

## Exterior Facade Repairs and Repainting

Submitter: TKinsella@gid.com

PropertyEntity: IMP/CalPERS

Property Name: Windsor Turtle Creek

Property Address: 3663 Cedar Springs Rd Dallas TX 75219

RCP Website Posting Date: 2023-09-07

Posting Expiration Date: 2023-10-07

Vendor Qualifications: Comply with codes ordinances rules regulations orders and other legal requirements of public authorities having jurisdiction which bear on performance of the contract

Vendor Experience In Local Markets: 5 or more years of experience

Scope Of Work: Work includes the following activities Unless noted otherwise these items apply to all facades or applicable locations around the building

- 1 Removal and replacement of 6th-floor balcony doors thresholds and surrounding trim
- Base bid 6 balcony doors Ref Balcony Repair Drawings by RABMRE TYP 1 by WJE
- 2 New overhead canopies at 6th-floor balconies Base bid 6 canopies Ref Balcony Repair Drawings by RABMRE TYP 1 by WJE
- 3 Reattach or replace isolated fiber cement siding and trim where loose warped damaged or missing Extent of loose siding is unknown and would need to be identified while access is provided to facades Ref TYP 2 by WJE
- 4 Remove and replace all sealant joints around and within fiber cement siding and trim Ref TYP 2 by WJE
- 5 Remove all wood trim and replace with fiber cement siding trim adjacent to Wood Tone siding Ref TYP 3 through TYP 5 by WJE
- 6 Install closure below base of wall to cover exposed framing on east facade Ref TYP 6 by WJE
- 7 Prep and repaint exterior surfaces as outlined within the paint specification
- 8 Remove and replace failed or deteriorated sealants at dissimilar materials within brick masonry stucco and EIFS claddings window perimeters cladding transitions metal flashings dryer vents etc Extent of sealant replacement is unknown and would need to be identified while access is provided to facades Ref TYP 7 and TYP 8 by WJE
- 9 Repair isolated damaged distressed EIFS claddings and accents Ref TYP 9 by WJE

The following alternate Work activities will be performed at discretion of Owner

- 1 Alternate A1 Removal and replacement of nine additional 6th floor balcony doors
- 2 Alternate A2 Installation of nine additional 6th floor canopies

Community Contact: Jerry Tonn

Community Telephone: (214) 549-6048

Submission Date: