

South Park Neighborhood Center: Preserving our Legacy – Presentation Package



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Description of Proposed Work

Summary

The applicant is seeking approval to replace windows as part of an ongoing rehabilitation of the South Park Neighborhood Center, to meet the needs of South Park's racially and economically diverse communities, maintain its historic character and role to serve community well-being, and reduce our carbon footprint.

Project Narrative

For over 100 years, the South Park Neighborhood Center (Seattle Fire Station 26) has served as a neighborhood and cultural anchor for Duwamish Valley communities. Seattle designated it a Landmark (**Ordinance 127083**) in 2024. Our goal is to stabilize and rehabilitate the South Park Neighborhood Center, reducing operating costs and improving usability and comfort, and ensuring this landmark can continue its mission to serve Duwamish Valley communities.

This Presentation Package seeks a certificate of approval needed to support the SPNC's tenants' goal to deliver services to BIPOC, immigrant, low-income, youth, and senior communities by creating a healthier building, meeting the City's environmental goal to decarbonize City buildings, and improve building operations. Window replacement will: maintain historic building character while; enabling the building to provide a refuge for vulnerable communities during heat and smoke events, removing lead paint and asbestos glazing compound, reduce greenhouse gas emissions; reduce operating costs for the community-serving nonprofits; and minimize impacts to clients and tenants.

The certificate meets the Secretary's Standards for rehabilitation in the following ways.

- Historic Use. The rehabilitation will strengthen the building's historic use of supporting the health and safety of South Park communities.
- Historic Character. The Landmarks Preservation Board has approved use of these windows in other landmarked buildings. This precedent establishes that the window replacement will maintain the historic building's character while reducing greenhouse gas emissions, lowering operating costs, and enhancing comfort during heat and smoke events..
- Historic Significance. The building has protected and supported South Park communities for over 100 years – for the first 50 years as a fire department, and the next 50 years as a center for critical community-serving nonprofits. The proposed work will both retain the building's form, which reflects its historic origins as a fire station, and enable it to continue supporting community health and well-being.
- Distinctive Materials, Features, Finishes, and Construction. The project will replace deteriorated windows with aluminum-clad wood, double-hung, divided light, insulating windows that replicate the originals. This would advance efforts to reduce greenhouse emissions for heating and cooling, reduce noise from aircraft, and protect from increased heat and smoke events during the summer months, which impacts seniors and others served by the building tenants. Villa's consultants contacted window contractors, who determined it is not possible to add insulating glass or storm windows to the existing windows without significant alteration. Adding insulating glass requires shaving the muntins, and adding a grid

overlay. Adding storm windows or inserts would obscure the distinctive divided light character, and potentially inhibit safe operation and natural cooling.

- Preserve Building Character. The replacement of deteriorated windows, with aluminum-clad wood, double-hung, divided light, insulating windows without overlaid storm windows, will preserve the character of the originals and has been demonstrated to meet Landmark Preservation Board approvals.

Public Benefit

For the past 50 years, the tenants of the South Park Neighborhood Center have provided essential human services and self-sufficiency programs to the South Park communities and helped build community resilience. Villa Comunitaria and partners provide needed community programs and services in the Center. It is used by many community groups and the City of Seattle for meetings and events that attract diverse families, including: Latine, Khmer, Vietnamese, indigenous from North and South America, and African American. The building hosts the Chinese New Year, Posada's celebration, Small Businesses Fair that connects art and craft, and Theater and Circles of conversations.

The Certificate will ensure this landmark continues its historic mission to serve Duwamish Valley communities by stabilizing the building, reducing operating costs, improving usability and comfort, and ensuring safety for nonprofits and their clients. Public benefits include:

- Villa Comunitaria has evolved since 2005 to provide programs designed by its participants. Many former participants and volunteers are now active leaders. The culmination of this work is due to a cadre of Promotoras Comunitarias who have put their work into action. Leadership development in the Latinx population started in 2013, and it's successful because people who serve the community are part of the community. Villa Comunitaria empowers families in ways that are culturally relevant. Programs helping Latine immigrants navigate the complexities of immigration, housing, health, education, and the legal system so they can thrive.
- South Park Senior Center serves those over 55 as they explore healthy, active lives. Programming includes dinners, fitness classes, Karaoke, dancing, Bingo, book clubs, and field trips. SPSC also provides social services (in Spanish, Khmer, and Vietnamese), assisting with housing, food resources, government benefits, medical support, transportation, and translation/interpretation.
- Providence-Regina House operates a food and clothing bank and provides referral information. They provide free flu shots, health and nutrition information, seeds and plant starts, food stamp education, and blood pressure screenings. Regina House also sponsors seasonal holiday programs.
- Duwamish Valley Youth Corps is a youth engagement program focusing on environmental justice and job skills. Most of the Valley's youth are children of color, most are members of low-income households, and many are immigrants and/or non-native English speakers. DVYC believes that providing thoughtful, curriculum-based, and hands-on activities will give youth the arena they need to grow and achieve.
- Seattle Neighborhood Group is a crime prevention and community-building nonprofit since 1989. They educate, organize, and collaborate with residents, businesses, government and organizations to create safe communities through equitable engagement, with a focus on underserved populations.

- Amigos De Seattle Radio is a nonprofit whose mission is to help the community with information on education, folklore, art, health, the environment, and communication.
- Danza Azteca is an organization that hosts presentations, historical workshops, artistic projects, and community engagement events. They host the Yankuik Xihuitl New Year ceremony in March with the belief that we have the power to change ourselves and come together collectively to empower our community for self-determination through their rich history and traditions.
- South Park Neighborhood Association is restarting their meeting in the common room and has historically held community conversations with City Council members and City department representatives.
- Puget Sound Clean Air Agency has operated since 2002 a particulate matter, middle-scale, air monitoring site. Installation, operation, maintenance, repair, removal, or replacement relating to the monitoring site was also facilitated by the Agency.

Project Intent

Villa Comunitaria and Facilities and Administrative (FAS) Services are proposing window replacement as part of a larger and ongoing project. Although not fully discussed within this presentation, the project also consists of deferred maintenance and operational updates as follows:

- Improving accessibility for bathrooms
- Reconstructing the greenhouse adjacent to the multipurpose room
- Installing operable smoke and fire detection
- Repairing floors and painting walls
- Installing new partitions to increase usable space
- Installing fencing to reduce damage and theft to vehicles and dumping

Ongoing Energy Efficiency and Greenhouse Gas Reductions

Window replacement is also part of a larger effort to reduce greenhouse gas emissions. The Office of Sustainability and Environment (OSE) has worked with FAS on the following at South Park Neighborhood Center.

- Weatherization Investments. OSE has secured funding from a variety of sources, including grants, to conduct weatherization improvements.
 - ✓ Increased floor insulation
 - ✓ Insulated foundation stem wall
 - ✓ Insulated attic and roof
 - ✓ Sealed off unused fireplace
 - ✓ Weather-stripped doors
 - ✓ New windows
- Grant Requests. OSE works with building tenants and FAS to apply for grants. The current window replacement project is funded by a Grant from 4Culture. Other recent and ongoing grant requests include
 - HVAC replacement with heat pump.
 - Replacing the Walk-in fridge with a more efficient system, and
 - Adding solar with battery storage.

Project Objectives

Create Healthier Building

- Improve Air Quality
 - Childhood asthma hospitalization is 40% higher
 - Duwamish Valley has some of the highest diesel emission levels in Seattle.
 - Smoke and Heat Events add impacts
- Remove Environmental Concerns
 - Remove lead, which is 180,000 mg/kg or 18% of the paint.
 - Remove asbestos, which is 2% of the glazing.

Meet Municipal Buildings Decarbonization Plan

- Right-size equipment and reduce energy loads to mitigate or eliminate the need for electrical capacity upgrades,
- Incorporate energy efficiency to reduce utility costs, installing efficient equipment that uses clean energy,
- Improve indoor air quality and provide cooling for community resilience

Improve Operations

Respond to tenant requests to improve operation of windows:

- Provide windows that can easily open and close
- Protection from smoke
- Reduce airplane noise
- Minimize maintenance
- Ensure building meets emergency egress needs
- Reflect the character of the old windows

Minimize impact of improvements to clients and tenant organizations.

Photographs

South Park Neighborhood Center – Villa Comunitaria
Former Fire Station #26
8201 10th Avenue S



1921 photo – East and North sides



Contemporary photo – East and North sides



Contemporary photo – East side with main entry



Contemporary photo – East side – historic dormer window



Contemporary photo –North side with historic dormer windows

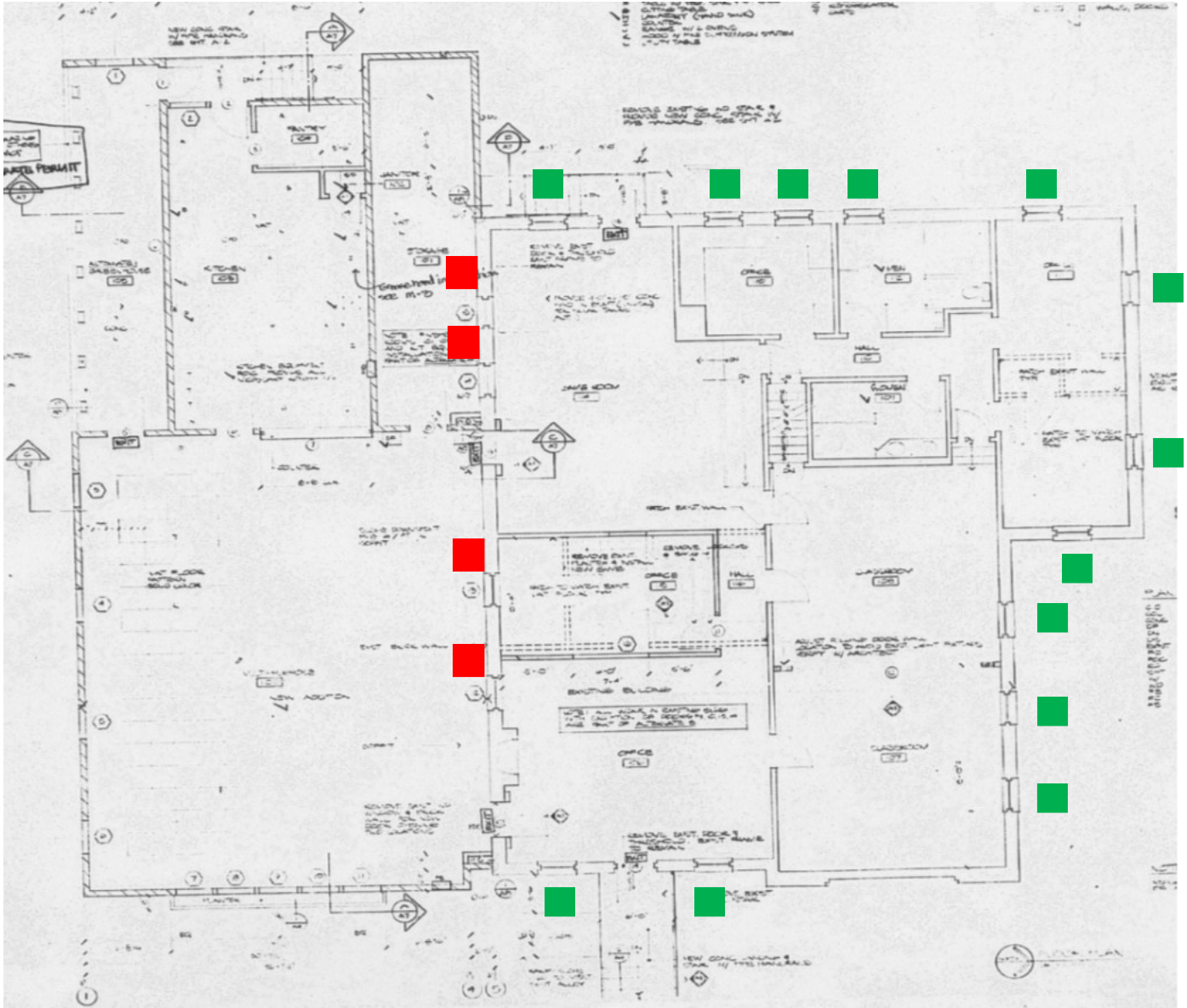


Contemporary photo –North and West sides



Existing - exterior window (left) and former exterior/now interior window (right)

Location of Proposed Replacement



Proposed replacement of 13 double-hung windows on the main floor (green tags)
4 original double-hung windows at building interior main floor to remain intact (red tags)
All dormer windows at roof to remain intact

Comparison of Options

Villa Comunitaria, as the managing lease tenant, worked with tenants and their project manager to develop objectives for the window projects, and to compare options for meeting their objectives. They compared proposals for rehabilitating the existing windows from Chosen Wood Windows and Legacy Renovation, and a replacement option from Cherry Creek that has previously been approved by the Landmarks Preservation Board. After carefully reviewing and balancing how well the options met the objectives (as summarized in the following table) Villa Comunitaria and FAS are recommending replacement. The primary factors include: previous use in landmarked buildings, full environmental performance, increased operability and maintenance, and reduced impacts on clients, operations and budget.

