

10.11.18

Re: Milwaukie City Hall, Amendment to Type III Review

To address the issues brought forth in the DLC meeting on October 1st, we have made some revisions to our submittal package, which have been provided as attachments for reference. Below is a summary of the DLC's concerns and how we plan to address them:

1. *Investigate the possibility of retaining the existing historic south-side windows by either refurbishing them with insulated glass or using storm windows (referring to GSA guidelines for upgrading historic windows).*

The condition of the existing windows is beyond simple repair or restoration. The wood on several of the windows is rotten. The original single pane glazing is not energy efficient and will not significantly improve the EUI of the building if they are restored (even with the addition of storm windows). Making city buildings as energy efficient as possible is one of the goals of the current Milwaukie Climate Action Plan, and replacing the existing windows with energy efficient windows will help contribute to that goal.

The windows with rot issues will need to be removed, which will allow a view of and access to water damage in framing (there has been a history of water intrusion issues at the windows). This will also provide an opportunity to upgrade flashing and sealing as needed to keep water from further damaging the existing walls. If the existing windows are repaired in place rather than removed and replaced the pattern of water damage will continue and lead to further building degradation.

The existing windows are only original in a small portion of the building – most of the windows have been replaced once (twice in a couple of areas). We would like to set a precedent with this project that can then be used to eventually replace the windows in the rest of the building so they are all consistent. We will do everything possible to ensure the profile of the window frames and mullions are respectful of the size, proportion and style of the original window frames.

We currently have quotes from Versatile Wood Products for wood replacement windows and from Milgard Essence for fiberglass clad wood replacement windows. The Fiberglass clad wood windows are more cost effective (almost half the cost of the wood replacement windows) and will last longer with less maintenance than the wood replacement windows. They are the preferred window choice for this project.

(cont.)

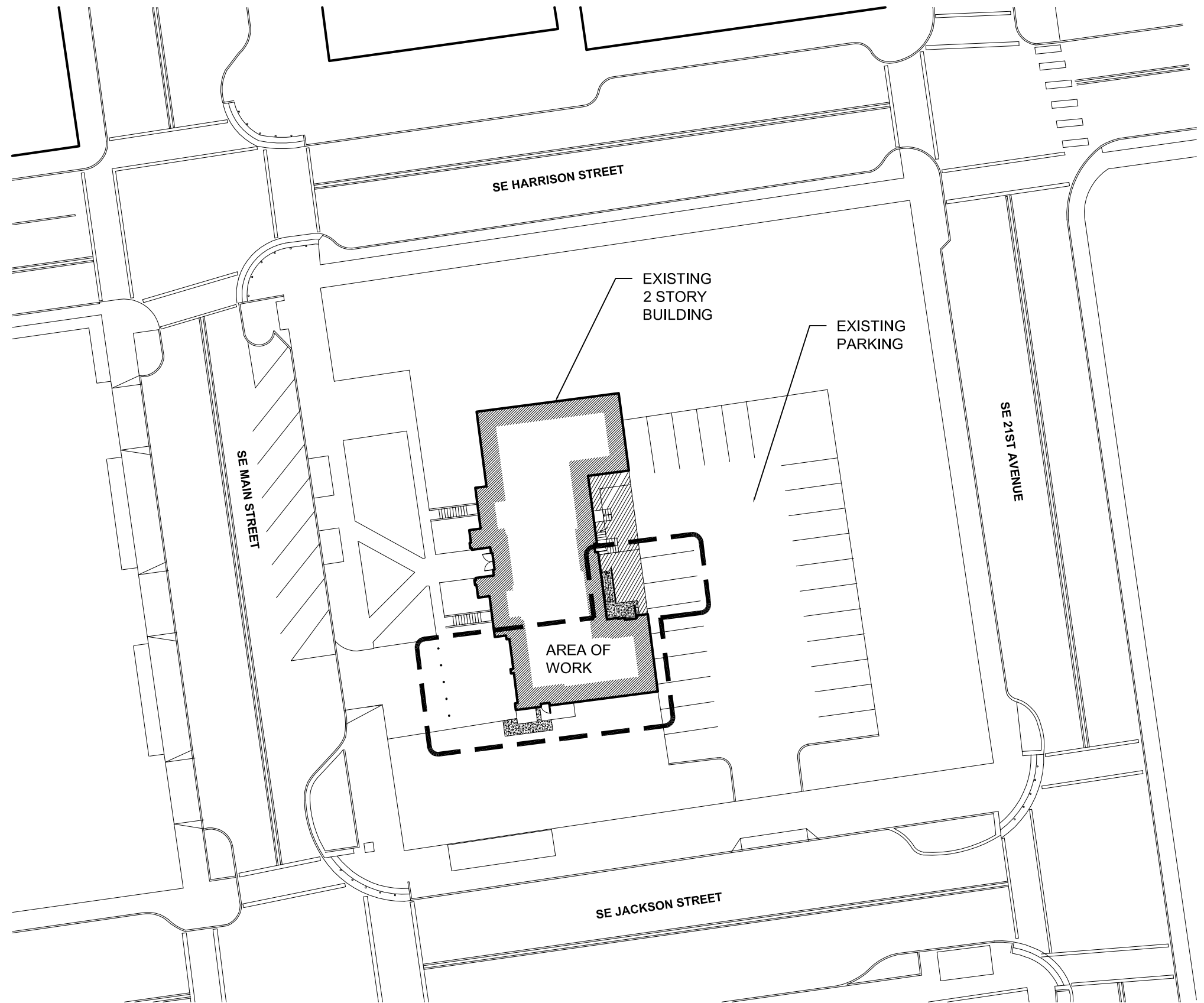
2. *Explore ways to provide more transparency in the new roll up doors, balancing the needs for privacy and security while maintaining a level of transparency that is closer to the original doors.*

