

Saline Courthouse Exterior Repairs

Scope of Work

CED Planning & Development – CNB Corporate Construction

June 17, 2024

CED and CNB is seeking bids from qualified General Contractors for exterior repairs at the Saline Courthouse building located at 55870 S. 490 Rd Rose, OK. The architect of record and building envelope inspector have performed an observation inspection for the building and identified areas that need repaired. The type of repairs noted within the report include grading of existing ground, re-work of concrete sidewalk, flashings, sealants, wall penetration sealant, siding, painting, stone sealing, etc. The report will also include background information with outlined observations, conclusions, and recommendations. A hard copy will be provided at the onsite mandatory pre-bid.

Areas of concern are listed below:

East Elevation - ADA Sidewalk Area:

- ADA sidewalk concrete poured against the building
- Grading/Sod Issue
- Entry Door (replaced) threshold and sealing issues
- Sign fastener penetrations not sealed
- Lighting penetrations not sealed (Wall Packs, Scones)
- Camera penetrations not sealed
- Window fastener penetration issue
- Base of wall flashing painted over originally (no gap)

South Elevation:

- Base of wall flashing painted over originally (no gap)
- Window penetration issue
- Lighting penetrations not sealed (Wall Packs)
- Camera penetrations not sealed

West Elevation:

- Base of wall flashing painted over originally (no gap)
- Deck Coating deteriorating
- Window penetration issue
- TV cable box and penetration
- Camera penetrations not sealed

North Elevation:

- Base of wall flashing painted over originally (no gap)
- Base of wall trim sitting on stone
- Window penetration issue
- Lighting penetrations not sealed (Wall Packs)
- Camera penetrations not sealed
- Chimney stone sealing
- Chimney stone flashing

East Elevation - Mechanical Area:

- Base of wall flashing painted over originally (no gap)
- Electrical box penetrations not sealed
- Concrete for Mechanical doorway poured against building
- Lighting penetrations not sealed (Wall Packs)
- Original gas line penetration - board not replaced

Roof Areas:

- Confirm roof to wall flashing at roof transition
- No apparent step flashing
- No apparent kick-out flashing
- Hip cap metal flashing sequencing at vertical wall
- No gutters or downspouts

Contractor will be responsible for daily clean up and disposing of construction trash. The contractor will need to protect areas of work from any further damage during the repair process.

Please submit a lump sum price with total number of work days and schedule. Finally, provide similar project experience and references.