OBJECTIVES	REPLACE Cherry Creek	REHABILITATE Legacy	REHABILITATE Chosen
Create Healthier Building Improve Air Quality	- Mitigates thermal, air and smoke-leakage, water intrusion, and acoustic concerns - Integrated weather stripping and thermal breaks - Operable double-hung windows	- Mitigates thermal, air and smoke-leakage, water intrusion, and acoustic concerns - Renewed weather stripping - Only bottom sash operable, limiting passive ventilations	- Adding storm window needed to improve thermal and acoustical performance - Renewed weather stripping - Only bottom sash operable, limiting passive ventilation
Remove Environmental Concerns	- No Hazardous materials - Disposal included	Additional and costly contract to abate asbestos	Additional and costly contract to abate asbestos
Meet Environmental Goals	- Specified U factor of 3.0 for window unit - Integrated double pane	- Unspecified U factor for window unit - New weather stripping	Claimed U factor 3. 1 with SLIP storm windows

OBJECTIVES	REPLACE Cherry Creek	REHABILITATE Legacy	REHABILITATE Chosen
- Improve building operations. - Improve window operation; be easy to maintain.	- New windows with balanced sashes are easier to operate. - Provides emergency egress. - Maintenance of windows is simpler and well understood by tenants. 20-year frame, exterior, glass warranty. 10-year hardware warranty. 1-year labor warranty.	- Rehabilitated windows will be easier to operate. - Requires regular maintenance. - No warranty for window frames. 10-year material only for glass failure. 5-year material and labor warranty for glass failure. 1-year labor warranty.	- Rehabilitated windows will be easier to operate. - Requires regular maintenance. - No warranty for window frames. 7-year glass warranty. 1-year labor warranty.
Retain character.	Replacement windows reflect existing character.	Modifies original windows by removing muntin dividers, adding a single windowpane, and adding wood dividers to reflect original divided lights.	- Retains original window. - SLIP storm windows are acrylic with plastic frames. - SLIP storm windows obscure divided lights of windows.
Minimizing impacts to clients and tenants.	Windows replaced in 3 days, minimizing impositions to the tenants.	Window rehabilitation could take 3 or more months, requiring suspension of programs for vulnerable communities.	Window rehabilitation would take 2+ months, requiring suspension of programs for vulnerable communities.
Window costs with sales tax	\$35,510.74	\$101,624.64	\$44,841.83
Asbestos Abatement Cost	None	\$22,600	\$4,900
Paint Jams by SVFB Contractor Cost	\$3,500	\$3,500	\$3,500
Window Screens	Included in bid	\$4,224	None
TOTAL	\$39,010.74	\$131,948.64	\$53,241.83

Proposed Replacement – Cherry Creek Windows (Manufactured by Marvin)

Total – Windows: \$35,510.74 + Paint Jams \$3,500 = \$39,010.74 (abatement not necessary)

Cherry Creek was pursued based on the Landmark Preservation Board's approval of their windows in the Leona Condominium's renovation project. The owners of the condos have been presented with a stewardship award by the Queen Anne Historical Society. This played a significant role in our decision-making process. The other significant factors are:

- Greatly reduced impacts on the operations of community-serving nonprofit tenants;
- 20-year warranty for windows;
- Validated environmental performance and significantly easier operations;
- Cost-effective solution.

This approach will also set the groundwork for ensuring that the SPNC eventually transforms into a resilience hub for vulnerable communities in times of environmental distress. As past years have demonstrated, residents of South Park and South Seattle are particularly susceptible to Duwamish River floods, summer heat, and summer wildfires.



Cherry Creek Windows &
Doors
2420 N 45th St, Seattle WA
98103
206.547.4162
www.cherrycreekwindows.com

QUOTE: 25-6149-02
DATE: 4/7/2026

BILL TO:

The South Park Neighborhood Center
8201 10th Ave S
Seattle WA 98108

SHIP TO:

The South Park Neighborhood Center
8201 10th Ave S
Seattle WA 98108

COMMENTS OR SPECIAL INSTRUCTIONS:

Estimated timeframe is 14-20 weeks from time of order release or final measurements.

Disclaimer: This information represents a projected target date but does not guarantee shipment times.

Charges for additional services such as storage and/or multiple deliveries (if applicable) are not included in the totals.

If multiple deliveries are requested, each extra delivery will be billed for at the following rate:

225

Storage will be billed for at the following daily rate (see Terms and Conditions):

0.87

REP	CUSTOMER JOB NAME / PO	SHIP VIA	TERMS
Holly Constantine	South Park Community Center [HCC]	Our Truck By Installers	75% At Time Of Order, 25% At Install

QTY	DESCRIPTION	UNIT PRICE	TOTAL SELL
1	Marvin - Ultimate - Qty: (13) Windows	\$22,926.88	\$22,926.88
1	Cherry Creek Installation - Installation of windows [see notes in quote]	\$8,970.00	\$8,970.00
1	Cherry Creek Delivery - Delivery to jobsite on day of installation.	\$225.00	\$225.00

IF PAYING BY CREDIT CARD:
GRAND TOTAL: \$36,576.06
DUE AT ORDER: \$27,432.05
REMAINING BALANCE: \$9,144.02

TAX RATE 10.550%

SUB TOTAL	\$32,121.88
SALES TAX	\$3,388.86
GRAND TOTAL	\$35,510.74
DUE AT ORDER	\$26,633.05
REMAINING BALANCE	\$8,877.68

Please make all checks payable to **Cherry Creek** and mail to:
2420 N 45th St, Seattle WA 98103
Please be sure to include the order number 25-6149 - 02 in the memo
line of check

Thank you for your business!

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

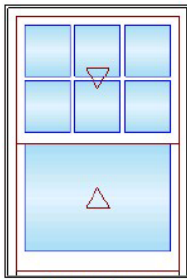
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 8		TOTAL UNIT QTY: 13		EXT NET PRICE: USD 22,926.88		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A [F-BTM] MENS RESTROOM	Ultimate	Double Hung Insert G2 IO 32" X 46" Entered as Inside Opening 32" X 46"	1,736.32	1	1,736.32
2	B GEORGE OFFICE	Ultimate	Double Hung Insert G2 IO 32" X 46" Entered as Inside Opening 32" X 46"	1,582.53	2	3,165.06
3	C FOOD BANK ENTRY HALL	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	1,768.26	1	1,768.26
4	D [T] BACK ENTRY BY STAIRS	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	2,111.16	1	2,111.16
5	E CONFERENCE ROOM	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	1,768.26	2	3,536.52
6	F NORTH OFFICE	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	1,768.26	2	3,536.52
7	G SOCIAL	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	1,768.26	3	5,304.78
8	H FRONT OFFICE	Ultimate	Double Hung Insert G2 IO 32" X 58" Entered as Inside Opening 32" X 58"	1,768.26	1	1,768.26

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A [F-BTM] MENS RESTROOM	Net Price:		1,736.32
Qty: 1		Ext. Net Price:	USD	1,736.32



As Viewed From The Exterior

Entered As: IO
FS 31 5/8" X 46 41/64"
IO 32" X 46"
Egress Information
Width: 27 15/16" Height: 18 17/64"
Net Clear Opening: 3.54 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-441-01617-00001
ENERGY STAR: S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

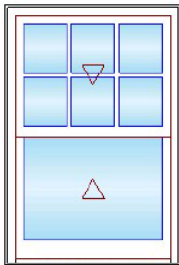
Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 46"
14° Degree Frame Bevel
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 Frost w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

OMS Ver. 0004.20.00 (Current)
Product availability and pricing subject to change.

HENNESSEY, JOHN
SOUTH PARK NEIGHBORHOOD CENTER
Quote Number: 8SA5KWB

Line #2	Mark Unit: B GEORGE OFFICE	Net Price:		1,582.53
Qty: 2		Ext. Net Price:	USD	3,165.06



As Viewed From The Exterior

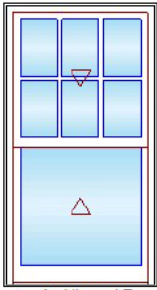
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IO 32" X 46"
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LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
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14° Degree Frame Bevel
Top Sash
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Painted Interior Finish - White - Pine Sash Interior
IG
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7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: D [T] BACK ENTRY BY STAIRS	Net Price:		2,111.16
Qty: 1		Ext. Net Price:	USD	2,111.16

MARVIN 



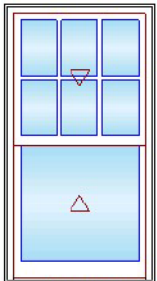
As Viewed From The Exterior

Entered As: IO
FS 31 5/8" X 58 41/64"
IO 32" X 58"
Egress Information
Width: 27 15/16" Height: 24 17/64"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-441-01617-00001
ENERGY STAR: S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 58"
14° Degree Frame Bevel
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: C FOOD BANK ENTRY HALL	Net Price:		1,768.26
Qty: 1		Ext. Net Price:	USD	1,768.26

MARVIN 

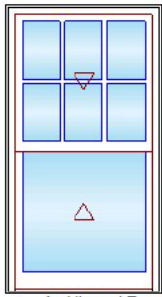


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Clad Exterior Color: AAMA 2605

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Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: E CONFERENCE ROOM	Net Price:		1,768.26
Qty: 2		Ext. Net Price:	USD	3,536.52



As Viewed From The Exterior

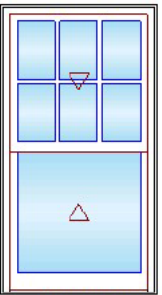
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LC-PG50 DP +50/-50
FL28134
Paint Specification
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Ebony Clad Exterior
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Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh

3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: F NORTH OFFICE	Net Price:		1,768.26
Qty: 2		Ext. Net Price:	USD	3,536.52



As Viewed From The Exterior

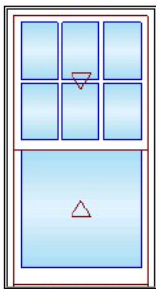
Entered As: IO
FS 31 5/8" X 58 41/64"
IO 32" X 58"
Egress Information
Width: 27 15/16" Height: 24 17/64"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-441-01617-00001
ENERGY STAR: S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 58"
14° Degree Frame Bevel
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh

3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: G SOCIAL	Net Price:		1,768.26
Qty: 3		Ext. Net Price:	USD	5,304.78



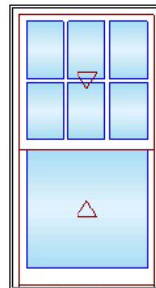
As Viewed From The Exterior

Entered As: IO
FS 31 5/8" X 58 41/64"
IO 32" X 58"
Egress Information
Width: 27 15/16" Height: 24 17/64"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-441-01617-00001
ENERGY STAR: S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 58"
14° Degree Frame Bevel
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: H FRONT OFFICE	Net Price:		1,768.26
Qty: 1		Ext. Net Price:	USD	1,768.26



As Viewed From The Exterior

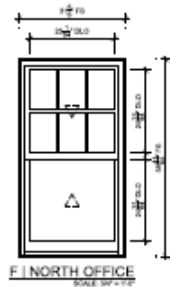
Entered As: IO
FS 31 5/8" X 58 41/64"
IO 32" X 58"
Egress Information
Width: 27 15/16" Height: 24 17/64"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-441-01617-00001
ENERGY STAR: S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 58"
14° Degree Frame Bevel
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Stainless Steel Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
1 Per Unit Oil Rubbed Bronze Sash Lift
Extruded Aluminum Half Screen
Ebony Surround
Bright View Mesh
3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Aluminum-clad wood, double-hung window with full screen. Existing wood frame and brick mould to remain intact.



