

REQUEST FOR PROPOSAL: 701 & 704 ITEMS FOR IMMEDIATE REPAIR EXTERIOR BALCONIES

To furnish labor, materials, and supervision for the completion of: exterior balcony repairs deemed immediate and per the guidelines provided by Prescott Engineering dated 2/18/2026

SCOPE OF WORK

701 (Small Balcony ONLY)

- Remove existing drywall on all exterior walls
- Grind Stucco to remove existing adhesive
- Remove existing floor tiles
- Remove existing French doors and properly flash rough opening with Prosoco R-Guard
- Install new PGT (FD5555) Vinyl French doors with high-impact glass (to match existing as best as possible)
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Reinstall existing sliding glass door assembly (by separated contractor)
- Retexture and paint entire exterior wall
- Remove and replace existing ceiling light fixture.
- Remove existing ceiling finish and drywall. Replace with hardieboard smooth finish panel and paint.
- Remove all Baseboards and Door Casings (to match existing as best as possible)?
- Apply Sika Roofpro 20 with 624wp system.
- Remove existing precast concrete guardrail and replace with an aluminum guardrail. The new guardrail shall have Kynar XL finish. Contractor to provide
- signed and sealed shop drawings for the guardrail systems included all details and attachments. Shop drawings shall be approved by the association prior to the contractor commencing work or ordering material. This bid item includes the time required by the contractor to provide access for the Engineer to observe work throughout the project. All fasteners and non-aluminum hardware to be stainless steel with isolators between the stainless steel and aluminum to prevent contact of the different materials. The system shall be a fully welded system.
- The sliding glass door assembly will be replaced upon removal.

701 (Large Balcony ONLY)

- Strip existing balcony tile down to deck
- Apply Sika Roofpro 20 with 624wp system.

- Strip interior side of partition wall down to studs and install new ½" APA rated plywood sheathing.
- Apply Sto Gold Coat waterproofing system
- Install 3/16" Sto Drainscreen drainage mat
- Install felt backing and self-furring 2.5 lbs/sy diamond mesh wire lathe with #10 screws at 7" o.c. into studs.
- Apply 7/8" stucco finish and paint
- Enlarge scuppers to 3" diameter and install PVC Sleeve
- Remove and replace existing single hung door
- Remove existing sliding glass door assembly (by separate contractor)
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Remove Wood Beams
- The sliding glass door assembly will be replaced upon removal.

704 (Large Balcony ONLY - Immediate Work)

- Strip interior side of partition wall down to studs and install new ½" APA rated plywood sheathing.
- Apply Sto Gold Coat waterproofing system
- Install 3/16" Sto Drainscreen drainage mat
- Install felt backing and self-furring 2.5 lbs/sy diamond mesh wire lathe with #10 screws at 7" o.c. into studs.
- Apply 7/8" stucco finish and paint
- Enlarge scuppers to 3" diameter and install PVC Sleeve

704 (Small Balcony ONLY – Immediate Work)

- Reinstall existing sliding glass door assembly (by separated contractor) Remove existing precast concrete guardrail and replace with an aluminum guardrail. The new guardrail shall have Kynar XL finish. Contractor to provide signed and sealed shop drawings for the guardrail systems included all details and attachments. Shop drawings shall be approved by the association prior to the contractor commencing work or ordering material. This bid item includes the time required by the contractor to provide access for the Engineer to observe work throughout the project. All fasteners and non-aluminum hardware to be stainless steel with isolators between the stainless steel and aluminum to prevent contact of the different materials. The system shall be a fully welded system.



3/31/26

The security of experience

701 work, including general conditions		\$150,050.00
704 work, including general conditions		\$34,595.00

Due to the delays in processing progress payments, 25% deposit will be required. These prices assume all work quoted will be performed. If scope is reduced, pricing will be voided. The retainage under the existing contract will need to be funded prior to WKM beginning this work. That total is \$13,304.44.

If agreed upon, this RFP will be converted into a change order for execution.

Thank you for the opportunity.

A handwritten signature in dark ink, appearing to read 'DM', is written over a horizontal line.

X
David Miller, Principal, President
WKM Restoration Group

