

STATE OF NORTH CAROLINA)
)
COUNTY OF GUILFORD)

INTERGOVERNMENTAL
LEASE AGREEMENT

THIS INTERGOVERNMENTAL LEASE AGREEMENT, dated as of _____, 201__ (this "Lease"), between the **City of Greensboro**, a North Carolina municipal corporation (Lessor), having an address at P.O. Box 3136 Greensboro, North Carolina 27402, and **Guilford County**, a North Carolina body politic and corporate (Lessee), having an address at 301 W. Market Street Greensboro North Carolina 27401.

WITNESSETH:

WHEREAS, the parties hereto entered into that certain Agreement for Purchase and Sale of Real Property as of October 30, 2018 (the PSA), whereby the Lessor agreed to purchase property of Lessee located at 201 North Eugene Street, being Guilford County Parcel No. 1799, and more particular description of which is attached as Exhibit A (the Premises);

WHEREAS, the terms of the PSA provided for, among other things, the aforesaid purchase and sale to be conditioned upon Lessor's lease of the Premises back to Lessee following closing thereon; and

WHEREAS, the parties desire to enter into this Lease upon the following terms and conditions.

NOW THEREFORE, in consideration of the rents and covenants herein stipulated to be paid and performed, Lessor hereby demises and lets to Lessee and Lessee hereby demises and lets from Lessor, for the respective terms hereinafter described and upon the terms and conditions hereinafter specified, the real property consisting of (i) a portion of the Premises, a more particular description of which is shown on Exhibit B and (ii) all improvements constructed on said premises at the commencement of this Lease and those improvements to be constructed on such premises as hereinafter set out (collectively, the Leased Premises).

1. *Title and Condition.* The Leased Premises are demised and let subject to all zoning regulations, restrictions, rules, and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted (to the extent otherwise applicable to pre-existing conditions and/or uses) by any governmental authority having jurisdiction, and with respect to buildings, structures, and other improvements located on the Leased Premises, their condition as of the commencement of the term of this Lease, without representation or warranty by Lessor. Lessee represents that it has examined the Leased Premises prior to the execution and delivery of this Lease and has found the same to be satisfactory for the purposes hereof.

2. *Use of Leased Premises; Quiet Enjoyment.*

(a) Lessee may occupy and use the Leased Premises for the operation of a Mental Health Facility and any other governmental purpose ancillary thereto.

(b) If and so long as Lessee shall observe and perform all covenants, agreements, and obligations required by it to be observed and performed hereunder, Lessor warrants peaceful and quiet occupation and enjoyment of the Leased Premises by Lessee and its Sub-Lessee(s); provided that Lessor and its agents may enter upon and examine the Leased Premises at reasonable times. For these purposes, "reasonable times" shall take into account the use of the Leased Premises and shall avoid interference with the provision and privacy of mental health services.

3. *Term of Lease.* Subject to the terms, covenants, agreements, and conditions contained herein, the term of this Lease shall be for twenty four months commencing on closing of the sale described in the PSA (the Primary Term). Lessee may end the Primary Term prior to its full 24 months upon providing written notice to Lessor of its intent to end the Primary Term early at least 30 days prior to the date upon which Lessee has elected to end the Primary Term. Unless Lessee has elected to end the Primary Term early, Lessee shall have the right and option to extend the term of this Lease for one additional six month term (the Extended Term) unless and until the terms of this Lease shall be sooner terminated pursuant hereto. The Extended Term shall commence on the day immediately succeeding the expiration date of the Primary Term and shall end six (6) months later, at midnight. Lessee shall be deemed to have exercised its right and option to extend this Lease for the Extended Term, without further notice being required, unless it provides written notice to Lessor of its intent not to exercise the option to the Extended Term at least 30 days prior to the end of the Primary Term. Lessee may end the Extended Term prior to its full 6 months upon providing written notice to Lessor of its intent to end the Extended Term early at least 30 days prior to the date upon which Lessee has elected to end the Extended Term.

4. *Rent.* Rent shall be due and payable annually in the amount of One Dollar (\$1), beginning at the commencement of this Lease Term.

5. *Net Lease.* This is a net lease, and the Rent and all other sums payable hereunder by Lessee shall be paid without notice or demand, and without set-off, counterclaim, abatement, suspension, deduction, or defense by reason of any damage to or the destruction of all or any part of the Leased Premises from whatever cause.

6. *Taxes and Assessments.* To the extent incurred during the term of this Lease and not paid by other responsible persons/entities, Lessee shall pay, when due: (i) all taxes, and all other governmental charges, general and special, ordinary and extraordinary, whether or not the same shall have been within the express contemplation of the parties hereto, together with any interest and penalties thereon, which are, at any time, imposed or levied upon or assessed against (A) the Leased Premises, or any part thereof, (B) the personal property contained within the Building located on the Leased Premises, or any other sums payable by Lessee hereunder, or (C) this Lease or the leasehold estate hereby created or which arise in respect of the operation, possession, occupancy, or use thereof and (ii) all charges for water and sewer, gas, light, heat, telephone, electricity, power, and other utility and communications services rendered or used on or about the Leased Premises.

7. *Liens.* Lessee will not, directly or indirectly, create or permit to be created or to remain, and will promptly discharge, at its expense, lien, encumbrance, or charge on, pledge of, or conditional sale or other title retention agreement with respect to, the Leased Premises.

8. *Maintenance and Repair.*

(a) Lessee acknowledges that it has received the Leased Premises in good order and condition. Lessee agrees that it will, at its expense, keep and maintain the Leased Premises, including any altered, rebuilt, additional, or substituted buildings, structures, and other improvements thereto in good repair and appearance, except for ordinary wear and tear, and will with reasonable promptness make all structural and non-structural, foreseen and unforeseen, and ordinary and extraordinary changes and repairs of every kind and nature which may be required to be made upon or in connection with the Leased Premises or any part thereof in order to keep and maintain the Leased Premises in such good repair and appearance. Lessor shall not be required to maintain, repair, or rebuild the Leased Premises or any part thereof in any way, or to make any alterations, replacements, or renewals of any nature or description to the Leased Premises or any part thereof, whether ordinary or extraordinary, structural or non-structural, foreseen or unforeseen, and Lessee hereby expressly waives any right to make repairs at the expense of Lessor, which right may be provided for in any statute or law in effect at the time of the execution and delivery hereof or of any other statute or law which may thereafter be enacted.

(b) Notwithstanding the terms of this Paragraph 8, Lessor will be responsible for any repairs of the Leased Premises, including but not limited to the HVAC system, the need for which is caused in whole or in part by the demolition and/or renovations performed by or on behalf of Lessor.

(c) If any buildings, structures, or other improvements to the Leased Premises, whether situated thereupon at the commencement of the term hereof constructed thereon, shall encroach upon any property, street, or right-of-way adjoining or adjacent to the Leased Premises, or shall violate the agreements or conditions contained in any restrictive covenant affecting the Leased Premises or any part thereof, or shall hinder or obstruct any easement or right-of-way, then, promptly after written request of Lessor or of any person affected by any such encroachment, violation, hindrance, obstruction, or impairment, Lessee shall, at its expense, either (i) obtain valid and effective waivers or settlements of all claims, liabilities, and damages resulting from each such encroachment, violation, hindrance, obstruction, or impairment, whether the same shall affect Lessor, Lessee, or both, or (ii) make such changes in the buildings, structures, and other improvements to the Leased Premises, and take such other action as shall be necessary to remove such encroachments, hindrances, or obstructions, and to end such violations or impairments, including, if necessary, the alteration or removal of any such building, structure, or other improvement. Any such alteration or removal shall be made in conformity with paragraph 12(a); in the case of any such removal, to the same extent as if removals were alterations under the provisions of paragraph 12(a). This paragraph shall not apply to any such buildings, structures, or improvements added by or on behalf of Lessor.

(d) The Lessee shall keep and maintain the Leased Premises in compliance with, and shall not cause or permit the Leased Premises to be in violation of, any federal, state, or local laws, ordinances or regulations relating to industrial hygiene or to the environmental conditions (Hazardous Materials Laws) on, under, about, or affecting the Leased Premises. The

Lessee shall not use, generate, manufacture, store, or dispose of on, under or about the Leased Premises or transport to or from the Leased Premises any flammable explosives, radioactive materials, hazardous wastes, toxic substances, or related materials, including without limitation any substances defined as or included in the definition of hazardous substances, hazardous wastes, hazardous materials, or toxic substances under any applicable federal or state laws or regulations (collectively referred to hereinafter as Hazardous Materials).

9. *Alterations to Leased Premises.*

(a) Lessee acknowledges and accepts that Lessor intends to make, at Lessor's expense, alterations to and demolition of the building and other improvements to the Leased Premises in accordance with the plans attached hereto as Exhibit C, incorporated herein by reference as if fully set out ("the Demolition and Renovations").

(b) Without limitation of Lessor's obligations under the PSA: (i) The Demolition and Renovations will allow for the present uses of the building located on the Premises ("the Building"), including but not limited to the provision of mental health crisis care services, to continue Uninterrupted through the term of this Lease (including any Extended Term); (ii) Prior to any demolition or other activity that would otherwise interrupt the use of the Building, Lessor will perform renovations, subject to Lessee's approval, which will not be unreasonable withheld, that will allow the Building to maintain its operations Uninterrupted; (iii) The Demolition and Renovations will be performed in a sequence and manner that is to Lessee's reasonable satisfaction, in compliance with all applicable legal requirements (including but not limited to the ADA, as amended), designed to avoid negative impacts on the use of the Building and the provision of services therein, and in a good and workmanlike manner; and (iv) Lessor shall provide proof of liability insurance to Lessee's reasonable satisfaction covering any contractor(s) (including but not limited to architects, engineers, and subcontractors) performing any part of the Demolition and Renovations prior to the performance of such contractor(s)' services and/or work.

(c) Changes to the Demolition and Renovations may only be made with Lessee's express, written consent. "Demolition and Renovations," as used in this Lease Agreement, includes any such changes to which Lessee has expressly consented in writing.

(d) Lessor may, at its expense, (i) construct upon the Property, but not upon the Leased Premises, any additional buildings, structures, or other improvements and (ii) install, assemble, or place upon the Property, but not upon the Leased Premises, any items of machinery or equipment used or useful in Lessor's construction of the Eugene Street Parking Deck. Such activities shall be performed in a way so that the use of the Building shall remain Uninterrupted.

For the purposes of this Agreement, "Uninterrupted" shall mean that the Mental Health Facility will remain operable, despite minor and reasonable disruptions and accommodations necessitated by the demolition, rehabilitation, and construction activity set out hereinabove.

