



June 26, 2009

Doug Tuthill
Pomfret Select Board
Pomfret, Vermont

RE: Anticipated Renovation Scope for Town Hall

Dear Doug,

After a cursory site visit and overview of the existing conditions at the Pomfret Town Hall Building, I have outlined a general list of anticipated renovations and repairs in order to: stabilize the building; improve the building's energy performance; and achieve a higher level of life safety and handicap code compliance. Tim Schaal reviewed the structural condition of the building. His review was cursory in nature as well, and a formal structural analysis will be required to more accurately determine structural deficiencies.

Structural

- Foundation repair to include minor repointing of stone and stone replacement as needed.
- Moderate reinforcing of first floor framing to meet current structural code to include additional posts, joist hangers, and joists sistered to existing.
- Major reinforcement of stage floor framing to meet current structural code to include new framing
- Moderate reinforcing of loft floor framing to meet current structural code to include joist hangers, and sistered joists (This framing was not visible. Structural members and condition were assumed.).
- Major reinforcement of roof framing to meet current structural code.
- Replacement of kitchen addition structure.

Interior

- Removal and replacement of acoustic tile ceiling
- Addition of one "split height" drinking fountain to meet current code.
- Addition of one "service sink" to meet current code.

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Barrier-free Access

- Reconstruct front entry porch to include ramp.
- Addition of one "unisex" accessible restroom.

Life-Safety

- Addition of a second means of egress from the main meeting space.
- Kitchen will need an independent and separate means of egress.
- New egress stair from mezzanine level that meets code.
- Addition of exit signs.
- Addition of emergency lighting.
- Addition of automatic fire alarm.
- Structural reinforcement and repair as outlined above.

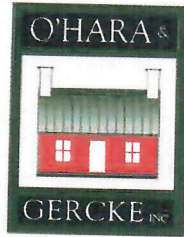
Kevin O'Hara will be assisting in developing a "preliminary ballpark" project budget that can be used for fundraising purposes. Please contact me with any questions of concerns regarding this anticipated renovation scope.

Sincerely,
UK ARCHITECTS, PC



M. Hunter Ulf, AIA
Principal

cc: Tim Schaal
Kevin O'Hara



Preliminary Guidance Budget

Pomfret Town Hall

September 1, 2009

O'Hara & Gercke Inc. is pleased to provide a preliminary guidance estimate for the work at the Town Hall as outlined in the letter from UK Architects dated June 26, 2009 and entitled Anticipated Renovation Scope for Town Hall.

As there are no plans and specifications at this time, O'Hara & Gercke Inc. used historic cost data and our best assumptions to fill in the many blanks and yet attempt to provide a guidance estimate that might be helpful in identifying the anticipated rough costs for this project.

Our cost estimate contemplated the following areas of work to the building.

Tear down and rebuild the kitchen in roughly the same footprint that is there now. (nominally a 16' x24' space)

Perform foundation repair and first floor framing reinforcement to the main building.

Rebuild the stage floor and reinstall and finish the hardwood flooring on the stage.

Reinforce the balcony floor. (Existing framing not visible.)

Significant reinforcing of the roof structure of the main building.

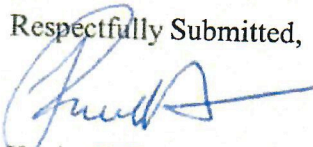
Removal of the ceiling tiles and replacement with 5/8" thick sheetrock.

The addition of a drinking fountain and a service sink and the addition of an ADA compliant bath.

Rebuilding of the entry deck and ramp, and addressing of the other egress issues noted in the letter from UK. We have also included allowances to address emergency lighting, exit signage, and a fire alarm system.

Recommended Preliminary Guidance Budget \$350,000.00.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kevin O'Hara", with a long horizontal flourish extending to the right.

Kevin O'Hara

O'Hara & Gercke Inc.