

September 27, 2016

Dear Sue,

This letter is intended as a follow-up to our September 8, 2016 meeting with State of Vermont Preservation Officials discussing the possible expansion of the Jeudevine Memorial Library located at 93 North Main Street in Hardwick, Vermont. As discussed the existing library is very small with only about 1125 SF of finished library space on the main floor. The lower level, another 1125 SF is mostly mechanical and storage space and includes the only restroom which is totally inaccessible. It is a beautiful building but in desperate need of expansion and upgrades to make it a viable 21<sup>st</sup> century library. Based on Jeudevine's current program the proposed addition to the library will be in the 3900 SF range on two levels which includes 700 SF of unfinished basement space. It is anticipated that the building will include a number of community spaces as well as an outdoor plaza supplementing library functions.

The Town of Hardwick has given the Library control of the adjacent property located at 81 North Main Street. This property includes a relatively small house abutting North Main Street. This building has served the town as its Senior Center since the mid 1960's but was abandoned several years back due to declining membership. We are not sure when the building was last heated. We have had mechanical, electrical and structural reports completed by our engineers on the Senior Center building and as expected, there are serious concerns. We believe the most suitable location for an addition to the Jeudevine is spanning over the property line which means the removal of 81 North Main Street. This solution will allow a full view of the south and east elevations of the Jeudevine as one approaches from downtown and nicely spotlights the existing building.

Assuming 81 North Main Street were to be renovated for library/commercial use to meet all relevant codes here are the highlights and opinion of probable costs associated with work outlined in consultant's reports pertaining to HVAC, electrical and structural deficiencies:

**Mechanical and Electrical Systems** for 81 North Main Street, Hardwick Vermont

• Upgrade electrical service	assume	\$9,000
• Electrical (\$20/SF x 1470SF)	assume	\$29,400
• HVAC (\$30/SF x 1470SF)	assume	\$44,100
• Plumbing (\$3000/fixture x 4)	assume	\$12,000
• Fire Alarm system	assume	\$7,500
• Associated soft costs @ 15%	assume	<u>\$15,300</u>
		\$117,300

gossens.bachman.Architects

85 granite shed lane  
montpelier, vermont 05602

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**Structural repairs and upgrades** for 81 North Main Street, Hardwick, Vermont

•	Replace supports at front porch	assume	\$2,100
•	Reset loose granite slab	assume	\$500
•	Seal exterior joints in granite foundation	assume	\$2,200
•	Excavate around bldg. to base, add drainage and waterproof	assume	\$23,000
•	Excavate, add slab, insulation vapor barrier and sump pump	assume	\$8,000
•	Abate hazardous materials	assume	\$9,000
•	Remove all interior finishes for access to structure & dispose	assume	\$3,000
•	Remove existing first floor framing	assume	\$2,400
•	Reframe first floor to accommodate 100LBS/SF	assume	\$7,500
•	Repair deteriorated misc. framing	assume	\$1,500
•	Reframe or reinforce second floor	assume	\$4,000
•	Sister each roof rafter	assume	\$2,500
•	Sister each exterior stud with a 2x6 (minimum)	assume	\$7,000
•	New subfloors and finish	assume	\$11,500
•	New gyp. walls	assume	\$9,000
•	Address misc. exterior rot	assume	\$4,000
•	Remove existing side porch and dispose	assume	\$4,000
•	Associated soft cost at 15%	assume	<u>\$15,180</u>
			\$116,380

Note that between new HVAC, electrical systems and structural repairs/rebuild cost is approaching \$250,000. This number does not include insulation, air sealing, finish carpentry, casework, clapboard repair/replacement, painting interior and exterior, roof repair/replacement, chimney repair, rebuilding of windows, etc. etc. The additional work, based on our experience, could easily add another \$150,000 if done to commercial standards.

Part of the charge of this exercise was to determine whether it makes sense to incorporate the existing senior Center Building as part of the library expansion. Alterations of this scale, combined with codes associated with a change of use would require that the Senior Center building be brought up to current code including all structural systems. A code upgrade is a significant challenge for this building considering that code library loading for floors is double that required for other commercial occupancies. We do not think it is economically feasible or reasonable to renovate this building to standards required for library usage. The building

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is not appropriate for library use with a series of small rooms with 7' high ceilings. Considering there is a 14' vertical difference between the Senior Center floor and the Library floor connecting the two would be very tricky and expensive. Due to the poor quality of construction, current system conditions and proximity to the library we recommend that in order to properly address the needs of the Jeudevine Memorial Library that the building be removed to allow for a proper library expansion.

Please call if you'd like to discuss further.

Thank you.

A handwritten signature in brown ink that reads "Thomas W. Bachman". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Tom Bachman, AIA.

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