10. *Parking.* The Leased Premises shall include the existing eighteen (18) parking spaces highlighted on Exhibit D. Lessor agrees to provide to Lessee up to sixty-five (65) additional parking spaces in the Bellemeade Street Parking Deck.

In addition to the aforementioned parking spaces, Lessor shall be responsible for constructing two emergency vehicle parking spaces on the Leased Premises in the location highlighted on Exhibit E prior to removing from service the current emergency vehicle parking.

11. *Access.* Lessee shall have vehicular access to the Building's loading dock and to its dumpsters (in their current location or in such other location(s) to which Lessee agrees) sufficient to permit their normal use to continue.

12. *Insurance.* Lessee will maintain property insurance coverage(s) on the Leased Premises of/in at least the coverages, limits, and deductibles which Lessee carried on the Leased Premises immediately prior to the inception of this Lease Agreement. Any insurance proceeds payable under such coverages shall be payable to Lessee to the extent of any losses it incurs.

13. *Casualty.* In the event of damage to or loss of use of some or all of the Leased Premises due to fire or other cause, Lessee

may elect to (1) repair, or (2) vacate and terminate this Lease Agreement.

14. *Assignment and Subletting.* Lessee may sublet any part of the Leased Premises without the consent of Lessor. Lessor acknowledges and consents to Lessee subletting the entire Leased Premises to Sandhills Center for Mental Health, Developmental Disabilities and Substance Abuse Services ("Sandhills Center") for operation of Lessee's Mental Health Facility pursuant to said sublease provided to Lessor prior to execution of this Lease Agreement. Lessee shall provide notice to Lessor prior to the amendment of any such sublease. If Lessee assigns all its rights and interests under this Lease, the assignee under such assignment shall expressly assume all the obligations of Lessee hereunder in a written instrument delivered to Lessor at the time of such assignment. No assignment or sublease made as permitted by this paragraph 12 shall affect or reduce any of the obligations of Lessee hereunder, and all such obligations shall continue in full effect as obligations of a principal, and not as obligations of a guarantor or surety, to the same extent as though no assignment or subletting had been made.

15. *Default Provision.* Should the Lessee violate any other term and condition of this Lease, the Lessor shall give Notice of Default to Lessee and Lessee shall have the right to cure said default within thirty days of receipt of said Notice. In the event the Lessee is unable to cure the non-rent payment default within thirty days but is able to establish that a cure is being pursued which shall be completed within an additional sixty days, then Lessee shall be given an additional sixty days to cure said default. In its discretion, Lessor may further extend the period during which Lessee may cure said default. Subject to the provisions outlined herein, in the event of any Breach of this Lease by the Lessee, the Lessor in addition to any other rights and remedies which it may have shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises; such re-entry shall not bar the right of recovery for rent or damages for breach of this Lease. Property removed from the Premises may be stored by the Lessor and the expense incurred therefor shall be borne by the Lessee.

16. *Notices, Demands, and Other Instruments.* All notices, demands, requests, consents, approvals, and other instruments required or permitted to be given pursuant hereto shall be given in writing and shall be deemed to have been properly given with respect to Lessee and to Lessor, if sent by U.S. mail, postage prepaid, addressed as follows:

If to Lessee:

Guilford County	w/ copy to:	Guilford County
Attn: County Manager		Attn: County Attorney
301 W. Market Street, Ste.203		301 W. Market Street, Ste. 301
Greensboro, N.C. 27401		Greensboro, N.C. 27401
e-mail address: Marty Lawing <mlawing@guilfordcountync.gov>		
w/ copy to: Mark Payne <mpayne@guilfordcountync.gov>		

If to Lessor:

City of Greensboro	w/ copy to:	City of Greensboro
Attn: City Manager		Attn: City Attorney
P.O. Box 3136		P.O. Box 3136
Greensboro, N.C. 27402		Greensboro, N.C. 27402
e-mail address: Parrish, David <David.Parrish@greensboro-nc.gov>		
w/ copy to: Hoffman, Jim <Jim.Hoffman@greensboro-nc.gov>		

Lessor and Lessee shall each have the right from time-to-time to specify as its address for purposes of this Lease any other address in the United States of America upon giving ten days' written notice thereof, similarly given, to the other party.

17. *Waiver.* No right or remedy herein conferred upon or reserved to Lessor or Lessee is intended to be exclusive of any

other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given hereunder or now or hereafter existing at law or in equity or by statute. The failure of Lessor or Lessee to insist at any time upon the strict performance of any covenant or agreement, or to exercise any option, right, power, or remedy contained herein shall not be construed as a waiver or a relinquishment thereof for the future

18. *Removal of Trade Fixtures.* Lessee may, at any time during the term hereof, remove from the Leased Premises any trade fixtures, machinery, or equipment belonging to Lessee or third parties, provided that Lessee shall repair any damage to the Leased Premises caused by such removal.

19. *Surrender.* Upon the expiration or earlier termination hereof, Lessee shall peaceably leave and surrender the Leased Premises to Lessor in the same condition in which the Leased Premises were originally received from Lessor at the commencement of the term hereof, except as repaired, rebuilt, restored, altered, or added to as permitted or required hereby, and except for ordinary wear and tear. Lessee shall remove from the Leased Premises, on or prior to such expiration or earlier termination, all property situated thereon which is not owned by Lessor, and, at its expense, on or prior to such expiration or earlier termination. Property not so removed shall become the property of Lessor, and Lessor may thereafter cause such property to be removed from the Leased Premises and disposed of.

20. *Severability.* Each and every covenant and agreement contained herein is or shall be construed to be a separate and independent covenant and agreement, and the breach of any such covenant or agreement by Lessor shall not discharge or relieve Lessee from its obligations to perform the same. If any term or provision hereof, or the application thereof to any person or circumstances, shall be invalid and unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision hereof shall be valid and shall be enforced to the extent permitted by law.

21. *Binding Effect.* All of the covenants, conditions, and obligations contained herein shall be binding upon and inure to the benefit of the respective successors and assigns of Lessor and Lessee to the same extent as if each such successor and assign were in each case named as a party hereto. This Lease may not be changed, modified, or discharged except by a writing signed by Lessor and Lessee.

22. *Headings.* The headings to the various paragraphs hereof have been inserted for reference only and shall not to any extent have the effect of modifying, amending, or changing the expressed terms and provisions hereof.

23. *Governing Law.* This Lease shall be governed by and interpreted under the laws of the State of North Carolina.

24. *Memorandum of Lease.* Following execution of this Agreement, Lessor agrees to record a Memorandum of Lease in the Office of the Guilford County Register of Deeds.

[Remainder of Page Intentionally Left Blank – Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be signed and sealed as of the date first above written.

LESSOR:

CITY OF GREENSBORO

By: _____ (SEAL)
David Parrish, City Manager

ATTEST: (Municipal Seal)

City Clerk

Approved as to form:

City Attorney

LESSEE:

COUNTY OF GUILFORD

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A – PROPERTY DESCRIPTION

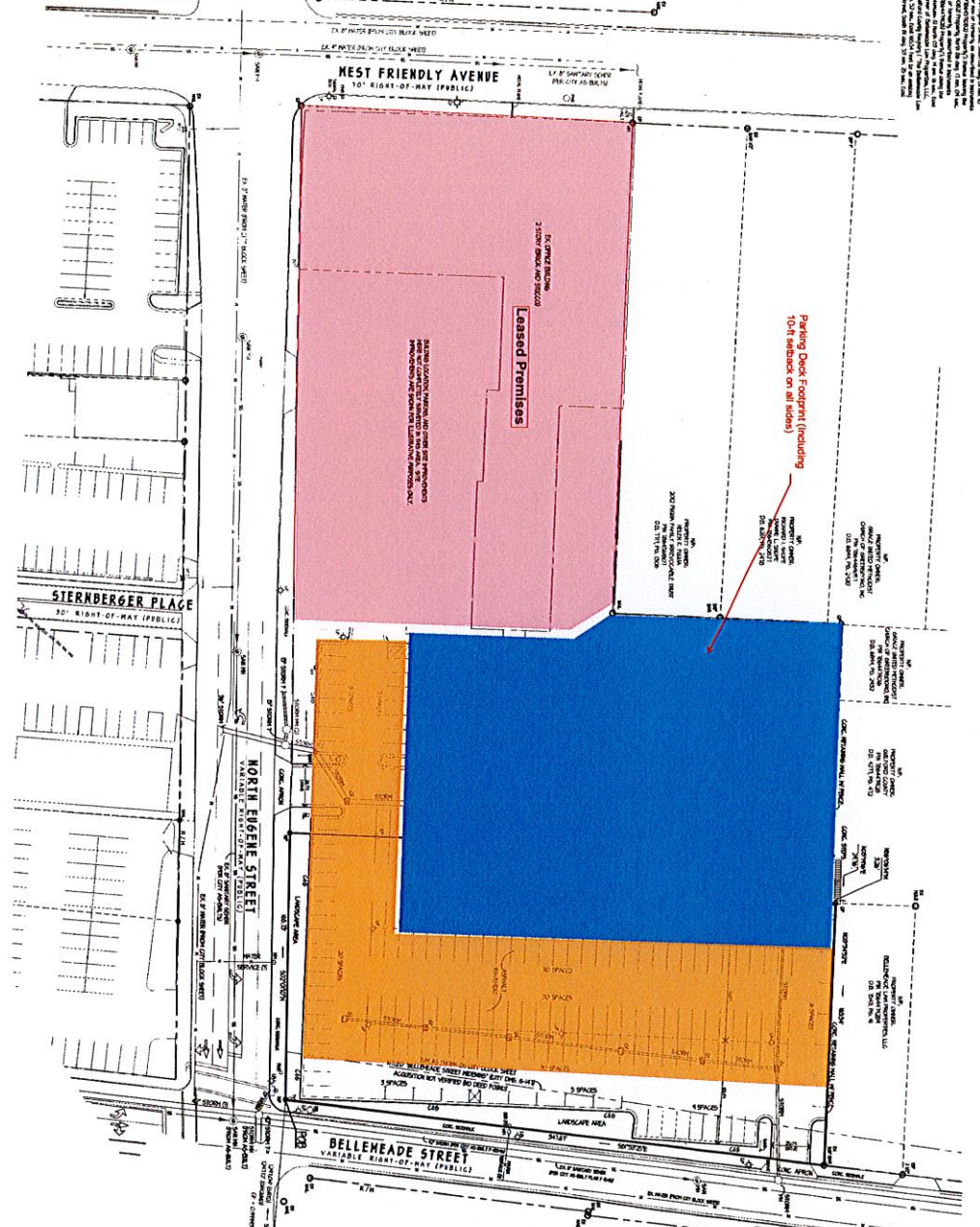
Being all of that real property conveyed to Guilford County pursuant to the deed recorded in Deed Book 3778, Page 1407 of the Guilford County Registry, Save and Except therefrom (i) the portion of that real property conveyed to Park Lot, LLC pursuant to the deed recorded in Book 7778, Page 327 of the Guilford County Registry; and (ii) any portion of the Property lying within the rights-of-way for Eugene St. and/or Friendly Ave.

