



December 12, 2022

Mr. Clint Carpenter
Mid-Continental Restoration
103 West 26th, Suite 190
North Kansas City, MO 64116

Re: RS Means Line-Item Proposal for Turner USD #202
Turner High School Exterior Building Repairs – North Elevation
TIPS Contract #200201

Dear Clint,

Per your request, we have completed our RS Means Line-Item Proposal for the above referenced Project via your TIPS Contract.

Per contract requirements, please see the attached RS Means Line-Item proposal verifying compliance with your pricing under the TIPS Contract. Should you have any additional questions, please feel free to call or email me at any time.

Thank you for the opportunity to be of service to Mid-Continental Restoration and the Turner USD #202 for this Project.

Best Regards,

A handwritten signature in black ink, appearing to read 'David S. Adams', followed by a long horizontal line extending to the right.

David S. Adams
FacilitiesConnect

Final Estimate

Mid Continental Restoration - 200201

Estimator: Heath Hinton

Turner USD202 - High School Repairs -12.08.2022

Estimate Scope: Subject: Exterior Building Repairs
 Job Name: Turner High School – 2211 S 55th St, Kansas City, KS 66106

Division Summary (MF04)

01 - General Requirements	\$58,192.98
02 - Existing Conditions	\$5,033.00
03 - Concrete	
04 - Masonry	\$35,118.00
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$150,696.65
08 - Openings	
09 - Finishes	\$4,770.00
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$254,099.43
RSMean KANSAS CITY, KS CCI 2022Q4, 103.30%	\$8,385.28
Contractors Coefficient (-5.0000%)	\$(13,124.24)

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$288.80
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$254,099.43

Nonpriced Line Items	
Nonpriced Contractors Coefficient ()	

Grand Total \$249,360.47

Final Estimate

Estimator: David Adams

Turner USD202 - High School Repairs -12.08.2022

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0550-L	Costs	154,259.0000	9.0000%	\$13,883.31	RSM22FAC L, O&P
2	01-21-53-50-0550-M	Costs	62,694.0000	5.0000%	\$3,134.70	RSM22FAC M, O&P
3	01-31-13-20-0200	Week	2.0000	\$4,000.00	\$8,000.00	RSM21FAC L, O&P
4	01-31-13-20-0260	Week	4.0000	\$3,725.00	\$14,900.00	RSM21FAC L, O&P
5	01-54-33-40-0105-1	Ea.	320.0000	\$13.93	\$4,457.60	RSM21FAC E, O&P
6	01-54-33-40-0105-4	Ea.	2.0000	\$3,217.50	\$6,435.00	RSM21FAC E, O&P
7	01-54-36-50-1200	Ea.	4.0000	\$222.00	\$888.00	RSM21FAC L, E, O&P
8	01-54-36-50-1300	Ea.	4.0000	\$360.00	\$1,440.00	RSM21FAC L, E, O&P
9	01-54-36-50-1400	Ea.	2.0000	\$920.00	\$1,840.00	RSM21FAC L, E, O&P
10	01-74-13-20-0040	Job	246,937.0000	1.0000%	\$2,469.37	RSM22FAC O&P
11	01-76-13-20-0020	S.F.	500.0000	\$1.49	\$745.00	RSM21FAC M, L, O&P
	Rood Protection					
01 - General Requirements Total						\$58,192.98
02 - Existing Conditions						
12	02-41-19-16-2040	Ea.	10.0000	\$108.00	\$1,080.00	RSM21FAC L, E, O&P
13	02-41-19-16-2440	Ea.	3.0000	\$121.00	\$363.00	RSM21FAC L, E, O&P
14	02-41-19-19-0840	Week	1.0000	\$850.00	\$850.00	RSM21FAC M, O&P
15	02-41-19-19-2040	C.Y.	40.0000	\$68.50	\$2,740.00	RSM21FAC L, O&P
02 - Existing Conditions Total						\$5,033.00
04 - Masonry						

Final Estimate

Estimator: David Adams

Turner USD202 - High School Repairs -12.08.2022

04 - Masonry

Item	Description	UM	Quantity	Unit Cost	Total	Book
16	04-01-20-20-1000 Pointing masonry, re-point, mask and grout method, running bond	S.F.	50.0000	\$8.10	\$405.00	RSM21FAC M, L, O&P
17	04-01-20-52-0420 Cleaning masonry, high pressure wash, average soil, biological staining, water only, excludes scaffolding Masonry and EIFS Cleaning 14435+4500 = 18,935.00	S.F.	18,935.0000	\$1.80	\$34,083.00	RSM21FAC L, E, O&P
18	04-21-13-13-2100 Brick veneer masonry, red brick, english, full header every 2nd course, truckload lots, 10.13/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	20.0000	\$31.50	\$630.00	RSM21FAC M, L, O&P

