

Repair Proposal

For: Libanus Lodge

May 23, 2015:

2 Elm Street Bristol, VT 05443

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Work Description: (Part A, windows on left side of sanctuary)

*South
West Wall*

1. Move pews, set up scaffolding, and remove fourteen stained glass panels with sashes from building
2. Provide board-up 7/16" OSB
3. Transport fourteen windows in sashes to Burlington
4. Remove all stained glass panels from sashes
5. Inspect sashes for damaged or deteriorated wood and repair as necessary
6. Disassemble all stained glass panels and discard old lead channel,
7. Rebuild (re-lead) with 3 /16" RH lead came instead of existing 1/8"; replace broken or inappropriate pieces of glass as needed
8. Re-install in sash with new putty and primer
9. Replace horizontal light-gauge steel reinforcing bars with stronger round bars
10. Transport fourteen windows in sashes back to Bristol and reinstall in building

Labor Subtotals:

- On site hours all except board-up 24.0
 - On site hours board-up 4.0
 - In-shop hours (steps 4 through 9 above) 122 hours
- Labor: 122 hours @ \$52.00/hour SHOP LABOR RATE\$6,344.00
Labor: 28 hours @ \$75.00/hour OUT-OF-SHOP LABOR RATE\$2,100.00

Materials List:

- 3 cases of lead came @ \$250
 - Solder, flux, chemicals, cleaners, gloves, rags, abrasives, putty, primer, solvents, cement \$250
 - 5 sheets plywood and fasteners for board-ip \$100.00
- Materials estimated :**\$1,100.00

Total estimated labor and materials, Part (A)\$9,544.00

Work Description: (Part B, windows on right side of sanctuary)

North Wall

1. Move pews, set up scaffolding, and remove fourteen stained glass panels with sashes from building
2. Provide board-up 7/16" OSB
3. Transport fourteen windows in sashes to Burlington
4. Remove all stained glass panels from sashes
5. Inspect sashes for damaged or deteriorated wood and repair as necessary
6. Disassemble all stained glass panels and discard old lead channel,
7. Rebuild (re-lead) with 3 /16" RH lead came instead of existing 1/8"; replace broken or inappropriate pieces of glass as needed
8. Re-install in sash with new putty and primer
9. Replace horizontal light-gauge steel reinforcing bars with stronger round bars
10. Transport fourteen windows in sashes back to Bristol and reinstall in building

Labor Subtotals:

- On site hours all except board-up 24.0
 - On site hours board-up 4.0
 - In-shop hours (steps 4 through 9 above) 122 hours
- Labor: 122 hours @ \$52.00/hour SHOP LABOR RATE\$6,344.00
Labor: 28 hours @ \$75.00/hour OUT-OF-SHOP LABOR RATE\$2,100.00

Materials List:

- 3 cases of lead came @ \$250
- Solder, flux, chemicals, cleaners, gloves, rags, abrasives, putty, primer, solvents, cement \$250
- 5 sheets plywood and fasteners for board-up \$100.00

Materials estimated :\$1,100.00

Total estimated labor and materials, Part (B)\$9,544.00

Work Description: (Part C, Three windows above the altar) West Wall - 1

1. Set up scaffolding and remove three stained glass panels with sashes from building
2. Provide board-up 7/16" OSB
3. Transport three windows in sashes to Burlington
4. Remove all stained glass panels from sashes
5. Inspect sashes for damaged or deteriorated wood and repair as necessary
6. Disassemble all stained glass panels and discard old lead channel,
7. Rebuild (re-lead) with 3 /16" RH lead came instead of existing 1/8"; replace broken or inappropriate pieces of glass as needed
8. Re-install in sash with new putty and primer
9. Replace horizontal light-gauge steel reinforcing bars with stronger round bars
10. Transport three windows in sashes back to Bristol and reinstall in building

Labor Subtotals:

- On site hours all except board-up 18.0
 - On site hours board-up 2.0
 - In-shop hours (steps 4 through 9 above) 36 hours
- Labor: 36 hours @ \$52.00/hour SHOP LABOR RATE\$1,872.00
Labor: 20 hours @ \$75.00/hour OUT-OF-SHOP LABOR RATE\$1,500.00

Materials List:

- 1 case of lead came @ \$250
- Solder, flux, chemicals, cleaners, gloves, rags, abrasives, putty, primer, solvents, cement \$50
- 2 sheets plywood and fasteners for board-ip \$40.00

Materials estimated :\$340.00

Total estimated labor and materials, Part (C)\$3,71200

Work Description: (Part D, windows in front lobby) *East Wall*

1. Set up scaffolding, and remove eight stained glass panels with sashes from building
2. Provide board-up 7/16" OSB
3. Transport eight windows in sashes to Burlington
4. Remove all stained glass panels from sashes
5. Inspect sashes for damaged or deteriorated wood and repair as necessary
6. Disassemble all stained glass panels and discard old lead channel,
7. Rebuild (re-lead) with 3 /16" RH lead came instead of existing 1/8"; replace broken or inappropriate pieces of glass as needed
8. Re-install in sash with new putty and primer
9. Replace horizontal light-gauge steel reinforcing bars with stronger round bars
10. Transport eight windows in sashes back Bristol and reinstall in bulding

