



Bid Narrative

City of Thornton City Hall Glazing Replacement

DATE June 13th, 2025

PROJECT City of Thornton | City Hall Glazing Replacement

The Thornton City Hall building was completed in 1983 and the building's glazing systems are original to that construction. The building comprises three above ground levels and one basement level partially below grade. Each level of the facade is composed primarily of brick veneer below continuous ribbon windows. The building entry vestibule comprises a pair of double doors which provide access to a full height atrium composed of a non-thermal curtain wall system.

SCOPE At all typical Storefront Ribbon windows:

- Remove and replace existing glazing lites
- Provide DowSil 791 sealant for new glazing.
- Basis-of-design: Oldcastle 1" tinted insulated glazing unit, Air filled, with Guardian SunGuard SNR 35, #2 Clear Radiant Low-E
- Provide lamination layer for street facing elevations
- Remove and replace exterior sealant all locations
- Assess extents of existing frame sealant to be replaced.

At atrium curtain wall:

- Remove and replace existing glazing lites.
- Basis-of-design: Oldcastle 1" tinted insulated glazing unit, Air filled, with Guardian SunGuard SNR 35, #2 Clear Radiant Low-E
- Replace existing pressure plate with new FRP pressure plates (basis of design Retrofit RF2500 system by FreMarq) with weep holes located above glazing support flanges to properly allow water to weep to exterior through cover plates. Provide minimum of 2 weep holes in each exterior face cap section. Install per manufacturer's instructions.
- Provide lamination layer where required by manufacturer, and for sloped areas as required by code.
- Provide tempered glazing where required by code.

ATTACH Specifications:
08 81 00 GLAZING