Exhibit B

LEGEND
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SYMBOLS LEGEND

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SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF NORTH CAROLINA. THE SURVEYOR HAS REVIEWED ALL RECORDS AND DOCUMENTS PERTAINING TO THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE DEEDS AND RECORDS PERTAINING TO THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE DEEDS AND RECORDS PERTAINING TO THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS.

UTILITY NOTES:

1. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE DEEDS AND RECORDS PERTAINING TO THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE DEEDS AND RECORDS PERTAINING TO THE PROPERTY AND HAS FOUND NO DISCREPANCIES OR UNRECORDED EASEMENTS.

SITE DATA

DATE OF SURVEY	10/21/2020
DATE OF PLAN	10/21/2020
DATE OF FIELD NOTES	10/21/2020
DATE OF CALCULATIONS	10/21/2020
DATE OF PLOTTING	10/21/2020
DATE OF PRINTING	10/21/2020

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly licensed and qualified Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing and that the same is a true and correct copy of the original records and documents on file in my office.



W. J. GILBERT
 SURVEYOR
 10/21/2020

PROPERTY SURVEY FOR: GUILFORD COUNTY 201 N. EUGENE STREET MOREHEAD TOWNSHIP, GUILFORD COUNTY GREENSBORO, NORTH CAROLINA



PROPERTY:
 201 N. EUGENE STREET
 MOREHEAD TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA

CLIENT:
 GUILFORD COUNTY
 201 N. EUGENE STREET
 GREENSBORO, NORTH CAROLINA

DATE:
 10/21/2020

SCALE:
 1" = 20'



DEMOLITION AND RENOVATION
FOR

GUILFORD COUNTY MENTAL CLINIC

201 NORTH EUGENE STREET

GREENSBORO, NORTH CAROLINA

Code: _____ Item: _____ ID: _____



DRAWING SHEET INDEX

GENERAL SHEETS

- 002 SHEET COVER
- 003 APPROXIMATE BUILDING CODE SUMMARY
- 010 DEMOLITION PLAN
- 011 GENERAL NOTES
- 012 UTILITIES PLAN
- 013 FOUNDATION EXISTENCE PLAN
- 014 FOUNDATION EXISTENCE AND REMOVAL SECTIONS
- 020 FOUNDATION DETAILS

STRUCTURAL SHEETS

- 015 GENERAL NOTES, DIMENSIONS, DIMENSIONS AND LOADS
- 016 FIRST FLOOR FRAMING PLAN AND SECTIONS
- 017 ROOF FRAMING PLAN AND SECTIONS
- 018 ENLARGED FRAMING PLAN AND SECTIONS
- 019 TYPICAL FOUNDATION SECTIONS AND ANCHORING SECTIONS

PLUMBMECH SHEETS

- 021 MECHANICAL AND ELECTRICAL PLAN
- 022 MECHANICAL AND ELECTRICAL PLAN
- 023 MECHANICAL AND ELECTRICAL PLAN
- 024 MECHANICAL AND ELECTRICAL PLAN

ELECTRICAL SHEETS

- 025 NOTES AND SYMBOLS, SCHEDULE
- 026 MECHANICAL AND ELECTRICAL PLAN
- 027 MECHANICAL AND ELECTRICAL PLAN

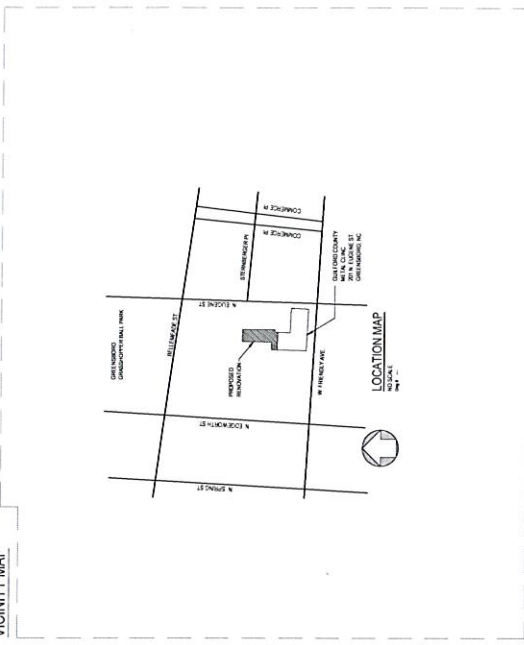
ROOFING SHEETS

- 028 ROOF PLAN AND SECTIONS

SCOPE OF WORK

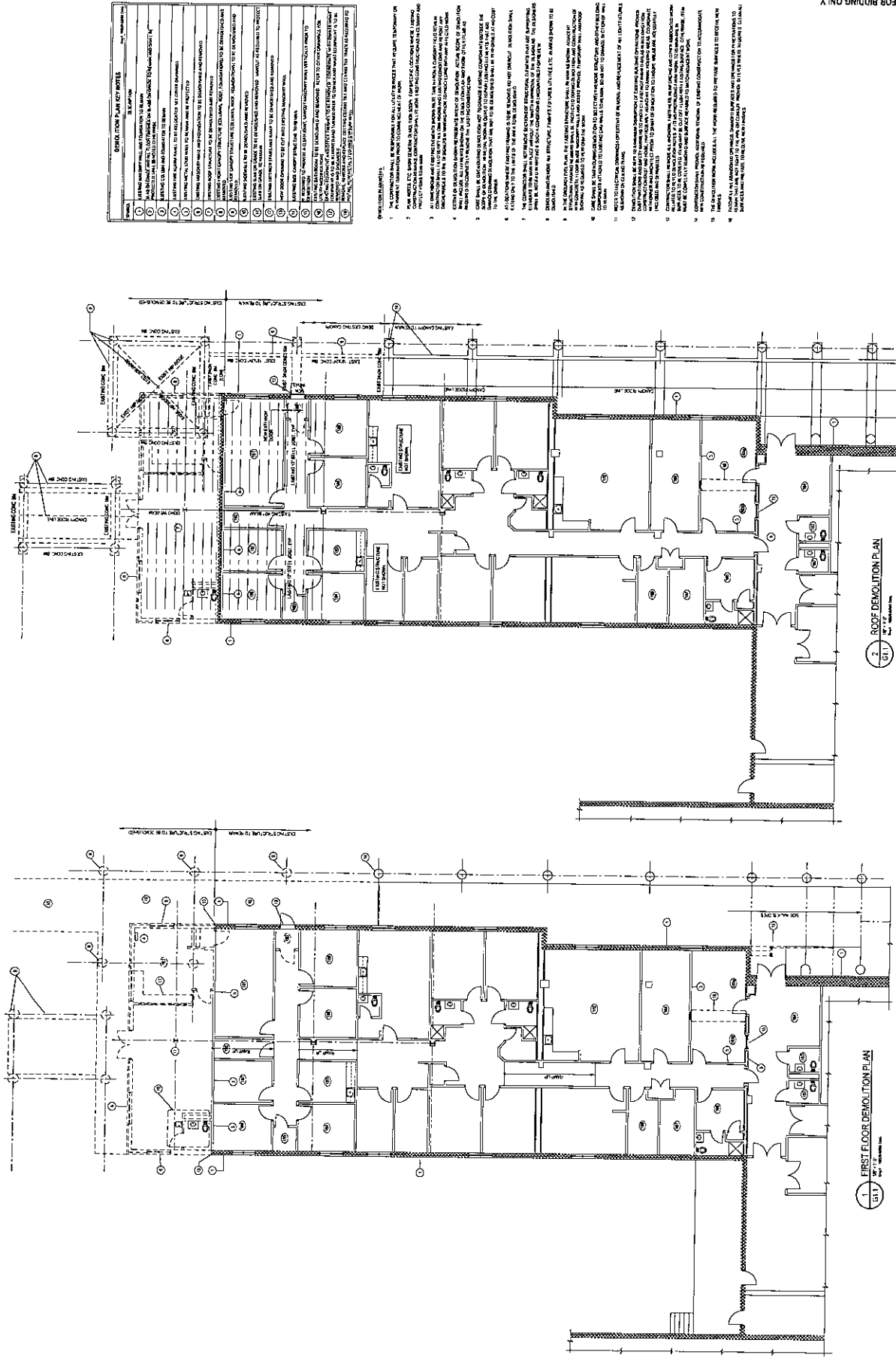
IN ORDER TO ALLOW CONSTRUCTION OF THE FINISHED WORK TO BE ACCURATE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE DEMOLISHED AND REMOVED. AN INSTRUMENTED SURVEY OF THE EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE CONDUCTED BY A LICENSED SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE DEMOLISHED AND REMOVED. AN INSTRUMENTED SURVEY OF THE EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE CONDUCTED BY A LICENSED SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE DEMOLISHED AND REMOVED. AN INSTRUMENTED SURVEY OF THE EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE CONDUCTED BY A LICENSED SURVEYOR.