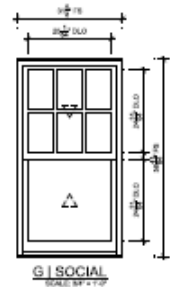


F | NORTH OFFICE
SCALE: 3/4\"/>



SPECIFICATIONS

Unit # 5
City: 2
Mark Line: F | NORTH OFFICE
Product Line: Ultra
Unit Description: Double Hung Inset 62
Rough Opening: 32\"/>

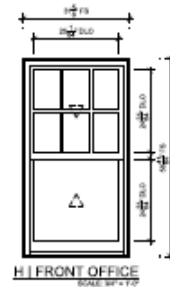


G | SOCIAL
SCALE: 3/4\"/>



SPECIFICATIONS

Unit # 7
City: 3
Mark Line: G | SOCIAL
Product Line: Ultra
Unit Description: Double Hung Inset 62
Rough Opening: 32\"/>



H | FRONT OFFICE
SCALE: 3/4\"/>



SPECIFICATIONS

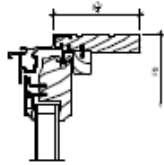
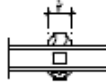
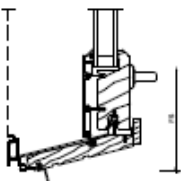
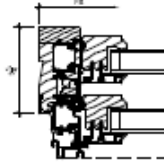
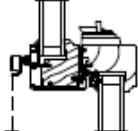
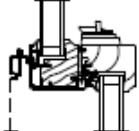
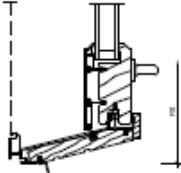
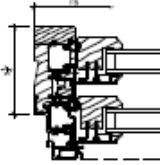
Unit # 8
City: 1
Mark Line: H | FRONT OFFICE
Product Line: Ultra
Unit Description: Double Hung Inset 62
Rough Opening: 32\"/>



ALWAYS CONSULT WITH REPRESENTATIVE TO VERIFY DIMENSIONS. MARVIN products are designed to meet or exceed all applicable building codes and standards. A copy of these drawings is provided for your reference. The drawings are not to be used for construction without the approval of the manufacturer. The drawings are not to be used for construction without the approval of the manufacturer. The drawings are not to be used for construction without the approval of the manufacturer.

PRODUCED BY: HENNESSEY, JOHN | SOUTH PAKS NEIGHBORHOOD CENTER
DISTRIBUTED BY: CHERRY CREEK DOOR & WINDOW LLC
DRAWN BY: RYAN MARLATT
CHECKED BY: RYAN MARLATT
CREATED: 06/28/2024
REV: 01/01/2024

SHEET
2
OF 3

 ① Head SCALE: 3" = 1'-0"	 ① Divided Lite SCALE: 3" = 1'-0"	 ① Sill SCALE: 3" = 1'-0"	① NOT USED SCALE: 3" = 1'-0"
 ① Jamb SCALE: 3" = 1'-0"	 ① Checkrail SCALE: 3" = 1'-0"	 ① Checkrail SCALE: 3" = 1'-0"	① NOT USED SCALE: 3" = 1'-0"
 ① Sill SCALE: 3" = 1'-0"	 ① Jamb SCALE: 3" = 1'-0"	① NOT USED SCALE: 3" = 1'-0"	① NOT USED SCALE: 3" = 1'-0"



CONSUMER ENGAGEMENT WITH RESOURCES TO IMPROVE MARVIN'S CUSTOMER SERVICE. For more information, visit www.marvin.com/customer-service.
 MARVIN'S CUSTOMER SERVICE TEAM IS AVAILABLE TO ASSIST YOU WITH ANY QUESTIONS OR CONCERNS. We are committed to providing you with the highest quality product and service. If you have any questions or concerns, please contact our Customer Service team at 1-800-843-7263. We are committed to providing you with the highest quality product and service. If you have any questions or concerns, please contact our Customer Service team at 1-800-843-7263.

PRODUCED BY: HENNINGSEN, JOHN / SOUTH PARK NEIGHBORHOOD CENTER
 DISTINGUISHED: CHERRY CREEK DOOR & WINDOW LLC
 DRAWN BY: RYAN WALKER
 QUOTE# 8540900

SHEET
 3
 OF 3

Exterior Finish

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of 19 color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Custom Colors

Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.



Interior Finish

Painted Wood

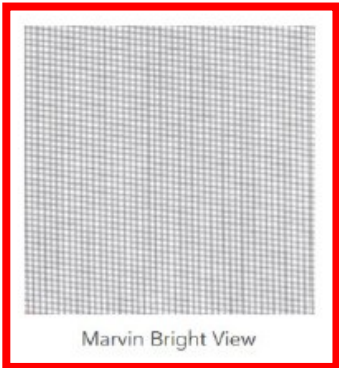
Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our primed white or white painted interior finish option on any Marvin pine windows and doors with a wood exterior, or an additional designer black paint option for products with an aluminum-clad exterior. Your windows and doors will arrive factory-painted and ready to install.

You can count on consistency with our process, as every piece of wood receives a coat of prime and is sanded before being painted. The paint is baked twice in an oven before your window or door is built to create a consistent, durable and high-quality painted finish that performs to the industry standard.

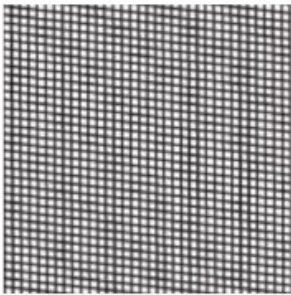
Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



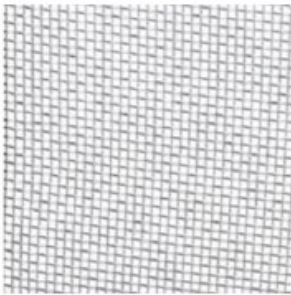
Screens



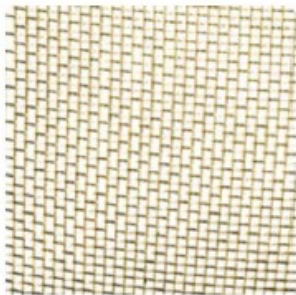
Marvin Bright View



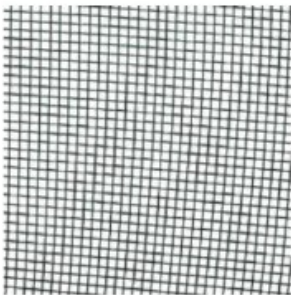
Black Aluminum



Bright Aluminum



Bright Bronze



Charcoal Aluminum



EXAMPLE OF PROPOSED WINDOW WITH SCREENS

Example of Approved Installation at Leona Condominiums



Circa 1920 image of the Leona advertising apartments for rent. (source: Queen Anne Historical Society)

LEONA CONDOMINIUMS WITH ORIGINAL WINDOWS



LEANONA CONDOMINIUMS WITH LPB APPROVED WINDOWS



LEANONA CONDOMINIUMS WITH LPB APPROVED WINDOWS



LEANONA CONDOMINIUMS WITH LPB APPROVED WINDOWS

Alternatives Contemplated

Chosen Wood Window Company: Abate, Rehabilitate and Add Storm Windows

Total: Windows \$44,841.83 + Asbestos Abatement \$4,900 + Paint jams \$3,500 = \$53,241.83

Chosen Wood Window Maintenance submitted a responsive proposal that included complete window rehabilitation and installation of storm windows. They have experience working with public agencies. Window King provided a proposal, but the rehabilitation was not as comprehensive. The methods raise the potential for contamination from lead-based paint.



Chosen Wood Window Maintenance
OR CCB#132834
WA L&I#CHOSEWW008KJ

Account Name Neighborhood Center - South Park Quote Sent Date 10/28/2025
Quote Number 00014145 Quote Grand Total \$44,841.83

Contact Name Rand Neighborhood Center

Job Site Address 8201 10th Avenue South, Seattle, WA 98108

Line #	Product	Notes	Quantity	Total Price
1	Pull and Board	Vintage Double Hung Sash Set (Larger Sets) Pull Vintage Double Hung Sash for Full Restoration in shop and board up opening using OSB for duration. Installation cost for finished product included here. Opening Size ~ 32 x 58.	10.00	\$7,900.00
2	Restore	Vintage Double Hung Sash Set (Larger Sets) Full Restoration of Vintage Double Hung Sash: Dip and Strip, Repair, Sand, Prime, and Reglaze. Primed Interior / Primed Exterior Sash Size ~ 32 x 30 (1 3/4" Sash) 6/1 Lite Sash. Reuse existing glass, install new DS/CL/ANN if broken or badly scratched. Clean and reuse existing locking hardware. Top sash fixed shut, Re-rope using both weights for bottom sash. Weatherstrip bottom sash. Install glide pads and lubricate jambs and pulleys. Install new Parting Beads (Sample) - 5(x2), 3. Reuse existing sash stop.	10.00	\$14,960.00
3	S.L.I.P.™	Vintage Double Hung Sash Set (Larger Sets) Install Double Hung S.L.I.P. System in shop, post Restoration. Double Hung Daylight : 27 3/8 x 25 3/8, DS/CL/TEMP.	10.00	\$6,420.00
	Pull and	Vintage Double Hung Sash Set (Smaller Sets) Pull Vintage Double Hung Sash for Full Restoration in shop and board up opening using OSB for		

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Chosen Wood Window Maintenance
OR CCB#132834
WA L&I#CHOSEWW008KJ

4	Board	duration. Installation cost for finished product included here.	3.00	\$2,115.00
		Opening Size ~ 32 x 46.		
		Vintage Double Hung Sash Set (Smaller Sets)		
		Full Restoration of Vintage Double Hung Sash:		
		Dip and Strip, Repair, Sand, Prime, and Reglaze.		
		Primed Interior / Primed Exterior		
		Sash Size ~ 32 x 24 (1 3/4" Sash)		
5	Restore	6/1 Lite Sash. Reuse existing glass, install new DS/CL/ANN if broken or badly scratched.	3.00	\$4,098.00
		Clean and reuse existing locking hardware.		
		Top sash fixed shut, Re-rope using both weights for bottom sash.		
		Weatherstrip bottom sash.		
		Install glide pads and lubricate jambs and pullies.		
		Install new Parting Beads (Sample) - 5(x2), 3.		
		Reuse existing sash stop.		
6	S.L.I.P.™	Vintage Double Hung Sash Set (Smaller Sets)	3.00	\$1,713.00
		Install Double Hung S.L.I.P System in shop, post Restoration.		
		Double Hung Daylight : 27 3/8 x 19 3/8, DS/CL/TEMP.		
13	Paint	Paint	1.00	\$3,430.00
		Finish Paint All Restored Sash and S.L.I.P Frames in shop.		
		Interior and Exterior.		
		*This excludes on site window frame painting, sash and s.l.i.ps only.		
		*Paint color/ code to be provided by customer.		

Additional notes if applicable:

N/A

Subtotal	\$40,636.00
Total Price	\$40,636.00
Tax	\$4,205.83
Grand Total	\$44,841.83

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830

CHOSEN

WOOD WINDOW MAINTENANCE, INC.

Chosen Wood Window Maintenance
OR CCB#132834
WA L&I#CHOSEWW008KJ

Disclaimer

Alarms: Chosen Wood Window Maintenance, Inc is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement.

Dry Rot: On dry rot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish paint.

LowE: Due to the constantly changing nature of the manufacturing of LowE types, unless a specific type of LowE is specified by the customer and is available from our suppliers, there is no guarantee that LowE glass we provide will match existing LowE product.

Tempered LowE: During the tempering process of LowE glass it is possible for a "Heat Strain" pattern to form. This may become visible under certain lighting conditions as a slight haze between the panes. Glass manufacturers do not consider this a defect and do not offer warranty remakes because of this. Chosen Wood Windows will attempt to inspect all LowE tempered units for the heat strain pattern before installation, however there is no guarantee it will be detected. Once the glass unit is installed no warranty will be offered for the heat strain pattern.

Paint: On Dry Rot repair, all material will be primed on exterior only. We do not fill nail holes or prep and finish paint.

Finish Paint: If a product is called to be finished painted in our shop, we will default to using our standard Miller Acrimax paint unless specified by the customer. If a different paint product is chosen by the customer, the price for the finished paint is subject to change. Chosen Wood Windows may deny requests to use products that are not suitable for vintage window exteriors. All paint colors will be matched by taking a sample of the original product to our supplier. Chosen Wood Windows does not guarantee a perfect color match.

SLIPS: SLIPS come painted in a off white-beige. SLIPS can be custom painted upon request with charge.

No-Show Policy: A No-Show charge will be applied to jobs when a Chosen professional arrives and is unable to complete the scheduled work due to customer absentee. If a customer can not be present during appointment, arrangements can be made. This also applies to less than 48 hour cancellations.

Termination: In the event that you withdraw your project, there will be a 3% processing fee if no materials were yet ordered. If materials were ordered we are unable to refund your deposit and you will be billed for materials purchased.

Payment: 50% Deposit is required to order materials. Visa/MasterCard/Check may be used for deposit. Payment is due at completion of the job. Customer must make themselves available for walk through at the time of completion. Return trips for unavailable customer walk through are subject to additional service charge.

Technology Fee: A 3.75% technology fee will be applied to all credit card transactions.

Late Fee: If any invoiced amount is not received by the mentioned due date, the outstanding balance may accrue a late fee of 4% every 30 days, or the maximum rate permitted by law, whichever is lower.

