



MOUNTAIN ENGINEERING, INC.

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March 25, 2024

Bates Hall Preservation Society
P.O. Box 542
Iron River, MI 49935

RE: Bates Township Hall Preservation

Dear Ms. Passamani:

Mountain Engineering, Inc. has been retained to assist the Bates Hall Reservation Society with engineering related to the preservation of the historical Township Hall. Part of our engineering services was to help evaluate the best methods to properly preserve the original structure.

During our evaluations of the structure, it has come to our attention that the following items have occurred at the site that adversely affect the life and integrity of the structure;

1. The front concrete steps are cracked and no longer weather resistant.
2. Proper stormwater runoff has not been maintained, resulting in flooding of the basement.
3. The heating system (HVAC) has not been upgraded to provide proper ventilation and environmental control.
4. The electrical system has not been upgraded to current safety standards.
5. The close proximity of the building to the road is being adversely affected by the traffic, snowplowing and road salt.
6. The building is not ADA compliant to allow access for all citizens.
7. The beam supports in the crawl space should be brought up to code.

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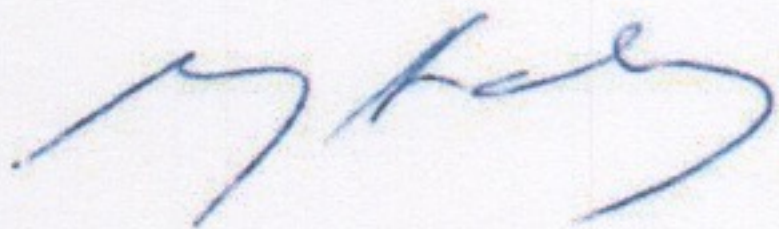
Based on the issues observed at the historical Township Hall and the direction of the Bates Hall Preservation Society, it is the professional opinion of Mountain Engineering, Inc. that the following items should be addressed to extend the life and continued use of the historical Township Hall.

1. Move the building onto a new weather resistant foundation. This corrects the issues regarding flooding, weather resistance, and roadway damage.
2. Upgrade the electrical and HVAC systems.
3. Provide a new ADA compliant entrance.

It is our understanding that the Preservation Society has raised a significant amount of funds toward the completion the proposed improvements and preservation tasks. It is also our professional opinion that the proposed activities will prolong the life of the building.

If you have any questions, please send a note or call our office.

Sincerely,
Mountain Engineering, Inc.



Myron H. Berry
Project Manager