,795	\$ 140,000	\$ 180,000	\$ 185,000	
34745	RIPPAVILLA INCOME	\$ 91,548	\$ -	\$ -	\$ -	
34782	BANQUET FEES	\$ -	\$ -	\$ -	\$ -	
36100	INTEREST INCOME	\$ 28	\$ -	\$ -	\$ -	
36210	RENTAL INCOME	\$ 120	\$ -	\$ -	\$ -	
36999	PRIOR YEAR REVENUE	\$ 262,491	\$ 193,600	\$ 233,600	\$ 280,000	
	TOTAL TOURISM REVENUES	\$ -	\$ -	\$ -	\$ -	
	140 - 47210 - DEPT OF TOURISM					
	OPERATING EXPENSE					
200	CONTRACT SERVICES	\$ 14,155	\$ 50,000	\$ 50,000	\$ 110,000	
218	ADVERTISING IN PUBLICATIONS - JOURNAL COMMUNICATIONS	\$ 9,367	\$ -	\$ -	\$ -	
237	MARKETING MATERIALS	\$ 950	\$ -	\$ -	\$ -	
241	ELECTRIC	\$ 15,655	\$ -	\$ -	\$ -	
242	WATER	\$ 4,000	\$ -	\$ -	\$ -	
244	GAS	\$ 3,000	\$ -	\$ -	\$ -	
245	TELEPHONE NETWORK	\$ 5,478	\$ -	\$ -	\$ -	
266	REPAIR AND MAINTENANCE BUILDING	\$ 7,863	\$ -	\$ -	\$ -	
310	OFFICE SUPPLIES	\$ 488	\$ -	\$ -	\$ -	
313	COMPUTER SOFTWARE	\$ 109	\$ -	\$ -	\$ -	
320	OPERATING SUPPLIES	\$ 1,729	\$ -	\$ -	\$ -	
330	REPAIRS AND MAINTENANCE SUPPLIES	\$ 4,271	\$ -	\$ -	\$ -	
340	REPAIRS AND MAINTENANCE SUPPLIES	\$ -	\$ -	\$ -	\$ -	
510	TML INSURANCE COVERAGE	\$ 1,058	\$ 3,600	\$ 3,600	\$ 5,000	
565	PERMIT FEES / STATE FEES	\$ 210	\$ -	\$ -	\$ -	
725	RIPPAVILLA CONTRIBUTION	\$ 121,856	\$ 100,000	\$ 100,000	\$ 100,000	
800	RESERVES	\$ -	\$ -	\$ -	\$ -	
	TOTAL OPERATING EXPENSE	\$ 190,189	\$ 153,600	\$ 153,600	\$ 220,000	
	CAPITAL OUTLAY					
900	CAPITAL OUTLAY	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	
923	BUILDING IMPROVEMENTS-RIPPAVILLA	\$ -	\$ -	\$ -	\$ -	
953	COMPUTER HARDWARE	\$ -	\$ 20,000	\$ 20,000	\$ 60,000	
	TOTAL CAPITAL OUTLAY	\$ -	\$ 20,000	\$ 20,000	\$ 60,000	
	TOTAL EXPENSES DEPT OF TOURISM	\$ 190,189	\$ 173,600	\$ 173,600	\$ 280,000	
	TOTAL TOURISM BEGINNING FUND BALANCE	\$ -	\$ 153,902	\$ 153,902	\$ 160,302	
	TOTAL TOURISM REVENUE	\$ -	\$ 262,491	\$ 180,000	\$ 280,000	
	TOTAL TOURISM EXPENDITURES	\$ -	\$ 190,189	\$ 173,600	\$ 280,000	

Branding approved at 6/18/18 meeting plus TML Ins Pool property insurance

6/17 +\$75k + \$35k

6/17 +\$5k

6/17 +\$40k



Spring Hill, TN

# Journal Entry Register

Packet: GLPKT22604 - To record bad ck - Trosine (permit)

Journal: JN20037 Controlling Fund: 110

Description: To record bad ck - Trosine (permit)

Account

110-11211

Account Name  
CASH IN BANK - CHECKING

Cash Type: Miscellaneous

Description

To record bad ck - Trosine (permit)

Number: MISC0004929

Check Stock:

110-32610

To record bad ck - Trosine (permit)

Posting Date: 9/9/2019

Accrual Date:

Added Date: 9/13/2019

Adjusting Entry: N

Project Account Key	IFT	Debits	Credits
		41.25	41.25

Total JN20037:

41.25

41.25