

3. Contractors evaluations and estimates

I contacted all recommended contractors with an offer to estimate and possibly work on the project. I got the response and engagement in my project, estimate & evaluation, from only 2 of them.

Window Repair Contractors	Notes about contact
(Glazing) Bleu's Window Repair (basic repairs) Phone (518) 453-9230	Small repairs only
Menands Tru Value 359 Broadway Phone (518) 465-7496	Small repairs only
Phillips Hardware 1157 Central Ave # 1 Phone (518) 459-2300 shopphillips.com	Not responded
Window Restoration	
Richardson Window Works Phone (518)542-6229	Provided estimate and evaluation
Chinian, Matt (small jobs only) Phone (518) 708-0759	small jobs only
Contractors Millworks (Alden Withem) Phone (518) 284-2040	Not responded
Donato Carpentry (David Donato) Phone (518) 439-6258 good/voicemail (518) 366-4623	Not doing this anymore – only new construction
Heartwood Building & Restoration (Jade Mortimer) Phone (413) 339-4298, www.heartwoodrestoration.com	Massachusetts Company, fully booked for MA, not interested in Albany
Homesmiths, Eric Jones Phone (518) 669-3020	Not responded
Meara Woodworking (Denis Meara) Phone (518)764-3768 mearawoodworkin@gmail.com	Provided estimate and evaluation
North River Restorations (Howard Mittleman) Phone (518) 434-4414; http://www.northriverrestorations.com/ , hrm@nrbw.net	Overbooked for another 1.5 years
Robin Pullan Phone (518) 221-5278 rebuild/replacement sash seals + carpentry, robinpullan@live.com	Charges for estimate

Each of estimates, attached, has its own methodology:

- 1) Mr. James Richardson evaluated all the work, the necessity of which was possible to anticipate at the first evaluation, and came up with the basic price per window of \$1,350 on page 4 of his estimate, attached:

“Total cost per opening including materials will be \$1350.00.”

Considering the total of 10 windows on the front of the building:

- 3-bays on each of 3 floors and
- 1 on the second floor above the main entrance on the first floor,

The total basic costs for restoration is **\$13,500**.

- 2) Mr Denis Meara provided the evaluation of the window's status and gave the price list of costs per window, sash, rail. The report projected only the costs, the necessity of which was possible to anticipate at the first evaluation. I calculated the total cost based on that price list to be **\$13,400**.

Due to many unknown factors and types of work, which are not possible to estimate or assume at the beginning and known tendency of contactors to increase (and never decrease) the cost to the end of project I estimated the maximum of known costs and type of works.

There are some notions need to be made in regards to both estimates:

- a. both are the basic work proposed without considering any improvements higher than basic;
- b. the additional cost should be anticipated as additional scope of work expected to appear during the process, thus the final number is uncertain;
- c. the uncertainty of the final number imposes additional stress on the construction;
- d. the budget stress is an addition, avoidable in case of installation the vinyl windows, already purchased;
- e. the storm windows are necessary with repaired windows
- f. the storm windows were not considered and represent additional $\$150 \times 10 = \1500
- g. the vinyl windows, custom made, are already purchased and cannot be returned, so they add **\$2187** to the cost of my windows project plus cost for disposal up to **\$1000** for dumpster.

Final Windows cost calculation:

The **basic** cost, subject to additions due to uncertainty, with required Storm windows is **\$15,000**.

The **TOTAL** cost of windows in my building with inclusion of vinyl windows purchase and disposal is **\$18,187**.

This is a significant, \$16,000, difference with vinyl windows being installed.

Richardson Window Works
www.richardsonwindowworks.com
jrichardsonww@gmail.com

22 Leatherstocking St.
Cooperstown, NY 13326
518-542-6229

Window Estimate

Name: Olena Lake

Date: 5/3/17

Address: 177 Elk St

of Windows: 7

Address: Albany, NY

Window Type: 1 over 1

Phone: 528-512-6528

Your project will include all of the highlighted services.

- Indicates extra services that you have requested or might consider

I. Preparation of Windows

- A. Complete disassembly of windows. Removal and disposal of debris
- B. Weatherproofing of window openings. Storms Vinyl Plastic Plywood
- C. Prep/clean per E.P.A RRP regulations

II. Repair and Replacement of Deteriorated Window Material.

- A. Refastening loose trim and window parts with appropriate fasteners (screws, pins, dowels, wood splens.)
- B. Repair and/ or replacement of window parts, sills, and jambs will be undertaken only at an extra cost and with owner's approval.

III. Sash Rehabilitation

- A. Stripping sash.
- B. Sanding sash
- C. Repair sash.
- D. Re-glaze sash.
- E. Replacement of glass, where necessary, with antique glass to match existing glass. (Cost of glass to be charged over and above the contract price and submitted to the owner for approval.)
- F. Routing of channels to accept weather-stripping.
- G. Priming and painting or staining and finishing.
- H. Sealing sides of sash with linseed oil.

