

Re: 118 West Laurel Avenue, aka Cactus Café Building

The violation originated on February 6, 2012 when a certified letter was sent to the estate members declaring the property a public nuisance with certain conditions.

There was a second letter on October 15, 2012 declaring 3 of the 4 conditions to be remedied. The fourth condition was the roof was leaking and causing damage to adjacent property owners. This condition was not remedied. This was a serious condition because of damage to adjacent property owners and causing hazardous deterioration to the structure itself with potential to impact public rights of way. The letter allowed 45 days for compliance actions by the estate. At the expiration of 45 days, the nuisance was not remedied and the City took steps to secure the nuisance.

The City solicited request for proposals to assure that the interior of the Cactus Café is sealed from further water damage and deterioration resulting from water/moisture intrusion through the roof, walls and/or all associated roof components in or adjacent to the roof and windows. Also, it was to address damage to adjacent buildings due to roof runoff and deteriorated gutter systems.

Furthermore, the Fire Code Official deemed the building as unsafe and hazardous to life and property.

The City received and accepted a proposal from Highland Wake Construction, LLC in the amount of \$99,023.00. The detailed scope of work is attached as "Attachment A". During the progression of work, it was found that more of the structural items than estimated required replacement which amounted to \$1,816.64. In addition, the parapet wall and cap required grouting and some minor brick mortar work at a cost of \$2,985.74. These being the sole changes to the original scope of work amounting to a total of \$4,802.38. The total payment was \$103,825.38 to remedy the nuisance.