Abbreviations

Wood: HS(Half Sill), JS(Jamb Stock), BM(Brick Mold), DR(Dry Rot), FS(Full Sill), GB(Glazing Bead), MC(Mull Cap), MB(Muntin Bar), PB(Parting Bead), SN(Sill Nose), SS(Sub Sill), KS(Kent Sill), JF(Jamb Filler)

Numbers listed after the part abbreviations identify the original manufacturer of the part

Glass: IGU (Insulated Glass Unit)

Other: H/S(Horizontal Slider), P/P(Prime/Prime), P/C(Prime/Clear), C/C(Clear/Clear), LBS(Light Bronze Spacer),

DBS(Dark Bronze Spacer), SS(Super Spacer), W/S(Weatherstrip),

Boron Rods(Boron Rods are a sacrificial preservative used to preserve timber)

Signature Details

Please review this estimate, along with disclaimers, sign and return a copy with your 50% deposit for all items you would like done. If revisions are required or you have questions on the estimate, please contact us!

Signed By:

Signature Date:

Signature: _____

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830

E-FAX TRANSMISSION



**WALKER SPECIALTY
CONSTRUCTION INC.**

P.O. BOX 469
Snohomish, WA 98291-0469
(206) 361-8913; (360) 805-0354
Fax: (425) 806-7383

To: Rand Redlin
Centerra Alliance LLC
206-683-3575

From: Jacob Walker Number of Pages 1

"Sparks" Demo and Abate (8201 10th Ave S, Seattle, WA)

Walker Specialty Construction, Inc. quotes the following amount to abate, demo, remove, and properly dispose of materials as noted below. All work will be performed in a professional manner per all applicable State, Local and Federal regulation.

Abatement, demolition & Disposal

\$ 22,600.00 Plus applicable tax

Base price for: Option for window restoration

- 1) Removal and disposal of 303 LF (13 windows) of exterior windows containing ACM caulking as called out in the provided good faith survey (We will try to save the glass)
- 2) Final clean of all areas before demobilization

\$ 18,833 Plus applicable tax

Base price for: Option for window replacement

- 3) Removal and disposal of 15 exterior windows containing ACM caulking as called out in the provided good faith survey
- 4) Final clean of all areas before demobilization

Clarifications:

- * Electricity, water & sanitary services to be provided by owner.
- * Work to be completed during normal working hours, no overtime or double time is included.
- * Bid is based on a mutually acceptable contract terms and work schedule.
- * Proposal is good for thirty (30) days.
- * Owner to supply adequate staging area for containers or trucks.
- * Any items to be salvage must be removed by others prior to WSC arriving on site
- * Payment within 30 days from Invoice or 2% of invoice charged monthly.
- * If upon discovering of any further demo and or ACM abatement other than noted above during the project a time and material rate will apply at the owner's request
- * Broken glass window panes may occur due to abatement practices

Exclusions:

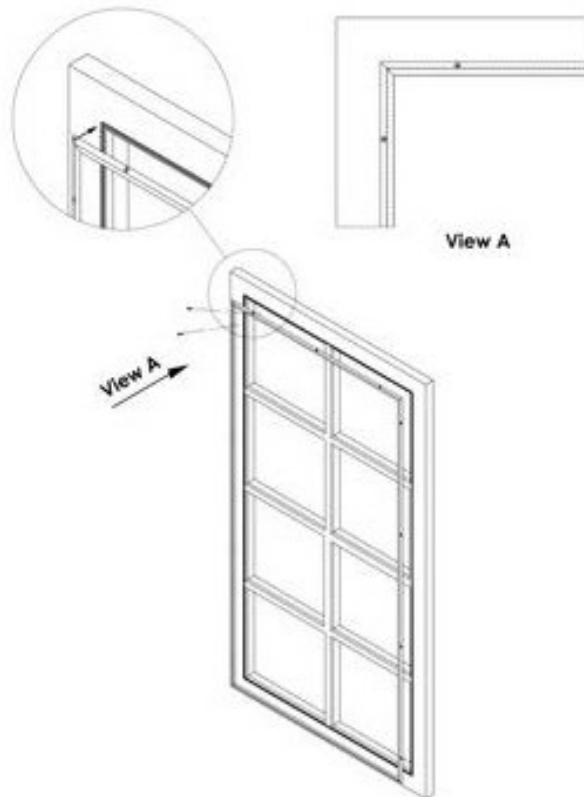
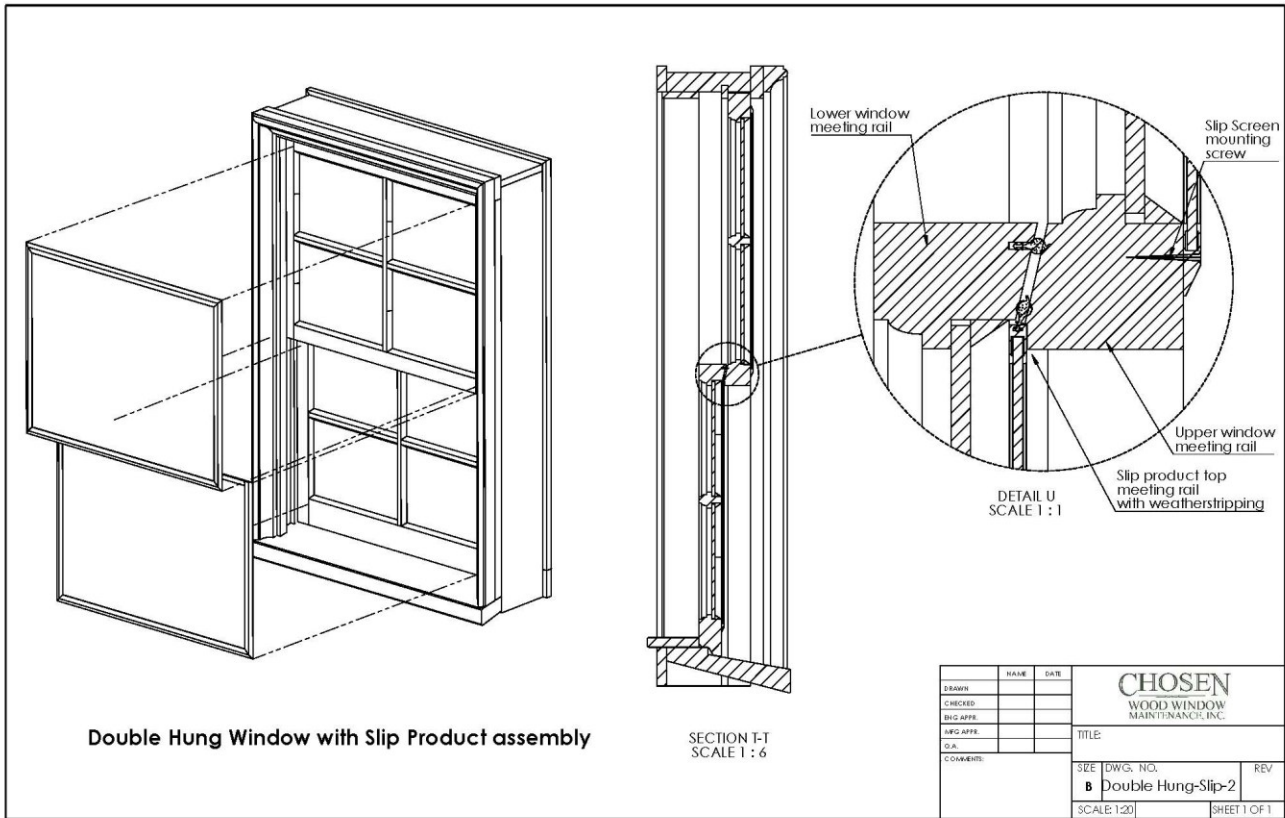
- * Lock out tag out of utilities.
- * Removal & Relocation of Salvage Items.
- * Weather protection, Security Protection and Fire watch
- * Cutting and or trimming of landscaping and or vegetation to access.
- * Retention
- * Overtime, Double time, Etc.
- * Sub surface work
- * Damage's to surfaces and or finishes to stay in compliance with federal and local regulations (IE containments)
- * Removal of any other hazardous materials other than noted above (IE asbestos, lead, and mold)
- * Replacement of broken window panes due to abatement activities

All bid quotations are excluding applicable taxes

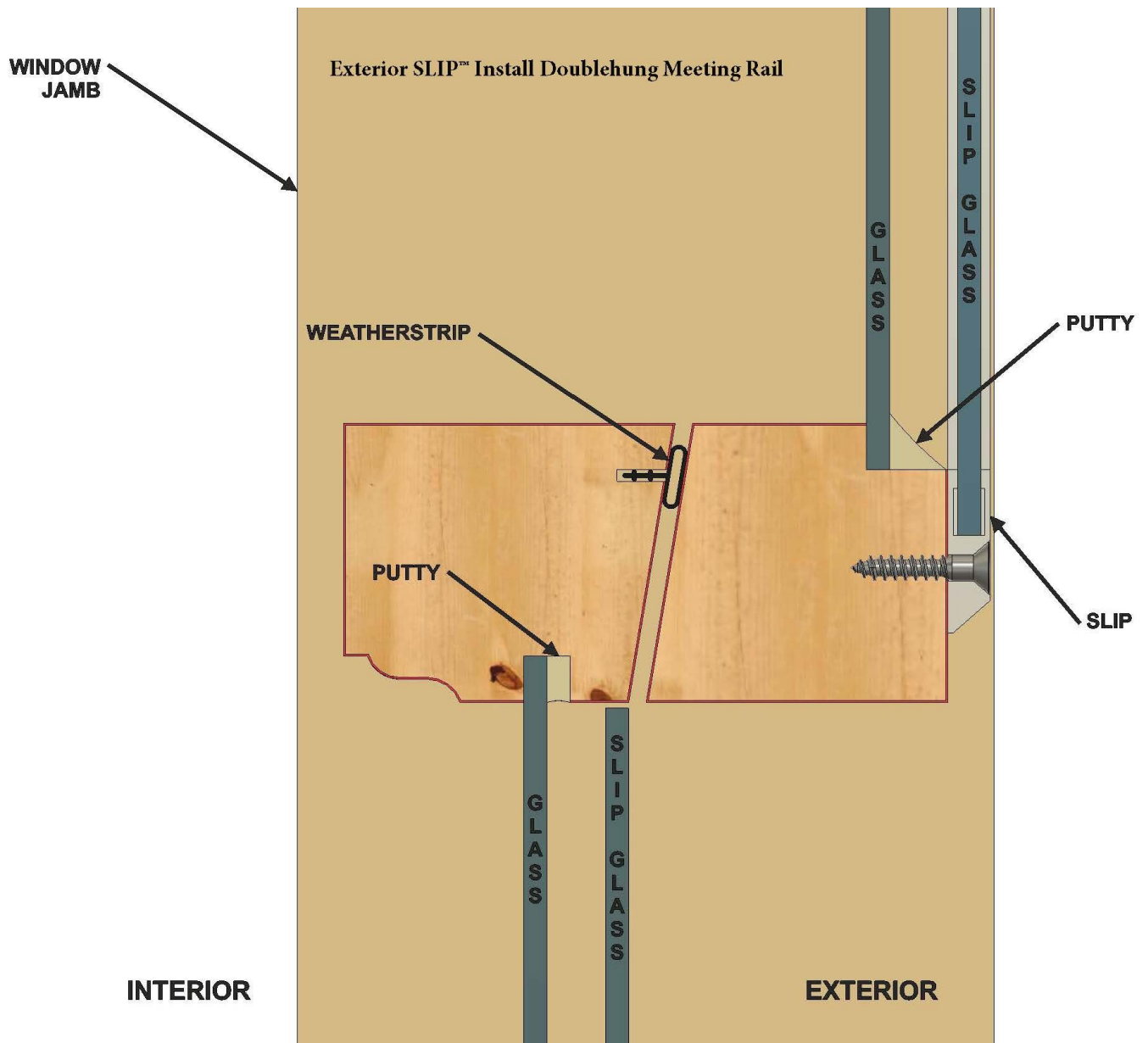
Thank you,

Jacob Walker

Jacob Walker Estimator/ Project manager



S.L.I.P. GLASS INSTALLATION DETAILS (CONTEMPLATED)



S.L.I.P. GLASS INSTALLATION DETAILS (CONTEMPLATED)

Legacy Renovation: Abate, Rehabilitate and Add Insulating Glass

Total – Windows \$101,624.64 + Asbestos Abatement \$22,600 + Window Screens \$4,224 + Paint Jams \$3,500 = \$131,948.64

On the suggestion of Landmarks Preservation Board staff, we learned of and solicited a proposal from Legacy Renovation. They can rehabilitate the window and install insulating glass instead of a storm window. However, this requires removing the muntin splines on the interior, installing one large glass pane, and creating a chamfered wood replica grid. This permanently alters the window. Further, they would fix the upper sash, making the window a single-hung unit and limiting passive ventilation.



