

Osso Studio Architecture

Greg Montgomery
7 Stowe St, Studio 1
Waterbury, VT 05676

November 20, 2025

Ryan Diehl
Vermont Land Trust
226 Bridge Street
Richmond, VT 05477

Dear Ryan,

Below please find our opinion of cost for the scope of work for the renovations of the accessory structure and parking area at your 226 Bridge Street office property.

Sound Control		\$1,000.00
Misc: paint, touch ups, etc		\$4,000.00
HVAC Heat Pump		\$7,000.00
HVAC Rinnai		\$5,000.00
Parking/Grading		\$8,375.00
Contingency	10%	\$2,538.00
Total		\$27,913.00

Sincerely,



Greg Montgomery | AIA
Principal, OSA



Masonry/Hardscapes

Excavation/Landscaping

Scope of work 2:

Import approximately 100 yds of fill and place in a 3'x4' for flood protection on northwest side of property and raise grade as much as possible without blocking drainage on the northeast side of property

Import and place approximately 25 yards of topsoil to establish grass on berm and raised grade

Rake and seed construction area

Scope approximate cost: \$8,375

Project Notes:

Project requires a \$500 scheduling deposit

Project requires a 25% Materials deposit due at 2 weeks before construction

Estimate valid for 2 Weeks