Response: After meeting again with members of Court Administration and City Hall Staff, it was agreed that visibility is the primary concern of those using the proposed area during council meetings and court proceedings. After looking into options for ballistic glazing and ballistic curtains, it was agreed that a more cost-effective solution was needed to maintain the clear glazing in the garage doors (as desired by the DLC) while still providing privacy and security when needed (as desired by Council and Court).

The proposed solution involves suspending a curtain track just proud of the inside face of the roll up doors (enough to clear the door tracks and doors in both closed and open positions) so that a solid curtain can be drawn across the face of the roll up doors during sensitive proceedings.

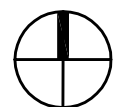
3. *Look into installing security barriers, such as bollards, at Main St to prevent vehicular access to the fire bay from the street.*

Bollards are now proposed to be added to the existing driveway to prevent vehicular access to the fire bay from the street. The current proposal is to locate them halfway between the sidewalk and roll up doors to allow for City Vehicles to park while visiting city hall (they currently park in the driveway for brief visits). The design of the bollards will match those located at the adjacent intersections.

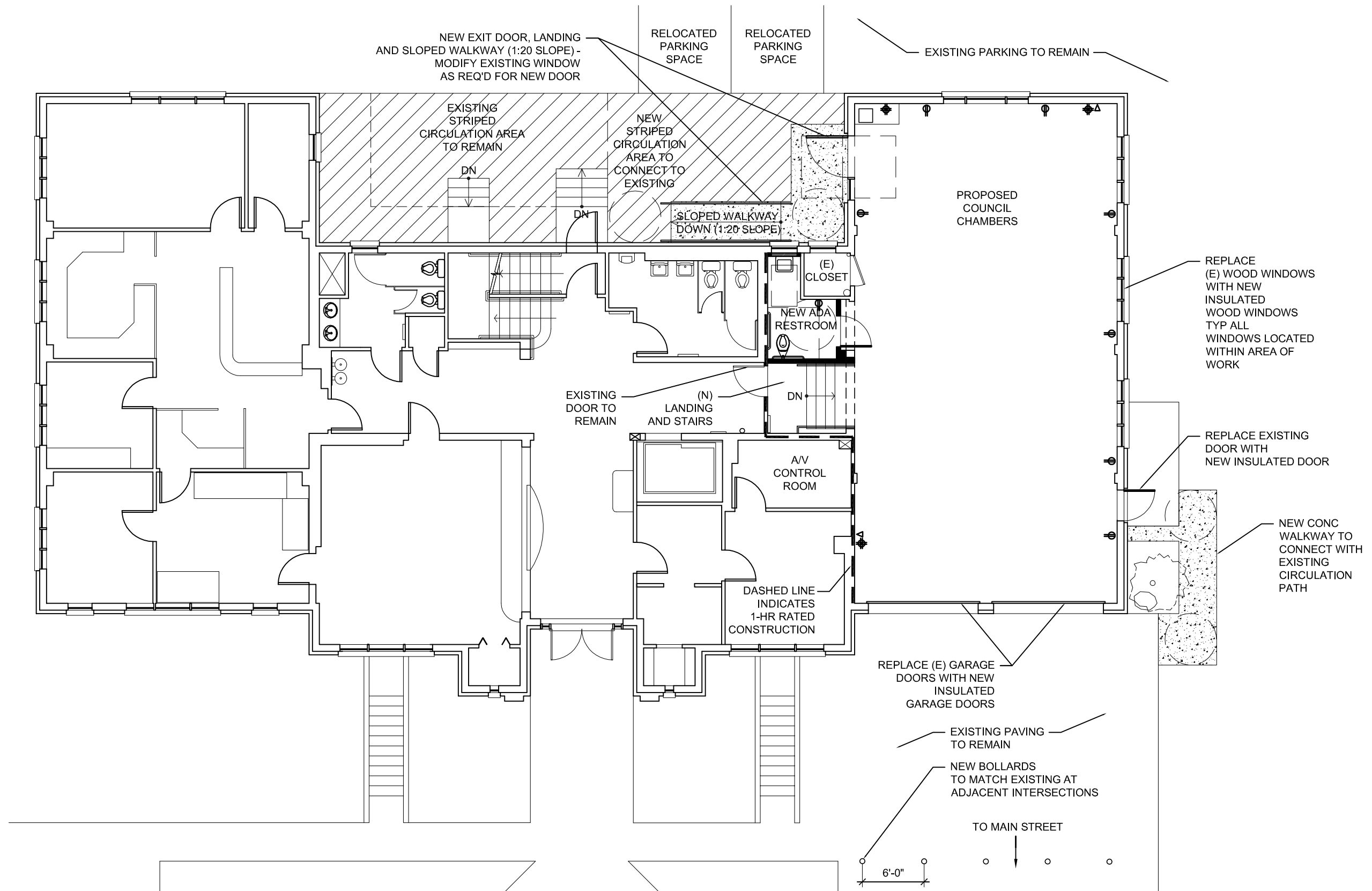


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MILWAUKIE CITY HALL
 ALTERATIONS FOR RELOCATED COUNCIL CHAMBERS
 10722 SE MAIN STREET
 MILWAUKIE, OREGON 97222

SCALE: 1" = 40'-0"


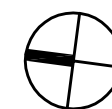
SITE PLAN
DR1
 18017 09.05.18
 REV 1 10.11.18



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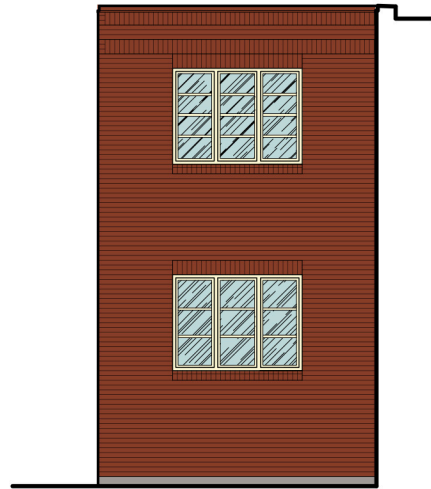
SCALE: 1" = 10'-0"

FLOOR PLAN

DR3

18017 09.05.18

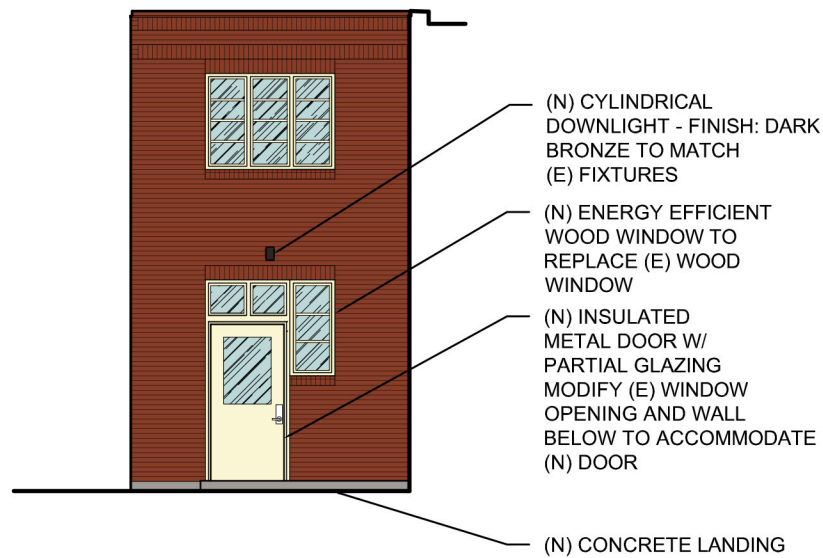
REV 1 10.11.18



1/DR4: NORTH ELEVATION - EXISTING



2/DR4: EAST ELEVATION - EXISTING



1/DR4: NORTH ELEVATION - PROPOSED

- (N) CYLINDRICAL DOWNLIGHT - FINISH: DARK BRONZE TO MATCH (E) FIXTURES
- (N) ENERGY EFFICIENT WOOD WINDOW TO REPLACE (E) WOOD WINDOW
- (N) INSULATED METAL DOOR W/ PARTIAL GLAZING MODIFY (E) WINDOW OPENING AND WALL BELOW TO ACCOMMODATE (N) DOOR

(N) CONCRETE LANDING

- (N) ENERGY EFFICIENT WOOD WINDOW TO REPLACE (E) WOOD WINDOW
- (N) METAL HAND RAIL - MATCH (E) RAIL SIZE, MATERIAL, AND FINISH - MEET CURRENT ADA REQUIREMENTS
- (N) CONCRETE LANDING AND SLOPED WALKWAY



2/DR4: EAST ELEVATION - PROPOSED

- (E) PAINTED METAL RAILING TO REMAIN - NO CHANGES PROPOSED
- (E) METAL DOORS WITH PARTIAL GLAZING - NO CHANGES PROPOSED
- (E) CONCRETE STEPS TO REMAIN - NO CHANGES PROPOSED

