

# BONND

## Construction Contract Management

P.O. Box 421 Littleton, NH, 03561

(603)-991-3535

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Town of Bethlehem NH  
Select board  
c/o Mary Moritz.  
603-869-3351

Bethlehem  
Visitor center

Board of selectmen of Bethlehem;

First and foremost thank you for your time and consideration Of the visitor center in town. My name is Stephen Carter of Bonnd construction. And I am most hopeful you will find some of this information helpful in making your decisions with this building, As beautiful and nostalgic as it may be it has some issues some would consider serious. I have taken the Liberty of opening up some areas of the building and photographing it to the best of my ability without in depth operations.

Most of these photographs will be self explanatory, I will attempt to put some footnotes along with it, On each page or as deemed necessary. I have taken photographs from underneath the bottom from the inside some of the furnace room exposing the mold and rot and it is my opinion that the sills are entirely shot on three quarters of the building, Including most of the studs have begun to rot out as well, Everywhere I went I could poke right through, With a screwdriver.

It is important to note that the bottom floor is a 2 by 6 joist system with a centered bearing wall down the middle on top of it and the outside perimeter is completely compromised. Understanding this makes it very difficult for a complete lift for a full footing or foundation, Or frostwall as it has been recommended. In saying this I will add that it is not impossible to lift and move the building and accomplish this task I just do not believe it has a good value for the cost. In comparison with today's construction codes and applications this building should be considered way outdated and under designed to begin with, And should be brought into the 21<sup>st</sup> century. So to speak!

Although I do understand your responsibility to the town to make things work given all responsibilities and budgets not an easy task, one that I would not want. I am going to attach some of my own ideas and prices to buy you some time, But it is not up to me to make those decisions I am just making some recommendations and trying to give the town some resolve for now.

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This work will come with no Structural guarantee or warranty implied or otherwise for any other reason but a temporary repair!. I have seen the other photographs and read the reports from the engineering department that you retained for this work, And I feel confident that they would agree with me to some extent. Although they did not leave any specific details designs or engineering to repair or replacement in their report it was suggestive at most, And the disclaimers indicated that to some extent. And in the event that you may decide to go forward with the repairs, Please note I do it on my own, With an attempt to help the town extend the life of the buildings just enough so the town can save up the money to do it properly and rebuild. Thusly relieving HEB Engineering and myself, Bonnd Construction; of any and all liabilities. And I would thoroughly recommend HEB Engineering to designing a new visiting center for the town. and construction management! to give Bethlehem a wonderful visiting center that will last 100 years or better.; And I would be more than happy to work under their direction at that time.

### Roofing portion;!

To completely tear off the roof Shingles; Brace inside and outside as deemed necessary, includes gussets, cross braces, vertical braces, And or sistering of Joist,'s and rafters, as Deemed necessary for temporary repairs, Over 100 bracing components. Objective:: Temporary stabilization! Also adding outside soffit bracing from the fascia directly back to each existing brace at approximately 50 degrees adding One additional brace to each existing braces.! Also one 6 by 6 at each of the front corners outside edge Under the hips.!

At the fascia... Replace an repair any rotten original roof deck boards, Up to 100 square feet, Re-sheath entire roof with 5/8 osb, 100% coverage of ice and water shield, New black metal drip edge continuous, New 30 year architectural shingle, Fully bonded 060. rubber membrane on top, no railing.

Cost----- \$ 75.777.00

### Footing sill repair;!

To raise three sides of the building ever so slightly just enough for sill and temporary footing, Bolting on 45' C chanel half inch steel girder on both sides of building lifting no more than two and a half inches. Trench out approximately one foot below wall removing all debris. Hand packing three quarter inch gravel forming approximately 10 inches to a foot new sill bed, Includes four number six rebars., Bridged And spaced appropriately. Using inch and a quarter tie down straps in concrete to new 2 by 6 pressure treated sill from left side of doorway entrance continuous to south side Stonewall,. Every two feet. Cut all rot from bottom of studs block and sister accordingly, Reset

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building on slab. Replace sheeting, Siding and insulation As originally was. Raising concrete level above grade on driveway side. All new exposed lumber to be Primed and painted.

Job cost----- \$ 62.500.00

Furnace room;

Provide professional services to disconnect furnace and remove it from building, completely gut and demo all sheetrock and installation. Reinsulate room and Sheetrock, Mud tape prime and paint. Have furnace reinstalled professionally and hooked backup.

Job cost-----\$4.777.00

Please note;;

During construction work if any fractures or stress cracks appear in Sheetrock in the building it will be repaired on a time and material basis including painting of walls and ceilings if desired. Unable to determine or propose what may occur during the building lift this is the most Careful and minimal approach to a good repair to buy you some time to save the funds for a new center. In my brief discussions with Mary I have understood that you heat that building year round I am pretty amazed you haven't blown a pipe yet or had any frozen water.. And if my assumptions are correct the building is not utilized during the winter months. I would propose or suggest that you shut the building down and drain the pipes in the fall and wait till reopening in the spring I think that the heat savings alone, Within the next 8 to 10 years would pay for these repairs moving forward just a thought and a frugal one at that. Please allow approximately one month for time allotment, Work will commence within two weeks of deposit.

Payment terms and conditions; Full contract amount;-----	\$143.054.00
Upon signing this agreement a 50% deposit is required;-----	\$71.527.00
Upon completion of painting the outside lowered portion finished-----	\$35.763.50
Upon full completion of roof and project in its entirety balance due-----	\$35.763.50

Due day of completion

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Town of Bethlehem authorized signature

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Bond construction Stephen Carter