August 12, 2014

Barbara McMillan
6795 Colorado Boulevard
Commerce City, CO 80022

Re: Victor Miner's Union Hall

Dear Barbara,

The purpose of this letter is to summarize the actions Source Architechnology Systems has taken to date in reference to the Miner's Union Hall Building and to provide guidance and options regarding estimated costs to help you to assist you in determining your course of action with regard to the building in its current condition.

Shortly after the fire on July 26th, 2014 we were asked to assist with collecting pricing and determining the appropriate direction for wither the shoring or possible restoration of the Miner's Union Hall Building. We were asked to look into options for shoring the building, especially the East wall, which is adjacent to the City alley. The original goal was to assemble a team consisting of a General Contractor, a Shoring Contractor and a Shoring Engineer, and to gather them together at the site to review the project, beginning with the East wall on the alley, which is considered the highest priority due to its highly deteriorated and unstable condition. We have contacted numerous General Contractors, Shoring Contractors, Engineers and Demolition Contractors in the past weeks following the fire, and it quickly became apparent that coordination of a meeting at the site was going to be problematic due to individual work and vacation schedules. Also, several Contractors and Engineers expressed concern about evaluating and working on the project after it was circulated in the press that there was no insurance on the building. We feel this may have limited interest, and hampered our efforts to schedule meetings and obtain estimates for the stabilization of the building.

Once the detailed report from Pryce Joyner, an Engineer engaged by the City of Victor, was available it became clear that the extent shoring would be greatly increased if we were going to save the building as-is. A number of Structural Engineers we spoke to, after reviewing the report and the photographs of the building, did not wish to be involved due to perceived liability associated with the current state of the structure and the extent of the damage.

We understand you have recently received a letter from the City of Victor defining required actions and dates for the repair or demolition of the building. In conjunction with the City's Engineer report, we have investigated the options available and costs associated with each option. The following scenarios and pricing were provided by a specialty shoring contractor and licensed engineers.

Source Architechnology Systems PC
Office: 118 North Tejon St. Suite 400, Colorado Springs, Colorado 80903
Mail: PO Box 2696 Colorado Springs, Colorado 80901
p. 719.635.8465 **f.** 719.218.9292 **e.** robert@sourcearch.com

Option One- Shore the building for future rehabilitation based on the information in the City Engineer's report:

- Demolition Contractor Estimated Cost: $307,000-$407,000
  - Includes providing some type of foundation to support shoring as designed by Shoring Engineer
  - Erect shoring per a Shoring Engineer's design, final cost dependent upon design
  - Remove debris from interior of building and dispose of all non-hazardous debris
  - Does not include any disassembly of shoring
- Shoring Engineer Estimated Cost: $25,000-$35,000
  - Fee to design shoring required based on City Engineer's Report
- Shoring Contractor/Materials Estimated Cost: $150,000-$200,000 per Month
  - Cost based on budget estimate provided for proposed East Wall shoring.
  - Investigate possible option to purchase shoring or to design shoring with standard construction materials
  - **Total Estimated Fixed Costs: $332,000 - $422,000, Engineering/Shoring Contractor**
  - **Total Estimated Monthly Costs: $150,000 - $200,000, Shoring Equipment Rental**

Option Two- Demolition of building with the front façade to remain:

- Demolition Contractor Estimated Cost: $123,000
  - Demolish structure except for front Facade
  - Erect shoring per a Shoring Engineer's design
  - Includes separating building from adjacent structure on South side
  - Includes saw-cut at the "return" walls of Facade
- Shoring Engineer Design Estimated Cost: $6,000
- Shoring Contractor/Materials Estimated Cost: $12,000-$15,000 per Month
  - Cost based on estimate provided for proposed East Wall shoring.
  - Investigate possible option to purchase shoring or to design shoring with standard construction materials
  - **Total Estimated Fixed Costs: $129,000, Engineering/Shoring Contractor**
  - **Total Estimated Monthly Costs: $12,000 - $15,000, Shoring Equipment Rental**

Option Three- Total Demolition of Building:

- Demolition Contractor Estimated Cost: $115,000
  - Demolish structure in its entirety –Stone foundation will be "tipped over" and left in the void created by the building
  - Includes separating building from adjacent structure on South side
  - Includes removal of all debris generated
- Shoring Engineer Estimated Cost: N/A
- Shoring Contractor/Materials Estimated Cost: N/A
  - **Total Estimated Fixed Costs: $115,000**
    - **Total Estimated Monthly Costs: N/A**

None of the options noted above include costs for testing or abatement of hazardous materials, which may require special disposal techniques, barricades, temporary fencing or patching and repairing any adjacent surfaces, i.e. sidewalks. Please allow us emphasize that these are budget estimates, not firm prices, and should be considered as an "order-of–magnitude" guide to the cost of work required.

In addition, no Architectural fees have been included in the above fees or charged to date. To this point we have worked pro-bono on your behalf in the interest of the public safety and the historic nature of the building. Any additional work from this point forward will be charged based upon our standard hourly rates as follows:

Architect: $100.00 per Hour
Draftsperson: $80.00 per Hour

Once you have established the desired course of action for the building, we would be happy to provide a not-to-exceed fee based upon the anticipated scope of work.

I hope the information provided here, along with the other information you have been gathering, will be useful as you make a decision regarding ultimate outcome for the Miner's Union Hall.

If you have any questions or need any additional information please let me know.

Sincerely,

Robert Swickert
Architect
Source Architechnology Systems, PC

Source Architechnology Systems PC
Office: 118 North Tejon St. Suite 400, Colorado Springs, Colorado 80903
Mail: PO Box 2696 Colorado Springs, Colorado 80901
p. 719.635.8465 **f.** 719.218.9292 **e.** robert@sourcearch.com