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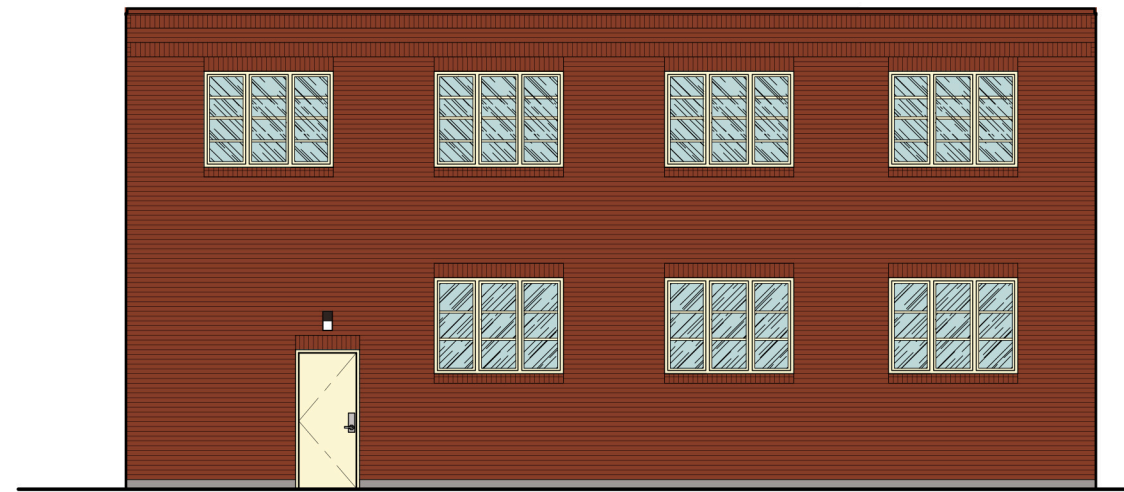
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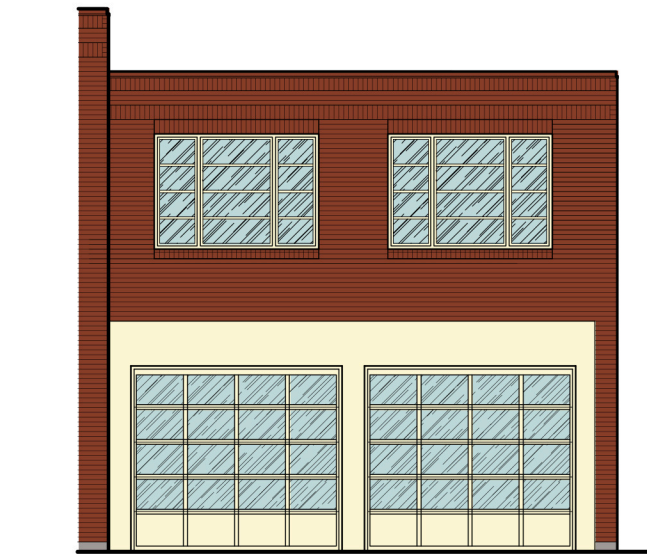
ELEVATIONS
DR4

