

July 23, 2007

Mr. Thomas Hylton
222 Chestnut Street
Pottstown, Pennsylvania 19464

Dear Tom:

At your request I toured the Roosevelt School on Cranberry Street in Erie, Pennsylvania on July 17th. Following is an overview of my initial impressions.

Roosevelt School is a two-story brick school building with limestone trim and classical detailing. The plan is symmetrical with the main entrance centrally located on the Cranberry Street elevation leading to a corridor which circles a central auditorium and interior courtyards. The classrooms line the outside edge of the rectangular-shaped plan. A cafeteria wing extends to the southwest and the gymnasium occupies a mid level behind the auditorium.

Review of Existing Conditions

Exterior

Masonry is in poor condition.

Complete re-pointing required.

Rebuilding of parapets is likely.

Replacement of lintels at windows will be necessary.

Modern single glazed windows are in poor condition.

New thermopane windows appropriate to the design of the building should be installed.

Roofs are assumed to be in poor condition and require replacement.

Interior

Plan

The Plan is a well organized arrangement of corridors, classrooms, and special purpose rooms. Some classrooms will need to be increased to meet the size requirements for PDE reimbursement. Gymnasium is not regulation size. Exit stairs enclosures can be improved aesthetically in conjunction with the addition of a fire suppression system.

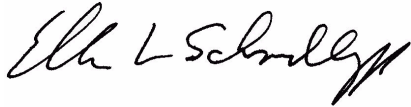
Mechanical

All new heating and ventilation, plumbing, and electrical systems are required.

In my opinion the building is a good candidate for reuse. With the addition of regulation sized gymnasium and thoughtful rehabilitation of the remaining spaces it can continue to serve its intended function. In our experience rehabilitation to a level which provides all of the amenities of new construction can be achieved at costs of \$50-\$60 per square foot less than the cost of new construction.

With the building's well thought out plan, compact organization, and original design based on natural daylighting I think the school is a good candidate for restoration with a LEED rating. Fully restored, the building can once again fully function as a vibrant school facility and a light and airy, welcoming building.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ellis L. Schmidlapp". The signature is fluid and cursive, with a prominent initial "E" and "L".

Ellis L. Schmidlapp, President

ELS/abk

ellis.roosevelt school