VICINITY MAP



Issued For:	Date:	Set No:

PRELIMINARY FOR BIDDING ONLY



1 FIRST FLOOR DEMOLITION PLAN
 G1.1
 1/2" = 1'-0"

1 ROOF DEMOLITION PLAN
 G1.2
 1/2" = 1'-0"

NO.	DESCRIPTION
1	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
2	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
3	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
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17	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
18	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
19	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.
20	REMOVE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR THE REMOVAL OF THE EXISTING ROOF STRUCTURE AND REFRIGERATION UNITS FROM THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE AND UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE AND UTILITIES.
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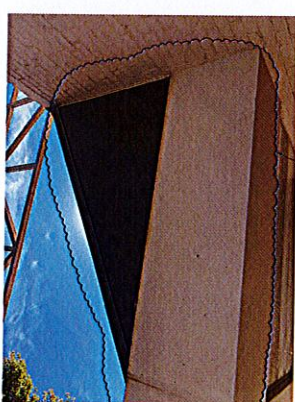
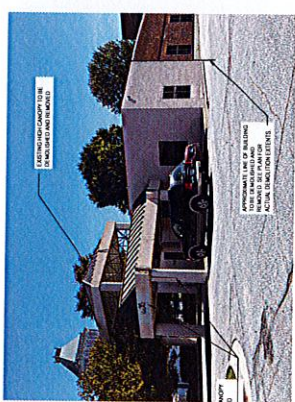
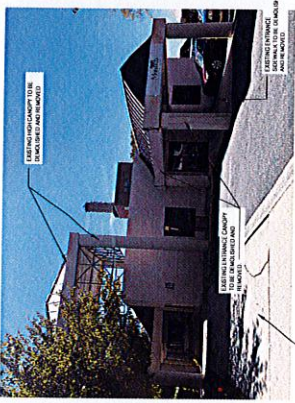
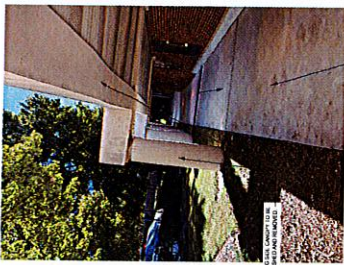
GULFORD COUNTY MENTAL CLINIC

DEMOLITION AND RENOVATION
FOR
DEMOLITION PHOTO



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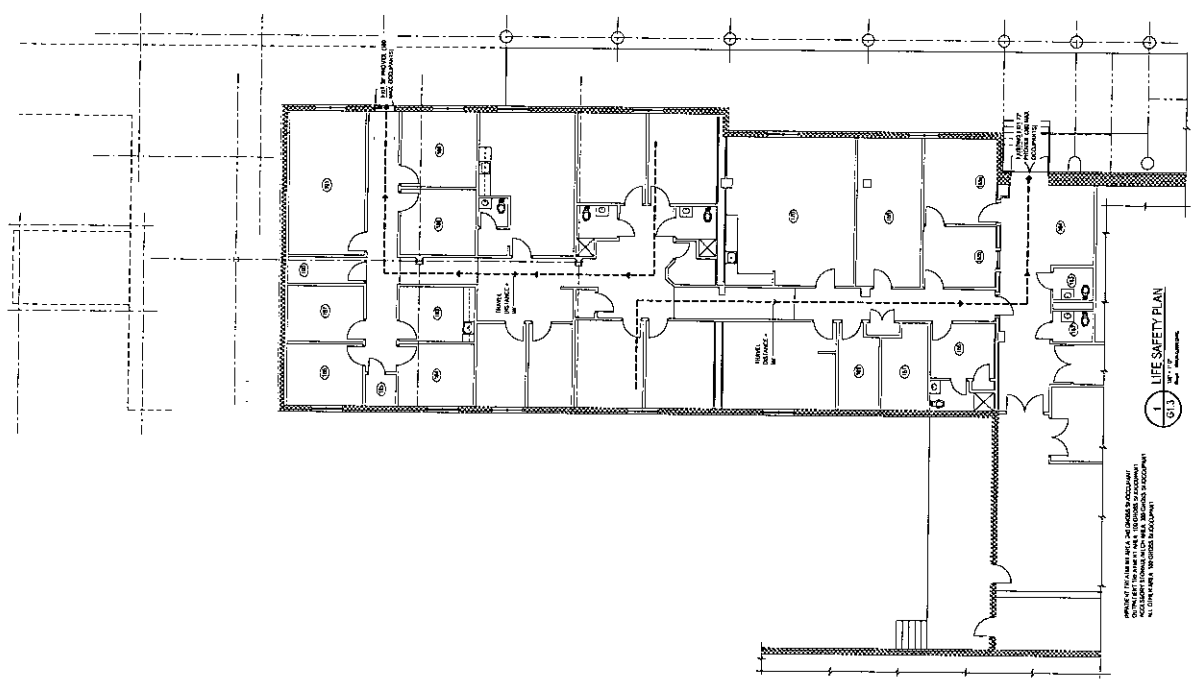


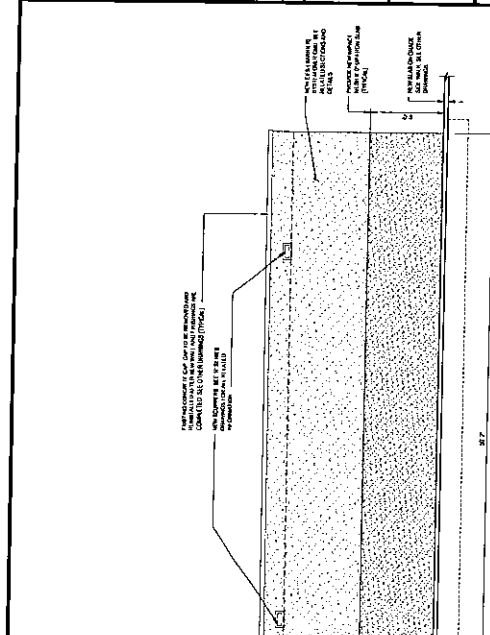
DATE: 08/14/13
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 PROJECT: GUILFORD COUNTY MENTAL CLINIC
 SHEET: G1.3

DESK TOP AND SIGNATURE FOR
GUILFORD COUNTY MENTAL CLINIC
 LIFE SAFETY PLAN
 PROJECT NO. 13-00000000

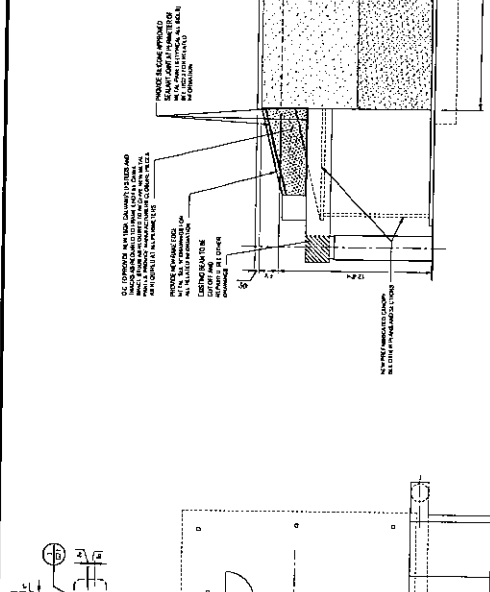
G1.3

PRELIMINARY BIDDING ONLY

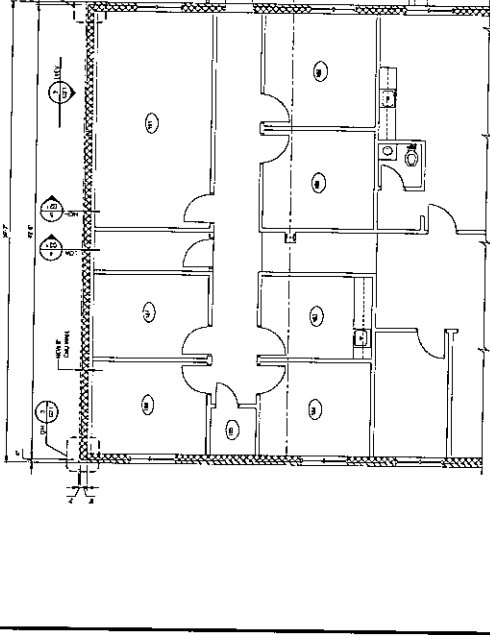




1 PARTIAL END WALL ELEVATION - JEES AND METAL PANEL
 11/15/11
 JLM

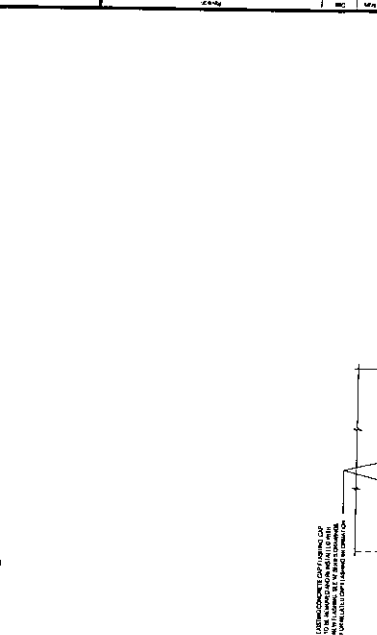


2 PARTIAL PLAN - JEES CLADDING
 11/15/11
 JLM

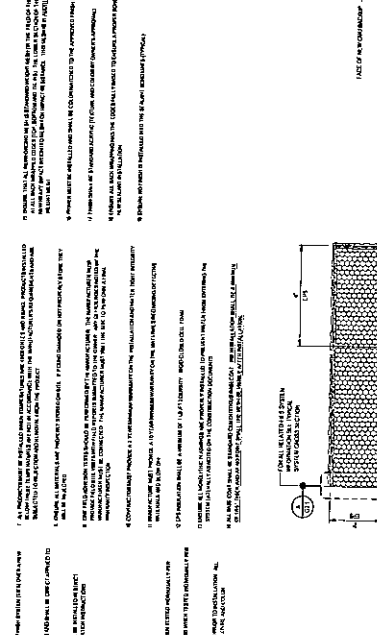


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 11/15/11
 JLM

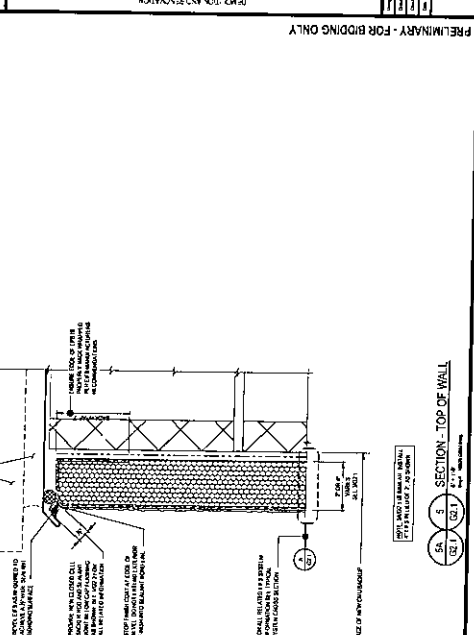
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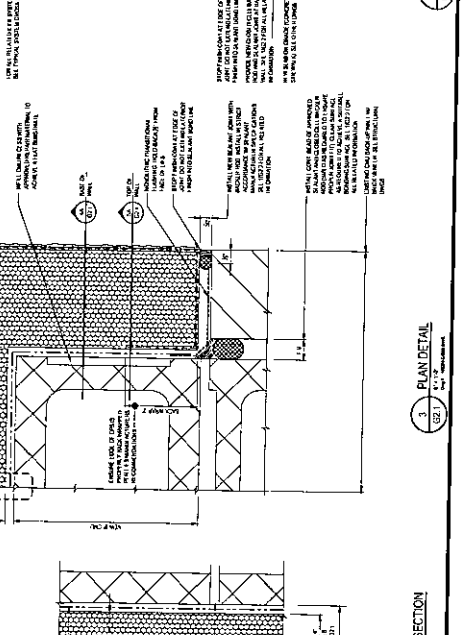
4 SECTION - TOP OF WALL
 11/15/11
 JLM



