

Keith Hickey

From: David L. Loring <DLLoring@tigheBond.com>
Sent: Wednesday, April 1, 2020 9:49 AM
To: Keith Hickey
Subject: RE: Senior Center

Hi Keith -

Your questions are challenging to respond to in a normal business climate and now with the COVID-19 situation they are even speculative.

"If the Board were to defer placing a funding question on the warrant until fall so repairs wouldn't begin until spring 2021, any sense of the cost increase by waiting a year?" We recommend a 3% -5% inflation contingency to cover what would be a "normal" annual increase. The more unpredictable considerations are how the current COVID-19 situation will affect construction labor, materials, and work site restrictions when conditions return to "normal".

"is there a greater risk of using the building while it remains in its current condition for a year?" Our assessment did not identify evidence of major structural deficiencies at the present time, but that could change with further exposure. Environmental conditions can also play a role as severe weather can worsen the current building conditions requiring more extensive repairs in the future. Deterioration resulting from water penetration, rust jacking, and corrosion will continue to degrade the building systems over time. The immediate recommendations remain to protect the building ingress/egress and monitor the areas identified for debris hazards should continue. The stock reply from the structural group, as expected, was "the longer they put off the repairs, the higher the risk becomes that there could be a failure."

I hope this helps -

Regards -

Dave

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-----Original Message-----

From: Keith Hickey <KHickey@townofwinchendon.com>

Sent: Tuesday, March 31, 2020 5:39 PM

To: David L. Loring <DLLoring@tigheBond.com>

Subject: Senior Center

[Caution - External Sender]

Dave,

This might be a tough question to answer. If the Board were to defer placing a funding question on the warrant until fall so repairs wouldn't begin until spring 2021, any sense of the cost increase by waiting a year? More importantly, is there a greater risk of using the building while it remains in its current condition for a year?

Thanks for any information you can share.

Keith Hickey