Date: May 21, 2026	Bid Ref: 5-26 17 VC
Customer: Villa Comunitaria	Project Name: Window improvements
Address: 8201 10th Ave South Ste. 8	Project Address:
City/St/Zip: Seattle, WA 98108	Project City/St/Zip:
Phone: 206-532-0756	Quoted by: Troy Axe
Fax:	Email: taxe@legacyrenovation.com
Email: jorge@villacomunitaria.org	

All work below is window restoration per the attached scope letter dated May 21, 2026
 Work includes all access, site coordination, clean-up, and disposal of waste.
 Legacy is certified lead safe contractor.

Performance data for LuxWall vacuum insulated glass units attached.

Item#	Qty	Description of Work	Net Each	Total
	1	Full window restoration and improvement per attached	\$91,968	\$91,968
	1	Full custom wood framed screen at each window opening	\$7,296	
	1	Half custom wood framed screen (lower portion at operable area) at each opening.	\$4,400	
	1	Aluminum framed exterior mounted full screen at each window opening. (modern looking thin aluminum frame painted white or bronze/brown)	\$4,224	
				\$91,968
Installations Details: Excludes WSST				



Tax was not included in the bid but is in the total cost above.



May 21, 2026

Villa Comunitaria
Attn: Jorge Solis-Munoz
8201 10th Ave So Suite 8
Seattle, WA 98108

Dear Jorge,

I appreciate having the opportunity to contribute on your projects' potential improvement project at Villa Comunitaria. I am providing scope and estimates for window repairs for your base scope with the glazing improvements that we discussed.

At the outset of any construction undertaking, a full historic preconstruction survey of existing conditions would be undertaken. This would give conditions, paint finishes, operations, profiles, and dimensions to be maintained for the permanent record.

Lead paint is always assumed on a project like this and any work would have to include a lead work plan and proper disposal of waste. This is included in any work that we execute and Legacy Renovation is an RRP certified company. Our work plan includes collection, personal protection plans, containments, and disposal. In the event that ACM abatement is required, our scope will be modified to include coordination with that effort.

Legacy Renovation does work in conformance with the Secretary of the Interiors' standards. Without direction from the owner, all guidelines would follow the recommendations, mainly laid out in preservation brief #9.

The method for the restoration/preparation is as follows:

1. The window sashes will be removed consistent with a developed Site Specific Safety program.
 - a. All materials will be handled in conjunction with a site specific work plan that would include bagging materials for transport.
2. The openings will have temporary OSB protection, 6 mil reinforced plastic, or a combination of the two installed, as needed.
3. The frame component trim pieces and non-historic elements will be removed if necessary, catalogued and documented for future reinstallation or disposal as appropriate.
4. The window frames will be treated in the field. The frames restoration consists of the following and covers from the exterior joint sealant to the interior sash stop of the bottom sash:
 - a. All material will be treated with "Board Defense" solution and have repairs made with the "Wood Care" epoxy repair system which includes "Rotfix" and "Sculpwood".
 - b. Window sills will be epoxy repaired if appropriate or replaced as required with clear vertical grained lumber milled to match historic.
5. If needed, new historic matched window components will be built and finished to match the original material in species, dimension, profile, and style of manufacture and get glazed and finished per the historic originals if needed.
6. The sashes will be chemically stripped to remove all paint and glazing compound to facilitate repairs:
 - a. The glass will be removed.
 - b. The muntins in the top sash will be carefully removed and marked for modification and re-installation into sashes.



- c. All material will be treated with "Board Defense" solution and have repairs made with the "Wood Care" epoxy repair system which includes "Rotfix" and "Sculpwood".
- d. The sashes will sanded, prepped and primed.
 - i. The sashes will be glazed with 1/4" vacuum sealed insulated glass.
- e. The muntins will be modified and have the "splines" cut off smooth so the dividers can be mounted to the interior of the sash.
- f. A chamfered wood profile will be installed to the exterior of the sash mirroring the interior grid pattern to complete the simulated divided lite appearance.
- 7. The sashes weather-strip will be inspected and repaired or replaced.
- 8. Broken hardware that can be repaired will be repaired.
 - a. Broken or missing hardware will be replaced with either a solid cast, available product that is a match.
- 9. Finish paint and interior finish will be installed to sashes.
- 10. Joint sealant will be installed at perimeter of frames and trim.
- 11. Final paint will be installed to frames.
- 12. The sashes will be returned to the site and installed in the prepared openings.
 - a. Top sashes will be installed fixed.
 - b. Bottom sashes will have weights added to assist counterbalance and be hung on new ropes.
- 13. All touch-up and final adjustment will be made to all of Legacy Renovations' scope of work.

Pricing excludes:

- Permitting and Landmark review.
- WSST.

Legacy has performed on many projects of this style and type and can share references or quality assurance information upon request.

Thank you,

Troy Axe

President
Legacy Renovation Products & Services, Inc.
3001 South Steele St
Tacoma, WA 98409
Phone: 253.474.5175
Email: taxe@legacyrenovation.com

Proposed product



R-18 Center of Glass LoE ³ - 366	77 Condensation Resistance Factor	33+ Sound Transmission Coefficient
8 to 12-mm Enthermal Thickness	4.6 kg/ft² Embodied Carbon Emissions	20-year Product Warranty

S-mm/S-mm	Visible Light Transmittance	Exterior Reflectance	Fading UV	Fading ISO	SHGC COG	U-factor COG
LoE - 180	78%	14%	26%	61	0.67	0.084
LoE ² - 270	69%	12%	13%	50	0.35	0.063
LoE ³ - 366	64%	11%	5%	42	0.26	0.056
LoE ³ - 340	38%	13%	2%	27	0.16	0.056

Enthermal® Performance

Entthermal™ Product Overview

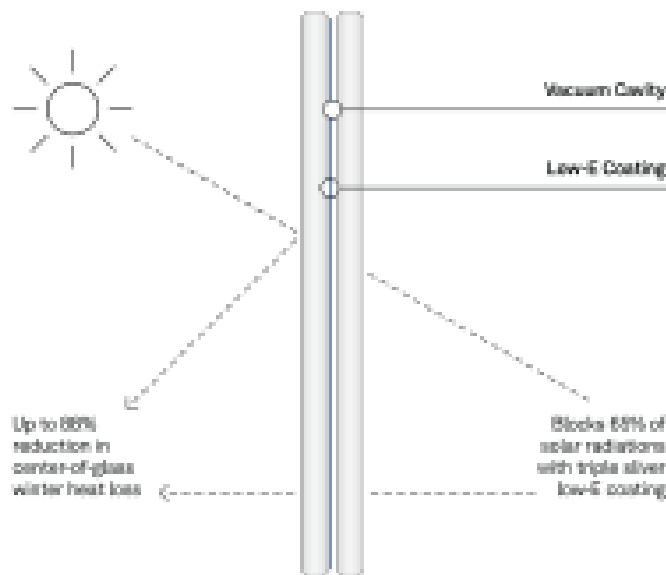


R-18. 8-mm.



Transparent Insulation™ by LuxWall Is Scienceed with Vacuum Insulation Technology

With a U-factor of 0.055, a 20-year warranty, and fully tempered strength, Entthermal delivers superior thermal performance, energy savings, enhanced comfort, and acoustic control. Its ultra-slim profiles offer endless design options from Glass-Only Retrofits to complete window reglazing. Entthermal delivers exceptional condensation resistance, lower embodied carbon, and sleek modern aesthetics— with outcompromises.



1. Comparing the Double-Pane Clear for Glass-Only Retrofits to 1. Center of Glass U-Factor comparison of Entthermal Triple Silver on surface 2 (U-Factor 0.033 W/m²K, Double Pane 2, Air Fill (U-Factor 0.27)).

0.055

U-factor
(BTU/hr·ft²·F)

64%

Visible Light
Transmission (VLT)

0.26

Solar Heat Gain
Coefficient (SHGC)

77+

Condensation
Resistance Factor

31

Outside/Inside Transmission
Coefficient (ITC)

South Park Neighborhood Center

FS # 26 Certificate of Approval



City of Seattle

Agenda

Background

Objectives

Proposal

- Alternatives
- Rationale
- Proposal

Discussion



Background

106 years Supporting Community Health and Wellbeing



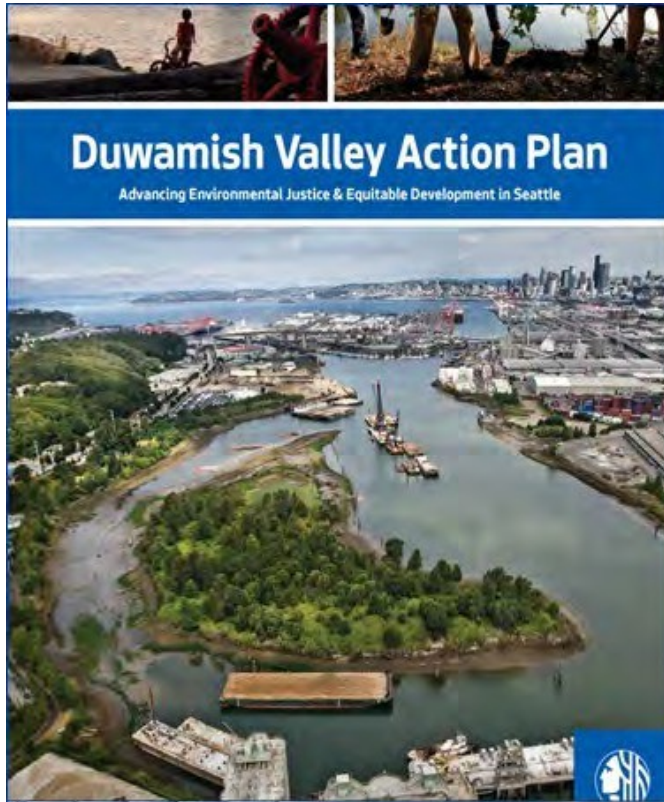
1920 - 1972



1976 - 2026

Background

Advancing Environmental Justice and Equitable Development



2018



Healthy
Communities



Economic
Opportunity



Thriving
Neighborhoods



Equitable Access
to Resources



Prosperity in
Place



Community
Leadership

6 Racial Equity Outcomes

Background

Advancing Environmental Justice and Equitable Development

50 
NEAR-TERM
ACCOMPLISHMENTS

37 
MID-TERM
OPPORTUNITIES

5 
LONG-TERM
STRATEGIES



RACIAL
EQUITY
OUTCOMES



STRATEGY 1:

Support the community with inclusive outreach and engagement and with conducting an assessment and feasibility analysis needed to support the successful transfer of the South Park Neighborhood Center (SPNC) to an organization that manages it to meet community-defined needs.

ACTION Support the community, as needed, with performing or hiring a community-based group and/or consultant to perform needs assessment and feasibility study. Potential outcomes include:

- Intentional engagement of existing building tenants, people of color, immigrants, refugees, youth, limited English proficiency individuals, and low-income community members.
- Identification of the activities and related space needs that the building will accommodate.
- Identification of objectives for continued community oversight.
- Identification of organizations with the qualifications to manage and operate the building.
- Financial modelling of building operations, maintenance, and management.
- Deferred maintenance or building replacement schedules.
- Strategies to proactively prevent displacement of current tenants.
- Solicitation of proposals for the management of the building.