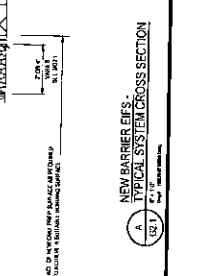
5 SECTION - BASE OF WALL
 11/15/11
 JLM



6 TYPICAL SYSTEM CROSS SECTION
 11/15/11
 JLM

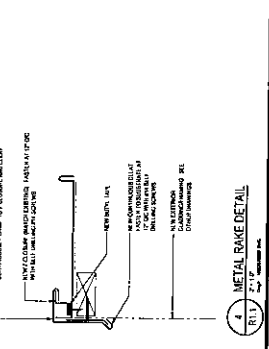
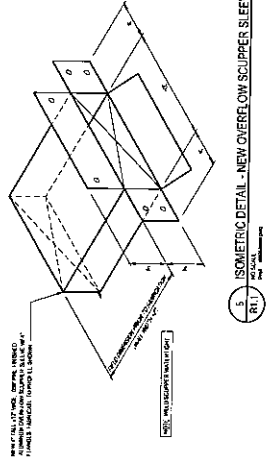
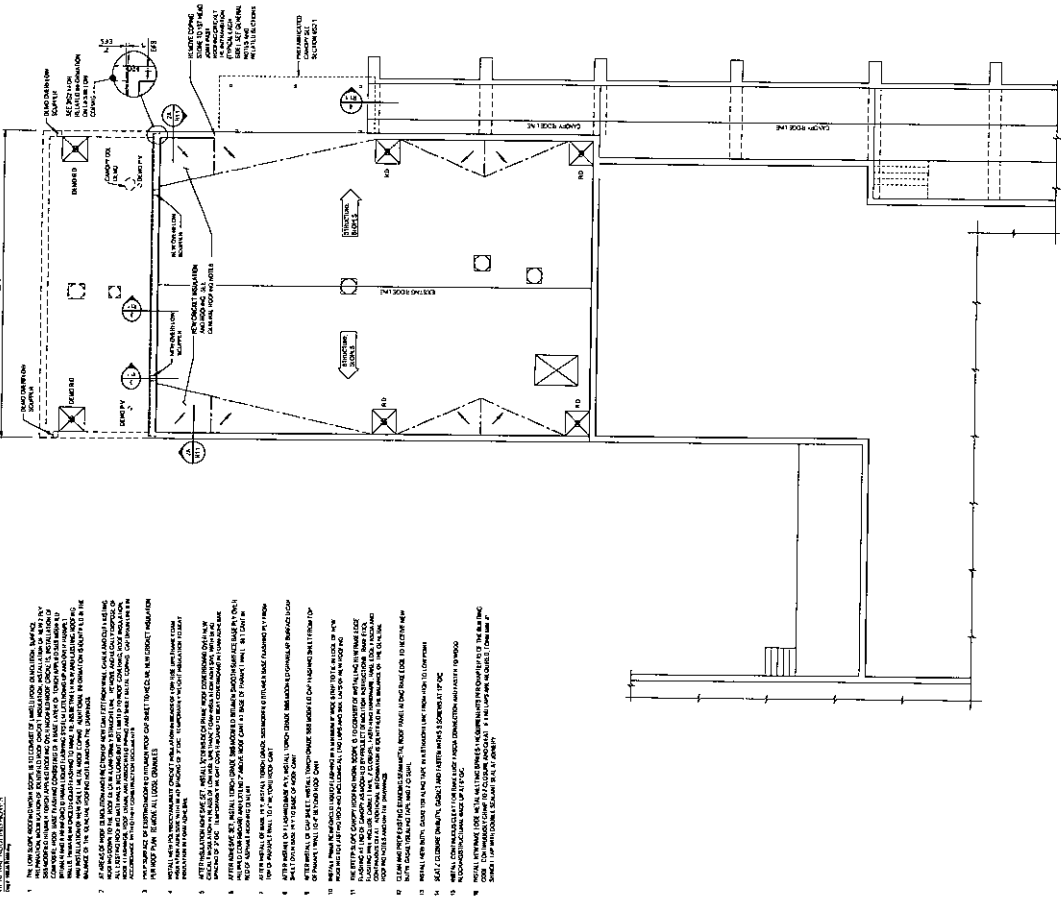
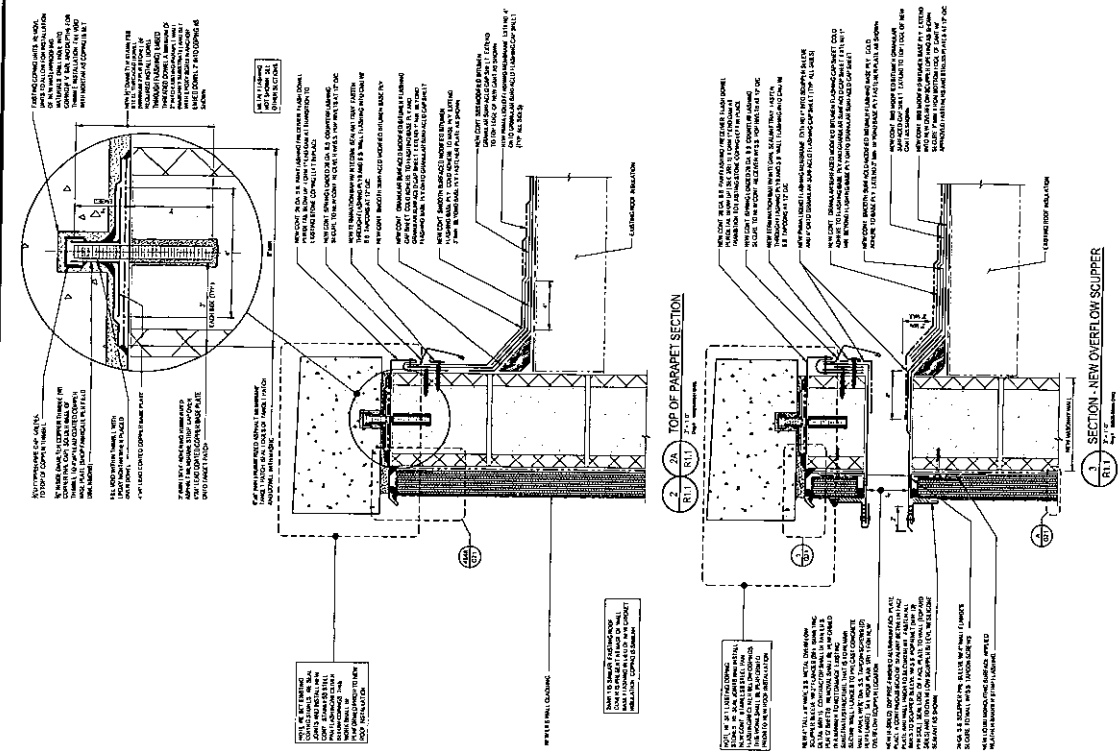


7 PLAN DETAIL
 11/15/11
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8 NEW BARRIER EIFS - TYPICAL SYSTEM CROSS SECTION
 11/15/11
 JLM

PRELIMINARY - FOR BIDDING ONLY



1. THE LOW SLOPE ROOFING SYSTEM IS DESIGNED TO PROVIDE A WEATHER-TIGHT BARRIER TO PREVENT WATER INTRUSION INTO THE BUILDING. THE ROOFING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE FOLLOWING NOTES.
2. THE ROOFING SYSTEM SHALL BE INSTALLED OVER A SMOOTH, CLEAN, AND DRY SUBSTRATE. THE SUBSTRATE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PROVIDE A WEATHER-TIGHT BARRIER TO PREVENT WATER INTRUSION INTO THE BUILDING.
3. THE ROOFING SYSTEM SHALL BE INSTALLED OVER A SMOOTH, CLEAN, AND DRY SUBSTRATE. THE SUBSTRATE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PROVIDE A WEATHER-TIGHT BARRIER TO PREVENT WATER INTRUSION INTO THE BUILDING.
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1 ROOF PLAN
 R1.1
 2'-0" Scale

