



West Suburban YMCA

SERVING NEWTON AND NEIGHBORING COMMUNITIES

276 CHURCH STREET ▼ NEWTON, MASSACHUSETTS 02458

PHONE: 617-244-6050 ▼ FAX: 617-964-8472 ▼ E-MAIL: INFO@YMCAINNEWTON.ORG ▼ WEB: WWW.YMCAINNEWTON.ORG

NOV - 7 2003

7 November 2003

Community Preservation Committee
c/o Jennifer Goldson
Community Preservation Planner
1000 Commonwealth Avenue
Newton, MA 02459

RE: Supplement to YMCA Proposal for CPA funding (dated 3 November 2003)

Dear Committee Members:

Please find enclosed the quotes promised as part of our YMCA's application for Community Preservation Act funds to restore the windows of our original Church Street facility facing the Mass Pike in Newton Corner.

The total requested under this proposal is \$160,273.

Please note that this figure is the sum of attached estimates received from two separate contractors. Window Master will restore the sashes, repair weatherstripping, and install low e-glass and screens at a cost of \$124,273. Northern Lights Painting Company will restore and paint the wood frames and sills at a cost of \$36,000. Our YMCA's Maintenance Director, Yefim Vintsevsky, and I will provide general management oversight; these project management costs will be absorbed by the YMCA.

Details regarding the work to be performed are given on the attached estimates. Background information on each contractor is also attached to document their credentials for performing the work proposed.

If you would like any additional information or clarification, please do not hesitate to call me at 617-244-2130, ext. 3004. Thank you for your consideration.

Sincerely,

Patrick V. Palmer
Executive Director and C.E.O.

APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen
Mayor

Submit to Jennifer Goldson, Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
jgoldson@ci.newton.ma.us
617-796-1120 ext. 1131

Name of Applicant¹ West Suburban YMCA

Name of Co-Applicant, if applicable _____

Contact Name Patrick V. Palmer, Executive Director and C.E.O.

Mailing Address 276 Church Street City Newton State MA Zip 02458

Daytime Phone 617-244-6050, x3004 Email PatP@YMCAinNewton.org

Name of Proposal YMCA Proposal for Community Preservation Funding

Address of Proposal (or assessor's parcel id) same as above.

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$160,273 Total Cost of Proposed Project \$160,273 project with \$8 million expansion + renovation

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

¹ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

WINDOW MASTER BI-GLASS SYSTEMS PROPOSAL

1459 Main Street, P.O. Box 1054
 Dublin, New Hampshire 03444

603-563-7788 Phone

603-563-7799 Fax

Name:
 Newton YMCA
 Church Street
 Newton, MA

Date:
 6-Nov-03

Estimator:
 David Voorhis

Scope of Work: Remove sash from openings and transfer off site to have all paint stripped. Install plywood panels for weather protection
 Replace all single pane glass with 5/8" insulated panels with Low E
 Repaint interior & exterior of sash (1 primer, 2 finish).
 Fix and caulk upper sash in place using new support brackets (except those listed as D/H double hung)
 Install new mahogany parting bead in S/H units
 Install Magnum SH jambliners for lower sash
 Install lower sash and fit to operate smoothly and tightly.
 Add silicone bulb weather-stripping at meeting rails and lower rails.
 Add new sash locks.

Work by Others: All painting of interior & exterior trim and casing

Job length: 35 Days

Deposit: \$25,212.00

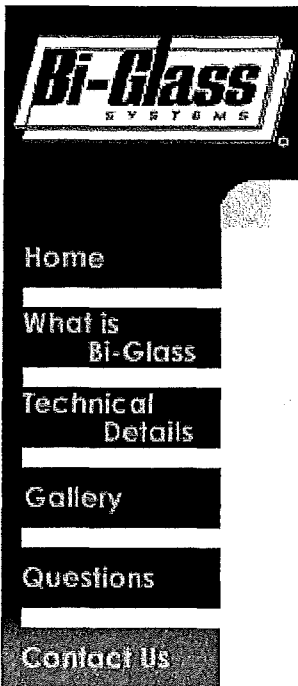
Location	Qty.	Description	Base Price	Base Total Amount
A: S/H 5050 12/3	12	Bi-Glass Conversion with Low E Glass & Half Screens	\$1,527.00	\$18,324.00
B: S/H 5140 12/3	9	Bi-Glass Conversion with Low E Glass & Half Screens	\$1,469.00	\$13,221.00
C: S/H 5234 8/1	16	Bi-Glass Conversion with Low E Glass & Half Screens	\$1,440.00	\$23,040.00
D: D/H 2430 4/1	12	Bi-Glass Conversion with Low E Glass & Half Screens	\$766.00	\$9,192.00
E: D/H 2828 4/1	4	Bi-Glass Conversion with Low E Glass & Half Screens	\$768.00	\$3,072.00
F: D/H 2830 6/2	8	Bi-Glass Conversion with Low E Glass & Half Screens	\$780.00	\$6,240.00
G: S/H 5430 8/3	10	Bi-Glass Conversion with Low E Glass & Half Screens	\$1,411.00	\$14,110.00
H: Painting	74	Bi-Glass Conversion with Low E Glass & Half Screens	\$350.00	\$25,900.00
Screens	1	New Half Screens for 74 units	\$6,874.00	\$6,874.00
I: General Conditions	1	General Conditions	\$4,300.00	\$4,300.00
Total	147			

