

Dennis Brown
Painting Estimate and Evaluation
July 3, 2010

Watkins Museum
Lawrence, KS

Exterior Windows

Using an 8' stepladder I observed at eye-level the first floor windows on the east, south and west sides. With a few exceptions the windows on the north side are in somewhat better condition. Looking up from the ground level, it appears that the second floor windows are in similar condition to their counterparts on the first floor.

The windows I observed are in dangerously poor condition. The paint on the sills and the bottom rail of the lower sash is completely failed. Foot long sections of thick paint film are loose and can be pulled from the substrate by hand. Actually, the wood is better served by being completely bare than by having the failed paint film in place, which allows water from rain and snow to get behind the failed paint and deteriorate the wood underneath, instead of flashing off in the sun and wind.

There are no storm windows on the building and I can see definite signs of hail damage which probably started the deterioration.

A good-fitting storm window however does more for the historic wood substrate than protect from hail damage. In my 33 years in business in Lawrence with extensive repeat business, I can field-verify that window sash and sills protected by a quality storm window only need painting every 15-20 years. Windows without storms need painting every 3-5 years.

Of course, I understand that there would be a huge cost outlay to fabrication custom storms for this building and possibly historic concerns as well. Interior storms could save heating and cooling dollars and alleviate historic concerns, but would not help to minimize future painting costs nor, dare I say it, save this building's original windows. These windows don't need repainting so much as saving. It's that serious with the sills and lower sash.

The sills and bottom rails of the lower sash are soft enough on their surface that in my opinion priming and painting is a waste of time without first taking additional repair steps. The main product available is a 2-part epoxy wood hardener that needs to be liberally applied to the sill and bottom rail surfaces where paint has failed to the point that it is totally removed. I have been working with these products for over a decade. I suspect that this material could soak into the substrate as much as an eighth of an inch to even a quarter inch on the sills. Cracks and furrows can be seen on some sills that almost resemble driftwood. The wood-hardener will help fill these. Those areas can be further repaired with a 2-part epoxy paste to fill those defects to the surrounding surface. This

product sands easily and is accepted by the National Parks Service for work on historic registered properties. It is likely that some window trim pieces on this building need to be replaced. In that case I would strongly recommend replacement with salvaged old-growth timber rather than modern lumber. Matt Jones of Struct-Restruct has the knowledge and materials to do this.

A further complication is the new lead-paint regulations now in effect by the EPA and KDHE. These regulations stress the proper containment and removal of paint debris during paint prep. For the enclosed estimate involving small-scale first story work, I would place approved plastic at ground level and use a HEPA vac as required to clean debris as I go along. Any work done on the south and east sides would require blocking off a sidewalk around the work area. Because this is a highly visible public building on a corner with downtown pedestrian traffic, any work done on a larger scale by law, should probably have a third-party risk assessor involved as a consultant and evaluator. This would of course be an added expense.

The county might consider apply for preservation grant funding at the state level. Does the county own a lift that could be used to reach the upper level windows? If the working platform was a rectangular box that could be walled in with plywood on the floors, back, and two sides, a worker with a HEPA vac might be able to achieve proper containment.

I realize that I am talking way beyond a scope of what I have been asked to do with this estimate. But as a county resident who cares about historic structures and as a business person with extensive experience, I feel it is my civic duty to expand the discussion and to sound at least a yellow-alert alarm that we will begin to lose major original elements of our historic windows at the Watkins Museum if we can't enact a preservation repair and painting program within the next few years.

Dennis Brown







March 28, 2012

Attn: John Email: john@watkinsmuseum.org
Job: Watkins Community Museum
11th & Mass
Lawrence, KS

TOTAL ⁰⁰
24,400
NO TAX

The following is the estimate you requested:

Window Rehab

| | | |
|----------------------------|---------------------|-------------|
| 3 rd Floor East | 4 - Double Hung | } COMPLETED |
| | 4 - Radius Transoms | |
| Total | \$7000.00 | |

| | | |
|-----------------------------|------------------------|-------------|
| 3 rd Floor South | 12 - Double Hung | } COMPLETED |
| | 4 - Rectangle Transoms | |
| Total | \$16000.00 | |

- #1 Re-glazing will consist of removing all existing glazing compound
- #2 Remove glass from sash and re-set with new clear latex caulking. Replace broken glass as required
- #3 Glazing compound would be replaced with a beveled wood stop to replicate putty glazing. New wood stop to be primered by painting contractor
- #4 New wood stop would be nailed and caulked to sash for a water tight seal
- #5 Final painting to be done after this is completed

Kennedy Glass is aware that there are 3 sash rails that would need to be replaced to match existing. This repair may require new wood sash of which we have included a budget of \$560.00 each in our proposal. Interior finish would be required and completed by the painting contractor. We estimate this work to cost \$4000.00 to \$5000.00 if this is all we do.

Kennedy Glass will furnish our own aerial lift for our repair which is included in our estimate.

Kennedy Glass will supply all necessary safety and cleaning requirements for our work related items.

