



WILLIAM W. DICKINSON, JR.  
MAYOR

OFFICE OF THE MAYOR  
TOWN OF WALLINGFORD  
CONNECTICUT

Withdrawn  
4/23  
Appendix I  
9

April 16, 2002

Wallingford Town Council  
Wallingford, CT 06492

ATTN: Robert F. Parisi, Chairman

RE: 41 South Main Street  
American Legion Building

Dear Council Members:

Attached please find a rendering of the proposed bandstand/gazebo on the American Legion building site next to Town Hall. As has been stated many times, the Town purchased the property in January 1995 for the sum of \$190,000. The January 14, 1995 minutes reflect discussion regarding the Town not needing the building, but identified the purpose as acquiring the land. The cost for renovating the building in 1998 was estimated at \$329,700 as per the attached information.

A private party sought the right to lease the property in June of 1995. The terms of a lease were rejected by the Town Council as not acceptable.

On October 13, 1998 a Request for Proposal was reviewed by the Town Council and approved. The terms were use of the building for office space for 10 years. In June of 1999 the single response to the RFP was sent to the Town Council. The RFP was advertised in the Record Journal and the Connecticut Preservation News. Information was sent to area realtors and also disseminated in the Gazebo Gazette (WCI). The party interested withdrew his proposal in the summer of 2000.

In September of 2001 the subject building information was submitted to Tom Canavan for listing on the Internet at the Mustbemoved.org site. Mr. Canavan placed the information on the Historicrelocations.com site. No responses to these advertisements have been received to date.

**CONSTRUCTION SPECIALTY SERVICES, INC.**

285 WOODHOUSE AVE.

WALLINGFORD, CONNECTICUT 06492

TELEPHONE

(203) 269-8878

(203) 269-8878

August 12, 1998

Town of Wallingford  
Dept. of Public Works  
Town Farm Road  
Wallingford, Ct. 06492

Attn. Henry McCully, PWD Director

Re. Conceptual Budget Renovation Cost Estimate.

Former American Legion Building South Main Street Wallingford, Ct

Dear Henry;

We are pleased to forward for your reviews a budget renovation cost estimate for the former American Legion Building on South Main Street, Wallingford.

I have enclosed a schedule of values by CSI Division and material labor and subcontract and or equipment cost. We also have included a 10% contingency and architectural fees.

The total estimated budget cost of \$329,700.00 is based on the competitive bid process with all requirements i.e. prevailing wages, benefits, and bonding using complete construction documents as prepared by an architectural firm.

The scope of work for this estimate is based on complete renovation, for the use as an office environment on the first and second floors and assumed the basement left as basement storage only with out finishes other than a fire rated mechanical room. A new stair to the basement to replace the present stair, due to the new Handi-capped ramp provision at the most south easterly corner of the building from the main floor through the existing stair and out to the existing sidewalk to the south.

The 1<sup>st</sup> and 2<sup>nd</sup> floors to be renovated as an office environment complete with new finishes thru out (see enclosed sketch drawings for the preliminary scope of work)

The 3<sup>rd</sup> floor would essentially be left as is with a fire rated enclosure for the new gas furnace and AC equipment.



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The exterior is based on new paint finishes thru-out including repointing of the brownstone foundation and chimney and stucco finish at the one story block foundation of the two story addition.

We trust the above meets with your approval and look forward to reviewing the above should you at your convenience.

Sincerely;

**Construction Specialty Services, Inc.**

*Justin Williams*  
Justin Williams Vice President

**Construction Specialty Services, Inc.**  
285 Woodhouse Ave.  
Wallingford, Ct 06492

SOUTH MAIN STREET

