

105 JAY STREET, LLC

March 13, 2022

105 Jay Street, LLC
PO Box 842
Middleburg, VA 20118

Danny Davis
Town of Middleburg
10 W. Marshall Street
Middleburg, VA 20117

RE: RFP for the sale and adaptive reuse of the Asbury Church, 105 N. Jay Street, Middleburg, Virginia

Dear Danny,

This letter responds to the Town of Middleburg's original RFP to purchase adaptive reuse of The Historic Asbury Church, owned by the Town of Middleburg and located at 105 N Jay Street in the Historic District of Middleburg, Virginia. 105 Jay Street, LLC, owned by Mr. Bradley Gable and Mr. and Mrs. Brian J. Wilson, are the responsible party presenting the proposal for this RFP. 105 Jay Street, LLC would oversee all work and restoration to the Asbury Church. Native Barre Studios would lease the Asbury Church, from 105 Jay Street, LLC, so that it may operate its business within the property, as well as support local and special community events that would enrich the community and help preserve and promote the significance of the Asbury Church and its rich historical value to the Town of Middleburg. Bridget C. Wilson, owner of Native Barre Studios, will take on the critical stewardship role using her extensive network and sizable local studio membership to help carry forward this historical property so that it will benefit this unique community.

Sincerely,

Mr. and Mrs. Brian J. Wilson
Mr. Bradley Gable
105 Jay Street, LLC

Relevant Project Experience/References:

All of the members of 105 Jay Street, LLC currently own and manages extensive commercial and residential properties in Northern Virginia and Washington DC. Mr. They also own and operate real estate management companies. All members have extensive experience with historic renovations of homes and historic commercial buildings throughout Northern Virginia and Washington DC.

Bridget C. Wilson would take on the stewardship of the Asbury Church. Stewardship means to take good care of a property, to have consideration for the property, and use it wisely, recognizing that you are helping to preserve the property for the future and the community. Bridget C. Wilson would be an excellent steward because she is a long-time and active member of the Middleburg community. Bridget has continually owned and operated retail businesses in the Town of Middleburg since 2002. Her children's clothing store, "The Magic Wardrobe, served on the main street of Middleburg for ten years. Bridget is a member of the local Garden Club and Bible Study. She has participated in and run many local charity events in and around Middleburg and was designated the Head Chair of the Windy Hill Foundation Gala in 2016 and the Head Chair of the Hill School Gala in 2017.

Bridget is currently the owner and creator of Native Barre Studios, a successful fitness studio in Middleburg with over 795 members consisting of residents of Middleburg and surrounding villages. Native Barre Studios has been a positive influence on the town of Middleburg and has been very helpful in supporting the community's health and well-being needs for many years. Native Barre, led by Bridget C. Wilson, has proven experience with local businesses and residents, creating successful workshops and events.

Bridget has a great love for the town of Middleburg and works hard to support the members of the community. Her studio was started in 2010 and has been growing ever since. Bridget Wilson would take the stewardship role of the Asbury Church very seriously and provide the community with an event venue that is in keeping with its original use as a spiritual center for worship and host a series of community events, concerts, memorials, lectures, and private parties. Bridget would help provide the town with a venue for fellowship, mutual support, health, education, and music while supporting the town's desire to tell the story of the Asbury Church to current and future community members.

Neither 105 Jay Street, LLC nor Bridget Wilson has any conflict of interest, no business, familial, or personal connections with Town Council members or Town staff.

Approach to Addressing the Opportunity:

1. 105 Jay Street, LLC plans to achieve the restoration and long-term preservation of as much of the historic church structure as possible, with assurances that 105 Jay Street, LLC will maintain the exterior of the landmark church structure indefinitely.
2. 105 Jay Street, LLC plans to restore and preserve the interior of the historic church structure as close to its current layout as possible. 105 Jay Street, LLC has no plans to alter the interior or existing space. The existing space, as is, allows Native Barre Studios to run and appropriately operate their business. Native Barre Studios would need to add ballet bars and mirrors to the interior of the space, but this would be accomplished so as not to take away from the interior space and allow for community events. No additional walls or rooms would be required. The church currently lends itself perfectly to the operation of Native Barre Studios. 105 Jay Street, LLC will repair the space to a clean, safe, and ascetically pleasing level.
3. 105 Jay Street, LLC will hire a local contractor to do the necessary updates. Attached (Addendum1) is a preliminary list of work to be done and a preliminary cost estimate. Native Barre would want to start classes in the church as soon as the property was safe and useable.
4. 105 Jay Street, LLC's long-range financial plan is to use already secured funds to accomplish the initial remodel and lease the property to Native Barre Studios. The lease to Native Barre would be used to pay for everyday maintenance and utility expenses. 105 Jay Street, LLC guarantees to secure the financial future of the Asbury Church.
5. 105 Jay Street, LLC commits to honor and celebrate the history of this historic church structure and the congregation that met in it, as well as the communities those congregations supported, by offering creative programs, community activities, partnerships with local groups and organizations, and historical celebrations to include the involvement of key members of the community.