Subtotal	\$124,273.00
Tax on Materials <i>n/a for non-profit</i>	6% \$1,784.29
Total	\$126,057.29
Deposit	\$25,212.00
Amount Due at Completion	\$100,845.29

Deposit required to initiate order is 20% of total order.
 Full amount due will be expected at completion of work.
 Glass warranty against seal failure is for ten (10) years provided that routine maintenance is followed to prevent water infiltration. Complete replacement costs will be covered for first five (5) years. The remainder of the warranty covers glass costs only. Installation costs will be extra.
 Workmanship and material warranty against defects is one (1) year from date of work
 Any window units found to be too rotten or damaged will be rebuilt or replaced at an additional cost to the customer. Any additional work will be discussed and cost increases will be mutually agreed upon before work commences. Warranty contingent upon payment in full.
 Price subject to change after 30 days.

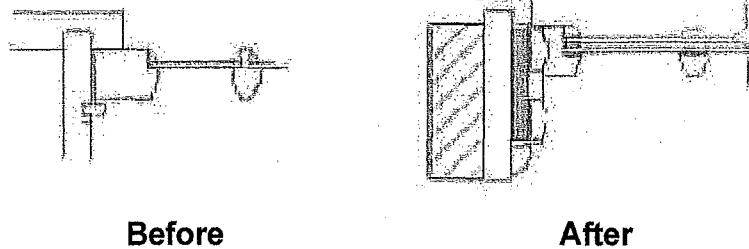
Acceptance Signature: _____

Window Master, Inc. _____



Window Glass Replacement is the Heart of the *Bi-Glass System*®

Before and after cross section of single to double pane window glass replacement



Single pane double hung window transformed into an energy efficient, double pane, insulated glass, window with new vinyl tilt in jamb liners.

Product Information

Bi-Glass System® Components:

Glass:

- Insulated glass comes in 3/8 to 5/8 thickness.
- Restoration glass (wavy glass) is available to maintain old look.
- Low E and Argon gas are available options.
- Single pane restoration replacement is available in some areas.
- Replacement of old fogged glass with new insulated panels.

Balance System:

- New tilt-in, vinyl PVC, foam backed, adjustable Jambliners
- New hidden balances.
- New tape balances.
- Options for refurbishing weights & pulleys

Weather Stripping:

- New silicone bulb weather-stripping at all horizontal joints.
- Fiberglass or foam insulation for weight cavities.
- Felt and vinyl flap weather-stripping systems for restoration.
- Bronze cushion jamb strips.
- New cam activated sash locks to engage weather-stripping systems.



The *Bi-Glass System*® will replace single pane glass with high-quality insulated glass

Home

What is
Bi-Glass

Technical
Details

Gallery

Questions

Contact Us

Do you love the look of your windows, but hate how drafty and inefficient they are?

Do you want to save money on energy bills but can't stand the way "new" windows change the look of your house?

Finally, there is a solution to your problems:

The *Bi-Glass System*® will **replace** single pane glass with high-quality insulated glass while still retaining your old sash. Reusing your old sash saves money as well as maintaining the architectural integrity of your house. After adding custom made compressible jamb liners, new weather-stripping and locks, you will have a truly energy-efficient window unit that in addition to keeping you warm and comfortable will **tilt** in for easy cleaning and maintenance.



Here's How it Works



In a *Bi-Glass*® conversion, your original window sash is removed from the frame by a trained technician. The sash is taken outside your home to a mobile workshop. Here the technician uses a patented tool to route out the old window putty and glass. This makes room for the new, insulated glass which is installed using glazing tape and caulking. The interior muntins (grillwork) always remain intact and virtually unchanged. On the exterior of the glass we apply a muntin that matches the interior grid thereby retaining the authentic look of your original single-glazed window. In addition, we install new jamb liners, hidden balances, weather-stripping, insulation, and locks to eliminate all drafts. The sashes are then reinstalled into their openings and adjusted to fit snugly.

You Can Have Your Cake and Eat it Too!

The *Bi-Glass System*® gives you state-of-the-art energy efficiency, while retaining the character of your windows. With the Bi-Glass System your windows are efficient, double-glazed, tilt-able units comparable to commercially manufactured wood windows.

