

PROPOSAL

July 10, 2020

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

RE: WINDOW AND DOOR RESTORATION PROJECT - PHASE ONE

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 at the Ilsley Public Library. This work is to encompass: eight (8) mid-sized, historic exterior windows; woodwork repair to any jamb rot of the six (6) large, historic exterior windows with fixed transoms.

The fenestration consists of single-light, double-hung window units, and single-light transoms. All appear to be made of white oak, possibly veneered.

Objectives for each window unit:

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

SCOPE OF WORK

Mid-sized double-hung units:

Double-hung (DH) sashes will be removed from openings. Treatment of the sashes will occur off-site at WST shop and shall include: de-glazing and paint stripping on exterior surfaces; full-reglazing of the exterior surfaces; clear-coat finish on interior surfaces; paint finish on exterior surfaces; 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. Painted surfaces of jamb and sill will be fully scraped and recoated. V-strip adhesive weatherstrip will be applied at all appropriate mating surfaces.

Storm windows will be reinstalled with a foam tape backing to provide weatherseal while maintaining ease of future removal. Sashes will be returned to site and reinstalled. Upper DH sash will be held inoperable by window jacks. Proper function of lower DH sash will be restored. The historic counterweights will be restored to proper function.

Large double-hung unit jamb repair:

Storm windows will be removed. Wood decay found in jambs/sills will be repaired in-kind. Areas of repair will be painted/caulked to match existing finishes. Areas of moisture trapping between storm and sashes will be remediated.

Storm windows will be reinstalled with a foam tape backing to provide weatherseal while maintaining ease of future removal.

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
- Pullman Manufacturing Company spring balances, Pullmanmfg.com

COSTS

Exterior units:	Mid-sized	\$13,500
	Large unit rot repair	\$ 1,000
Materials:	Glazing and coatings	\$ 150
	Weatherstripping	\$ 150
<u>Transport:</u>	<u>To and from workshop</u>	<u>\$ 200</u>
Total - Phase 1		\$15,000

SCHEDULE

Work will begin not later than August 17, 2020. Completion date: September 30, 2020.

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

Willard Street Traditions has been specializing in historic window, door and facade restoration for 15 years. Owner, Jeff Fellingner, obtained an M.A. in Historic Preservation from the University of Vermont in 2005 (B.A. from Middlebury College in 1995!). Some previous projects include:

1. Lantern Sash Restoration, Unitarian Universalist Church, Burlington VT, 2017

Full restoration of eight (8) large, semi-circle top, multi-pane, double-hung units. Work involved removal from steeple, complete paint strip, woodwork repair, part-refabrication, re-glaze, paint and reinstallation.



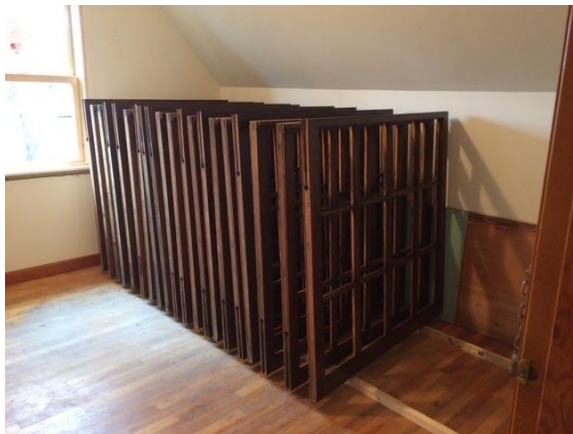
2. *Gothic sash restoration, Old Brick Church, Williston, VT, 2017*

Full restoration of three (3) multi-light, gothic, fixed sashes. Work involved removal, complete paint strip, woodwork repair, part-refabrication, re-glaze, paint and reinstallation.



3. Sash Restoration, Taft School, Burlington, VT 2018

Restoration of fourteen (14) large, institutional, multi-light double-hung units. Work involved complete paint and varnish strip, re-glaze, historic glass-sourcing, paint, and staining.



I look forward to all comments and questions. Thank you for your consideration of this proposal.

Sincerely,

Jeff Fellingner
Owner - Willard Street Traditions, LLC

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