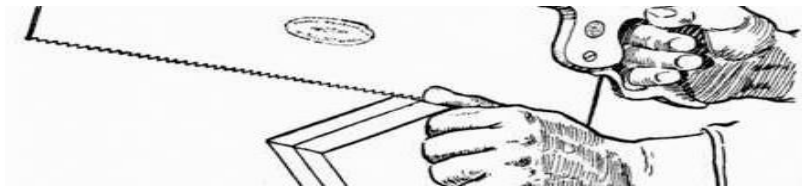


# Hunger Valley Construction

*Waterbury, Vermont*



1/22/24

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](mailto: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:

-Green Mountain Painters- Tyler Tilton (802) 992-1717

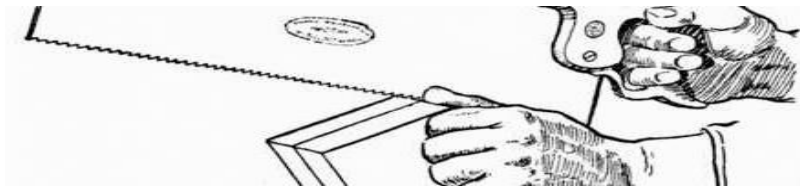
#### Project Description:

- Meetings prior to work starting.

Alex Tolstoi | 802.289.9308  
Mail: 240 Laurel Lane Waterbury, Vermont 05676  
Email: [alex@hungervalleyvt.com](mailto:alex@hungervalleyvt.com)

# Hunger Valley Construction

*Waterbury, Vermont*



- 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.
- Dates and times to restrict access to the library will be negotiated to ensure public safety and efficiency of work. This may require closing the library for multiple days while working over the main entrance.
- All woodwork on the upper towers and main block will 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.

Estimated Cost: \$30,000

- 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 polymer bonding primer.
  - Entire building, including window sashes and frames, door frames, overhangs, soffits, siding, and trim will receive two coats of exterior grade finish paint.

Estimated Cost: \$89,700

- Landscape and area around the building will be cleaned and restored.

Please let me know if you have any questions.

Best,  
Alex Tolstoi, Owner  
Hunger Valley Construction

Alex Tolstoi | 802.289.9308  
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Email: alex@hungervalleyvt.com