Budget \$85,000 (funded, \$75,000 through OPCD funds available to address multiple actions, an additional \$10,000 through FAS is available if needed)

Depts OPCD*, FAS, DON, OED, HSD, OSE

Timeline 1Q/2018 – 4Q/2018



Background

Assessment identifies restoration or replacement as top priority

Glazing Systems



Encl 06 Wood Framed Window

Location:

Original firehouse

Description:

Heritage wood framed windows with insulated glazing units, and operators. Installation date was not available and was assumed

Planning Information:

Service Life: 20
Installed Year: 1920
Chronological Age: 99
Next Renewal Year: 2023
Effective Age: 16
Last Review Rating:
Observation Count: 0

Calculation Option: Option A:
Dependent

	Maintenance Description	Task	Delay Start	Freq	Next Event	Unit Type	Unit Cost	No. of Units	% of Total	Diff. Factor	Current Cost
J01	Conduct window system inspection. To identify deteriorated wood materials, failed sealant, missing glazing putty. Provide repairs as required.	Maintenance Level 3	0	5 Yrs	2028	Allowance	\$5,000.00	1	100 %	100 %	\$5,000
J02	Repaint Window Frames (coordinate with masonry if possible for access), repair sealant at window frames and brick interfaces as required. Conduct operation repairs, and correct other conditions as required.	Maintenance Level 3	0	10 Yrs	2033	Square Foot	\$15.00	225	100 %	100 %	\$3,375
R01	Replacement/Repair of historic wood framed windows and associated components.	Renew Assembly	0	25 Yrs	2023	Square Foot	\$65.00	225	100 %	100 %	\$14,625

Background

Window replacement is part of a greater effort

- Building Lease
- Building Assessment, Reserves Analysis, and Operation
- Weatherization & Efficiency Investments
- Building Updates



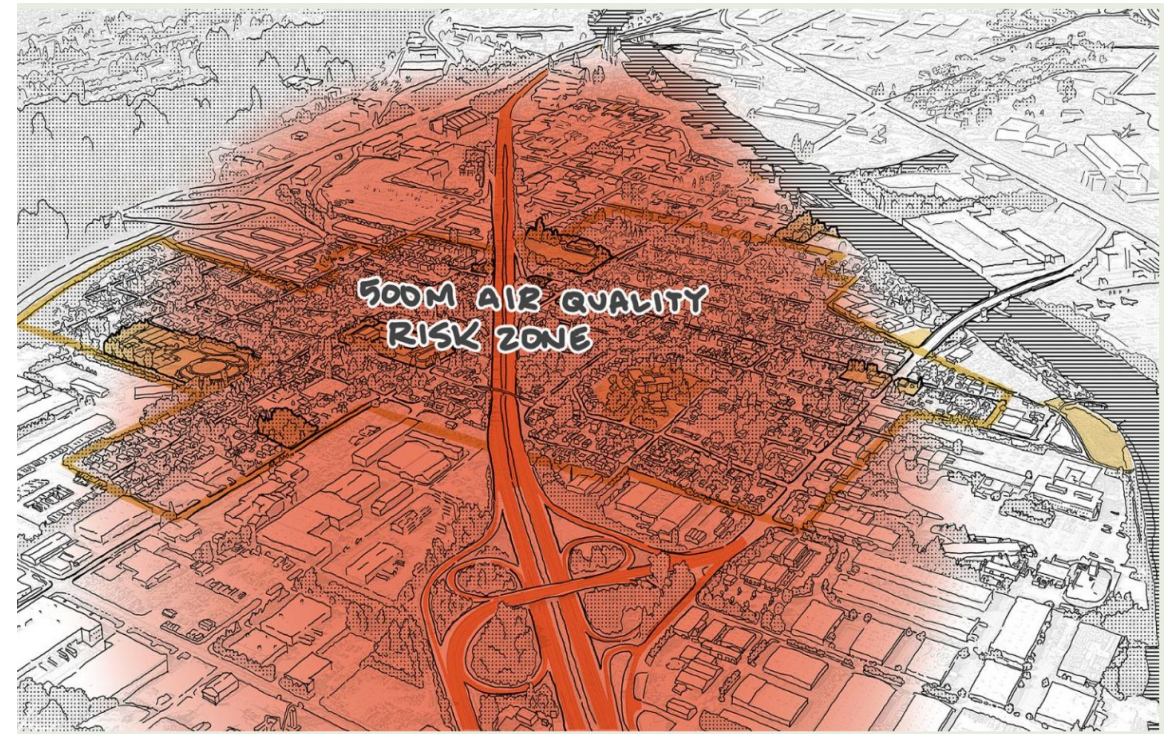
Villa Comunitaria and Just Health Action: Lead Meetings on Flood Preparedness and Prevention

Community Defined Objectives

Create Healthier Building

- Improve Air Quality
 - 10-year life expectancy difference
 - Childhood asthma hospitalization is 40% higher
 - Duwamish Valley has some of the highest diesel emission levels in Seattle.
 - Smoke and Heat Events add impacts
- Remove Environmental Concerns*
 - Lead is 180,000 mg/kg or 18% of the paint.
 - Asbestos is 2% of the glazing.

* NVL Industrial Hygiene 2020



Air Quality and Environmental Issues Reduce Life Expectancy

Community Defined Objectives

Municipal Buildings Decarbonization Goals

- Right-size equipment and reducing energy loads to mitigate or eliminate the need for electrical capacity upgrades,
- Incorporate energy efficiency to reduce utility costs, installing efficient equipment that uses clean energy,
- Improve indoor air quality, and providing cooling for community resilience



South Park Senior Citizens: Support Social Engagement and Physical Activity

Community Defined Objectives

Support Community Stewardship

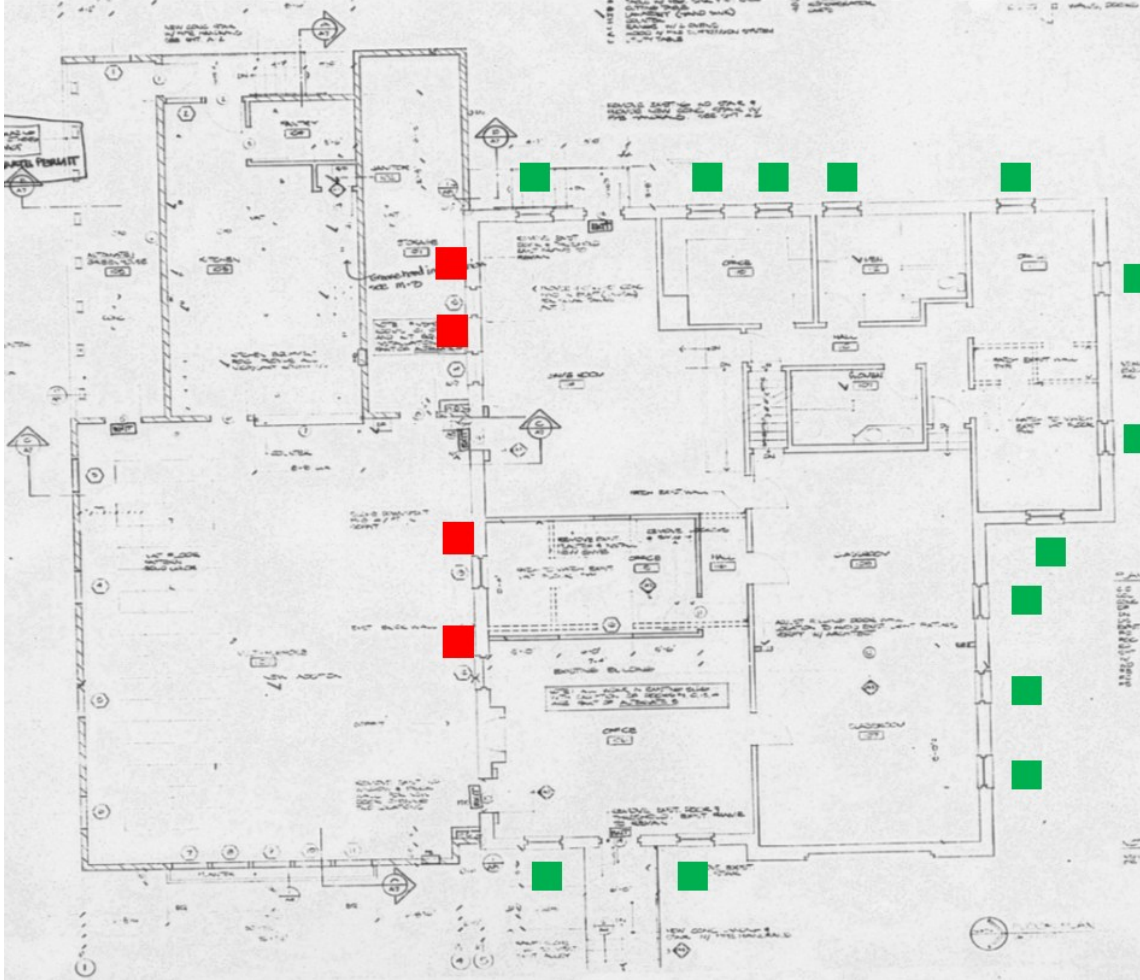
- Enhance operations
- Provide windows that can easily open and closed
- Protect from smoke, and open during clear days
- Reduce airplane noise
- Minimize maintenance
- Ensure building meets emergency egress
- Reflect the character of the old windows
- Minimize impacts to clients and tenants



Providence Regina House: Provides Food Access

Scope of Work

Retain and Replace Windows



Retain 4 original exterior (now interior) double-hung (red tag). and dormer windows

Replace 13 double-hung windows on the main flood (green tags)

Property Photographs (1921)

Former Fire Station #26
8201 10th Avenue S



Property Photographs (Contemporary)



Contemporary photo – East and North sides



Contemporary photo – East side with main entry



Contemporary photo – East side – historic dormer window



Contemporary photo –North side with historic dormer windows

Property Photographs (Contemporary)



Contemporary photo –North and West sides



Existing - exterior window (left) and former exterior/now interior window (right)

Window Project (Proposed)

Replace with Cherry Creek (Marvin)

Work

- Removed and installed in a day
- Reproduction - wood with aluminum cladding, double pane, integral weatherstripping
- Integrated screens
- Windows are not obscured
- Provide Low E coating

Performance

- U Factor = .3 (lower is better)
- Easily opened
- Provides emergency egress
- Longer warrantee (20 yrs windows)
- Low maintenance / Durable finish



Window Project

Demonstrated to Meet Landmark's Approvals

Approved Replacement by the Landmark Preservation Board in 2023.

Cherry Creek is a well-established vendor and has played a key part in the Leona Condominium's renovation.

The Queen Anne Historical Society presented owners with a stewardship award for the condos. This played a significant role in our decision-making process.

Image of the Leona Condominiums with replaced black windows:



Rehabilitate (Considered)

Options Considered



Rehabilitate with full overlay storm windows



Chosen Windows with SLIP storm windows



Legacy Renovation with insulating glass

Rehabilitate (Considered)

Work

- Windows must be removed and restored off-site requires 2-3 months.
- Openings boarded
- Abate, strip, and repaint/reglaze
- Potential irreversible sash alteration
- Install new weatherstripping
- Add storm windows and screens

Performance

- U Factor = 5 - 3.1 (lower is better)
- Likely obscuring of windows
- Variables warranties
- Regular painting



Rehabilitate (Considered)