6. Well-maintained neighborhoods are essential to healthy communities. 105 Jay Street would respect Middleburg's rules when it comes to noise and maintain the exterior of the church and lawn to the same level as the rest of the neighborhood. The impact of the proposed use on the surrounding area and residences would be very minimal. Native Barre Studios currently, and for the past eight years, has operated in the same neighborhood. Native Barre Studios is presently located one block from the Asbury Church. Native Barre Studios currently has only two parking spots available, and it has never had a parking issue. Most of its current clients park on the main street, as the classes are held early in the morning.
7. 105 Jay Street, LLC requests that the Asbury Church be transferred for the amount of \$10.00. Researching, we have realized this dollar amount to be in good faith in exchange for the renovation costs and stewardship to preserve the church and keep its use as close to the historical significance. In its current condition, the use of the church becomes limited. We realize the importance of this total preservation and see the proposed ideas to benefit the town in direct correlation to the proposal price and would be a win for all parties.
8. 105 Jay Street, LLC is requesting that the following items be paid for and carried out by the Town of Middleburg.
 1. The fuel tank is to be removed or certified by The Town of Middleburg that it would be safe to leave in the ground not to impede the use of the property or cause extra expenses to 105 Jay Street, LLC.
 2. The town will pay for and extend the sidewalk, curb, and gutter from where it currently ends to the boundary line of the church's property line.
 3. The existing telephone pole will be dealt with by the Town of Middleburg so that there will be clear access to the Northside of the church.
 4. The town of Middleburg will pay for and reconnect the sewer and water directly to the building.

5. The Town of Middleburg will rezone the Asbury Church to C1 and add a Special Use Permit to the zoning so that Native Barre Studio can operate as needed.
6. The Town of Middleburg will allow 105 Jay Street, LLC to add additional parking to the Northside of the church.

Upon acceptance of the agreed-upon contract for the sale of the Asbury Church, 105 Jay Street, LLC, request a 30 day due diligence period before closing. These 30 days would allow 105 Jay Street, LLC to perform a property inspection. After these 30 days, 105 Jay Street, LLC retains the right to cancel the purchase contract.

Thank you for the opportunity to present this proposal for the sale and adaptive reuse of the Historic Asbury Church. We look forward to this opportunity to help preserve this historic church for the future of The Town of Middleburg.

Regards,

Mr. and Mrs. Brian J. Wilson
Mr. Bradley Gable
105 Jay Street, LLC

(ADENDUM 1)

August 30, 2020

Va. Class A 2705126615

Exp. 02-28-2021

Mr. Brian Wilson

RE: Asbury Church Project

105 N Jay Street

Middleburg Va. 20117

Preliminary Estimate for Renovation Feasibility

J. F. Gulick Construction, LLC. proposes to provide all permits, labor, materials, and equipment necessary to perform the renovation and construction per initial plans provided by Painter-Lewis dated 4.18.16 The project is to be built per the following specifications:

PROJECT SPECIFICATIONS

PRELIMINARY:

- If any additional plans or engineered drawings are required, they will be provided by and paid for by OWNER.
- Provide temporary sanitation facilities.
- OWNER to provide temporary electric source and water necessary for construction.
- OWNER to pay all utilities.
- All surveys and wall checks, if required, to be paid by OWNER.
- Builder to provide 2 roll-off 30c.y. dumpsters for project debris.

*** NOTE – OWNERS to carry Homeowners Insurance / Fire Coverage during construction.**

***NEW ROOF/GUTTERS and FRAMING REPAIRS PREVIOUSLY PERFORMED!**

WORK TO BE PERFORMED

EXTERIOR DEMOLITION:

- Remove existing windows and door per plans.
- Excavate exterior foundation perimeter to perform stone point up, water proofing, and subsurface drainage per plans.
- Remove all existing cement stucco on entire building.
- Point up all exterior stonework.
- Install new metal lath and ½” cement stucco with Dryvit finish coat.
- Maintain waterproofing of existing structure during entire project.
- Remove all debris daily, either in onsite dumpster or haul away.