IV. ~~Painting and Sealing Exterior Jamb and Frame~~

- ~~A. Re-caulking gaps in exterior trim with siliconized paintable caulk.~~
- ~~B. Reseal exterior trim to brick w/approved one part urethane caulk.~~
- ~~C. Reseal joints between casing and exterior siding with caulk.~~
- D. Clean and seal window jambs with linseed oil.
- ~~E. Prime and paint exterior window frames, sill and trim. Manufacturer, color and type of paint will be submitted to owner for approval~~

V. ~~Painting and/or Sealing Interior Trim~~

- ~~A. Scrape, sand, prime and paint interior trim.~~
- ~~B. Sand, stain and oil or polyurethane interior trim.~~
- ~~C. Touch up paint on interior stops.~~

VI. Weather-stripping

A. Weather-stripping

- a. Silicone bulb sash upper sash, lower sash
- b. Meeting Rail brush
- c. Spring bronze, Cushion Bronze

VII. Reassembly

- A. All windows will be reassembled in a manner that allows unhindered operation
- B. All hardware will be cleaned and reinstalled or replaced with identical hardware wherever possible. Where identical replacements are not available, broken hardware will be replaced with hardware approved by the owner. Replacement hardware will be charged to the owner as an extra cost and the cost will be submitted to the owner for approval.
- C. All sash cords and parting beads will be replaced. Replacement parting beads will be fabricated using Douglas Fir White Pine
- D. ~~Single hung window stop blocks will be restored or replaced.~~

VIII. Finish

- A. All sash will be given a touch up repainting.
- B. All glass will be cleaned
- C. All windows will work without hindrance

IX. Other

- A.
- B.
- C.
- D.

~ The cost of your project for all highlighted items is:

Total cost per opening including materials will be \$1350.00.

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If you are interested in pursuing your window restoration project, we will be happy to provide you with a contract detailing the exact price of your project and listing any potential extra costs. Please feel free to contact me if you have any questions.

Submitted by:
James Richardson

Report

Meara Woodworking, LLC
124 Franklin Bellinger Road
Sharon Springs NY 13459 Phone # 518 764- 3768
E-mail: denis@mearawoodworking.com

Date: 8/20/17

TO: Lena Lake

JOB: 177 Lark St, Albany NY

Findings at property

Entry door:

Woodwork shows no rot, joinery in door and frame are sound, lock will need replacing and patching will be necessary, new interlocking weather stripping and threshold is recommended, interior and exterior finishing work needs scraping, sanding, polishing and finishing with paint or other cover.

Basement Windows:

These three windows are in quite good historical shape, but need stripping for weather interlocking, new sash cord installation in addition to the interior and exterior finishing work, including scraping, sanding, polishing and covering with paint or other coating.

First and second floor bay windows:

These bays are in a poor condition and have had several repairs and replacements. There are six double hung windows, three in each bay. Several glass panes need replacing during the removal for re-glazing and stripping for weather interlocking. There: sash cords, sash locks, two rails and four sash weights are missing, which need replacing. The window frames and joints need attention: several window frames are rotted and need replacing. The closer inspection of these elements will determine the condition of all the sills. The exterior panel work beneath these windows is in poor condition. It is not original millwork; it is a plywood. The rails and recessed panel has incorrect molding. It is poor construction and need replacing. The structural framing behind this paneling may also need repair or replacement, but cannot be properly evaluated until paneling is removed. Meara Woodworking does not do structural repairs so this framing in the bay window area must be inspected and repaired by other contractor.

Costs:

The following costs are per single double hung window or sash. Sash or taxes are not included.

Basic service, Labor:

Remove sashes, scrape and sand as necessary to ensure the proper function, install the new sash cord adjust sash lock, cost \$300 per window.

Note: Subsequent coating of sashes and sash stops is not priced as it is not part of this service.

Weather stripping, Labor:

The interlocking requires machining of the sashes. If installed while sashes are removed for basic service would cost \$90 per sash.

Note: The basic weather stripping does not stop all drafts.

The sashes with good frames fitment does provide a near perfect seal.

The sashes with bad fitment require to use additional surface systems to provide near perfect seal.

Glass replacement, Labor and Material:

For the single light sashes (approximately 24x24) under the basic service:

Standard glass is \$85 - **Material**

Specialty glass is extra charge, not priced here - **Material**

Re-glazing is \$65 - **Labor**

Sash repair:

The replacement of a style or entire rail on a typical sash is \$70 per piece of rail

Note: The glass must be removed and the sash must be out of frame for basic service.

Full restoration:

After the full restoration the windows are ready for coating.

Full restoration includes all of the above with the addition:

- frame repairs with priming glue injected into sash joints,
- repair or replacement of sill / brick molding / stop / parting bead / hardware.

Total cost calculation based on Report from **Meara Woodworking, LLC**

Item No.	Type of work	Unit name	Number of units	Price per unit	Price per work
1	Remove sashes, scrape and sand, install the new sash cord adjust sash lock	window	10	\$300	\$3000
	Sashes coating is not priced, is not part of service				
	Interlocking with machining of the sashes	sash	20	\$90	\$1800
	Additional surface systems to provide near perfect seal is not priced, is extra				
	Glass replacement if needed: Standard glass	sash	max 20	\$85	\$1700
	Glass replacement if needed: Specialty glass is extra charge, not priced here				
	Glass replacement if needed: Re-glazing	sash	max 20	\$65	\$1300
	Sash repair if needed	piece of sash rail	max 80	\$70	\$5600
	Full restoration additions (are not priced in the initial estimate) include:				
	- frame repairs with priming glue injected into sash joints				
	- repair or replacement of sill / brick molding /stop / parting bead / hardware				
	TOTAL				\$13,400