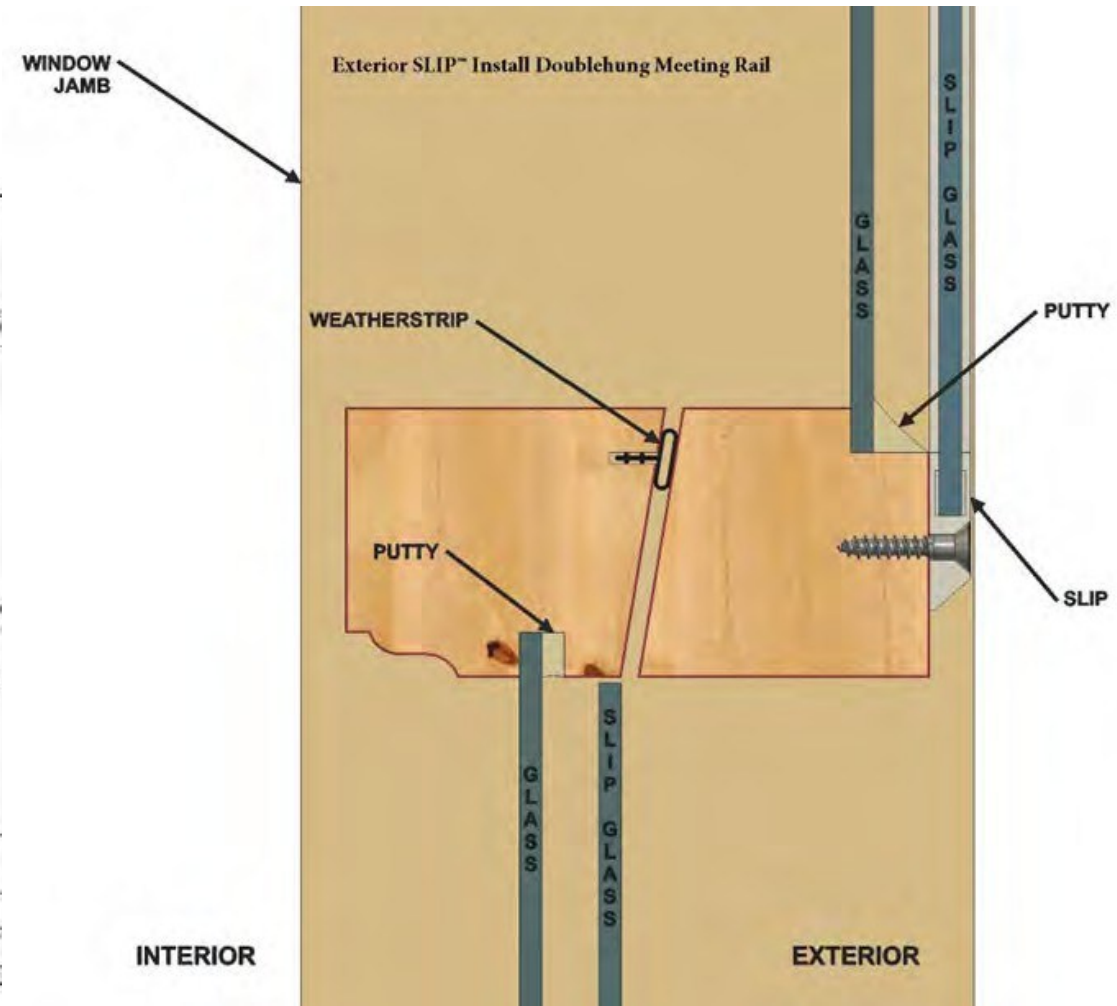
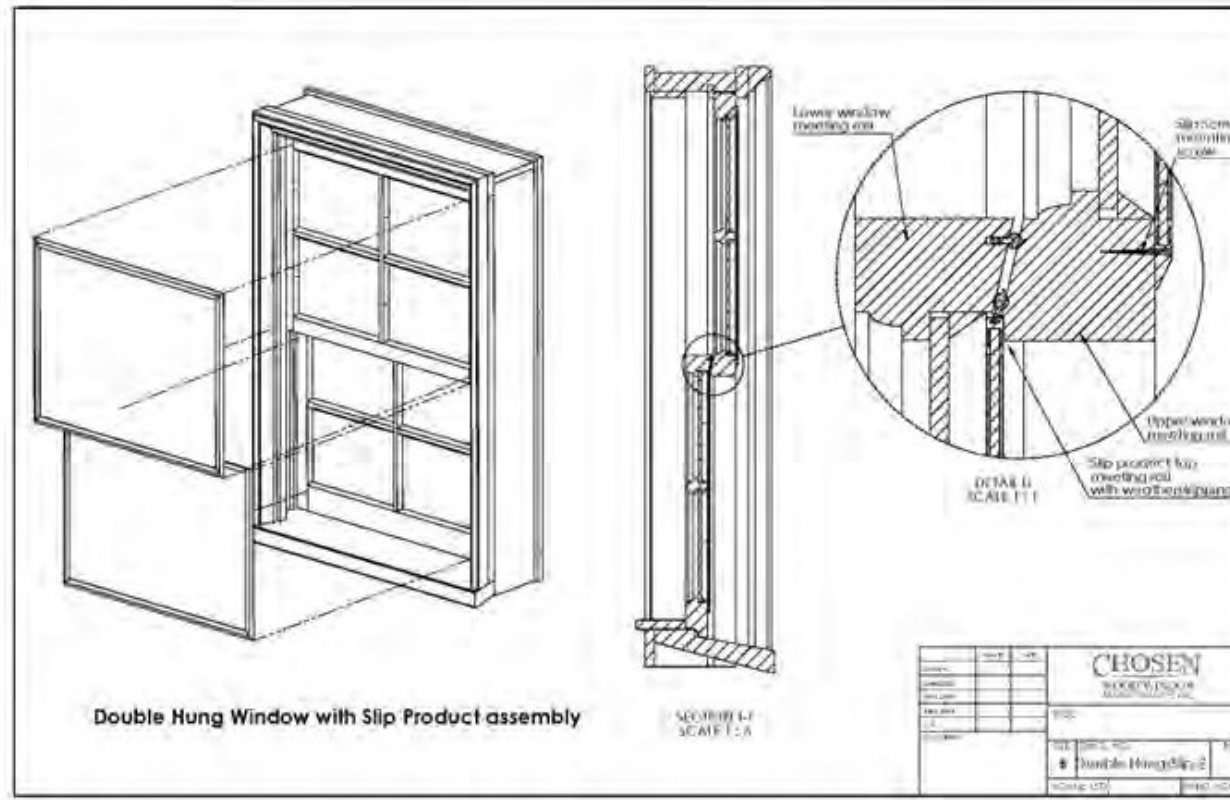
Storm Windows

- Different options are available
- Provides insulation and sound reduction
- Obscures window
- Requires regular maintenance



Rehabilitate (Considered)

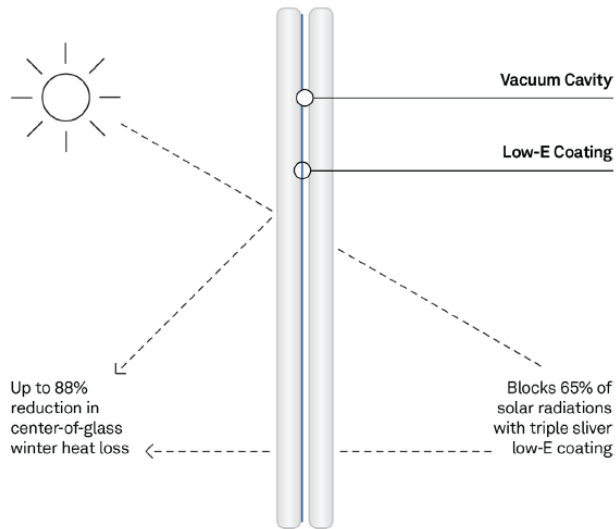
Storm Windows



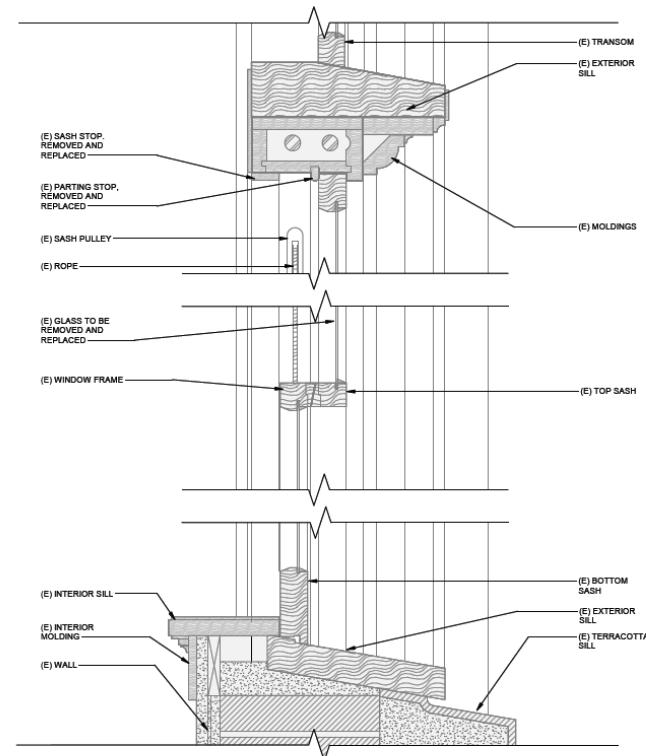
Rehabilitate (Considered)

Legacy Renovation with Insulating Glass

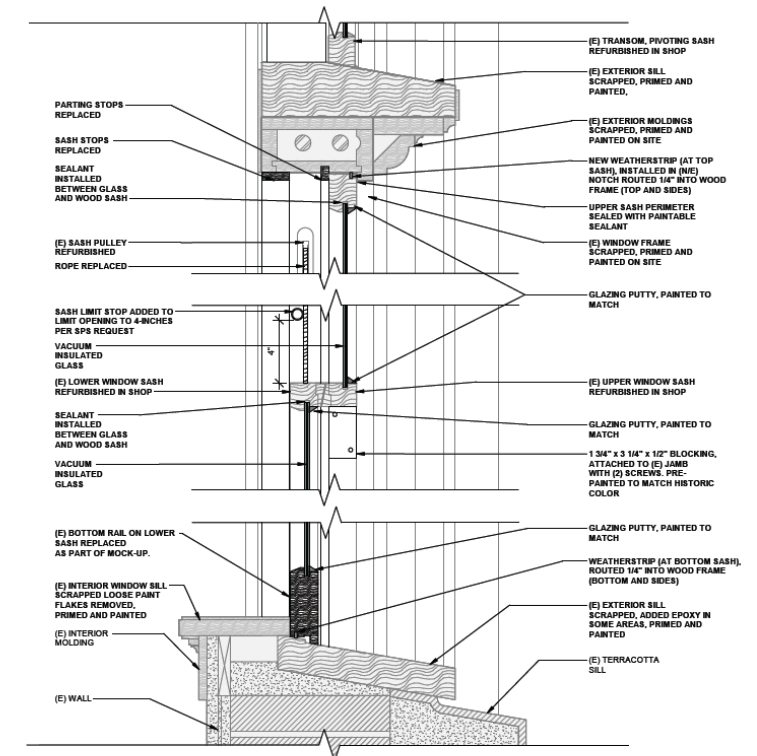
Transparent Insulation™ by LuxWall
is Scienced with Vacuum Insulation Technology



3.1 Drawings Describing Original vs After Refurbishment and Glazing Replacement



STEMPER AC



SEATTLE DEPT. OF NEIGHBORHOODS - HISTORIC PRESERVATION AND LANDMARKS

Comparison

OBJECTIVES	REPLACE Cherry Creek	REHABILITATE Legacy	REHABILITATE Chosen
Create Healthier Building • Improve Air Quality	• Mitigates thermal, air and smoke-leakage, water intrusion, and acoustic concerns • Integrated weather stripping and thermal breaks • Operable double-hung windows • Includes screens	• Mitigates thermal, air and smoke-leakage, water intrusion, and acoustic concerns • Renewed weather stripping • Only bottom sash operable, limiting passive ventilations • Includes screens in bid	• Adding storm window needed to improve thermal and acoustical performances • Renewed weather stripping • Only bottom sash operable, limiting passive ventilation • Doesn't include screens in bid
• Remove Environmental Concerns	• No Hazardous materials • Disposal included	• Additional and costly contract to abate asbestos	• Glazing putty only • Additional and costly contract to abate asbestos
Meet Environmental Goals	• Specified U factor of 3.0 for window unit • Integrated double pane	• Unspecified U factor for window unit • New weather stripping	• Claimed U factor 3.1 with SLIP storm windows

Comparison

OBJECTIVES	REPLACE Cherry Creek	REHABILITATE Legacy	REHABILITATE Chosen
Improve Building Operations Improve window operation, be easy to maintain	- New windows with balanced sashes are easier to operate. - Provides emergency egress. - Maintenance of windows is simpler and well understood by tenants. 20-year frame, exterior, glass warranty. 10-year hardware warranty. 1-year labor warranty.	- Rehabilitated windows will be easier to operate. - Requires regular maintenance. 10-year material only for glass failure. 5-year material and labor for glass failure. 1-year labor warranty.	- Rehabilitated windows will be easier to operate. - Requires regular maintenance. 7-year glass warranty. 1-year labor warranty.
Retain character	Replacement windows reflect existing character.	Modifies original windows by removing muntin dividers, adding a single windowpane, and adding wood dividers to reflect original divided lights	- Retains original window - SLIP storm windows are acrylic with plastic frames. - SLIP storm windows obscure divided lights of windows
Minimize impacts to clients and tenants	Windows replaced in 3 days, minimizing impositions to the tenants.	Window rehabilitation could take 3 or more months, requiring suspension of programs for vulnerable communities.	Window rehabilitation would take 2+ months, requiring suspension of programs for vulnerable communities.

Cost Comparison

COST	REPLACE Cherry Creek	REHABILITATE Legacy	REHABILITATE Chosen
Window Cost	\$35,510.74	\$101,624.64	\$44,841.83
Abatement Cost	No abatement required. Windows donated. No disposal fees.	\$22,600	\$4,900
Screen Cost	Included in bid.	\$4,224	Not applicable. Chosen does not build screens.
Paint Jams Cost	\$3,500	\$3,500	\$3,500
TOTAL	\$39,010.74	\$131,948.64	\$53,241.83

Proposal

- Replace existing windows with Marvin Ultimate
- Continue seeking funding for restoration, deferred maintenance and decarbonizing

As past years have demonstrated, residents of South Park are particularly susceptible to Duwamish River floods, summer heat and wildfires. This approach help unsure that community organizations can manage the SPNC to serve as a hub for vulnerable communities on a regular basis, and in increasing times of environmental distress.



