



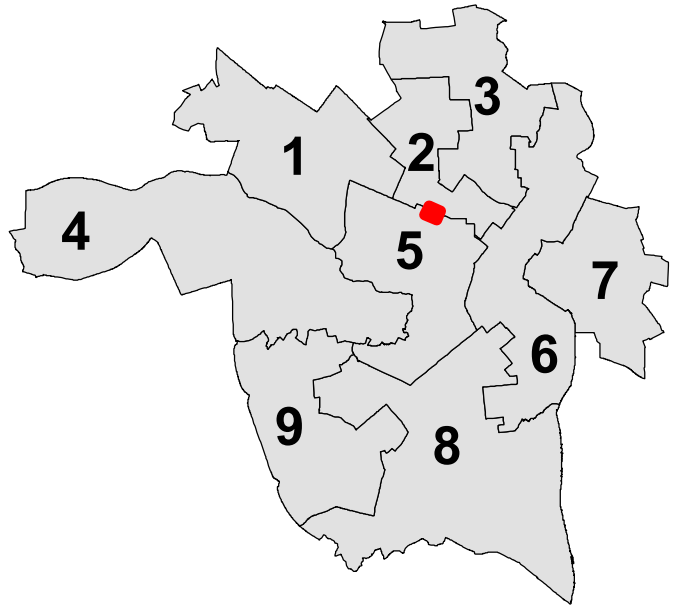
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

LOCATION: 1705 Floyd Avenue

COUNCIL DISTRICT: 5

PROPOSAL: Final review of window replacements for
Binford Middle School



*For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com*





Application for Urban Design Committee Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219 | (804) 646-6335
www.richmondgov.com/CommitteeUrbanDesign



Application Type (select one)

- Location, Character, & Extent
 Section 17.05
 Other:
- Encroachment
 Design Overlay District

Review Type (select one)

- Conceptual
 Final

Project Information

Submission Date: 8/15/2019

Project Name: Richmond Public School Binford Middle School - Window Replacement

Project Address: 1701 Floyd Avenue, Richmond, VA 23220

Brief Project Description (this is not a replacement for the required detailed narrative):

Binford Middle School is a three story building which opened in the fall of 1915, which makes the school 104 years old. RPS is looking to replace approximately 280 original 104 year old windows with new thermal aluminum single hung windows to include grids where applicable to match the existing view. This will include installation of vinyl wrap to cover the existing window frames. In general overview, the existing windows are unsafe, exterior noise issues, comfort issue, high energy usage, etc. Please review the attached narrative.

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: Bobby Hathaway

Email: rhathawa@rvaschools.net

City Agency: Richmond Public Schools

Phone: (804) 325-0740

Main Contact (if different from Applicant): Scott Conley

Company: Daikin Applied

Phone: (804) 441-2082

Email: scott.conley@daikinapplied.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

Submittal Deadlines

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

New Replacement Windows – Richmond Public Schools – Binford Middle School

PROJECT NARRATIVE

Purpose of the project

Binford Middle School opened in 1915 and still has the original windows on the building. All of the windows are wood and they are in extremely poor condition. RPS is looking to replace approximately 280 windows with a new thermal aluminum single hung window to include grids where applicable to match the existing view. RPS is planning to wrap the existing window frames with vinyl.

The current window issues are as follows:

1. **Current Condition** – The windows are currently the original windows installed in 1915 with the following conditions (See attached photos)
 - a. The wood is rotting
 - b. Window panes are falling out
 - c. No longer functional
 - d. They leak water into the building and cause damage to the interior and exterior
 - e. Window panes have a mixture of original glass and Plexiglas
 - f. View is restricted from the different type of panes being used
 - g. The grids are missing in some of the windows
2. **Safety** – The windows are currently unsafe
 - a. Window panes are dangerous and they are falling out of the windows. Note: RPS recently reported a pane had fallen off of the third floor and narrowly missed an individual on the ground.
 - b. The current windows with the Plexiglas can easily be pushed in which allows unauthorized access to the building
3. **Environmental Affect** – The windows currently are not sealing the building envelope
 - a. The windows are leaking water, which can cause mold growth in the classrooms and rot out the interior and exterior wood on the building
 - b. The windows do not seal and allow unconditioned outside air and contaminants to enter the building, which causes uncomfortable classrooms and offices throughout the building for the students and staff. Especially individuals with health conditions.
 - c. With the windows not sealing, it allows exterior noise to come into the space and disrupt the students and staff in the classrooms and offices
4. **Energy Usage** – High energy bills
 - a. The leaking windows cause the existing heating and cooling system to work harder to condition the school which causes higher electric and gas bills for RPS.