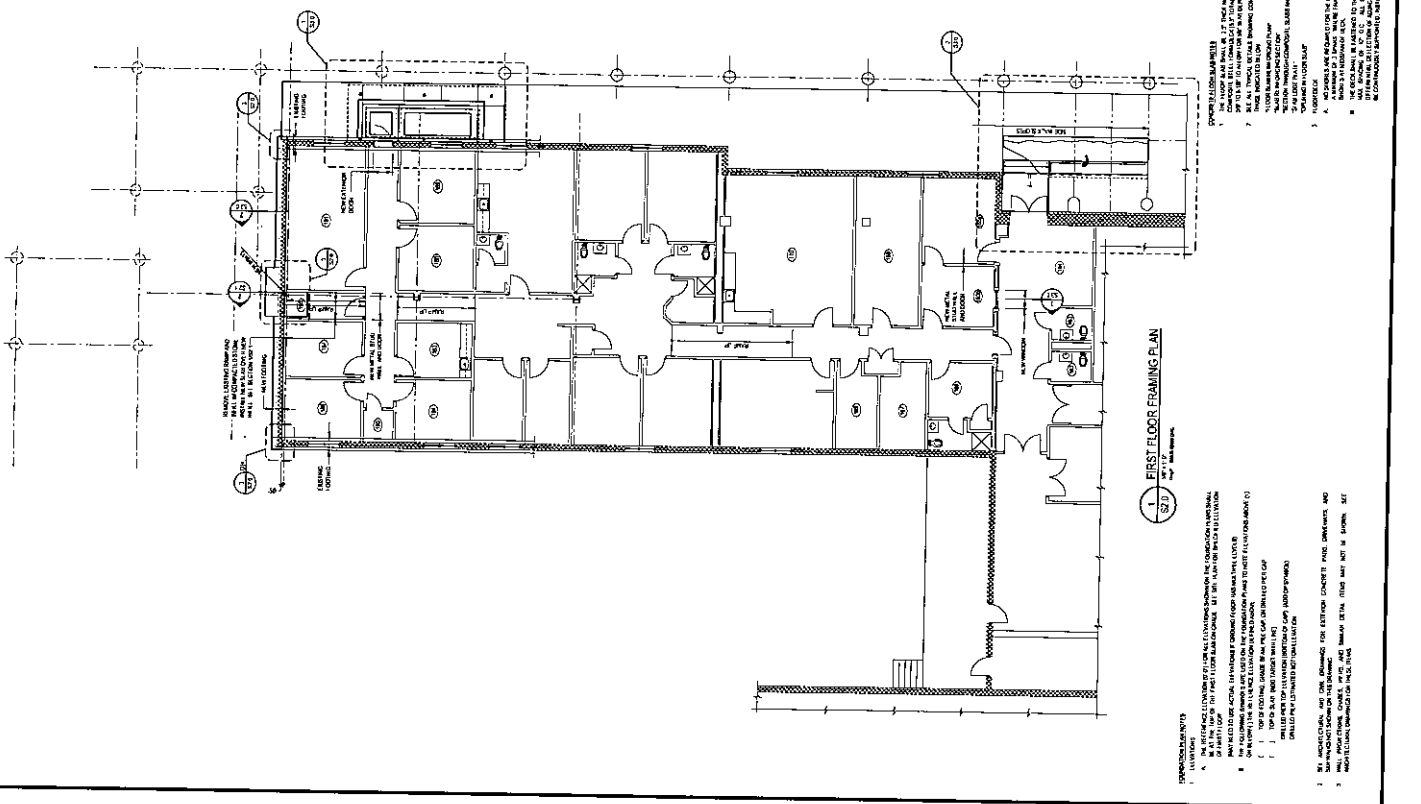
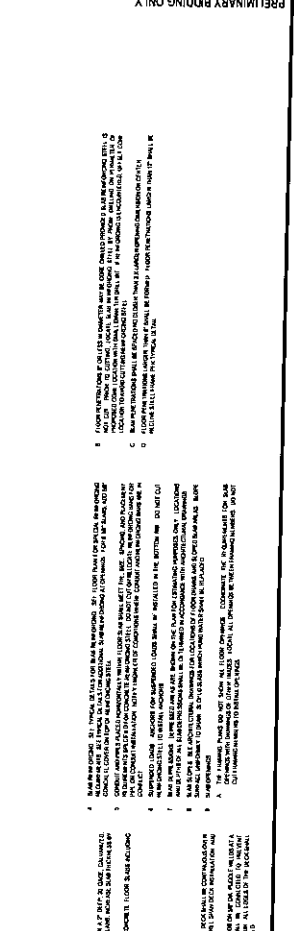
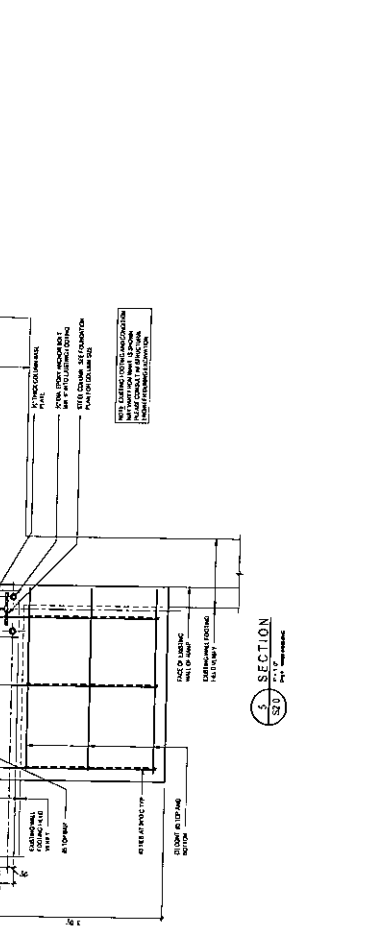
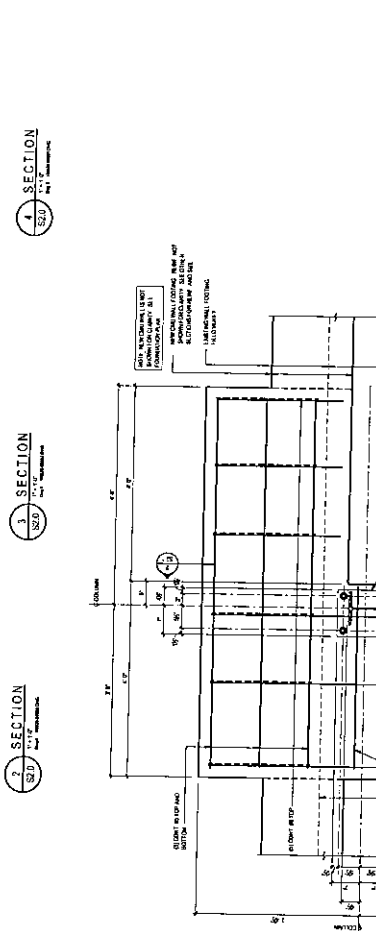
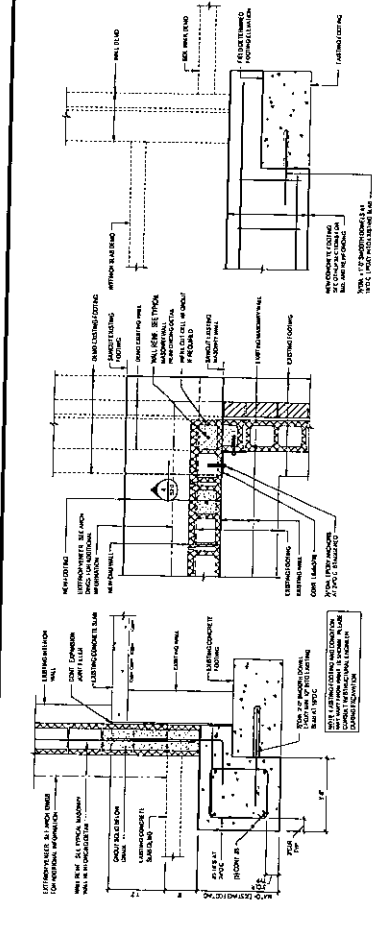
5 ISOMETRIC DETAIL - NEW OVERFLOW SCUPPER SLEEVE
 R1.1
 2'-0" Scale

4 METAL RAKE DETAIL
 R1.1
 2'-0" Scale



DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMIT
11/11/11	REVISION
11/11/11	REVISION

NO.	REV.	DATE	DESCRIPTION
1		11/11/11	ISSUED FOR PERMIT
2		11/11/11	REVISION
3		11/11/11	REVISION



GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL WALLS AND PARTITIONS TO BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
- ALL FLOOR SLABS TO BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
- ALL CEILING JOISTS TO BE 2" x 10" SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL ROOFING TO BE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL EXTERIOR FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL INTERIOR FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT CODES.
- ALL STRUCTURAL MEMBERS TO BE SHOWN UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO BE SHOWN UNLESS OTHERWISE NOTED.
- ALL DETAILS TO BE SHOWN UNLESS OTHERWISE NOTED.
- ALL NOTES TO BE SHOWN UNLESS OTHERWISE NOTED.

SECTION 1 NOTES:

- WINDOW LINTEL TO BE 12" x 12" CONCRETE.
- WINDOW SILL TO BE 12" x 12" CONCRETE.
- WINDOW FRAME TO BE ALUMINUM.
- WINDOW GLASS TO BE 1/2" CLEAR GLASS.
- WINDOW FINISH TO BE AS SHOWN.
- WINDOW READING TO BE AS SHOWN.
- WINDOW SEALS TO BE AS SHOWN.
- WINDOW INSTALLATION TO BE IN ACCORDANCE WITH THE WINDOW MANUFACTURER'S INSTRUCTIONS.
- WINDOW FINISHES TO BE AS SHOWN.
- WINDOW READING TO BE AS SHOWN.
- WINDOW SEALS TO BE AS SHOWN.
- WINDOW INSTALLATION TO BE IN ACCORDANCE WITH THE WINDOW MANUFACTURER'S INSTRUCTIONS.

SECTION 2 NOTES:

- EXTERIOR WALL FINISH TO BE AS SHOWN.
- EXTERIOR WALL READING TO BE AS SHOWN.
- EXTERIOR WALL SEALS TO BE AS SHOWN.
- EXTERIOR WALL INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- EXTERIOR WALL FINISHES TO BE AS SHOWN.
- EXTERIOR WALL READING TO BE AS SHOWN.
- EXTERIOR WALL SEALS TO BE AS SHOWN.
- EXTERIOR WALL INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

SECTION 3 NOTES:

