FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-19: Building Envelope Repairs & Replacement

Core Objectives

Repair and replace exterior wall systems, sealants, windows, storefronts, stucco, concrete, and waterproofing to stop water and air intrusion.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Task Breakdown

A. Installation / New Work

- Install new windows, storefronts, and curtain wall.
- Install waterproofing coatings and joint sealants.
- Water testing and inspection

B. Repair / Corrective Work

- Concrete spall and stucco repair
- Sealant removal and replacement
- Glazing and window repairs
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Annual envelope condition surveys
- Sealant joint inspection
- Post-storm assessments

Trade-Specific Safety Requirements

- Swing stage and scaffolding per OSHA 1926 Subpart L
- Silica control per OSHA 1926.1153
- Pedestrian protection and barricades

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

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ST-19: Building Envelope Repairs & Replacement (cont.)

Labor Rate Price Sheet - Building Envelope Repairs & Replacement

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Foreman	$_____	$_____	$_____	$_____
Glazier	$_____	$_____	$_____	$_____
Waterproofer/Caulker	$_____	$_____	$_____	$_____
Mason/Stucco Mechanic	$_____	$_____	$_____	$_____
Laborer	$_____	$_____	$_____	$_____
Envelope Consultant	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

_____

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List any other applicable rates, fees, or charges not listed above:

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