18017 09.05.18

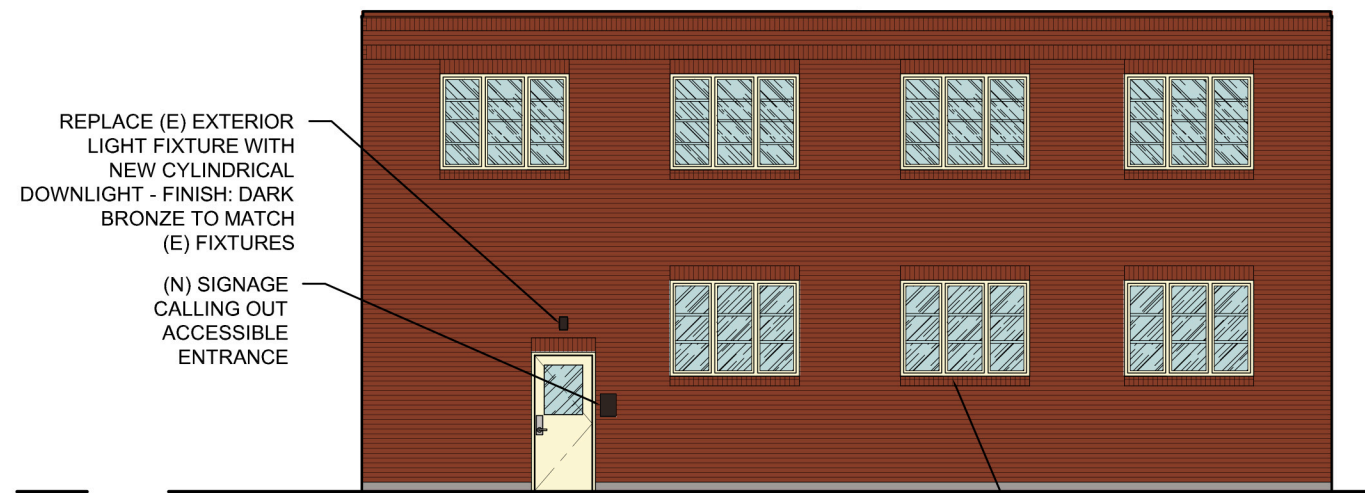
REV 1 10.11.18



1/DR5: SOUTH ELEVATION - EXISTING



2/DR5: WEST ELEVATION - EXISTING

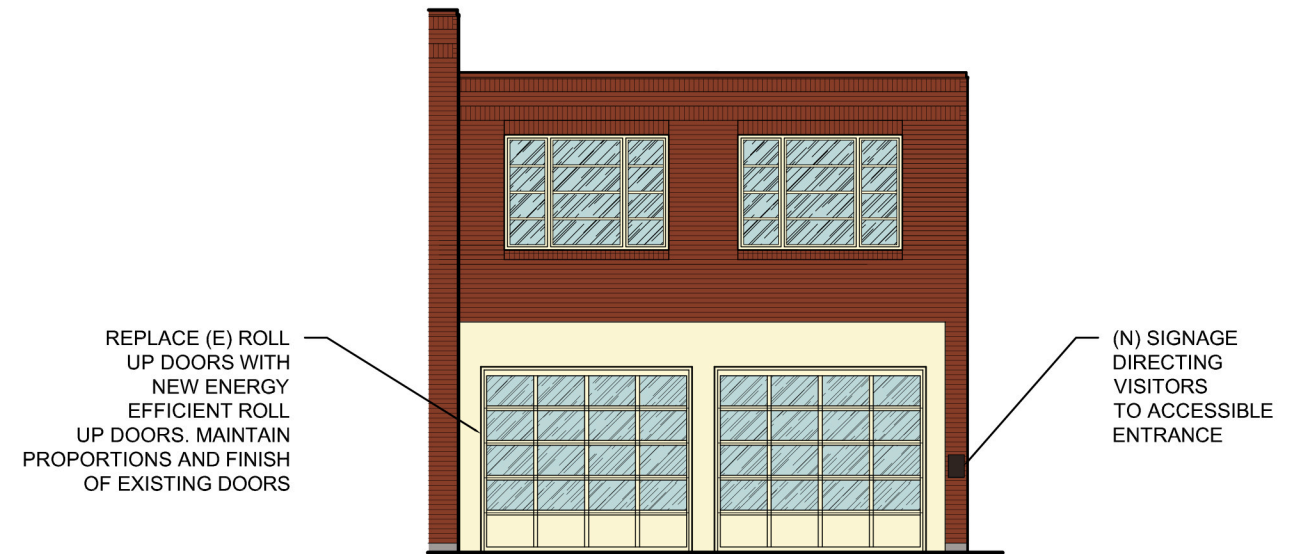


REPLACE (E) EXTERIOR LIGHT FIXTURE WITH NEW CYLINDRICAL DOWNLIGHT - FINISH: DARK BRONZE TO MATCH (E) FIXTURES
(N) SIGNAGE CALLING OUT ACCESSIBLE ENTRANCE

REPLACE (E) DOOR WITH NEW INSULATED METAL DOOR W/ PARTIAL GLAZING (REVERSE DOOR SWING) - MATCH (E) DOOR PAINT COLOR

REPLACE (E) WOOD WINDOWS WITH NEW ENERGY EFFICIENT WOOD WINDOWS, TYP (3) THIS ELEVATION - MATCH (E) WINDOW PROPORTIONS, FUNCTION, AND FINISH

1/DR5: SOUTH ELEVATION - PROPOSED



REPLACE (E) ROLL UP DOORS WITH NEW ENERGY EFFICIENT ROLL UP DOORS. MAINTAIN PROPORTIONS AND FINISH OF EXISTING DOORS

(N) SIGNAGE DIRECTING VISITORS TO ACCESSIBLE ENTRANCE

2/DR5: WEST ELEVATION - PROPOSED

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ELEVATIONS

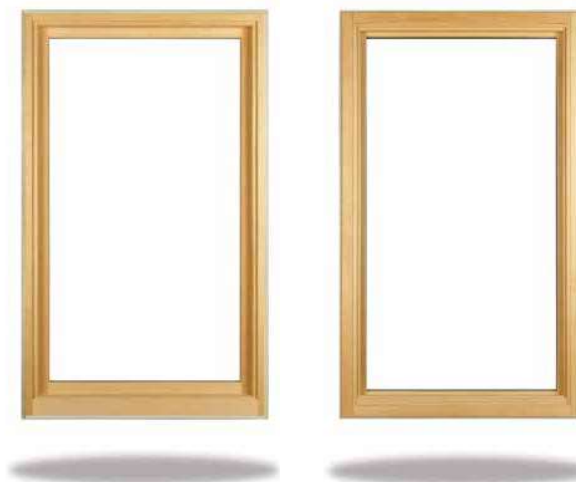
DR5

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Above - Casement Picture windows
Below - Picture-over-Casement windows



PICTURE WINDOW

Essence Series® picture windows are available in double hung (left), casement (right) or standard picture window styles. With no obstructing rails, picture windows help you make the most of a great view. They are also ideal for window groupings.