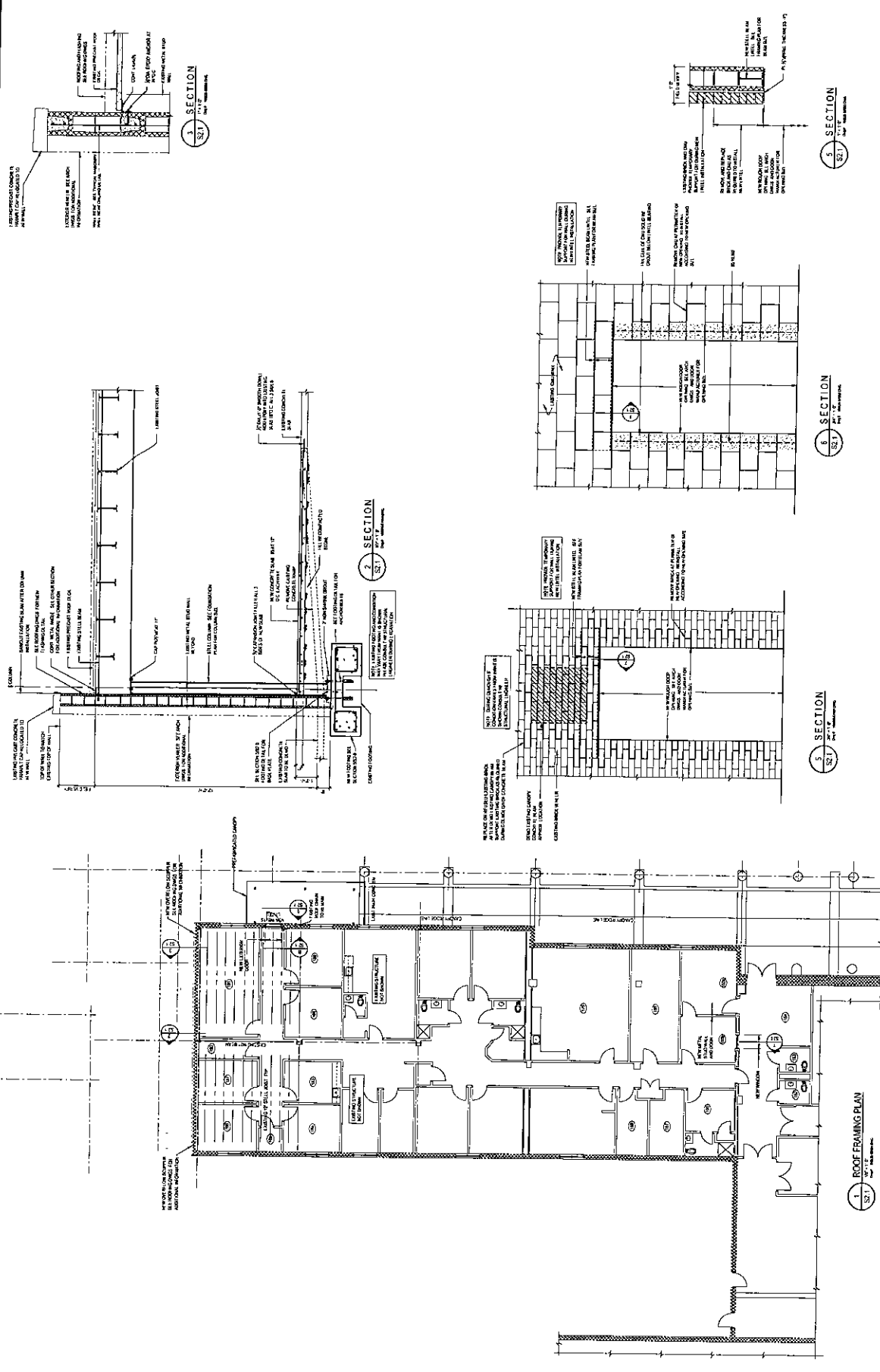
- CEILING FINISH TO BE AS SHOWN.
- CEILING READING TO BE AS SHOWN.
- CEILING SEALS TO BE AS SHOWN.
- CEILING INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- CEILING FINISHES TO BE AS SHOWN.
- CEILING READING TO BE AS SHOWN.
- CEILING SEALS TO BE AS SHOWN.
- CEILING INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



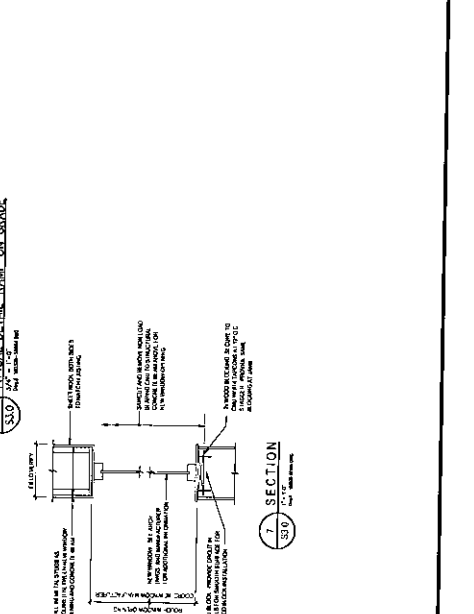
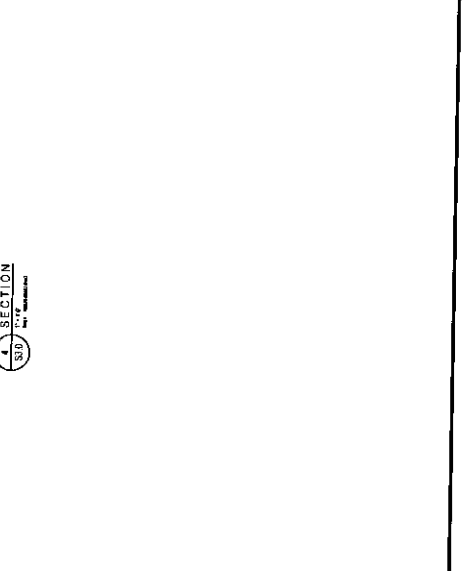
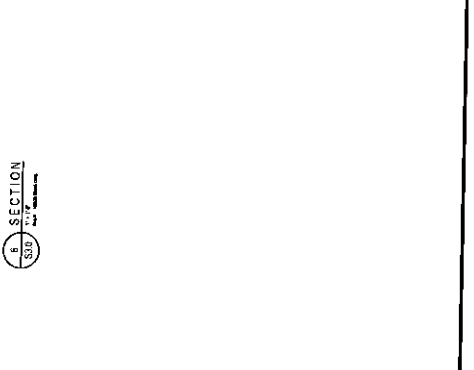
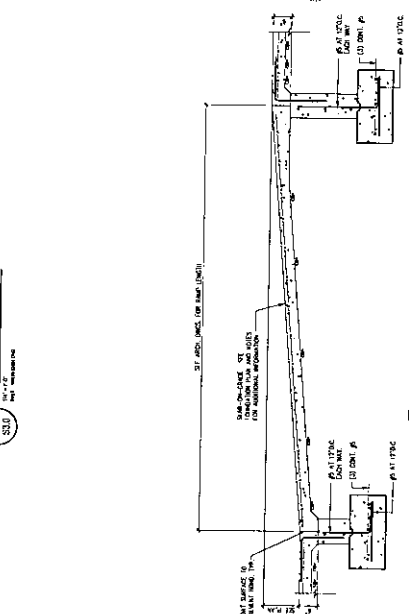
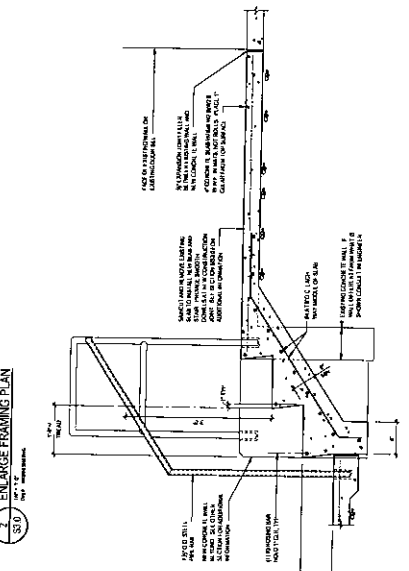
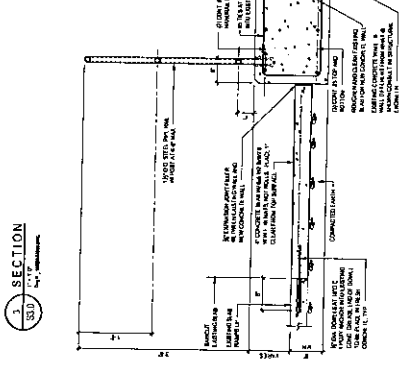
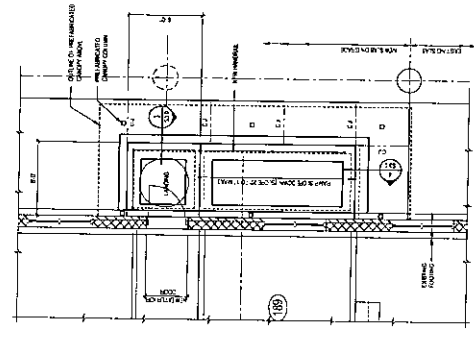
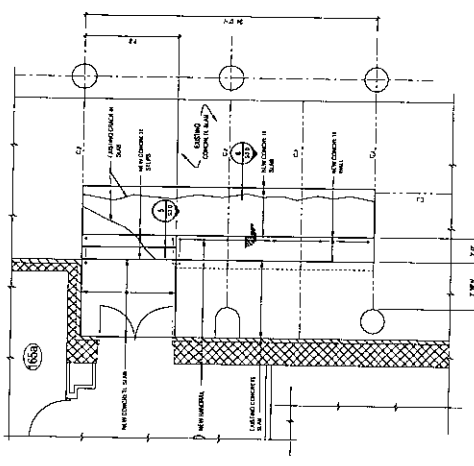
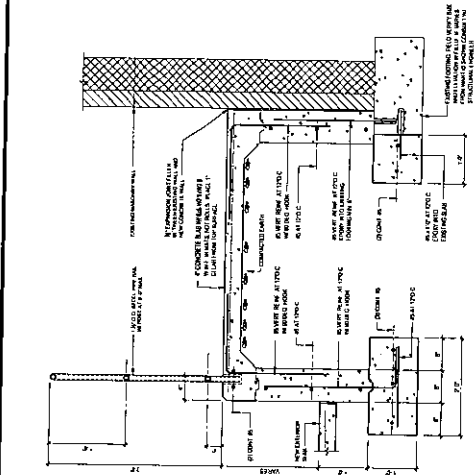
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2	REVISION	
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5	REVISION	

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2015
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