Richmond Public Schools is proposing to install new Westco Thermal Aluminum Single Hung, White AAMA 2603 Painted Finish, Low-E 270 Annealed Glass, Box Frame and a 1" Vertical Contour Grid Bar Window where applicable. (See Sample Provided).

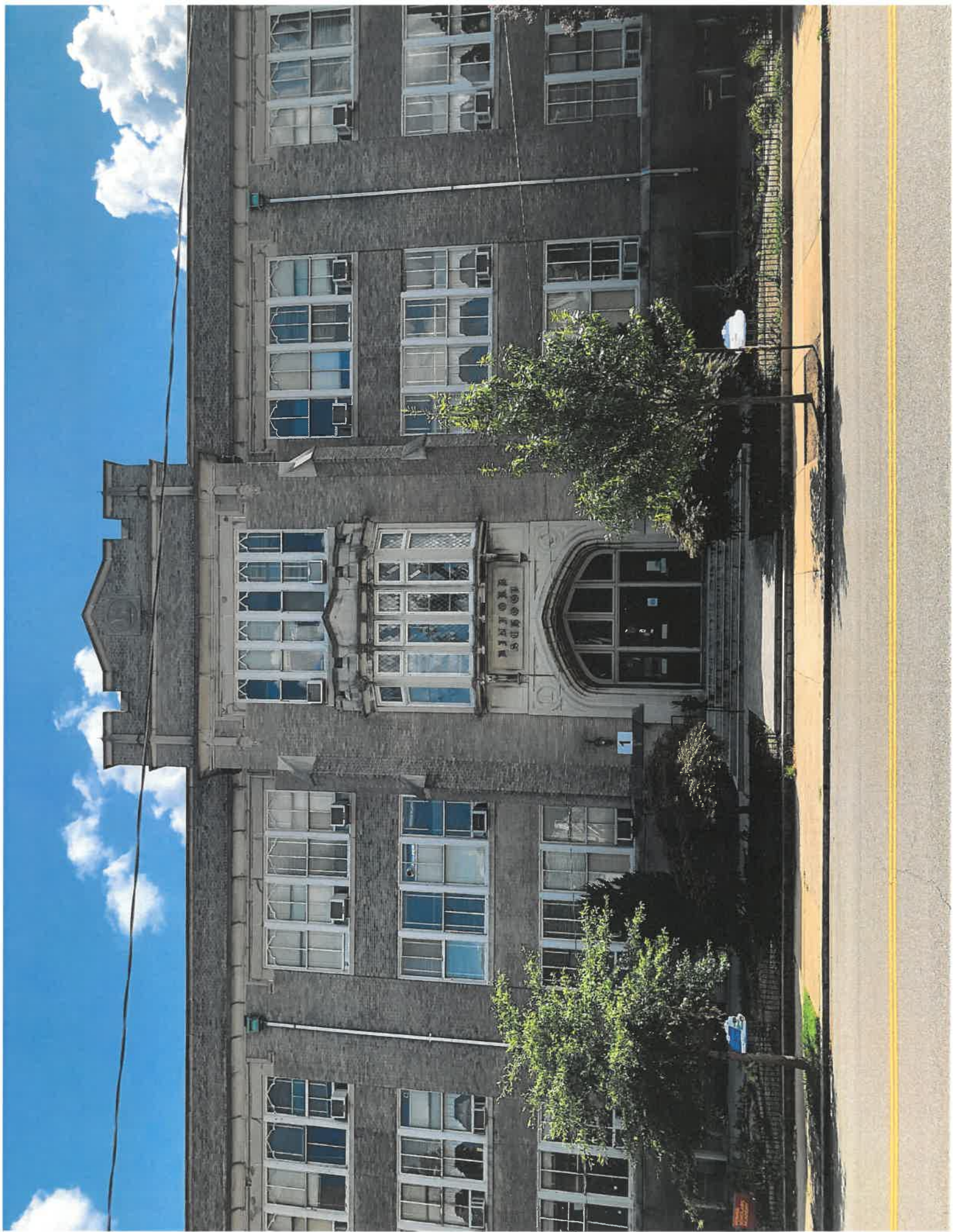
On the window frame, RPS has selected a white vinyl wrap versus cleaning and painting the existing wood frame. As an example, we have included pictures of Campbell Court School whereas the vinyl wrap was applied to the same type building. The vinyl is low maintenance for RPS which has limited funds.

This will create a more secure environment for students and staff during the day and in the off hours when school is not in session. Plus it will greatly improve the appearance of the building as well as the cost for heating and cooling of the building.

The funding source will be Richmond Public Schools with a budget of \$1,000,000.00.