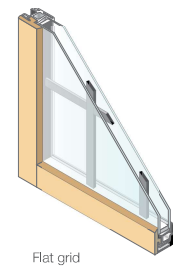


Casement window with 1-1/8" SDL grids and simulated check rail

It's all in the *Details*

Between the glass grids

(available only in Fog, Frost, Harmony and Bark exterior colors)

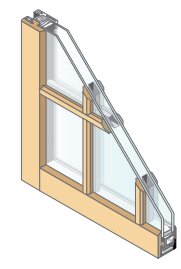





Flat grid



Sculptured grid

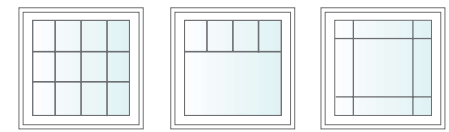
Simulated Divided Lites



-  3/4" Vintage SDL
-  1-1/8" Vintage SDL
-  2-1/4" Vintage SDL (available only for simulated check rail)

Grid Patterns

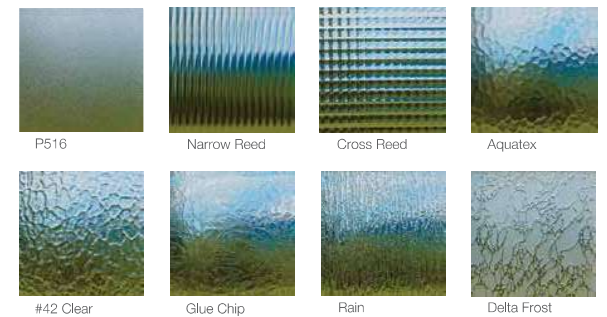
Grids come in Standard, Valance and Perimeter styles in a seemingly endless array of combinations.



Decorative Glass

For rooms, such as the bathroom, where you want a little more privacy, we offer glass options in these and more styles.

Obscure glass for privacy or decorative flair:



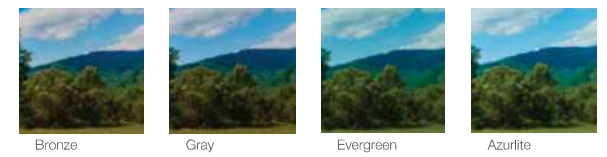
Tempered Glass

For applications where safety glass is required, such as bathrooms and patio doors, tempered glass is ideal for reducing the likelihood of injury in the event of glass breakage.

Laminated Glass

Laminated glass is very effective in reducing exterior noise transmission.

Tinted glass for additional shading from direct sunlight:



Behind Great *Windows*

Design that never goes out of style

Every Essence Series® window is made to your exact size and specifications.

Abundant design possibilities with options on exterior color, interior finish, windows in combinations, decorative glass and traditional or contemporary grids.

Sleek tilt latches with recessed push buttons on our double hung and slider windows allow for easy tilt opening and convenient cleaning.



Decorative Glass



Simulated Divided Lites

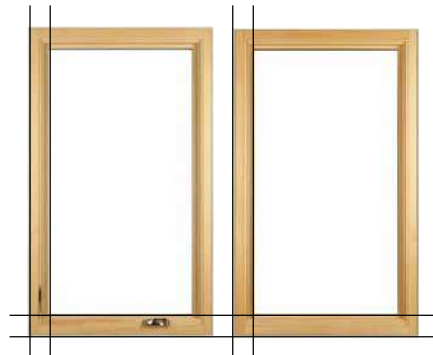


Flush Tilt Latches

Perfectly detailed with even sight lines

Essence Series windows give you the option of creating even sight lines throughout your home.

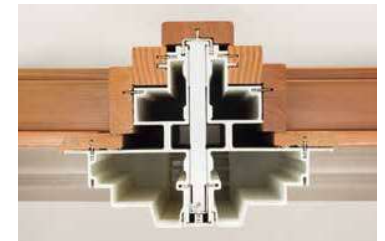
Picture windows are available in casement, awning, slider and double hung frames that create a clean, consistent look when used in combinations.



Durability from the inside out

The Essence Series fiberglass exterior is resistant to water, cold, heat, insects, salt air and ultraviolet rays which make our windows last longer and require very little maintenance.

The powder-coated fiberglass exterior finish won't crack, peel, bend, warp or stick due to expansion and contraction, and don't require painting.



