



May 31, 2019

Curtis Read, First Selectman
Town of Bridgewater
44 Main Street South
Bridgewater, Ct 06752

Re: T2 Studio report

Dear Mr. Read:

The Connecticut Trust for Historic Preservation was not asked to comment on the report prepared by T2 Studio, but since it has been posted to your website and is public information, we feel the need to comment, if only to clarify points raised in the report.

The report's main finding is that building's program space in either the new construction or rehabilitation option is comparable, which is good. The Executive Summary is called a draft and is dated September 4, 2019, but other parts of the report, such as the Appendixes, do not include the word "draft" nor a date and appear to be final comments. Is this a full or partial report? If this is the final executive summary, where is the body of the report, or are the appendixes the body of the report? It is typical in a report like this to have the consultant's qualifications, but they were either not attached or not included in the public version.

Our purpose here is to respond to some of the concerns/issues raised in the report.

Environmental. The town has already removed much of the contaminated soil. In a rehab option, State DEEP does not require that the remaining soil be removed. Leaving the soil in place is an option chosen by building owners throughout the state and is not against state or federal regulations. The process is not lengthy, since the previous work by the town and its consultant has already identified its location and approximate amount. The town would need to hire an environmental consultant to perform this task, in coordination with the architect and structural engineer. A deed restriction would need to be placed on the land records stating that the contaminated soil exists below grade. This soil below grade poses no risk to humans or animals and the process of documenting and recording can be complete prior to completion of the rehab of the property. The restriction would not have any impact on any future developments on the site, unless a proposed action would disturb the contaminated soil below grade. Contrary to the report, an allowance of \$60,000 is provided in both the new construction and rehabilitation scenarios for soil removal. So, if it is possible during renovation to remove the soil, an allowance is included to do the work.

Soft costs. Our scope of work, as we understood it, was to evaluate new construction and rehabilitation hard costs. Soft costs would need to be included in either the new construction or rehab option.

Contingency. The owner would need to include a contingency on either the new construction or rehabilitation option, whichever direction is pursued. A contingency is an owner budget item and would not be included in a contractor's budget.

Septic system. A septic system would be a required cost under either the new construction or rehabilitation option. The town would need to hire an engineer for either option to design the system, and that design information is not yet available.

Parking. Costs for a parking lot, in either a new construction or rehab option, would have to be included, if desired. At the time of our work, it was not clear where the parking would be located.

Elevator. Neither the rehab nor new construction option included this item since the main assembly areas in both scenarios were located at the lower level, which is handicapped accessible.

Structure. The authors are relying on the Archer Engineering report, which our structural engineer did not agree with. James Grant Associates provided an independent report and drawings, and the needed structural items from his report are included in the contractor costs.

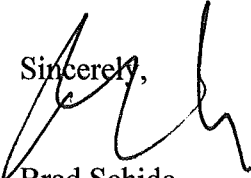
Window quality. There is not a major difference in cost between a vinyl clad and a metal clad window, but the exact needs of the owner and the lender would be a part of the next generation of construction documents.

Restoration. LaRosa Building Group carried an allowance of \$9,862 in Division 7 for damaged siding. The next generation of construction documents would more clearly identify the areas of the building that needed repairs.

General Building elements. We are not sure if this is just a laundry list of needs, or comments. The engineer would have to provide a set of drawings to provide an accurate estimate of costs for heating and cooling at either scenario. The balance of the elements listed would be included in the next generation of construction drawings.

In conclusion, we found that the hard costs for renovation came in less than the costs for new construction, based on the information available. Many of the additional costs discussed in the T-2 report were costs that would arise in either a new construction or a rehabilitation scenario and need to be reviewed by the owner but was beyond the scope of our review. The authors state that the program space in each scenario is comparable, each have two full floors, and each would contain the necessary building elements requested by the town. The goal of our review and interaction was to provide a vision for the renovation of the building that would meet town and community needs. We believe we have done that.

Sincerely,



Brad Schide
Circuit Rider

Cc: J. Montanaro