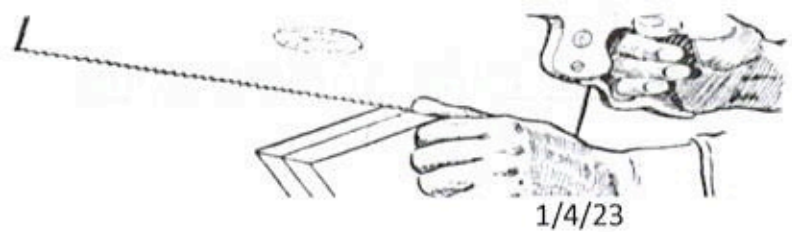


Hunger Valley Construction

Waterbury, Vermont



Town of Richmond
P.O. Box 285
Richmond, Vermont 05477

Dear Richmond Library,

Hunger Valley Construction is a full-service construction company that specializes in historic preservation. Our team has expertise in preservation carpentry and surface restoration. All work will fully comply with the Sec. of Interior's Standards for the Treatment of Historic Buildings. Following the Standards, we strive to restore existing materials before replacing using the least intrusive methods feasible. Restoration methods can include patching larger areas with in-kind wood and epoxying smaller gaps and cracks with high-quality exterior grade two-part epoxies. When restoration is not feasible, we replace materials in-kind, using quality materials and best practices.

As a general contractor, we only work with sub-contractors that understand the SOI Standards and have a proven track record of quality work. HVC will oversee all work to ensure all undertakings follow the standards and expectations of HVC and the Library.

We believe that our training, education, and experience in historic preservation, carpentry, contracting, and facility management gives Hunger Valley Construction the right skills to restore the Richmond Library exterior.

We appreciate your time and consideration,
Alex Tolstoi, Owner

Hourly Rate of HVC: \$65

Main Contact: Alex Tolstoi, Owner. alex@hungervalleyvt.com 802.289.9308

Client Requirements:

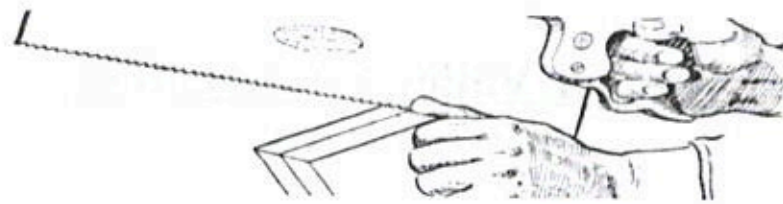
- Access to building for parking, material storage, equipment staging, and work.
- Access to electrical power.
- Access to water for cleaning and mixing materials.

Proposed List of Sub-Contractors:

- Blackrock Slate Roofing (Colchester, VT)
- Hawk and Trowel Restoration and Masonry (Richmond, VT)
- Louis Marineau and Sons (Montpelier, VT)

Hunger Valley Construction

Waterbury, Vermont



Project Description:

- Meetings prior to work starting.
 - HVC staff will meet with town and library staff to go over expectations, access requirements, safety, and schedule. HVC wants to have as little impact on library staff and access as possible and will be responsive to requests from staff.
- All woodwork would be accessed for durability and strength.
 - Large deteriorated pieces would be replaced in kind, matching specie, size and form. All new pieces will be back primed.
 - Small gaps and cracks will be filled with a mixture of wood hardener, epoxy, and are filler.
 - All areas of wood restoration will be sanded and spot primed
- The historic windows on the primary façade will be restored.
 - Windows will be removed, and temporary plywood inserts will be installed.
 - Historic sashes will be stripped, sanded, and restored with in kind materials or epoxy.
 - Windows will be primed, glazed, and painted using two layers of finish coats.
- Front stairs will be restored.
 - Loose treads will be reset.
 - Broken blue stone treads will be replaced as necessary.
 - Stairs and cheek walls will be repointed as required.
 - A new granite tread will be installed at the base of the stairs, running the length of the stairs and approximately 20" wide.
- The two tower roofs will be scaffolded as needed.
- Slate will be removed as necessary to allow proper flashing replacements.
- Fabrication and installation of new flashing on both towers. Flashing replacement includes metal valleys on dormers, apron flashings along base. Some 28-30 valley locations. Some 8-12 apron locations.
- Repair of all slates on both towers to match existing as close as possible.
- Exterior of the building will be painted.
 - All lead safety precautions will be taken as required. Ground plastic will be spread around base of building and cleaned daily.
 - Building will be wet scraped to refusal.
 - Front of building and steeples will receive coat of peel bond primer.
 - Entire building, including window sashes and frames, door frames, overhangs, soffits, siding, and trim will receive two coats of Duration satin paint.
- Landscape and area around the building will be cleaned and restored.

Alex Tolstoi | 802.289.9308

Mail: 240 Laurel Lane Waterbury, Vermont 05676

Email: alex@hungervalleyvt.com

Bid Form


Firm: Hunger Valley Construction

Date: 1/1/23

Window & Door Restoration.	<u>\$ 10,500</u>
General woodwork repair.	<u>\$ 50,600</u>
Surface Preparation and Painting.	<u>\$ 93,000</u>
Roof inspection and Report, including spire ornament attachment and flashing.	<u>\$ 3,000</u>
Restoration of spire and belltower slate, flashing and architectural woodwork.	<u>\$ 231,500</u>
Principal Façade restoration, excluding towers.	<u>\$ 41,000</u>
TOTAL	<u>\$ 429,600</u>

Anticipated Construction Duration 24 Weeks

Change order mark-up 20 %

Signature: 

Addendum
Received _____