Labor Subtotals:

- On site hours all except board-up 16.0
 - On site hours board-up 5.0
 - In-shop hours (steps 4 through 9 above) 80 hours
- Labor: 80 hours @ \$52.00/hour SHOP LABOR RATE\$4,160.00
Labor: 21 hours @ \$75.00/hour OUT-OF-SHOP LABOR RATE\$1,575.00

Materials List:

- 2 cases of lead came @ \$250
- Solder, flux, chemicals, cleaners, gloves, rags, abrasives, putty, primer, solvents, cement \$100
- 3 sheets plywood and fasteners for board-ip \$60.00

Materials estimated :\$660.00

Total estimated labor and materials, Part (D)\$6,395.00

Work Description: (Part E, windows in areas behind altar) West Wall-2

1. Set up scaffolding, and remove four stained glass panels with sashes from building
2. Provide board-up 7/16" OSB
3. Transport eight windows in sashes to Burlington
4. Remove all stained glass panels from sashes
5. Inspect sashes for damaged or deteriorated wood and repair as necessary
6. Disassemble all stained glass panels and discard old lead channel,
7. Rebuild (re-lead) with 3 /16" RH lead came instead of existing 1/8"; replace broken or inappropriate pieces of glass as needed
8. Re-install in sash with new putty and primer
9. Replace horizontal light-gauge steel reinforcing bars with stronger round bars
10. Transport eight windows in sashes back Bristol and reinstall in bulding

Labor Subtotals:

- On site hours all except board-up 8.0
 - On site hours board-up 2.0
 - In-shop hours (steps 4 through 9 above) 28 hours
- Labor: 14 hours @ \$52.00/hour SHOP LABOR RATE \$728.00
 Labor: 6 hours @ \$75.00/hour OUT-OF-SHOP LABOR RATE\$450.00

Materials List:

- 1/ 2 case of lead came @ \$250
 - Solder, flux, chemicals, cleaners, gloves, rags, abrasives, putty, primer, solvents, cement \$50
 - 1 sheet plywood and fasteners for board-ip \$20.00
- Materials estimated :**\$195.00

Total estimated labor and materials, Part (E)\$1,373.00

Lawrence Ribbecke Studios Architectural Stained Glass
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Summary:

Total estimated labor and materials, Part (A)\$9,544.00
Total estimated labor and materials, Part (B)\$9,544.00
Total estimated labor and materials, Part (C)\$3,712.00
Total estimated labor and materials, Part (A)\$6,395.00
Total estimated labor and materials, Part (E)\$1,373.00

Total Parts (A) through (E).....\$30,568.00

Biography and General Information on Lawrence Ribbecke

Lawrence Ribbecke lives and works in Burlington, Vermont, where he designs, manufactures and restores stained glass windows in his studio at 377 Pine Street. In addition to the studio which is open by appointment, he maintains a retail store which is open to the public on a walk-in basis Tuesdays through Saturdays, selling finished stained glass panels, tools, books, and supplies for stained glass.

He is noted as an admirer of American and European historical styles, but as a designer he does not limit his windows by relying only on the past. Along with history and tradition, he often incorporates contemporary ideas and materials into his designs. His mission as he sees it is to listen well to his clients, look at the quality of light in their buildings, and then build windows that are right for his client's needs and environments. He accepts commissions of all kinds, including residential, commercial, and ecclesiastical work, including restoration and repair work.

Mr. Ribbecke was born in 1948 in Brooklyn, New York. From 1961 to 1965 he attended Brooklyn Preparatory School, a Jesuit high school emphasizing humanities and classical studies (ancient and modern history and literature, Greek and Latin, and modern languages). It was during this time that he learned to appreciate medieval art, making numerous visits to the Cloisters, Guggenheim and Whitney Museums and the Metropolitan Museum of Art in New York City.

As a young man, Ribbecke had a strong interest and some ability in mathematics and the sciences, due in large part to the strong parental influence of his chemical engineer father. Forced to choose between art and science, he found the decision made for him when he was granted a full scholarship to attend M.I.T., from which he received a Bachelor of Science degree in Electrical Engineering in 1969. It was while living in Boston from 1965 to 1969, Ribbecke learned basic stained glass techniques from Richard MacDonald at Weather Glass Stained Glass Gallery in Arlington, Mass., and from Irving McClair at Stained Glass of Hanover in Rockland, Mass. After moving to Vermont in 1971, Ribbecke set up his first glass workshop and studio in Hyde Park, moving the business to Burlington in 1978. Mr Ribbecke has been designing, building and restoring windows for homes and churches ever since. He taught courses in Stained Glass art and craft in the 1970's at University of Vermont (Evening Division) and at Johnson State College Summer Sessions. For about ten years he taught an annual week-long Stained Glass Intensive course at Yestermorrow School in Warren, Vermont. The

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notes from this course may be found at www.ribbeckeglass.com under the heading, "Shop Tips and Techniques."