

47 Phila, Inc.

A 501(c)(2) Organization Committed to the Preservation of Caffè Lena
PO Box 245
Saratoga Springs, NY 12866-0245

June 16, 2013

To Whom It May Concern

This letter concerns the relationship Darren Tracy PE, owner of West Branch Engineering, has with 47 Phila, Inc., a non-profit corporation organized to hold the capital assets of Caffè Lena, a 501(c)(3) corporation.

Mr. Tracy provided invaluable consulting services to 47 Phila, Inc. With his help, we engaged a contractor to undertake the preparation of a tenant space in our building. Unexpected structural and building systems issues quickly became apparent requiring immediate attention. Initially, the problem was a crumbling brick foundation, Mr. Tracy examined the situation, proposed and drew a solution for our architect, who accepted the plan, as did the Saratoga Springs building inspectors.

This was just the beginning. More problems and issues arose: compromised floor joists and piers, rotted ceiling joists, plumbing problems, electrical service questions, and HVAC issues. I quickly began to understand that Mr. Tracy has deep experience renovating old buildings and that he is able to quickly evaluate such situations and propose possible corrective actions that meet building code while being safe and cost effective. This is some of what he did for us as a professional:

- Crawled around in a very damp crawl space, examining septic pipes, water lines, floor joists, and piers;
- Met with City inspectors, working out solutions to problems;
- Proposed solutions for the replacement of floor joists in a very unorthodox floor system environment;
- Provided detailed drawings for TJI replacements that satisfied the building inspector;
- Shepherded building permits through the City bureaucracy;
- Evaluated HVAC proposals, reviewing them with an HVAC contractor and making suggestions that ultimately are safer and more cost effective for us and the tenant than originally planned;
- Interfaced very well on our behalf with our architect; and,
- Diffused misunderstanding regarding the electrical systems.

All throughout the project, he was direct, professional, fair, receptive to the opinions of other building professionals as well as the wishes of non-professionals (the tenant and myself), clear in his explanations to others, patiently ensuring that the situation and the proposed solutions were understood by all, responsive to the tenant's timeline (he provided workers at one step in the reconstruction process when our contractor was unavailable, thereby moving the project along), and cooperative with (and, I think, providing ideas to) our architect.

I have the utmost respect for Mr. Tracy's knowledge and experience. I believe that he is wise enough to take on projects that he has the ability and resources to accomplish and that he would not fail in meeting his commitments as promised.

Sincerely,



Stanley McGaughey
Chairman, Board of Directors
47 Phila, Inc. and Caffè Lena, Inc.