

October 6, 2026

City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

RE: Lancaster House restoration project

Honorable Mayor & City Council Members:

I am pleased to present an update on the Lancaster House restoration project checklist (Exhibit B of the lease agreement between the City and Pioneer Days).

Since inception, we have:

- Established a unique service address for utility accounts: **5867 Randolph Avenue**, Belle Isle, FL 32809.
- Acquired **general liability insurance** and had a certificate issued to show the City as an additional insured.
- Hired a **groundskeeper** to mow and trim the lawn.
- Consulted with general contractors and specialists to confirm the **roof** is sound and will not require re-sealing in the immediate term.
- Consulted with a historic structure specialist to:
 - Develop a detailed **exterior renovation plan** in keeping with the house's original 1880s appearance, which was incorporated in Requests for Pricing (RFP).
 - Develop a detailed **interior renovation plan** to generally reflect the era of 1880 to 1900 while still allowing for modern conveniences including HVAC. This will be shared with RFP's during Phases 2 and 3.
 - Complete an application to include the structure on the **National Register of Historic Places**. This will require formal approval from Council before it may be submitted. We believe registration will allow for greater grant opportunities to underwrite future phases and upkeep.
- Consulted with **general contractors** and received pricing to:
 - Repair 418 SF of damaged wood siding.
 - Scrape 728 SF of exterior paint.
 - Repair/replace four existing window frames and glass.
 - Complete trim carpentry to include replacing 175 LF of lattice and shoring-up of front porch, steps, and rail.
 - Apply exterior primer and paint 2,988 SF per plan guidelines.

As we were preparing to sign a contract with a GC to begin work at the end of the school year, Pioneer Days received notice that our **original Phase 1 timeline would need to be altered** due to the faster-than-expected completion of the new Cornerstone gymnasium. We were told that fencing installation would need to happen first, rather than at the end of Phase 1.

So, we put the GC on hold to solicit quotes for the fencing. Commissioner Lance was instrumental in the **RFP** process and can give more details. But the bottom line is we ultimately determined that we were in a sole source situation.

There is **only one locally licensed dealer** who can supply fencing to match what Cornerstone already put in place: Aabot Fence. Likewise, only Aabot Fence may complete installation of the fence without forfeiting warranty rights.

As we faced the dual challenges of a change of construction sequence and a sole source supplier, it was suggested that we apply for a **BING grant** to match half the cost. Aabot Fence was very helpful during this process, as were city staff. Unfortunately, when the city manager reviewed the application with legal counsel, it was determined that Pioneer Days was **not eligible** to receive funding through the grant program.

After some discussion, the city manager suggested that we explain this situation to Council and request **funding outside of the parameters of the grant**.

The total cost for Aabot Fence to furnish labor and material to install 137 LF of 6ft Ameristar Montage 3-rail Majestic Steel **Fencing per Cornerstone's specifications is \$14,479.36.**

Pioneer Days is respectfully requesting a **50% match in the amount of \$7,241.18**, which may be paid directly to:

**Aabot Fence
3001 Old Winter Garden Road
Orlando, FL 32805
(407) 207-4401**

They have already agreed to Vendor terms itemized in the BING application package.

I am prepared to answer any questions you may have and thank you in advance for your consideration.

Sincerely,



William S. Morgan, V, Chairman
Pine Castle Pioneer Days, Inc.
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(407) 427-9692