

Quote for: The Alta Mira Club
 Proposal: Repair Treatment of the porch window
All site & studio work to be undertaken by Nzilani Glass Conservation, Inc.
 Date: 9/6/19

Location: 561 Lafayette Avenue, San Leandro, CA 94577
 Contact(s): Shirley Mendez
 Contact Email: shirleyamendez@yahoo.com
 Phone: 415.378.5986 (direct)

Project Manager / Head Conservator: Ariana Maheu
 Assistant Conservator(s): Nzilani Team

Nzilani
 1000 Broadway
 San Francisco, CA 94133
 Tel: 415.378.5986
 Fax: 415.378.5987
 Email: info@nzilani.com

(Date)

(Accepted - Client Signature)

\$0.00	TOTAL ADMIN
\$18,442	TOTAL STUDIO CONSERVATION COSTS
\$2,131	TOTAL ON SITE COSTS
\$25,965	NZILANI SUBTOTAL
\$0.0%	Discount
\$25,965	NZILANI TOTAL

POTENTIAL ADDITIONAL COSTS

\$1,200 Protective Glazing Installation Alternative

\$27,165 TOTAL OF ENTIRE PROJECT

PROPOSAL

Nzilani Glass Conservation to remove entire south-facing porch window located at the Alta Mira Club, San Leandro, CA. Window will be transported to Nzilani Glass Conservation and window void will be sealed with temporary plywood plug. The art glass panel within the window will undergo full conservation treatment. The remaining plain glass and wood portion will be remade with new redwood and tempered glass. Nzilani will reinstall entire window once finished. Bid assumes existing plexiglass protective glazing over the art glass will be reused and costs for possible alternative plexiglass reinstallation methods are included in the bid as a separate line item.

BREAKDOWN OF COSTS

SITE WORK (Removal & Install)

\$6,110	SITE LABOR
\$1,304	MATERIALS
\$969	TRANSPORTATION (inc. truck rental)
\$0	LODGING & PER DIEM
\$771	ADMIN
\$9,153	Sub-total
\$0.0%	Disc.
\$9,153	TOTAL

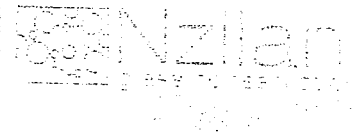
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STUDIO WORK

\$12,661	STUDIO LABOR
\$3,181	MATERIALS
\$969	ADMIN
\$16,811	Sub-total
\$0.0%	Disc.
\$16,811	TOTAL

104.75

INITIAL SITE ASSESSMENT
ALTA MIRA CLUB
SOUTH PORCH WINDOW



561 LAFAYETTE AVE.
SAN LEANDRO, CA 94577

3246 Ettie St. Oakland, CA 94608
510.995.0477
www.nzilani.com

September 6, 2019

Dear Ms. Mendez,

Nzilani is pleased to provide you with an initial assessment of your porch window.

*NOTE: Generally, Nzilani is first contracted to create an assessment of art glass such as this document. But, based on your time-line, our company's commitment to (re)invest in historic buildings in the Bay Area and supporting/creating jobs within Oakland (where Nzilani is based) we are presenting this gratis in concert with our bid. **This has been created exclusively for you and your advocates. We ask that you do not use it to solicit work from competing companies or contractors.**

OVERALL DESCRIPTION

The overall window frame is 10' in height by 8' in width, with a leaded art glass panel in its center which is 40" wide by 46" in height. It is oriented with the exterior facing south and the interior facing north. The window is on a covered porch, so the interior is exposed to some weather. An identical piece is on the other side of the porch.

The window is comprised of 40 lights of clear glass (each approximately 14"x 13"), the top two rows of which are curved along the arch. The bottom two horizontal rows are tempered glass while the remaining lights are not. All of the framing is wood, thought to be redwood, and painted white. The clear glass as well as the leaded art glass panel is set in from the exterior and sealed with a putty bevel. The art glass panel is covered on both sides with acrylic protective glazing. The protective glazing is not ventilated on either side in any way. The art glass panel is reinforced with two vertical steel flat-bars soldered to the lead came and partially anchored into the surrounding wooden frame. The art glass features beveled clear, plus various textured colored glass, with no glass paint. The wood frame is set in with quarter-round stops on both sides. Although the horizontal lines within the window are level, the bottom of the frame is angled, as the porch is angled to provide drainage.

CONDITION ASSESSMENT (SEE FOLLOWING PAGES FOR ANNOTATED IMAGES)

The wooden areas of the window are failing and are no longer sound. Localized sections of the wood muntins completely missing. This condition is most prevalent along the top of the art glass, which may have been accelerated by the incorrect installation of protective glazing. In these areas only the wood is black, soft and thoroughly rotten; due in part by lack of ventilation that prevented proper drainage and drying of rainwater. Any re-installation should therefore augment the protective glazing to allow proper drainage. Though the building is an historic landmark, the plexiglass was an addition with the intent to protect the leaded art glass from the public. Installed properly, this will extend the life of the window and the historic art glass in the center.