Kennedy Glass has not included any work on the 4 small 4th floor dormer windows. We would estimate an additional \$350 each for our work. — COMPLETED 1400⁰⁰

Thank you for the opportunity to bid this project

Marty Kennedy
Kennedy Glass



730 NEW JERSEY, P.O. BOX 681
 LAWRENCE, KS. 66044-0681
 785-843-4416
 785-843-6772 FAX

Invoice

Invoice Number:
51494

Invoice Date:
Oct 30, 2012

Page:
1

Sold To:
 WATKINS MUSEUM
 1047 MASS.
 LAWRENCE, KS 66044

Ship to:

| | | | |
|---------------------|------------------------|----------------------|-----------------|
| Customer ID | Customer PO | Payment Terms | |
| 0814 | | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Courier | | 11/29/12 |

| Quantity | Item | Description | Unit Price | Extension |
|----------|------|--|-------------------------------------|-----------|
| | | SEE ATTACHED ORIGINAL ESTIMATE FOR DETAILS ON BILLING: MATERIALS AND LABOR ON JOBS COMPLETED. | | 24,400.00 |
| | | | #71220 | |
| | | | PLEASE PAY FROM THIS INVOICE | |

| | |
|-----------------------------|-----------|
| Subtotal | 24,400.00 |
| Sales Tax | |
| Total Invoice Amount | 24,400.00 |
| Payment Received | |
| TOTAL | 24,400.00 |

Check No:

Inside-Out Painting Services

850 E 13th St
 Suite F
 Lawrence, KS, 66044

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 5/10/2012 | 666 |

| |
|--|
| Name / Address |
| Watkins Community Museum of History 1047 Mass Lawrence, KS. 66044 |

| | |
|-------|---------|
| Terms | Project |
| | |

| Description | Total |
|--|--------------------|
| Painting the upper south and east windows. 16 windows, 10 transoms and four gable windows Strip the paint down to the wood Prime the wood with exterior oil base primer Caulk all areas needed with elastomeric lifetime caulking Paint two coats with Sherwin-Williams Duration lifetime paint Lead safe practices will be used clean the exterior of the window glass and check the gutters for debris This estimate includes all material, labor and equipment rental 50% down and the final payment when completed <div style="text-align: center; font-style: italic; font-size: 1.5em;">Sent 6/7/12</div> | 20,700.00 |
| Total | \$20,700.00 |

Signature

James J. Mah
 Executive Director

| |
|--------------|
| Phone # |
| 785-766-2785 |

Inside-Out Painting Services

850 E 13th St
 Suite F
 Lawrence, KS, 66044

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 12/5/2012 | 676 |

| |
|--|
| Bill To |
| Watkins Community Museum of History 1047 Mass Lawrence, KS. 66044 |

| | | |
|----------|-------|---------|
| P.O. No. | Terms | Project |
| | | |

| Description | Rate | Amount |
|---|-----------|-----------|
| Painting the upper south and east windows. 16 windows, 10 transoms and four gable windows Strip the paint down to the wood Prime the wood with exterior oil base primer Caulk all areas needed with elastomeric lifetime caulking and repairing wood as needed with two part epoxy Paint two coats with Sherwin-Williams Duration lifetime paint Lead safe practices will be used clean the exterior of the window glass and check the gutters for debris This estimate includes all material, labor and equipment rental 50% down and the final payment when completed | 20,700.00 | 10,350.00 |

| | |
|--------------|--------------------|
| <i>Total</i> | \$10,350.00 |
|--------------|--------------------|

#71220

Inside-Out Painting Services

850 E 13th St
 Suite F
 Lawrence, KS, 66044

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/8/2012 | 636 |

| |
|--|
| Bill To |
| Watkins Community Museum of History 1047 Mass Lawrence, KS. 66044 |

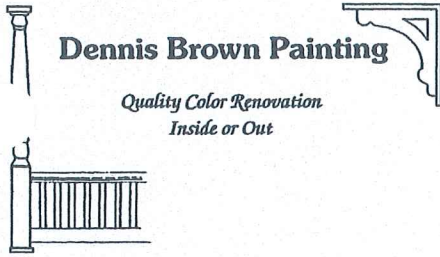
71220

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

| Description | Rate | Amount |
|---|-----------|-----------|
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71220

| | |
|--------------|--------------------|
| Total | \$10,350.00 |
|--------------|--------------------|



Dennis Brown Painting
806 Ohio
Lawrence, KS 66044
(913) 841-2460

ESTIMATES

5-26-12

WATKINS MUSEUM

2nd level windows, exterior (3) 8' windows; (12) 6' windows)

prep using lead-safe methods and clean with HEPA vac.

remove failing caulk & glazing compound.

use epoxy wood hardener on any soft or vulnerable (sills & bottom rails) surfaces.

use epoxy patching compound as necessary and sand smooth.

spot prime all resulting bare wood with acrylic bonding primer.

reglaze & caulk. (acrylic elastomeric caulk on wood to wood joints; urethane caulk on wood to brick joints).

apply 1 coat Ben Moore Moorglo to all wood surfaces. Apply 2nd coat to sills & lower rails.

All labor & materials included.

exceptions: carpentry repairs (I would alert staff & network with a repair carpenter & try to find similar salvage wood products), or glass replacement.

We can do all 15 windows this year or any fewer # you want.

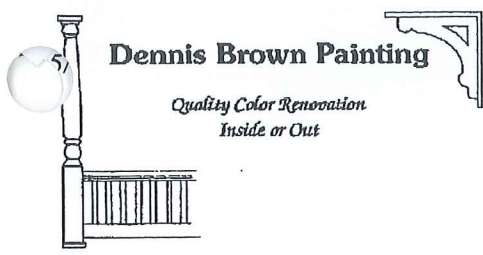
8' @ 475.00 x 3 = 1425.00

6' @ 375.00 x 12 = 4500.00

not to exceed

Dennis Brown

Please pay



Dennis Brown Painting
806 Ohio
Lawrence, KS 66044
(785) 841-2460

Watkins Community Museum
Lawrence, KS

4-15-13

EXTERIOR PAINTING
2nd flr Windows, south, east & north sides

1st payment labor only, from start (3-7) to 4-9-13

$63 \text{ hrs} \times 35 = \2205.00

Account
71220

Dennis J Brown