04 - Masonry Total

\$35,118.00

07 - Thermal and Moisture Protection

19	07-05-05-10-0020 Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint Removal of sealant and Control Joints 915+6850 = 7,765.00	L.F.	7,765.0000	\$0.94	\$7,299.10	RSM21FAC L, O&P
20	07-24-13-10-0100 Polymer based exterior insulation and finish system, field applied, 1" EPS insulation, with 1/2" cement board sheathing	S.F.	10.0000	\$13.25	\$132.50	RSM21FAC Gm, M, L, E, O&P
21	07-24-13-10-0100-0140 Polymer based exterior insulation and finish system, premium finish, add (Modified using 07-24-13-10-0140)	S.F.	10.0000	\$2.98	\$29.80	RSM21FAC M, L, E, O&P
22	07-24-13-10-0100-0440 Polymer based exterior insulation and finish system, for higher than one story, add (Modified using 07-24-13-10-0440)	S.F.	10.0000	\$1.78	\$17.80	RSM21FAC L, O&P
23	07-24-13-10-0433 Polymer based exterior insulation and finish system, crack repair, acrylic rubber, 20 mls thick, fluid applied EIFS Coating - Garland Tuff Coat 2 coats 14435*2 = 28,870.00	S.F.	28,870.0000	\$3.53	\$101,911.10	RSM21FAC M, L, O&P
24	07-91-23-10-0052 Pre-formed joint seals, backer rod, polyethylene, 1/2" dia	L.F.	6,850.0000	\$1.72	\$11,782.00	RSM22FAC M, L, O&P
25	07-91-23-10-0092 Pre-formed joint seals, backer rod, polyethylene, 1" dia	L.F.	915.0000	\$1.67	\$1,528.05	RSM21FAC M, L, O&P
26	07-92-13-20-3800 Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 3/4" x 3/8"	L.F.	6,850.0000	\$3.51	\$24,043.50	RSM22FAC M, L, O&P
27	07-92-13-20-3900 Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	L.F.	915.0000	\$4.32	\$3,952.80	RSM21FAC M, L, O&P

07 - Thermal and Moisture Protection Total

\$150,696.65

09 - Finishes

28	09-91-13-90-0600 Paints & coatings, walls, concrete masonry units (CMU), porous, first coat, waterproof sealer, spray Masonry Water Repellent	S.F.	4,500.0000	\$0.56	\$2,520.00	RSM21FAC M, L, O&P
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Final Estimate

Estimator: David Adams

Turner USD202 - High School Repairs -12.08.2022

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
29 09-91-13-90-0610	Paints & coatings, walls, concrete masonry units (CMU), porous, second coat, waterproof sealer, spray Masonry Water Repellent 4500 = 4,500.00	S.F.	4,500.0000	\$0.50	\$2,250.00	RSM21FAC M, L, O&P
09 - Finishes Total						\$4,770.00

Alternate

30 04-21-13-13-2100	Demo - Brick veneer masonry, red brick, english, full header every 2nd course, truckload lots, 10.13/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing Labor Adjustment: 50% of \$23.19 = \$11.60 ----- Using O&P Pricing Bare Costs: (M:\$7.55 L:\$14.20 E: O:140.00 LH:0.286) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$31.50 - \$8.31 - \$0.00 = \$23.19 Labor w/CCI = \$23.19 * 100.000% = \$23.19	S.F.	20.0000	\$11.60	\$232.00	CUSTOM L, O&P
31 07-24-13-10-0100	Demo - Polymer based exterior insulation and finish system, field applied, 1" EPS insulation, with 1/2" cement board sheathing Labor Adjustment: 50% of \$11.36 = \$5.68 ----- Using O&P Pricing Bare Costs: (M:\$1.30 L:\$7.10 E:\$0.42 O:268.00 LH:0.149) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$13.25 - \$1.43 - \$0.46 = \$11.36 Labor w/CCI = \$11.36 * 100.000% = \$11.36	S.F.	10.0000	\$5.68	\$56.80	CUSTOM Grn, L, O&P
Alternate Total						\$288.80

Estimate Grand Total	249,360.47
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