Customizing and Condition are No Problem!

Because we use existing wooden sash, odd-sized windows present no problem; we simply custom size the new glass. We offer a variety of different balance systems from hidden balances cut into the sash, to vinyl compressible sash balances that reduce infiltration and allow the window to be opened easily and tilted inward for cleaning. Don't worry about the condition of



your windows. If windows show an excessive amount of rot, we will repair with epoxy consolidation, replace parts of the sash or the whole sash with matching units. Bi-Glass works on virtually any style of wooden window including awnings, casements, picture windows, round-tops, extra-large units, and doors.

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Webmaster: windowmaster@bi-glass.com



Northern Lights Painting Co., Inc.
 Attention: Michael
 14 Kilsyth Road
 Medford, MA 02155
 phone 781-483-3754

Estimate

DATE	ESTIMATE NO.
11/06/2003	366

NAME / ADDRESS
West Suburban YMCA 276 Church Street Newton, MA 02458 (617)244-6050 Attn: Yefim Vintsevsky

DESCRIPTION	QTY	RATE	PROJECT
			TOTAL
Proposal for restoration and painting of 70 interior and exterior window frames. Restore and paint 70 window frame exteriors, including all wood frames and sills. * apply duct tape and plastic to opening interiors for protection. * strip all paint off of wood with hand scrapers or non-alkaline chemicals. * hand sand as necessary. * dig-out all rotten wood. * apply Repair Care two part restoration epoxy after applying two part Repair Care consolidant. * sand smooth. * cover all areas with one coat of Benjamin Moore premium oil based primer, and allow to dry 24 hours. * seal all wood to brick with appropriate paintable restoration caulk. * cover with two coats of Benjamin Moore 100% acrylic latex soft gloss Moore Glo finish paint. Interior window frames and sills: prepare and paint/stain where necessary (gym not included); * lightly sand as necessary. * strip sill if necessary by hand. * prime bare wood if previously painted. * cover frames and sills with two coats of paint/stain to match current. Stained surfaces to be covered with two coats of satin varnish to match current.		21,000.00	21,000.00
Epoxy/materials for above:		5,000.00	5,000.00
Lifts/staging, etc.		4,000.00	4,000.00
Northern Lights Painting Company, Inc. is fully covered with Workmans Compensation and General Liability insurance. Certificates of insurance available upon request.			
TOTAL			\$36,000.00



Michael S. Traub

References for West Suburban YMCA:

Jim Labeck – Director of Facilities
Isabella Stewart Gardner Museum
(617) 278-5127

Northern Lights has done most, if not all of the historical restoration and maintenance painting at the museum for almost 5 years.

Payne/Bouchier
173 Norfolk Ave.
Boston, MA 02119
Attn: Oliver Bouchier
(617) 908-9486

NLPC enjoys an ongoing 8 year working relationship with this 60 man major Boston area contractor.

Peter Kurzina
79 Beacon Street
Boston, MA
(617) 523-2223

Satisfied homeowner for with ongoing working relationship for 8 years.

Columbia Contracting Corporation
Charlestown, MA 02129
(617) 242-3191
Attn: Arthur Massaro

NLPC enjoys an ongoing 10 year working relationship with this top quality Boston area contractor.

Cleary and Son, Inc.
192 Felton Street
Waltham, MA 02453
(781) 893-0723

NLPC completed a 250 window frame restoration job at 1070 Beacon Street, Brookline, very similar to the YMCA job 2 years ago.

~~11 Allen Street #3 Arlington, MA 02474 (781) 483-3754~~
14 Kiloyth Rd Medford, MA 02155

**NORTHERN
LIGHTS**
Painting Co., Inc.

Northern Lights Painting Company, Inc. is known for the highest caliber of interior and exterior restoration painting. We specialize in producing the finest furniture-quality paint finishes on all interior trim surfaces, the smoothest plaster walls and ceilings, and the longest lasting exterior finishes.

