



#	Description	Turner Middle School RR Renovation	Cost / SF	Notes
			380	
1.A	General Conditions	\$ 15,316		
1.C	Final Cleaning	\$ 357	\$ 0.94	
2.A	Existing Conditions Demolition	\$ 1,630	\$ 4.29	
4.A	Masonry	\$ 509	\$ 1.34	
6.A	Rough Carpentry	\$ -	\$ -	Included in Framing
6.B	Finish Carpentry & Millwork	\$ 1,316	\$ 3.46	
8.A	Hollow Metal Wood - Doors & Frames	\$ 3,810	\$ 10.03	
9.A	Metal Studs Gypsum Board Plastering	\$ 21,394	\$ 56.30	
9.B	Tiling	\$ 18,133	\$ 47.72	
9.C	Acoustical Ceilings	\$ -	\$ -	Included in Framing
9.D	Flooring	\$ 7,623	\$ 20.06	
9.G	Painting & Wallcoverings	\$ 2,313	\$ 6.09	
10.A	Accessories	\$ 10,418	\$ 27.42	
22.A	Plumbing	\$ 26,997	\$ 71.04	
23.A	HVAC	\$ 1,936	\$ 5.09	
26.A	Electrical	\$ 16,325	\$ 42.96	
28.A	Electronic Safety & Security	\$ -	\$ -	Included in Electrical
	Contractor's Fee	\$ 6,404		

Cost of the Work \$ 134,480 \$ 353.89 SF

CONTRACTOR ADD OPTIONS

	Building Permit Fee	\$ -		Direct By Owner
	Payment and Performance Bond	\$ 1,694		
	Builders Risk Insurance	\$ 918		

ALTERNATE | OPTIONS

A.1	Add to Provide Concrete Floor Infill and Self Leveling	\$ 2,478		
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EXECUTIVE SUMMARY

FORGE is pleased to provide the following Budget for the Turner Middle School Restroom Renovation located at 1312 S. 55th Street, KCK

The project consists of approximately 350 SF of Bathroom Renovations as outlined in the bidding documents completed by Kevin Cowan Architects dated 01.31.2022

QUALIFICATIONS | CLARIFICATIONS | EXCLUSIONS

1.A | General Conditions / Requirements

1. General conditions are based on a 6-week construction duration with construction commencing after 100% construction documents are bid out, contracted to subcontractors and long lead material procurements are in place to facilitate efficient project schedule
2. General Liability Insurance is included at .95% on the cost of work
3. Builders Risk Insurance is included at .65% on the cost of work
4. Payment and Performance Bond isn't included at .90% on the cost of work.

1.C | Final Clean

1. Final cleaning of the space is included prior to FORGE leaving the project and will coordinate as necessary with the installation of owner furniture and equipment.
2. Includes Windows on Interior and Exterior Side within bathroom only.

2.A | Existing Conditions | Demolition

1. Demolition of Remaining Block and Glazed Block to allow for new construction is included.
2. Demolition of 6" Wide Strip across ceiling plaster to allow for new wall type F to extend to deck above.

4.A | Masonry

1. Patching of (3) Holes in Classroom A208 where prior plumbing was removed with grout fill. Full CMU Block replacement is not included.

6.A | Rough Carpentry

1. Wood blocking is included for accessories and partitions

6.B | Finish Carpentry | Millwork

1. Windowsill Material Based Upon Color Group 5 to match existing windowsills.

8.A | Hollow Metal | Wood – Doors & Frames

1. New HM Frames and Flush wood Doors with Latching Hardware In Lieu of Push Pull Hardware to accommodate fire rating.

9.A | Metal Studs | Gypsum Board | Plastering

1. Interior Wall Framing and Gypsum Board
2. Level 5 or specialty finishes are not included

9.B | Tiling

1. Wall Tile as Indicated

9.C | Acoustical Ceilings

1. ACT as Indicated

9.D | Flooring

1. Epoxy Resinous Flooring and Cove Base
2. Minor floor prep is included (Major Floor Prep and Infill is included as part of alternate option A.1)

9.G | Painting & Wallcoverings

1. Painting of Gypsum Walls and Soffits
2. Painting of HM Frames
3. Fielding Finishing of Wood Doors to Match Existing

10.A | Accessories

1. Toilet Accessories
2. Toilet Compartments
3. Corner Guards

22.A | Plumbing

1. New Plumbing Fixtures and Piping
 - i) MOP Sink based upon 24" x 30" Sink or 24" x 24" if 30" is not available.
 - ii) Includes Relocation of Existing Vent Pipes
 - iii) Plumbing Demolition is not included.

23.A | HVAC

1. Remove and Reinstall Existing Grilles
2. Remove and Reinstall Thermostats

26.A | Electrical

1. Make Safe for Demo
2. Install GFI Outlet Connected to Nearest Circuit
3. New Lighting and Circuits as Indicated
4. Installation and Connection of Hand Dryers
5. Relocation of Fire Alarm Devices to New ACT Ceiling

GENERAL CONSIDERATIONS NOT INCLUDED

1. Building Permit and Plan Review Fees
2. Builders Risk Insurance (See Add Option)
3. Performance and Payment Bond (See Add Option)
4. Design and Engineer
5. Overtime work
6. Unforeseen conditions
7. Union wages
8. Special Inspections
9. Voice and data wiring and equipment
10. Any work outside of tenant space as outlined on floor plans
11. Development and impact fee's
12. Testing and removal of any hazardous materials
13. Rock excavation or removal
14. Shell building improvements
15. Sales Tax and Kansas Remodel Tax
16. Repair, maintenance, or warranty of existing equipment. We will perform a check of all existing equipment and report any concerns to building owner
17. Temporary Utilities
18. Plumbing Demolition (Unless Noted Above)
19. Architectural Demolition (Unless Noted Above)
20. Floor Patch and Skimming (See Alternate Option A.1)
21. Note 14 on Floor Plan (New Glazing and Gasket in Existing Windows)
22. Moisture Mitigation
23. Infill and Patching of Plaster Ceiling Above ACT
24. Masonry Toothing or Patching (Unless Noted Above)
25. MOP Sink Priced at 24" x 24"

Turner USD No. 202
RFP 223003 Turner Middle School Restroom Renovations

VENDOR'S RESPONSE

RFP# 223003 Turner Middle School Restroom Renovations

Having carefully examined the specifications, the undersigned proposes the following:

Name of Vendor Forge Construction
Address 1307 Union Avenue
City Kansas City State MO Zip 64101
Telephone Number 816-608-1800 Date 04.14.2022
Submitted by: Eric Turner

Signature: 

**Proposal Opening, 11:00 am Thursday 04/14/2022
5800 Metropolitan Ave. Kansas City, KS 66106**

See Attached Budget Summary and Qualifications

Bid

Please write a 0 or N/A on a line item that does not pertain to the trade you are bidding.

Carpentry \$ _____ Days requested to complete this portion of work _____

Plumbing \$ _____ Days requested to complete this portion of work _____

Tile and Floor Covering \$ _____ Days requested to complete this portion of work _____

Electrical \$ _____ Days requested to complete this portion of work _____