ROOF FRAMING PLAN AND SECTIONS
GUILFORD COUNTY MENTAL CLINIC
SECTION AND REVISIONS

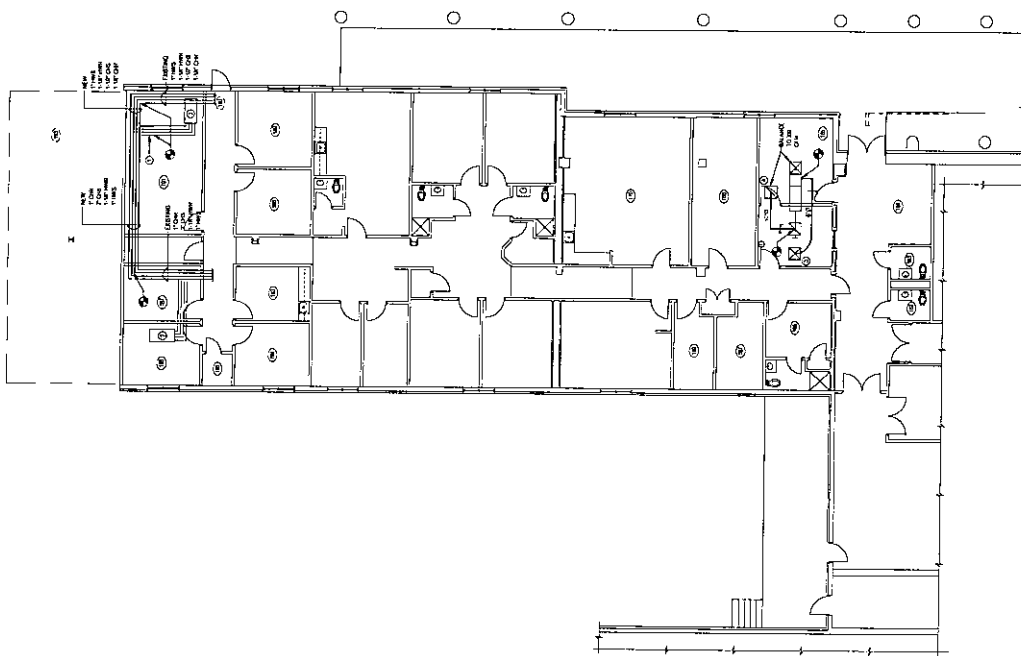


- ### 1 ROOF FRAMING PLAN
1. THE ROOF DECK SHALL BE CONCRETE ON TOP OF THE JOIST FRAMING.
2. THE JOIST FRAMING SHALL BE 24" x 24" S4S JOISTS AT 24" ON CENTER.
3. THE ROOF DECK SHALL BE 4" THICK CONCRETE ON TOP OF THE JOIST FRAMING.
4. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
5. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
6. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
7. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
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10. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
- ### 2 SECTION
1. THE ROOF DECK SHALL BE CONCRETE ON TOP OF THE JOIST FRAMING.
2. THE JOIST FRAMING SHALL BE 24" x 24" S4S JOISTS AT 24" ON CENTER.
3. THE ROOF DECK SHALL BE 4" THICK CONCRETE ON TOP OF THE JOIST FRAMING.
4. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
- ### 3 SECTION
1. THE ROOF DECK SHALL BE CONCRETE ON TOP OF THE JOIST FRAMING.
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4. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
- ### 4 SECTION
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2. THE JOIST FRAMING SHALL BE 24" x 24" S4S JOISTS AT 24" ON CENTER.
3. THE ROOF DECK SHALL BE 4" THICK CONCRETE ON TOP OF THE JOIST FRAMING.
4. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.
- ### 5 SECTION
1. THE ROOF DECK SHALL BE CONCRETE ON TOP OF THE JOIST FRAMING.
2. THE JOIST FRAMING SHALL BE 24" x 24" S4S JOISTS AT 24" ON CENTER.
3. THE ROOF DECK SHALL BE 4" THICK CONCRETE ON TOP OF THE JOIST FRAMING.
4. THE ROOF DECK SHALL BE FINISHED WITH 1/2" GYP BOARD ON TOP OF THE CONCRETE.



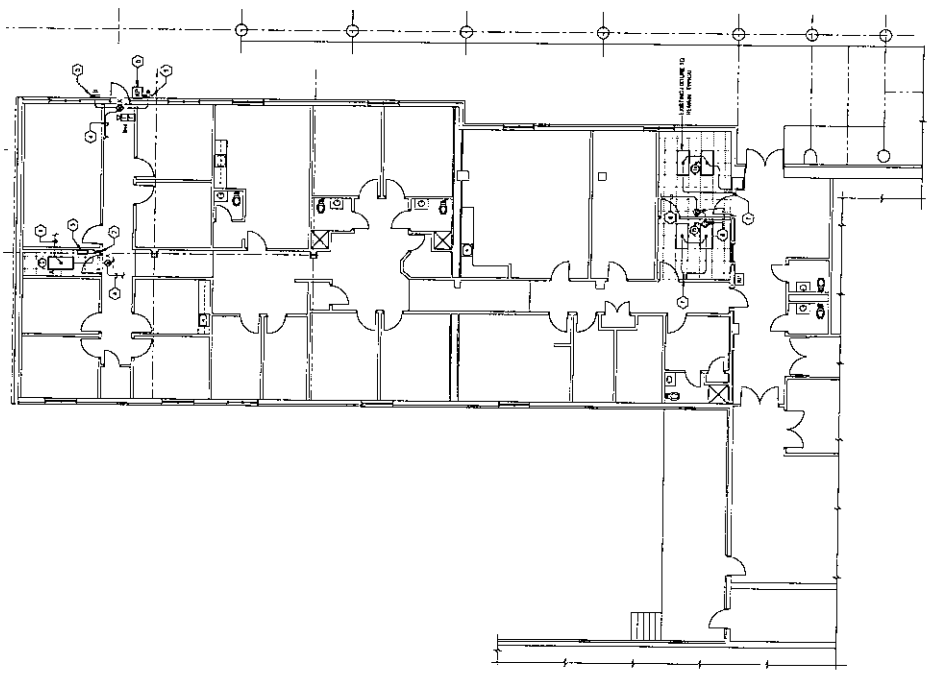


- LEGEND
- 1. EXISTING MECHANICAL EQUIPMENT
 - 2. NEW MECHANICAL EQUIPMENT
 - 3. EXISTING MECHANICAL PIPING
 - 4. NEW MECHANICAL PIPING
 - 5. MECHANICAL EQUIPMENT TO BE REMOVED
 - 6. MECHANICAL EQUIPMENT TO BE RELOCATED
 - 7. MECHANICAL EQUIPMENT TO BE REPAIR/REPLACE



1. PARTIAL FIRST FLOOR MECHANICAL PLAN
M2.2

- NOTES:**
1. CONDUCT VISUAL SURVEY FOR EXISTING LOCAL WIREMANS' CONDUIT ROUTING.
 2. PROVIDE ALL SWITCHES.
 3. PROVIDE ALL LIGHT FIXTURES AS NOTED.
 4. PROVIDE ALL ELECTRICAL PANELS AS NOTED.
 5. PROVIDE ALL ELECTRICAL WIRING AS NOTED.
 6. PROVIDE ALL ELECTRICAL CONDUIT AS NOTED.
 7. PROVIDE ALL ELECTRICAL RACEWAYS AS NOTED.
 8. PROVIDE ALL ELECTRICAL EQUIPMENT AS NOTED.
 9. PROVIDE ALL ELECTRICAL MATERIALS AS NOTED.
 10. PROVIDE ALL ELECTRICAL LABOR AS NOTED.
 11. PROVIDE ALL ELECTRICAL PERMITS AS NOTED.
 12. PROVIDE ALL ELECTRICAL INSURANCE AS NOTED.
 13. PROVIDE ALL ELECTRICAL TESTING AS NOTED.
 14. PROVIDE ALL ELECTRICAL DOCUMENTATION AS NOTED.
 15. PROVIDE ALL ELECTRICAL RECORDS AS NOTED.



1 PARTIAL FIRST FLOOR ELECTRICAL PLAN
 E2.2
 10/12/11

EXHIBIT

D

tabbles

8

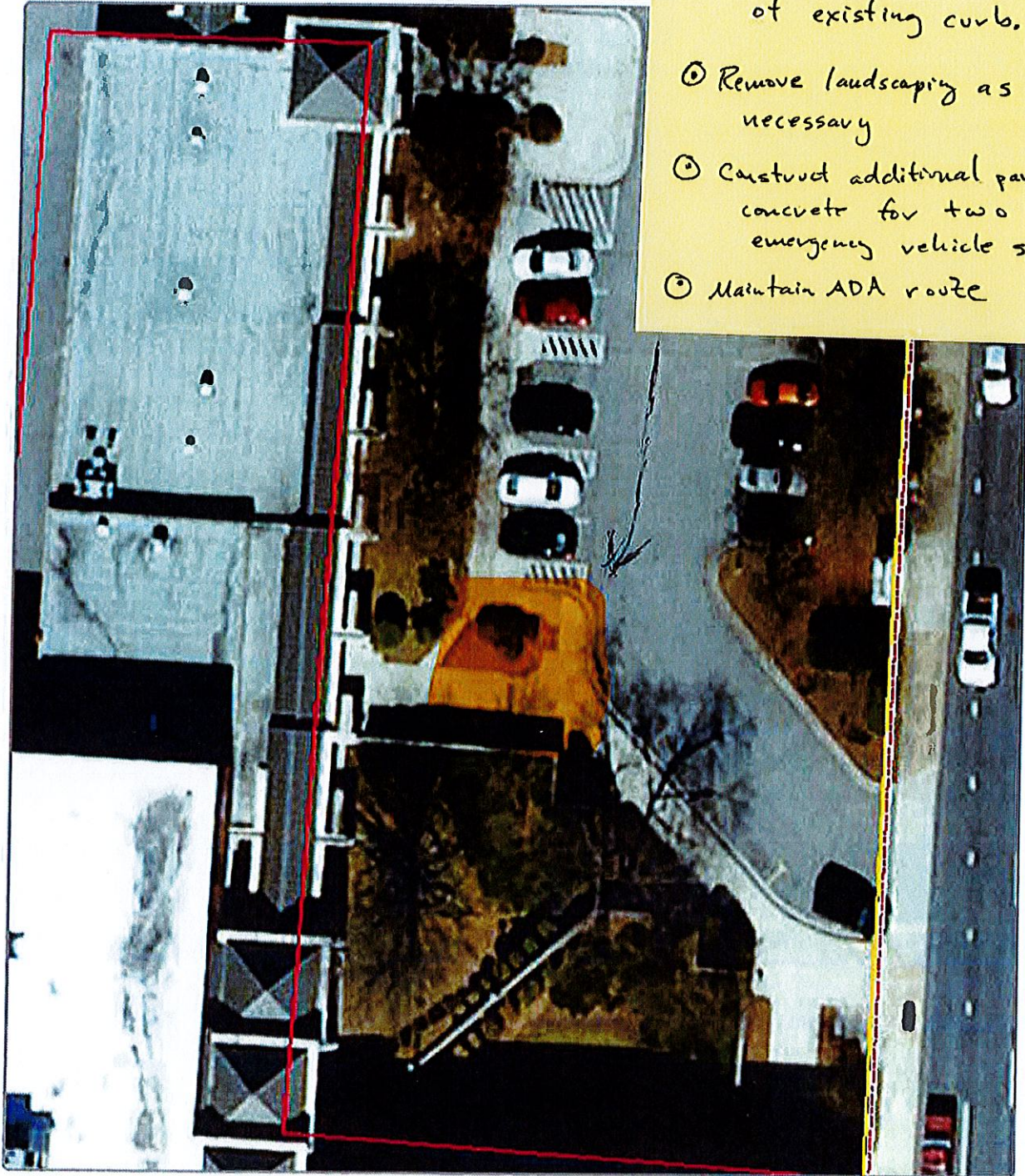
EUGENE ST



Exhibit E

12-28-2018

Guilford County, NC



- ⊙ Construct mountable or valley curb in place of existing curb.
- ⊙ Remove landscaping as necessary
- ⊙ Construct additional parking concrete for two emergency vehicle spaces.
- ⊙ Maintain ADA route

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 29 feet
10/11/2018