



**TOWN OF JAMESTOWN**  
**Public Works Department**  
**93 Narragansett Ave.**  
**JAMESTOWN, RHODE ISLAND 02835**

Office - 423-7200  
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August 18, 2011

Mr. Peter W. Grafe, P.E.  
C.A. Pretzer Associates, Inc.  
50 Freeway Drive  
Cranston, RI 02920

RE: Jamestown Golf Course Building  
Structural Assessment

Dear Peter:

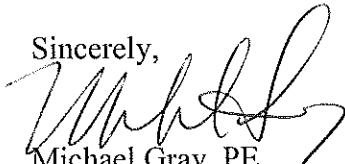
We would like to thank you for the structural assessment report of the Golf Course Building prepared for the Town of Jamestown. The Building Official and I have reviewed your report and recommendations and have the following questions of your assessment:

1. Is it safe for the golf course to continue to use the basement areas of the building? Are there any structural repairs needed for this continued use?
2. In the summary section on page 6 of the report you have stated that "the current established use of the building for public assembly and recreational programs would need to be discontinued or limited in scope so as not to exceed the live load capacity of the building." Although the use allows public assembly the building has been primarily used for recreational programs and the community theater for rehearsals. If it is possible the Town would like to continue the recreational programs. Can you give us your recommendations for class size so the live load capacity is not exceeded? Do you recommend that the Town limit the use to particular areas within the building for these classes?
3. If the recreation programs can continue with the limited size what structural improvements are necessary for the Town's use of the first floor?

4. Can you provide the Town with a proposal for designing the recommended repairs to the foundation and columns for the continued use of the building? Depending on the complexity of the foundation repairs the Town may complete the work with the DPW.
5. It is clear from your assessment that the roof is not capable of supporting the required snow load and wind conditions for this area. As you are aware the Town is developing a plan for the future use of the building therefore the additional framing that you have recommended may not be implemented immediately. What do you recommend for the short term during the winter months? What recommendations are there for the short term for wind? If you believe that improvements are necessary for the short term use of the building can you provide a proposal for the design of the improvements? Assume that a contractor would be hired for any roof improvements.

If you have any questions or need additional information please contact me at 423-7225.

Sincerely,



Michael Gray, PE  
Public Works Director

cc: Fred Brown, Building Official  
Bruce Keiser, Town Administrator



C.A. PRETZER ASSOCIATES, INC. 50 Freeway Drive, Cranston, RI 02920

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September 7, 2011

Mr. Michael Gray, P.E.  
Public Works Director  
Town of Jamestown  
93 Narragansett Avenue  
Jamestown, RI 02835

Re: Jamestown Golf Course Building  
245 Conanicus Avenue, Jamestown, RI  
CAPA File No. 211686.30  
Structural Assessment

Dear Mr. Gray:

This letter responds to your letter of August 18, 2011, regarding your questions of the structural assessment to the Jamestown Golf Course building.

1. *"Is it safe for the golf course to continue to use the basement areas of the building? Are there any structural repairs needed for this continued use?"*

In order for the golf course to continue the use of the basement areas of the building, we recommend that where the original grade has been removed at the south and east foundation walls, a reinforced concrete buttress foundation wall and footing be installed. Secondly, there are 8-inch concrete block piers that are founded on small concrete footings where the original soil around these footings has been excavated and removed in order to gain headroom. We recommend that new reinforced concrete footings and new structural steel support columns be installed in these areas.

2. *"Can you give us your recommendations for class size so the live load capacity is not exceeded? Do you recommend that the Town limit the use to particular areas within the building for these classes?"*

The continued use of the building for recreational programs and community theater for rehearsal should be limited to twenty people. Building Areas A and E should be used for these functions.

3. *"If the recreation programs can continue with the limited size what structural improvements are necessary for the town's use of the first floor?"*

If the recreational programs are to continue with the limited class size, the structural foundation repairs indicated in question 1 and our report should be completed. The perimeter walls of Building Area A should be more closely examined for deteriorated or rotted wood framing.

C.A. PRETZER ASSOCIATES, INC.

Town of Jamestown  
Jamestown Golf Course Clubhouse  
September 7, 2011  
Page 2

4. *"Can you provide the Town with a proposal for designing the recommended repairs to the foundation and columns for the continued use of the building? Depending on the complexity of the foundation repairs the Town may complete the work with the DPW."*

Yes, we can provide a proposal for designing the recommended repairs to the foundation columns and further framing analysis for limited use of the building.

5. *"It is clear from your assessment that the roof is not capable of supporting the required snow load and wind conditions for this area. As you are aware the Town is developing a plan for the future use of the building therefore the additional framing that you have recommended may not be implemented immediately. What do you recommend for the short term during the winter months? What recommendations are there for the short term for wind? If you believe that improvements are necessary for the short term use of the building can you provide a proposal for the design of the improvements? Assume that a contractor would be hired to any roof improvements."*

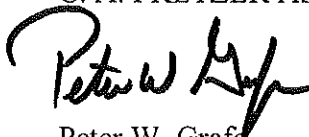
We recommend that for the short term (during tropical storms, hurricanes, and during the winter months) that the building be closed to the public.

We have attached our proposal for design services to develop repair drawings and continue with further assessment of the building structure.

Please contact our office if you have any questions or if we can be of further assistance.

Sincerely,

C. A. PRETZER ASSOCIATES, INC.



Peter W. Grafe  
Senior Project Manager

PWG/sjm