INTERIOR DEMOLITION:

- Remove drywall/framing to permit interior alterations per plans.
- Frame new 2 x 4 stud walls, 16”o.c. interior and exterior as required to provide for new wiring, plumbing, HVAC, insulation and drywall.

SITE WORK:

- Excavate and backfill as required.
- Builder assumes any excess cut material will be placed on site.
- Rough grade all disturbed areas, apply existing topsoil and rake all disturbed areas.
- Apply lawn fescue/annual rye seed mix and hay mulch to all disturbed areas

FOUNDATIONS/SLABS:

- Poured concrete footings per plans:
- 8” CMU with Durawall steel reinforcement every second course.
- ½” galvanized anchor bolts 4’ O.C. and PVC sleeves as required for utility entrances.
- Cement parging with bituminous coating on the foundation walls.

- 4" perforated exterior perimeter drain tile with gravel and silt fabric draining to daylight as required.
- 6 mil poly vapor barrier in crawl space.

PLUMBING:

- Rough-in all supply and waste lines as required for two new bathrooms.
- Copper supply lines and PVC waste/overflow lines.
- Provide ADA compliant grab bars over/beside toilets as required.
- Install 2 new wall mount sinks with 2 faucets.
- Install two ADA compliant toilets and seats in white.
- Install new 50 gallon electric HWH.

HEATING AND AIR CONDITIONING:

- Carrier (or equiv.) Electric Heat Pump Systems (2 systems, one in basement, one in attic) w/programmable thermostats. 14SEER
- Bathroom exhaust fans ducted to the exterior wall.
- Adjustable white metal ceiling registers and return.

ELECTRICAL:

- Install one new Cutler Hammer 200 AMP Breaker panel in utility room.
- Comply with Loudoun County Electrical code requirements.
- Run new circuits from new electric panel as required.
- Receptacles, switches, and lights per code / plans.
- Standard toggle switches.
- Includes fire / CO detectors per code.
- All cover plates to be white metal.
- Provide wiring and connection for the following appliances and equipment listed below:
 - All exhaust fans
 - HVAC
 - Any other new wiring / fixtures indicated on plans.
 - Telephone/data outlets to be provided/paid separately by owner.

- * **NOTE - Power and telephone company fees if any, to be paid by OWNER.**
- * **Satellite service not included in contract.**

FRAMING INSULATION:

- All new 2" x 4" exterior walls to be R-13 fiberglass batts.
- All crawl floors to be fiberglass batts per plans. R-19
- All ceilings to be blown in fiberglass R-38 with truss baffles.
- All window / door jamb voids to be foam filled.
- Energy seal all plates and framing penetrations.
- Fire stop all framing as required by code.

DRYWALL:

- New walls and ceilings to be ½" gwb.
- Bathrooms to be moisture resistant gwb.
- All gwb to be glued and field of board screwed.

INTERIOR DOORS AND TRIM:

- 6 panel solid core Masonite doors per plans.
- 1" x 4" casing on all windows / doors. TBD
- 1" x 6" base with 1 1/8" ogee base trim and pine shoe mould.
- All trim and jambs to be paint grade.

WOOD FLOOR COVERING:

- Sand, seal and finish all new and existing wood floors with 3 coats of urethane finish.

TILEWORK:

- Install 12 x 24 ceramic tile floors in both bathrooms.

PAINTING AND DECORATING:

- McCormack or equiv. paints – interior walls (two color options) with eggshell finish throughout.
- One primer sealer coat and two finish coats on gwb.
- Semi-gloss on trim.
- Ceilings painted with flat white paint.
- Interior doors and woodwork will have two coats of latex paint.
- Exterior woodwork will have two coats of latex paint.

SIDEWALKS:

- Install 4’ wide sidewalk from entry steps to parking lot.
- Broom finish concrete, saw cut control joints. (4000psi.)

PARKING LOT:

- No allowance, NIC

CLEAN-UP:

- Final cleaning - entire jobsite cleared of any project related debris and equipment.
- Maid service to perform final cleaning.

OPTIONS NOT INCLUDED IN CONTRACT:

- Engineering services required for Building permits. \$ 4000.00*
- More Detailed Architectural Plans. \$ 2000.00*
- Building Permit Fee \$ 2000.00*

*estimates based on similar projects; we would pass on at our cost!

NOTE: This proposal is for basic project feasibility only. We would prepare a detailed specification list and exact costs after final plans are presented.

TOTAL ESTIMATED PROJECT COST \$ 326,000.00

John Gulick
P.O. Box 67 Aldie, Va. 20105
703-327-4313 jfgulickcon@gmail.com