

PROPOSAL

June 10, 2020

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) mid-sized, historic interior windows; 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 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 existing counterweight assemblies.

SCOPE OF WORK

Large double-hung units:

Double-hung (DH) sashes and transom sash will be removed from openings. 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. Spring balances will be installed to replace counterweights. 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.

Storm windows will be reinstalled with a foam tape backing to provide weatherseal while maintaining ease of future removal. 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, excepting that the historic counterweights will not be replaced, but restored to proper function.

Mid-sized interior double-hung units:

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

Parting beads will be assessed for reuse or replacement. Painted surfaces of jamb and sill will be scraped 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 may be added to mating faces if it aids in 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

- Pullman Manufacturing Company spring balances, Pullmanmfg.com

COSTS

Exterior units:	Large	\$ 8000
	Small	\$ 1800
	Transoms	\$ 3600
Interior units:	Mid-sized	\$ 800
Doors:		\$ 800
Materials:	Glazing and coatings	\$ 150
	Weatherstripping	\$ 250
	Replacement balances	\$ 450
<u>Transport:</u>	<u>To and from workshop</u>	<u>\$ 400</u>
Sub-total		\$16,200
<u>Contingencies:</u>	<u>%10 (of \$31,250 total project cost)</u>	<u>\$ 3125</u>
Total		\$19,375

SCHEDULE

Phase 2 work will begin in the Spring of 2021 with a target completion date of June 1st, 2021.

Specific timing shall be agreed upon by WST and Ilsley staff by March 1st, 2021.

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 Phase One proposal.

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

Sincerely,

Jeff Fellingner
Owner - Willard Street Traditions, LLC