The entire window is structurally very unstable, and gives way to the tiniest amount of pressure applied by hand or strong wind. It is in extreme danger of collapse from wind/weather, or if pushed/fallen into by a person. And incident would completely collapse this area and would damage the art glass, which currently is salvageable. Though the Secretary of the Interior's Standards for (Historic) Preservation note replacing like for like, we propose replacing all the clear glass light sections with tempered glass since this frame is over an actively stairway and on a porch which is used for public events.

The art glass panel is in fair condition compared to the overall window. The majority is still flat and free from glass breakage. The right side border does have some bowing running the length of the panel, which has caused several breaks.

PROPOSED TREATMENT OVERVIEW (further details if we enter into contract)

1. Stage area above and below with materials and tools. Erect Nzilani scaffolding below (no additional charge).
2. Remove PG sheets from frame and set aside in order to access leaded art glass.
3. Remove dirt/debris from art glass panel with HEPA filter lead worker specified vacuums and crate separately.
4. Document condition in situ for accurate fit during installation.
5. Replace as needed PG to support structure.
6. Remove wooden framework with the intent to execute as one unit, prepare for frame to be removed in pieces due to structural instability. Install temporary wooden plywood sheet deterrent in place of frame to secure area during treatment of frame in studio.
7. Full conservation treatment in studio replicating the exact materials and style of framework and glazing as the original, including detailed lead shapes and came sizes.
8. Re-installation of wooden frame upon completion including: use of Nzilani scaffolding, removal of temporary wooden sheeting, securing panels in place, install PG plastic protection as needed and final walk-through punch list with client before final release of funds. *Though the Secretary of the Interior's Standards for (Historic) Preservation note replacing like for like, we propose replacing all the clear glass light sections with tempered glass since this frame is over an actively stairway and on a porch which is used for public events.*

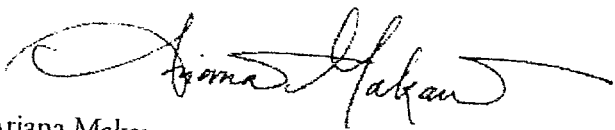
GENERAL MAINTENANCE

It is strongly advised your leaded glass windows be cleaned by a trained professional. If done by an Alta Mira member, always use gloves when handling/cleaning and wash hands immediately after completion. If you pursue that latter, invest in lead wipes to clean hands.

Thank you for the opportunity to present this bid.

Your partner in preservation.

Sincerely,



Ariana Makau

Nzilani Glass Conservation President & Principle Conservator

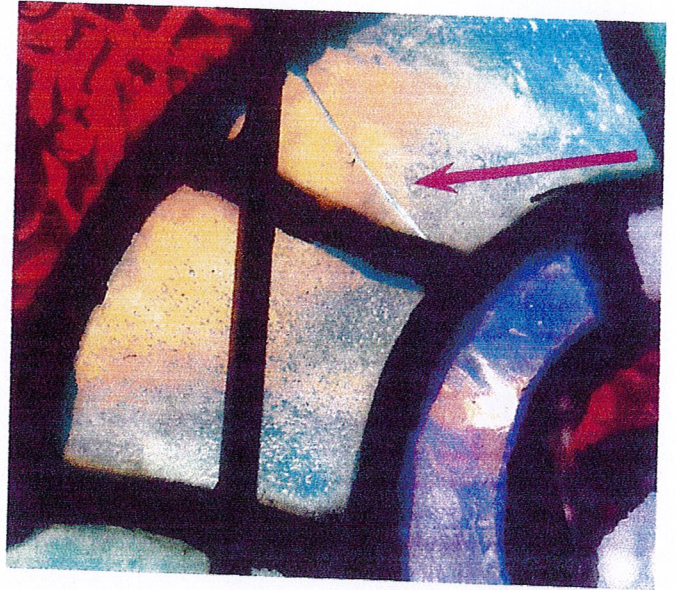
INITIAL SITE VISIT IMAGES | SOUTH WINDOW & FRAME



INITIAL SITE VISIT IMAGES | SOUTH WINDOW & FRAME



1 Before Treatment | overall of leaded art glass



3 Before Treatment | detail of one of the many cracks in the art glass. Vertical steel support bar.



2 Before Treatment | wood loss caused by unskilled previous repair. Water was caught between plastic cover and art glass.



4 Before Treatment | putty trapped between the incorrectly installed plexiglass cover and the leaded art glass.