

PROPOSAL

March 31, 2022

Town of Middlebury
Ilsley Public Library, Attn. Dana Hart
75 Main St.
Middlebury, VT 05753

RE: WINDOW AND DOOR RESTORATION - PHASE TWO

Willard Street Traditions, LLC (WST) is pleased to submit this updated proposal and cost estimate for restoration and weatherstripping of a portion of the historic windows, and both of entry doors of the Ilsley Public Library. This work includes: six (6) large, historic exterior windows with fixed transoms; two (2) small, historic exterior windows; two (2) large, historic interior windows; one (1) mid-sized, interior window; two (2) entry doors - one exterior, one interior - with hinged transoms. The fenestration consists of single-light, double-hung window units, single-light transoms, and large, glazed and paneled doors. All appear to be made of white oak, possibly veneered.

Objectives for all openings:

1. Address areas of wood decay, glazing failure, paint/clearcoat failure, and hardware deficiency.
2. Improve thermal performance by: adding modern weatherstripping; re-sealing storm windows.
3. Restore ease-of-function to the window units through restoration of existing counterweight assemblies.

SCOPE OF WORK

Large double-hung units:

Double-hung (DH) sashes and transom sash will be removed from their openings. Any needed significant treatment of the sashes will occur off-site at WST shop, including: glazing and paint/clearcoat tune-ups; hardware tune-ups; weatherstrip channel cutting for bulb seals into bottom sash base and meeting rails.

On-site, storm windows will be removed. Any wood decay found in jambs/sills will be repaired. Parting beads will be assessed for reuse or replacement. Counterweight cords will be replaced. Painted surfaces of jamb and sill will be scraped and recoated. V-strip adhesive weatherstrip will be applied at all appropriate mating surfaces for both DH and transom units. Neoprene bulb seals will be added to the base of lower sashes.

Storm windows will be resealed wherever necessary. Sashes will be reinstalled. Upper DH sash will be held inoperable by window jacks. Proper function of lower DH sash will be restored.

Small double-hung units:

These sashes will be treated in the same manner as the large units.

Large and Mid-sized interior double-hung units:

Sashes will be removed from openings and inspected for glazing and paint failures. Necessary sash treatments will likely occur on-site.

Parting beads will be assessed for reuse or replacement. Painted surfaces of jamb and sill will be scraped to failure and recoated. Historic counterweights will be restored to proper function. Sashes will be reinstalled. Upper sash will be held inoperable by window jacks. Proper function of lower sash will be restored. V-strip weatherstripping can be added to mating faces to aid functionality.

Entry doors and hinged transoms:

The large entry and vestibule doors will be removed from their openings. Channels will be cut along the bottom edge to install modern sweeps. Channels of 1/8" will be cut into the jamb corners to accept bulb seals. Doors will be re-hung and tuned for proper function. Any required threshold adjustments will be performed.

The hinged transoms will be removed from their openings. Depending on fit, either bulb seals or adhesive V-strip will be applied. Channels of 1/8" will be cut into the jamb corners if gap size warrants the use of bulb seals.

Wood and glass surfaces of these elements will be cleaned and finishes touched up.

TECHNIQUES and MATERIALS

- Strict adherence to the Secretary of the Interior's standards for historic rehabilitation will be followed.
- Lead-safe workmanship will be practiced at all times.
- Storm windows will provide weatherproofing and security when sashes are away from site.
- In-kind species dutchman repair with waterproof glue.
- Infra-red or heat gun use to strip failing paint.
- Sarco type M glazing putty for sash rebates and crack filling.
- Shellac treatment to bare sash rebates prior to glazing.
- Ottosen Linseed oil primer under 2 coats premium latex or Ottosen linseed oil (Town's discretion), Ottossonfarg.com
- Closed-cell foam tape (white, 3/32"x 1/2") as back seal for storm window re-installation.
- Conservation Technology weatherstripping products, Conservationtechnology.com

COSTS

Exterior units:	Large 6x	\$12,000
	Small 2x	\$ 2000
Exterior caulk and painting:		\$ 4000
Interior units:	Large 2x	\$ 1600
	Mid-sized 1x	\$ 800
Doors & Transoms:	2x	\$ 3000
Materials:	Glazing and coatings	\$ 150
	Weatherstripping	\$ 300
	Cordage	\$ 200
Transport:	To and from workshop	\$ 400
Sub-total		\$24,450
Contingency:	%10	\$ 2445
Total		\$26,895

Any major, unforeseen wood repair elements resulting in added cost will be brought to the attention of the Town. Such repair work will be charged at \$75/hour.

SCHEDULE

Phase 2 work can begin mid-July of 2022. Target completion date, November 1, 2022. WST shall not be held responsible for any changes the Covid-19 Pandemic may have on work capacity per Vermont Department of Labor regulations.

WARRANTIES, INSURANCE, ETC.

- A two year warranty on materials and workmanship will be granted at the acceptance of this proposal. To commence at the completion of the project.
- All proper insurance certificates to be supplied as needed with necessary riders.
- Any subcontractors hired will provide all necessary insurance certificates to the Town.
- Extensive care will be taken to protect all historic fabric and Library property.
- Any unintended damages will be made known to the Town Manager and repaired at no cost to the Town.

- Applicable State Laws, Municipal Ordinances, and Rules and Regulations of all construction authorities will be followed for the duration of the project.

QUALIFICATIONS

Please refer to the WST Phase One proposal.

I look forward to all comments and questions. Thank you for your time and consideration.

Sincerely,

Jeff Fellingner
Owner - Willard Street Traditions, LLC