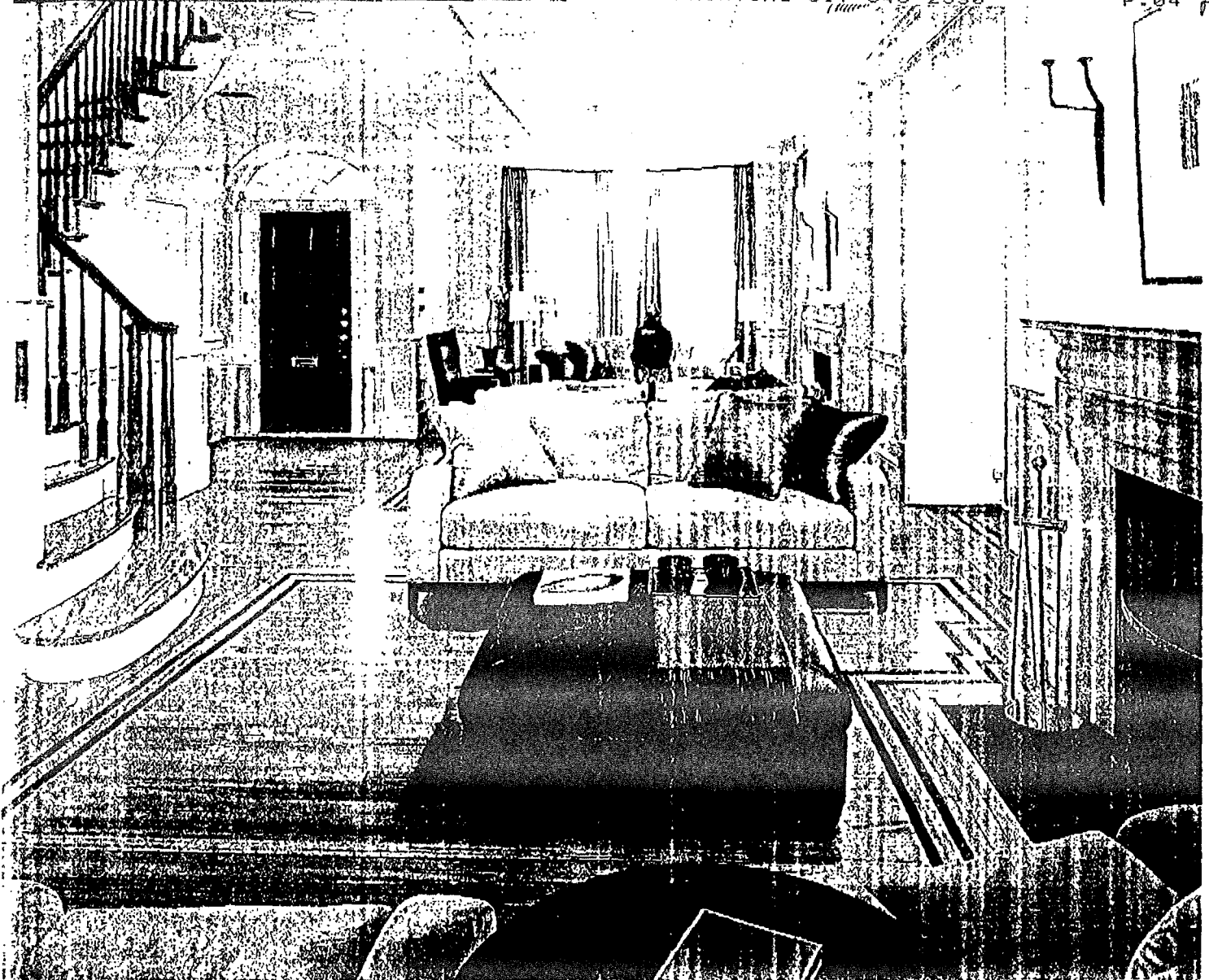
In business since 1989, Michael S. Traub, President and Founder, has developed a vision for doing the highest quality craftsmanship. "The key to the company's success has been transferring that vision of quality to my employees. Instilling pride of workmanship to my painters has been the key... they learn to go the extra mile. My strongest asset is my eye for detail. and the skill and work ethic of my employees.

Many clients have commented on how hard the guys work, and how respectful they are—'a delight to have around.' They had better be! We spent all of last year (over 7,000 man hours) restoring a 10,000-square-foot southern style estate house in Weston, MA."

With a well-earned and respected reputation, Northern Lights is hired by New England's finest contractors, architects and designers. "We have enjoyed working with Columbia Contracting Corp. for over 10 years. Arthur Massaro and Kurt Fieldhouse are a real pleasure to work with. They have given me a great deal of opportunity in this field by hiring me as their painting contractor on most of their high-end custom projects.



Arlington church steeple restoration by Northern Lights Painting Co., Inc.



Painting for private residence on Beacon Hill by Northern Lights Painting Co., Inc.

"While most of the projects we work on are for the area's most prestigious historic or new homes, we also do commercial restoration and painting for many institutions, such as the Isabella Stewart Gardner Museum, where we have done the in-house painting for over four years. Other institutions that have used our services include the French Library in Boston; the Hayden Building in Boston's Chinatown district; and the Thoreau Institute estate house near Walden Woods in Lincoln, MA, where we did the restoration work for the rock group The Eagles' Don Henley. We even did work in Julia Child's kitchen."

The key to a good job is preparation, and good preparation takes time. The level of perfection is up to the client. Educating the client to the many levels of finish is the most important item to pricing a job. Which are the best products to use for the most esthetically pleasing, as well as the most enduring finish? Giving the client all the facts and allowing them to decide where their best value is exemplifies our service.