

Fiscal Year	Total Project Costs	CPC Funds Requested	Other Funding Sources (amount and source)
Total			

Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained

Time Line of Project:

Town Boards/Committees which reviewed the project:

For CPC use

Funding application received on _____ by _____
 Acknowledgment of receipt mailed on _____ by _____

CPC review

Further information requested _____ by _____
 Requested information received _____ by _____
 Meeting with applicant _____
 Final review _____
 Determination _____ by _____
 Applicant notified of determination _____ by _____

Warrant item approved by the Town on _____ rejected on _____

Church Window Restoration Project Attachment

The eight windows in the sanctuary of the Whately church and the two on the front date at least to the late 19th century. They are triple-sash (12 over 8 over 12) with the top two sashes fixed in place and the bottom sash operable, and they feature very narrow muntins and frames similar to those in the auditorium at Town Hall. No glazing or painting has been done in recent memory; while the frames themselves are in good shape, the glazing is so deteriorated that the glass in many places is in imminent danger of falling out.

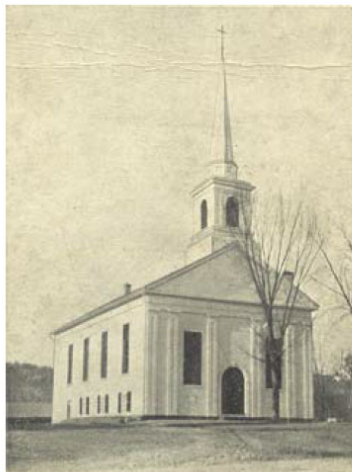


The storm windows are of aluminum and probably date to the 40's or 50's. They are so badly deteriorated that whole panels have come loose and at least one has fallen onto the driveway. They offer little protection of any sort.

Our plan is to remove the existing storm windows and retain the existing window frames, replacing the existing glass with double-pane glass. The restorer has indicated that the work can be done in the fall. The church plans to install storm windows to protect the frames, glazing and paint and to offer additional energy savings at an estimated cost of about \$15,000.

The Church Building

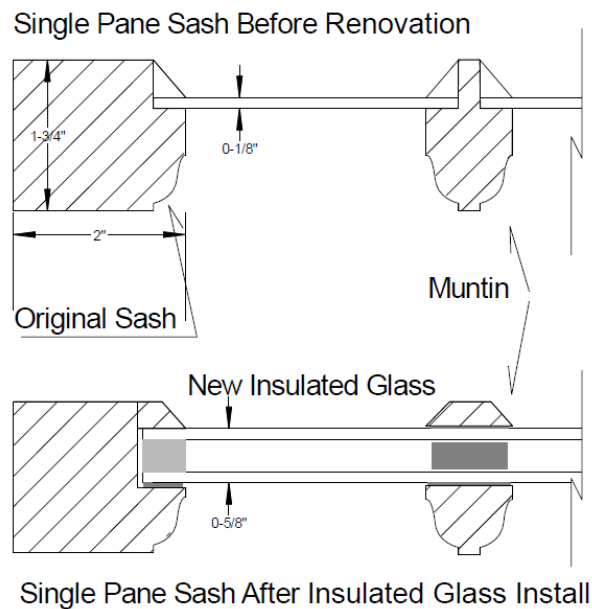
The church was built in 1843 from the same set of plans by noted area architect Isaac Damon that were used for Town Hall. Like Town Hall, the building was originally one story and it too was raised (in 1867) to accommodate a second story underneath. The similarity between the buildings is evident in these photos. Both have flushboard front exteriors with pilastered trim and the same pattern of bays on the front and side. On the interior, both have double staircases rising to high-ceilinged meeting spaces. And both are very important contributing buildings to the Whately Center National Register District.



Little has been done to change the exterior appearance of the main part of the building since 1867. A portico was added on the south west corner entrance sometime in the twentieth century. The slate roof was replaced in 1999 and a two story addition with a lift and accessible bathrooms added at the same time. Vinyl siding was added c2007 to the sides and rear of the building, but most of the original exterior trim remains.

The project.

The church has contracted with Pisgah Window Solutions to do the window restoration. Their proposal is attached. The windows will be removed, and the frames routed out for insertion of the insulated glass. (See illustration) The paint will be stripped and repainted. A new block and tackle system will be installed to replace the existing sash weights and the sash weight cavities insulated.



The budget for the project is as follows:

window restoration	\$27,450
sash paint removal	\$3,000
sash exterior painting	\$2,200
sash interior painting	<u>\$1,900</u>
bid total	\$34,550
10% contingency	<u>\$3,450</u>
total requested	\$38,000

The church has received two estimates for exterior storm windows which would be installed to protect the glazing, paint and frames, as well as to provide an additional layer of protection against the cold.

The low bid was submitted by Allied Window Solutions, the firm that did the storm windows at Town Hall, and the storms would resemble those in color and style, except that the bottom panel will have screen inserts as well as storm panels. Unlike the Town Hall windows, there would be no energy laminate, since that will be applied inside the glass on the windows. The storms would be installed on all 10 windows, including those in front, which currently lack storms.

Allied is the firm most highly recommended by the historic preservationists we surveyed for the project, including Pisgah.

Pisgah Window Solutions

Pisgah is the firm that, as its name implies, specializes in restoration and replication of historic wooden windows. They restored the original windows at Town Hall and were rated far and above other area window restorers by Jones-Whitsett, the architect for the Town Hall project. The firm's [website](#) lists many other projects including work at Forbes Library and Amherst College. More recently they completed work at Historic Deerfield and are working on a project at the Emily Dickinson Museum in Amherst.



