Hello Commissioners and HDC Staff,

Thank you again for meeting us at the building last week to review the existing window conditions.

We were able to obtain the attached repair estimates from two contractors last week - Phil/Kyle of Place Restoration Works and Fred Daniels of Windows Diverse Services. Total repair/rebuild of the existing windows with new Allied storms would be $63.8k (avg. $2280/unit) with Place Restoration, and $78.1k (avg. $2693/unit) with Windows Diverse; respectively. While Windows Diverse's lead time would be manageable, Place Restoration is estimating 12-months - which would pose issues for the general project timeline and viability. These estimates exceed the maximum window budget for the project by 2x based on the average cost per unit to replace the existing with the proposed aluminum-clad windows and replication wood brickmolds.

Unfortunately, it would impose an undue financial burden on the development team to move forward with the project if all windows are to be repaired given the high cost of repair. As such, we would like to propose a piecemeal solution in which all the windows at the front facade are repaired, and the windows at both side and rear facades are replaced with the proposed aluminum-clad windows. We think that this would be the best case scenario to both retain the existing window character at the most prominent face, while also making the project viable.

Please see the attached color-coded elevations for clarity on our proposal, and let us know if this would be an acceptable solution.

Thank you,
Michael