16 Powder Coated Finishes



Mulled Combination Windows

Windows in combinations

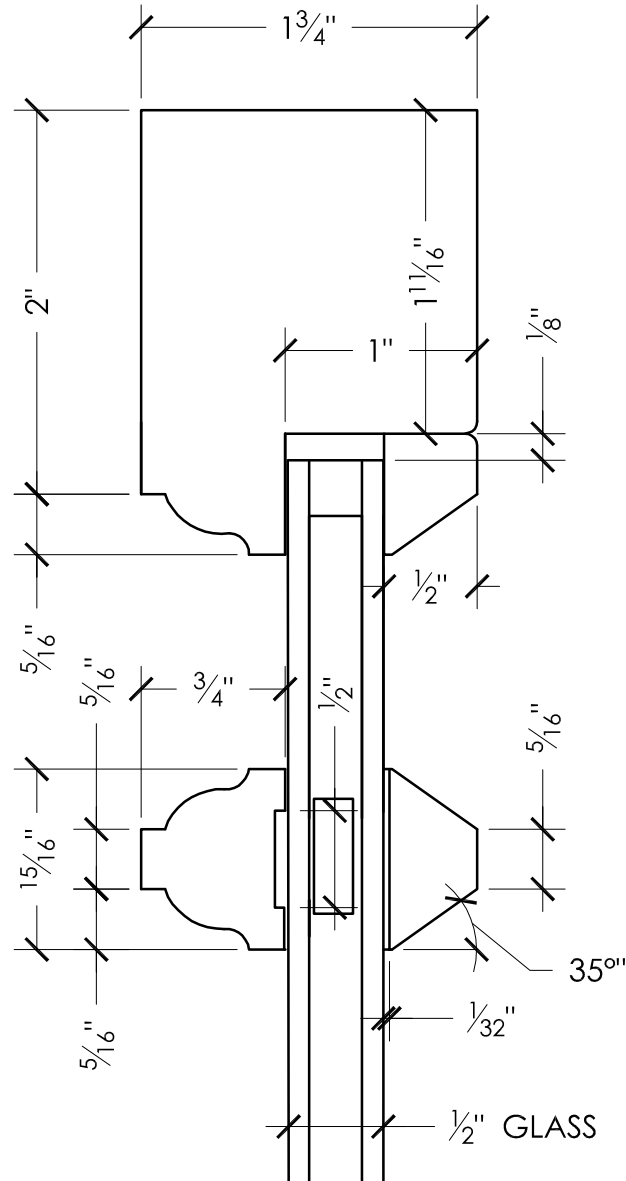
Essence Series windows use a newly engineered mulling system that easily connects multiple units, creating a tight seal that protects against air and water infiltration.

Exclusive to Milgard SmartTouch® Lock

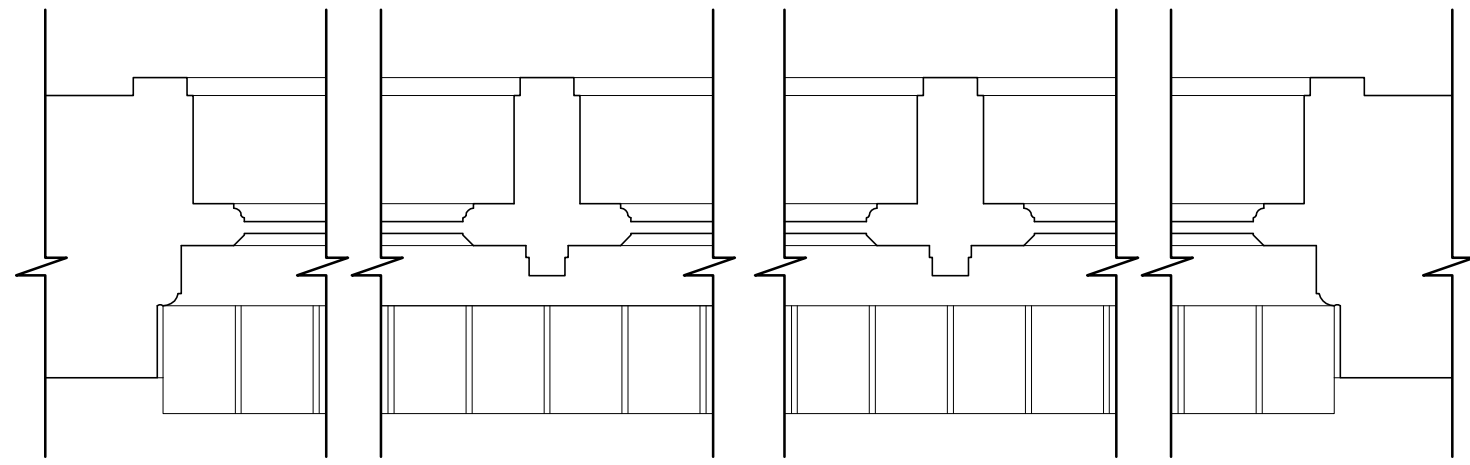
Double Hung and Horizontal Sliders feature the innovative SmartTouch Lock. Not only sleek and beautiful, but it's the easiest, smartest way to lock and unlock a window. It shows you that when your window is closed, it's locked.



