



Price Comparisons for Replacement Windows

(September, 2005)

The following page lists examples of prices for wood, extruded vinyl and vinyl and aluminum clad replacement windows available from local suppliers. The listed windows are only a small sample of those available and do not constitute an endorsement or recommendation from the Alameda Architectural Preservation Society of either the window or the supplier.

The prices were obtained by telephone and do not necessarily represent the cheapest available prices or the price of a window with special characteristics, but, for extruded vinyl windows, are believed to include the cheapest available options.

As can be seen in the table, and contrary to widely held belief, the cheapest replacement wood windows (from S. A. Russo in Oakland) are **less expensive** than many vinyl windows. This comparison is even more favorable to wood windows if only one sash of a multi-sash window needs replacing. This conclusion applies only to single glazed (rather than double glazed) wood windows, but the energy savings of double glazing do not appear cost effective in a temperate climate like Alameda's.

The prices are for double-hung or single-hung sash. The single glazed wood windows listed exactly match typical historic wood windows. A "1 over 1" double-hung window has one pane of glass (or "light") in each of its two sashes; a "6 over 6" has six lights per sash.

For additional information, please visit the Alameda Architectural Preservation Society website at www.alameda-preservation.org

Cost Comparisons of Replacement Windows
(All sash double hung unless noted as single hung)

<u>Supplier</u>	<u>Opening size (width x height)</u>		
	<u>34" x 84" (1)</u>	<u>32" x 59" (1 over 1)</u>	<u>32" x 59" (6 over 6)</u>
<u>1. Wood (2)</u>			
S.A. Russo, Oakland (single-glazed)	\$220 (3)	\$170 (3)	\$242 (3)(4)
S.A. Russo, Oakland (double-glazed)	\$360 (3)	\$295 (3)	\$482 (3)
<u>2. Extruded Vinyl (double-glazed, low-E glass and screens)</u>			
Jeld-Wen "Sierra" (Home Depot)	\$182 (9)	\$151 (9)	\$163 (5)(9)
Milgard "Classic" (Home Depot)	\$402 (6)(9)	\$365 (9)	\$399 (5)(9)
Milgard "Classic" (Economy Lumber)	\$315 (9)	\$272 (9)	\$305 (5)(9)
International (Economy Lumber)	\$280 (7)(9)	\$232 (9)	\$259 (5)(9)
<u>3. Aluminum Clad Wood (double glazed, low-E glass and screens)</u>			
Marvin (Economy Lumber, Oakland)	\$574	\$461	\$576 (sandwiched grids) \$724 (external grids)
<u>4. Vinyl Clad Wood (double glazed, low-E glass and screens)</u>			
Anderson 400 Series (Economy Lumber, Oakland)	\$381 (8)	\$318	\$369 (sandwiched grids) \$540 (external grids)

All prices are as of September 2005 and do not include installation.

Notes:

- (1) A standard Victorian window.
- (2) Wood window prices assume 1 3/8" thick sash, which is the standard sash thickness for historic wood windows.
- (3) Add \$7.50 per sash for priming plus \$1 per light for multi-pane windows. Add \$10 for "horns" at each end of the upper sash base. (Upper sash horns are a common feature on historic wood windows.)
- (4) True divided light. Based on \$170 for 1 over 1 sash plus \$6 per light for 6 over 6.
- (5) Available only as sandwiched grids placed between the two sheets of glass used for double glazing; not available in raised external grids. Note: The panes of multi-paned historic wood windows have "true divided lights", i.e. separate panes of glass divided by raised grids or muntins that project outward from the exterior and interior surfaces of the glass. Many vinyl and aluminum replacement windows are available only with sandwiched grids, which lack the relief of exterior grids, look artificial and create an insubstantial appearance.
- (6) Since Milgard "Classic" does not make windows that are taller than 6', price assumes a two-part window consisting of a single-hung window below a fixed transom.
- (7) Upper sash taller than lower sash, which is inconsistent with historic windows.
- (8) Since Anderson does not make windows that are taller than 6'-4 7/8", price assumes a two-part window consisting of a double-hung window below a fixed transom.
- (9) Single hung.