Pisgah Window Solutions, LLC
 20 Cresson Drive
 Swanzey, NH 03446

Date: March 11, 2022
 Phone: 603-903-3837
 Email: scott@pisgahwindowsolutions.com

Job Location: Whately Congregational Church
 175 Chestnut Plain Road
 South Deerfield, MA 01373

Proposal

Option 1: Insulated Glass Renovation

Job Description: All windows will be removed from building and brought to the shop location where necessary restoration and renovation will be completed. Sashes will be renovated to allow the installation of the insulated glass unit. Silicone bulb weatherstripping will be installed at all horizontal rails and bronze cushion will be applied vertically at jamb locations of the lower sashes. The top and middle sashes will be fixed in place. The bottom sashes will have a block and tackle balance system installed to allow for an ease of operation. All old counterbalance weights will be removed, and the pocket cavity will be stuffed with fiberglass insulation. New African Mahogany parting bead will be installed at all windows. Options for paint removal and interior /exterior painting are listed as add-on options below price.

Units	# Units	Unit Cost	Total Cost
• A: S/H 12/8/12	10	\$ 2,745	\$ 27,450
Total			\$ 27,450

Add-on Options:

Units	# Units	Unit Cost	Total Cost
• B: Paint removal from sashes	10	\$ 300	\$ 3,000
• C: Sash interior painting	10	\$ 190	\$ 1,900
• D: Sash exterior painting	10	\$ 220	\$ 2,200

General Pisgah Window Solutions Specifications

Installers shall be experienced and knowledgeable of all current methods and trade secrets of Pisgah Window Solutions.

Installers shall be experienced and knowledgeable of all current methods and trade secrets of the Pisgah Window Solutions conversion process.

All sash removed from inside building by Pisgah Window Solutions Personnel to insure proper numbering and ultimate return to correct openings.

If exterior storms are not present, all window openings will be temporarily covered as required to prevent heat loss or damage from weather. Pisgah Window Solutions will provide install and remove window coverings as required.

Existing sash (and interior muntins) retained. Sashes and exterior muntins will be modified by cutting away existing putty or equivalent, increasing the width and depth of rabbet joint with Router Guide Tool in strict adherence to specifications.

Existing wood sash shall meet Pisgah Window Solutions conversion standards as to: joints strong and complete and surface repairable with exterior epoxy. Sash or sash parts determined un-usable at time of initial inspection or during conversion process (rotted, decayed, and/or tests higher than 15% moisture content as measured by the Sonin Moisture Test Meter) will be Epoxy Consolidated using West System or Flex-Tech Elastomeric Wood Repair Compound. Incidental epoxy consolidation (up to 2 cubic inches) is included in bid price.

Any epoxy consolidation required beyond incidental on window parts integral to the Pisgah Window Solutions conversion (i.e. sashes, window stop, jamb boards, weight pocket covers, and blind stops) shall be performed at a unit cost. All window sills requiring epoxy consolidation or replacement shall be performed and agreed upon by home owner at a unit cost or by others prior to the Pisgah Window Solutions conversion.

Minor epoxy consolidation repair:	\$75.00
Major epoxy consolidation repair:	\$175.00
Complete sill replacement using mahogany	\$425.00

Where it is necessary, new replacement sash parts or the entire sash replacement, duplicating the original sash as closely as possible, will be agreed upon at a unit price.

Sash stile or rail replacement: (over 2 units)	\$125.00
Complete sash replacement:	\$300.00

Scope of Work: • Existing windows will be retained using the original sash and routing out the old single pane glazing. Pisgah Window Solutions will install and glaze one piece of thermal glass per sash. The top sash will be fixed in place while making the bottom sash operable with our block and tackle hidden balances. Original trim will be installed with kerfed felt weather-stripping; the bottom sash rails will be kerfed and relieved for silicone bulb weather-stripping and properly fit to opening as to eliminate any exterior drafts.

Material Specifications:

- Glass: 1/2 DSB/DSB argon filled insulated unit laminated to help With sound, Argon filled with a .26 U-value
- Glass spacer: Bronze aluminum
- Interior glazing: Norton Glazing Tape
- Exterior glazing: Norton Exterior Tape
- Exterior caulking: Wood caulked using siliconized acrylic sealant and silicone sealant.
- Parting bead: Manufactured using African mahogany.
- Exterior wood stop: Manufactured using D Select White Pine.
- Painting: Listed as an option
- Balance system: Hidden Balance (block and tackle).
- Hardware: Re-install existing
- Weather-stripping: Silicone bulb will be applied to the top meeting rail and top and bottom rail. Bronze cushion and felt weather-stripping will be added to bottom end of each side parting bead.

Totals subject to any change in opening counts or arithmetic errors.

Payment Terms according to Pisgah Window Solutions Contract or as otherwise agreed.

All other terms and conditions of Pisgah Window Solutions Contract apply.

Progress payment(s) due for jobs over 1 week (due at end of week) for work completed.

All material and workmanship warranties as per Pisgah Window Solutions Contract

All prices are subject to revision after 90 days

All material and workmanship warranties as per Pisgah Window Solutions Contract.

Glass warranty is for 10 full years from date of installation for square units & five years for bent glass units.

Failed glass will be installed free of charge for 1 year.

After 1 year glass repair/replacement labor will be charged on a unit cost basis.

All workmanship and materials are warranted for 1 year.

All warranties are contingent upon payment in full.