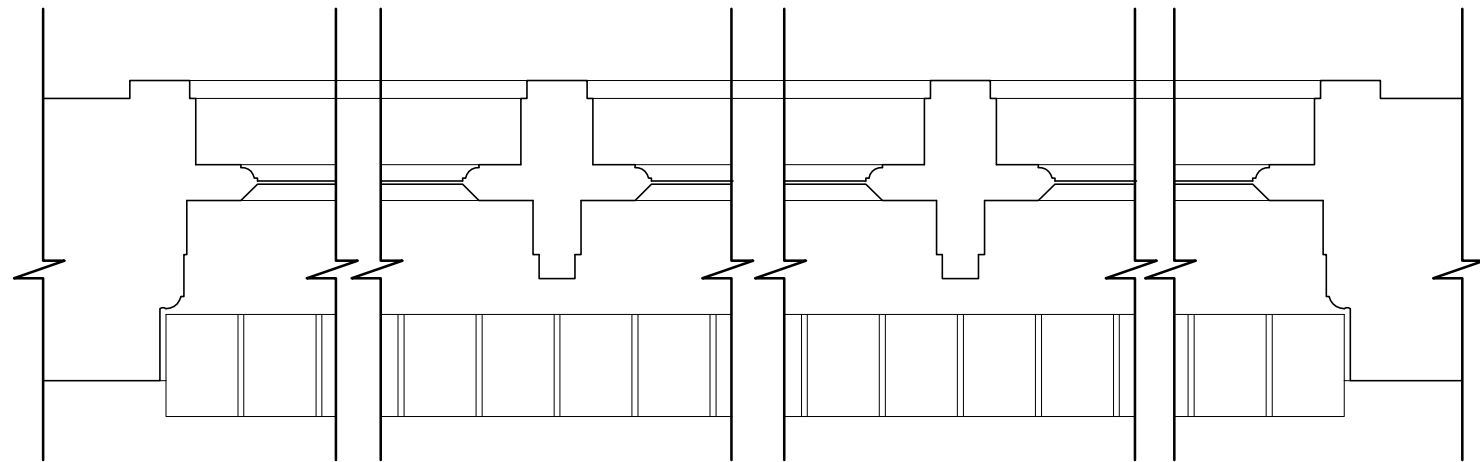
SIMULATED DIVIDED LIGHT



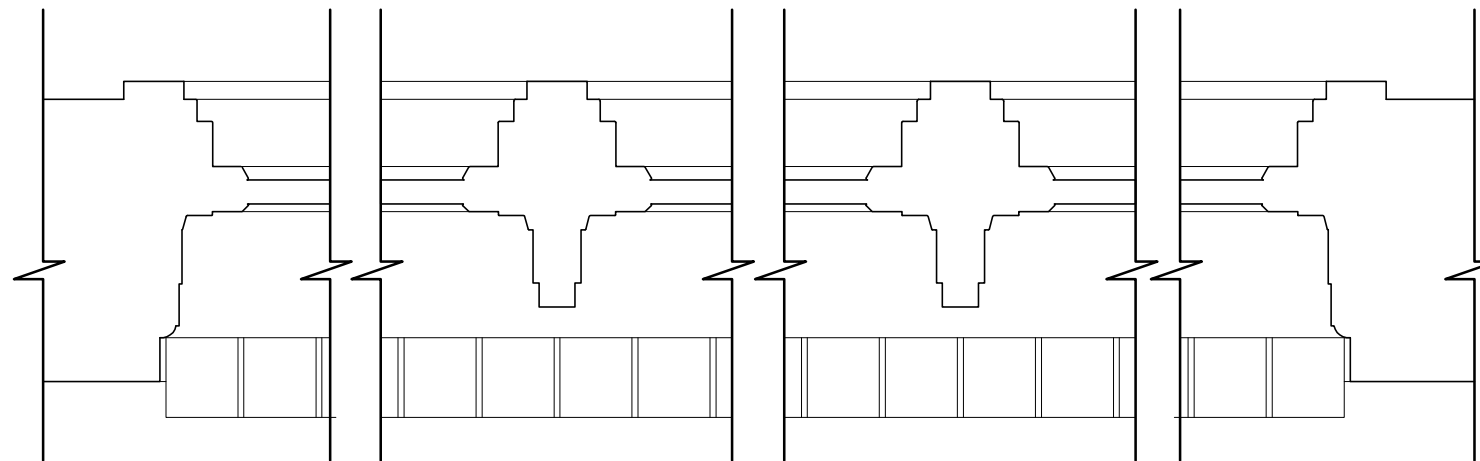
TYPICAL SECTION @ 1 3/4" CVG FIR SASH
 SIMULATED DIVIDED LIGHTS W/ SPACER - LOW E GLASS
 FOR PAINT IN & OUT WITH PERIMETER TO MATCH SAMPLES



VERSATILE WOOD
REPLACEMENT WINDOWS



EXISTING GARAGE BAY
WINDOWS



MILGARD ESSENCE FIBERGLASS
CLAD WOOD REPLACEMENT
WINDOWS

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WINDOW
PROFILES

DR6

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