

**Putney General Store – Additional information on the Request for Letters of Interest. January 30, 2009**

We have received the following questions (in *Bold Italics*) and are providing the answers below:

***1. Water and sewage--Town or Private?***

The building is served by town water and sewer.

***2. Who is responsible for installation of the electrical wiring?***

See “DESCRIPTION OF THE PHASE 2 PROJECT” below. The service will be provided but the distribution to leased spaces would be by the operator.

***3. Who is responsible for installation of the basic plumbing and furnace?***

See “DESCRIPTION OF THE PHASE 2 PROJECT” below. The service will be provided but the distribution to leased spaces would be by the operator.

***4. Who is responsible for installation the flooring and interior finishes?***

See “DESCRIPTION OF THE PHASE 2 PROJECT” below. The leased spaces would be finished by the operator.

***5. Store fixtures - who purchases and installs?***

The operator/business owner for the store operation would design and provide fixtures.

***6. Coolers and compressors - who purchases and installs?***

The operator/business owner for the store operation would choose and provide coolers and compressors. However, the former coolers and compressors are owned by the Putney Historical Society. They will be in storage and available for re-furbishing by a store operator.

***In essence, can you clarify the line on page three that reads "The project could be expanded to include tenant fit-up by the owner or proprietor?"***

We are presently stabilizing the building and are planning for the Phase 2 rehabilitation to prepare it for leasing or use by a store operator. See the project description below for a basic idea of what the scope of work includes. The PHS is intending to find the funds necessary to do this scope of work at a minimum. We are interested in proposals from operators who would design and work with us to implement the fit up, finishing, and equipping of the space. The cost of this work would be expected to balance with the value and length of the lease term. We are interested in proposals that outline one or more financing scenarios that would work to accomplish the

necessary fit up of the store. We would expect to work with the successful operator on accomplishing the fit-up as we are able. Part of this search process is to understand what resources operators can reasonably bring to the table and to design our fundraising capital campaign accordingly. While we understand that the request is fairly vague and wide open – we have chosen to try to find an operating partner early on so that the rehabilitation is designed with the end users in mind. Our planning is preliminary and all options are currently on the table in terms of finance and store business. We are hoping that our guidelines in the RFP indicate our preferences but are also interested in finding out if there are other ideas out there that could also work. We are expecting that working with a potential operator will be a negotiation and partnership. Letters of interest should indicate financial conditions and constraints.

#### DESCRIPTION OF THE PHASE 2 PROJECT SCOPE OF WORK

The project consists of renovating the building sufficient to rent to tenants. The space for rent would be left with a plywood sub floor, no wall sheathing, electrical, plumbing, heat, ventilation, air conditioning (HVAC) and sprinkler piping utilities would be stubbed to the spaces for final up-fit by the tenants.

Common entryways, hallways, bathroom and Historical society space would be fully finished. The lift to the second floor would be installed. Electrical service with separate meters and sub panels to each space would be installed. Fire separation between spaces and egress would be installed. HVAC equipment would be constructed as well as sprinkler entry and plumbing services. The building envelope would be insulated, doors and windows repaired or installed new and the exterior siding repaired and painted.

The use is assumed to be general mercantile on the first floor with tenant storage available in the basement. The second floor would include space for the historical society, possible kitchen, other office and/or one apartment. Two means of egress will be provided to the second floor. The attic will be used for storage by the historical society.

Heating systems would consist of oil fired hot water boiler. A/c and ventilation will be an electrical unit located in the attic. HVAC will be distributed by air ducts with four zones. Hot water will be supplied through a tank off the boiler.