Richmond Public Schools has considered an add alternate to the project. Instead of the vinyl wrap, they would clean and paint the existing wood frame. The additional cost for the painting would be \$400,000.00, which is outside of RPS budget to replace the windows

RPS would like to start the project immediately and have it completed over the next 6 to 12 months.

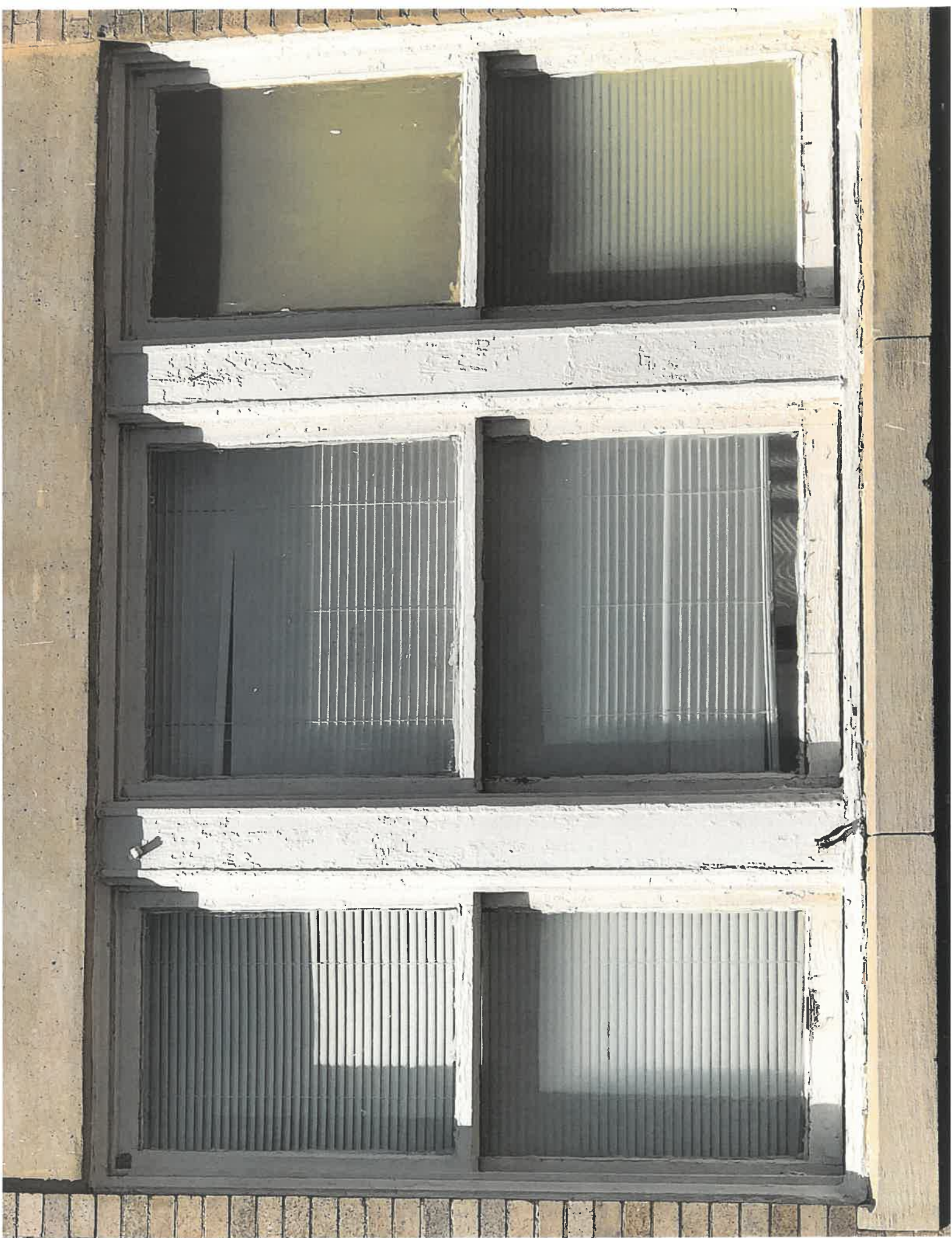




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**WEST WINDOW INSTALLATION at Campbell Court School
Old and New**



**WEST WINDOW INSTALLATION at Campbell Court School
Exterior 1**



**WEST WINDOW INSTALLATION at Campbell Court School
Exterior 2**



**WEST WINDOW INSTALLATION at Campbell Court School
Bottom Wrap 1**



**WEST WINDOW INSTALLATION at Campbell Court School
Bottom Wrap 2**



WEST WINDOW INSTALLATION at Campbell Court School
Interior 3