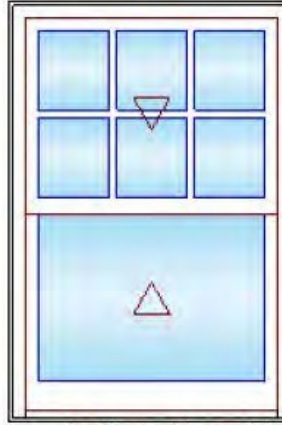
Duwamish Valley Youth Corps: Engaging with a Health Impact Assessment

Replaced (Proposed)

Marvin Ultimate



MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 46 41/64"

IO 32" X 46"

Egress Information

Width: 27 15/16" Height: 18 17/64"

Net Clear Opening: 3.54 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.18

Visible Light Transmittance: 0.41

Condensation Resistance: 55

CPD Number: MAR-N-441-01617-00001

ENERGY STAR: S

Performance Grade

Licensee #1149

AAMA/WDMA/CSA/101/1.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

Water Resistance: 7.52 psf

LC-PG50 DP +50/-50

FL28134

Paint Specification

Clad Exterior Color: AAMA 2605

Ebony Clad Exterior

Painted Interior Finish - White - Pine Interior

Ultimate Double Hung Insert G2

Inside Opening 32" X 46"

14° Degree Frame Bevel

Top Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W2H

Ebony Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E3 Frost w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

White Interior Weather Strip Package

Black Exterior Weather Strip Package

Oil Rubbed Bronze Sash Lock

Oil Rubbed Bronze Top Sash Strike Plate Assembly Color

1 Per Unit Oil Rubbed Bronze Sash Lift

Aluminum Half Screen

Ebony Surround

Bright View Mesh

3 1/4" Jambs

*****Note: Unit Availability and Price is Subject to Change**



Specifications

AIF-STM1 MENS RESTROOM
SCALE 3/4" = 1'-0"

SPECIFICATIONS

Line 1
Qty: 1
Mark (AIF-STM1) MENS RESTROOM
Product Line: UltraLine
Unit Description: Double Hung Inset (2)
Rough Opening: 3'0" x 6'0"
Frame Size: 31 1/2" x 48 1/2" x 48 1/2"
Measuring Opening: None
Sash Opening: 3'0" x 6'0"
Inside Opening: 3'0" x 6'0"
Exterior Finish: Ebony
Sashline: Free
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung Inset (2)
Call Number: None
Class Information: (1) Low E3 w/argen, Black, Low E3 Free w/argen
Order Type: 100 Rectangular SLS, 40 Spacer - Black, None
Hardware Type: Sash Lock, Sash LK, No Flange Pull, Top Sash Lock - None, Bottom Sash Lock - None
Screen Type: Aluminum Half Screen
Hardware Color: CR Polished Bronze
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Strainer: None
Jamb Depth: 3 1/4
Interior Trim: None
Exterior Cladding: None
Sublet: None

B GEORGE OFFICE
SCALE 3/4" = 1'-0"

SPECIFICATIONS

Line 2
Qty: 1
Mark (B) GEORGE OFFICE
Product Line: UltraLine
Unit Description: Double Hung Inset (2)
Rough Opening: 3'0" x 6'0"
Frame Size: 31 1/2" x 48 1/2" x 48 1/2"
Measuring Opening: None
Sash Opening: 3'0" x 6'0"
Inside Opening: 3'0" x 6'0"
Exterior Finish: Ebony
Sashline: Free
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung Inset (2)
Call Number: None
Class Information: (1) Low E3 w/argen, Black
Order Type: 100 Rectangular SLS, 40 Spacer - Black, None
Hardware Type: Sash Lock, Sash LK, No Flange Pull, Top Sash Lock - None, Bottom Sash Lock - None
Screen Type: Aluminum Half Screen
Hardware Color: CR Polished Bronze
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Strainer: None
Jamb Depth: 3 1/4
Interior Trim: None
Exterior Cladding: None
Sublet: None

C FOOD BANK ENTRY HALL
SCALE 3/4" = 1'-0"

SPECIFICATIONS

Line 3
Qty: 1
Mark (C) FOOD BANK ENTRY HALL
Product Line: UltraLine
Unit Description: Double Hung Inset (2)
Rough Opening: 3'0" x 6'0"
Frame Size: 31 1/2" x 48 1/2" x 48 1/2"
Measuring Opening: None
Sash Opening: 3'0" x 6'0"
Inside Opening: 3'0" x 6'0"
Exterior Finish: Ebony
Sashline: Free
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung Inset (2)
Call Number: None
Class Information: (1) Low E3 w/argen, Black
Order Type: 100 Rectangular SLS, 40 Spacer - Black, None
Hardware Type: Sash Lock, Sash LK, No Flange Pull, Top Sash Lock - None, Bottom Sash Lock - None
Screen Type: Aluminum Half Screen
Hardware Color: CR Polished Bronze
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Strainer: None
Jamb Depth: 3 1/4
Interior Trim: None
Exterior Cladding: None
Sublet: None

D BACK ENTRY BY STAIRS
SCALE 3/4" = 1'-0"

SPECIFICATIONS

Line 4
Qty: 1
Mark (D) BACK ENTRY BY STAIRS
Product Line: UltraLine
Unit Description: Double Hung Inset (2)
Rough Opening: 3'0" x 6'0"
Frame Size: 31 1/2" x 48 1/2" x 48 1/2"
Measuring Opening: None
Sash Opening: 3'0" x 6'0"
Inside Opening: 3'0" x 6'0"
Exterior Finish: Ebony
Sashline: Free
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung Inset (2)
Call Number: None
Class Information: (1) Low E3 w/argen, Black
Order Type: 100 Rectangular SLS, 40 Spacer - Black, None
Hardware Type: Sash Lock, Sash LK, No Flange Pull, Top Sash Lock - None, Bottom Sash Lock - None
Screen Type: Aluminum Half Screen
Hardware Color: CR Polished Bronze
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Strainer: None
Jamb Depth: 3 1/4
Interior Trim: None
Exterior Cladding: None
Sublet: None

E CONFERENCE ROOM
SCALE 3/4" = 1'-0"

SPECIFICATIONS

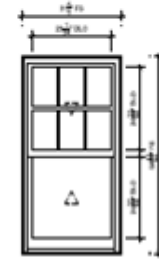
Line 5
Qty: 1
Mark (E) CONFERENCE ROOM
Product Line: UltraLine
Unit Description: Double Hung Inset (2)
Rough Opening: 3'0" x 6'0"
Frame Size: 31 1/2" x 48 1/2" x 48 1/2"
Measuring Opening: None
Sash Opening: 3'0" x 6'0"
Inside Opening: 3'0" x 6'0"
Exterior Finish: Ebony
Sashline: Free
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung Inset (2)
Call Number: None
Class Information: (1) Low E3 w/argen, Black
Order Type: 100 Rectangular SLS, 40 Spacer - Black, None
Hardware Type: Sash Lock, Sash LK, No Flange Pull, Top Sash Lock - None, Bottom Sash Lock - None
Screen Type: Aluminum Half Screen
Hardware Color: CR Polished Bronze
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Strainer: None
Jamb Depth: 3 1/4
Interior Trim: None
Exterior Cladding: None
Sublet: None



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PROLOGUE HENNESTY JOHN SOUTH PARK NEIGHBORHOOD CENTERS
DISTRIBUTOR: CHERRY CREEK DOOR & WINDOW LLC
SHAWN WYNN MAUNUIT
CLOUTIER SEASONS
PK VERSION: 0004.10.00
CREATED: 00/00/2024
REVISION:

Specifications

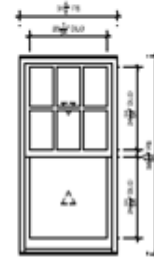


F I NORTH OFFICE
DATE 10-1-78



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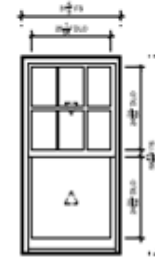
Class 3
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 Main Unit 1 (MATHS) OFFICE
 Prakash Jha (HOD)
 Lila Choudhary, Choudhury (Asstt. ID)
 Anand Singh, MP 1 NP
 Pooja Singh, 2 NP to the end of
 Memory Training Area
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GOLDEN STATE • 7-1-17



SPECIFICATIONS

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H | FRONT OFFICE



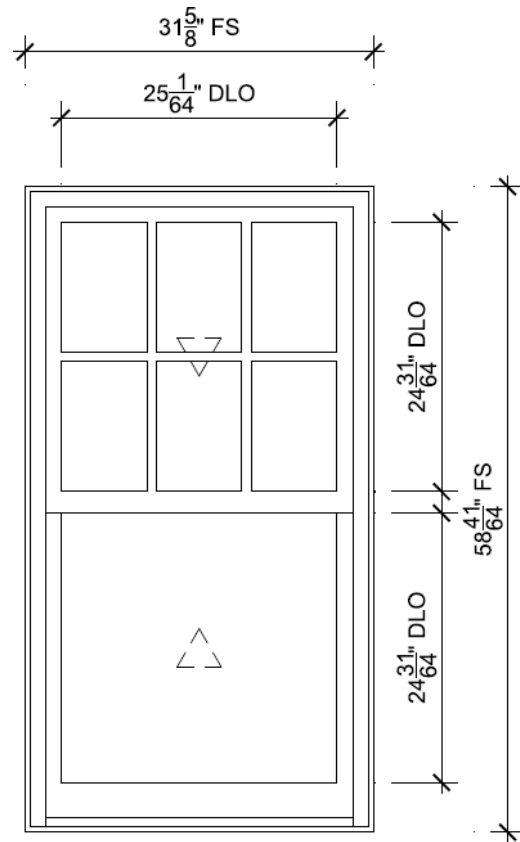
SPECIFICATIONS

[illegible][illegible]

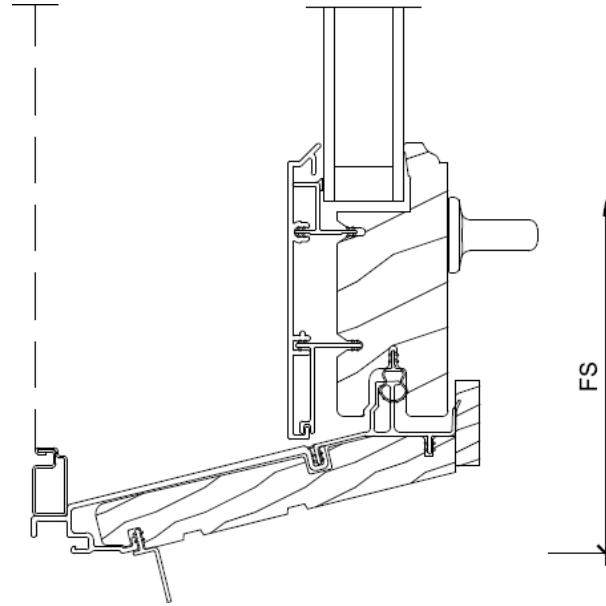
PRODUCED BY JENNIFER JOHN / SOUTH PARK NEIGHBORHOOD CENTER
DESIGNED BY CHERYL CREEK DOOR & WINDOW LLC

1. *THEORY OF THE FIRM*

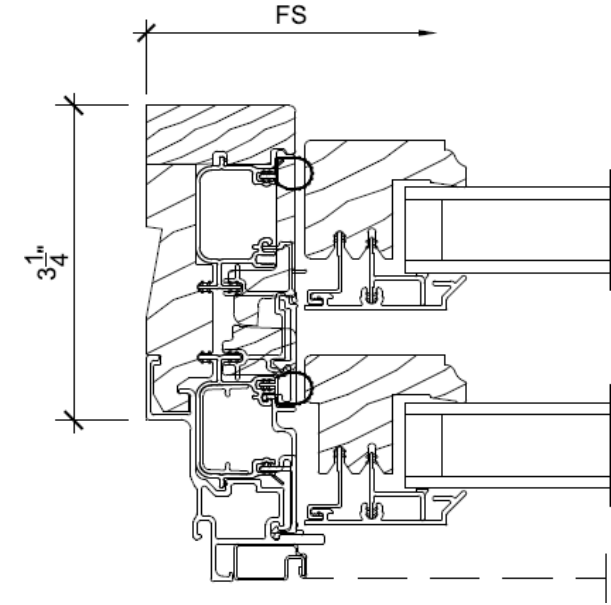
Details



FACE



Sill



Jamb

This approach help unsure the SPNC transforms into a resilience hub for vulnerable communities in times of environmental distress. As past years have demonstrated, residents of South Park and South Seattle are particularly susceptible to Duwamish River floods, summer heat, and summer wildfires.

Screens



Exterior Finish

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of 19 color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Custom Colors

Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.



Interior Finish

Painted Wood

Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our primed white or white painted interior finish option on any Marvin pine windows and doors with a wood exterior, or an additional designer black paint option for products with an aluminum-clad exterior. Your windows and doors will arrive factory-painted and ready to install.

You can count on consistency with our process, as every piece of wood receives a coat of prime and is sanded before being painted. The paint is baked twice in an oven before your window or door is built to create a consistent, durable and high-quality painted finish that performs to the industry standard.



Summary Rationale for Window Replacement

Replace

Rehabilitate

Health

No Hazardous materials.
Integrated weather-stripping.
Noise reduction.

Costly Abatement of hazardous materials.
Renewed weather-stripping.
Noise reduction.

Environment

U-factor of 3.0.
Integrated double pane.
Integrated Low E glazing.

Chosen Windows U factor 3.1 (*with additional storm windows*).

Operations

Reproduction.
Installed within a day.
Easily opened.
Double-hung ventilation.
Low maintenance / Durable
Warranty—best long-term
solution.

Retains original window with modifications.
Removal of window for 2-3 months.
Converts to single-hung.
Storm windows obscure windows.
Frequent maintenance.
Limited warranty.

\$39,010.74

\$53,241.83 - \$131,948.64



Discussion



City of Seattle