

barrett architecture

FRANK J. BARRETT, JR., A.I.A.

Progress Report Number 1

To: Town of Bradford Selectboard

From: Frank J. Barrett, Jr., A.I.A. Architect

Date: October 2, 2017

RE: Bradford Town Hall Restoration and Rehabilitation; Bradford, NH

It is my sincere pleasure to make this first, of what will be more to follow, progress report concerning the ongoing work to move the Town Hall Restoration and Revitalization project forward.

First, an important milestone was reached today, Monday the second of October. After several months of bringing together an expanding team of critically necessary and specialized persons, actual construction work has re-started on what had been a momentarily stalled project and a temporarily closed down construction site. Tony Instasi, the Project Manager from Trumbull – Nelson Construction Company, Inc., based in Hanover, NH, has this past week worked closely with Town Administrator Karen Hambleton on numerous contractual and insurance related matters such that the project can be properly and safely re-started, and work be allowed to proceed in an orderly and professional manner. Toward that end, the site will be properly fenced to provide safety and security during the duration of the construction project. And, the presently open excavations around the building perimeter will be properly slopped back so as to be safe and OSHA compliant.

The project site superintendent from Trumbull – Nelson is Liam Ehrenzweig. He will be working closely with the building movers, excavation, and concrete sub-contractors who have previously been associated with the project, and whose work completed to date has all been of the best quality. In the weeks to come, the project structural engineer, Tim Schaal, will be working closely with Liam, the Town of Bradford's Building Inspector Walter Royal, and others to properly follow through the many details for completing the foundation and related structural work before the approach of winter overtakes us. It is expected that by about the first week in November the historic building will be sitting on its new foundation.

At the same time that this first wave of construction work is resumed on the building, the preparation of full architectural and engineering drawings will be ongoing. This will include structural, fire protection, mechanical, electrical, and plumbing engineering drawings for the entire building, and well as the architectural drawings. This is in accordance with the agreement reached by the A & E team, Town Hall Restoration Oversight Committee representatives, the Town Administrator, the local building inspector, and personnel from the New Hampshire State Fire Marshal's office. Again, it is important to stress that from the beginning of this office's involvement with the project in late June, not only has a great deal been accomplished, but most importantly a superb team effort on all fronts has consistently prevailed to move this unique project forward. This has and will continue to serve the overall project well, although admittedly there remain some significant hurdles ahead of us of which we painfully aware and realize must be faced in the months to come.

POST OFFICE BOX 55 ■ 215 GATES-BRIGGS BUILDING

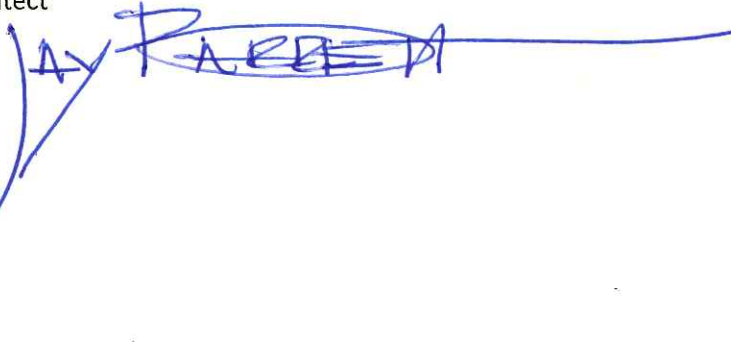
WHITE RIVER JUNCTION, VERMONT 05001

TELEPHONE: (802) 296-0004 ■ FACSIMILE: (802) 296-0005 ■ E-MAIL: FRANK.J.BARRETT@MYFAIRPOINT.NET

Once the building is back down on its new, poured in place concrete foundation, construction work will then shift to repair and replacement of rot damaged wooden building sills, interior basement support, structural repair and upgrading of the first and second floor "platforms", as well as the existing roof structure – working from within the existing attic spaces. This will be tedious and expensive carpentry work – work requiring skilled carpenters and supervision. With this great effort of structural carpentry, we will be adding some amount of concealed structural steel within the building. However, when completed, assuming that the Town of Bradford then takes reasonable care of the historic building, the work now being undertaken will allow this important center piece of Bradford's civic life to remain a viable and much beloved part of local and regional life for hundreds of years to come.

Thank you for the high level of trust and confidence that you, the Bradford Selectboard and the citizens that you represent, have placed in the team that continues to be entrusted and enthused with this unique, and at times challenging, but always worthwhile project.

Frank J. Barrett, Jr., A.I.A.
Architect

A handwritten signature in blue ink, appearing to read "Frank J. Barrett, Jr.", with a long horizontal line extending to the right.