



**MILWAUKEE
PUBLIC SCHOOLS**

Office of Operations
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June 30, 2017

Ms. Linda Elmer
City of Milwaukee
Historic Preservation Commission
200 E. Wells Street
Milwaukee, WI 53202

**RE: Certificate of Appropriateness for Window Restoration and Replacement @
Townsend Street School, 3360 N. Sherman Blvd.
Case #170100**

Ms. Elmer:

As requested at the Commission Meeting on June 12, 2017, MPS was asked to provide the cost information that had been obtained for the window restoration and replacement work for the previously approved project at Washington High School, located at 2525 N. Sherman Blvd.

The Washington project included the restoration of the existing wood windows along the N. Sherman Blvd. elevation and the replacement of the remaining original windows mostly along N. 44th Street with aluminum windows that match the appearance of the existing wood windows.

MPS released a formally advertised Request for Proposal for the restoration work for the N. Sherman Blvd. windows in lieu of a simple base bid contract, in order to provide for evaluation criteria to be included as a part of the contract award. The evaluation criteria included:

- Project Approach detailing the procedure to be used for Wood Restoration, materials used, including samples of wood restoration provided
- Experience and Expertise: Project Team, history, including quality of past projects and personnel information, including experience in wood window restoration along with review of the proposed Schedule or Work.
- Overall price and cost of the proposed scope of services.
- References

Two (2) proposal responses were received from local firms who had partnered with restoration specialty companies. Based on the evaluation criteria, the selected firm's proposal of \$938,000.00 was awarded a contract and work is expected to begin in July. The total square footage of windows to be restored is 6,705, resulting in a unit cost of \$140.00 per sq. ft.

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For the aluminum window replacement project at Washington High School which was completed late last year, a total of 276 windows were replaced at a cost of \$109.00 per sq. ft. Based on this information restoration work is expected to cost 28% more than aluminum windows. Cost of ownership is another factor to consider and it has been determined that aluminum windows are less costly to maintain and are approximately 24% more energy efficient than single pane restored windows.

Over the last five years on average, MPS has paid \$85-\$99/square foot for aluminum window replacements. When we presented our original plan to the Commission for aluminum replacement windows for all four (4) elevations at Washington High School, we had estimated that the restoration would be \$1,442,000.00 and the replacement would be at \$946,030

Therefore, we submitted our request to the Commission for the Townsend Street Window project to request that the windows along the N. Sherman Blvd. elevation be restored while the windows on the remaining three (3) elevations would be replaced with aluminum windows to match in a similar fashion to what had been approved for Washington High School. The Commission staff requested that the existing north elevation be replaced with wood windows due to their size and appearance which MPS has agreed to leaving 2 sides to be replaced with aluminum windows

At this time we are asking for a reconsideration of the Commission's requirement for a complete restoration of all of the wood windows and accept the installation of aluminum windows on the east and south elevations, restored windows on the west and new wood windows on the north.

Please advise if you have any questions.

Sincerely,

John A. Linn

John A. Linn
Manager, Design and Construction

cc: T. Luzney
J. Pascucci