



Commercial Proposal 614890 For

City of Independence – National Frontier Museum



RFP #: Email request 4/19/22

Submitted by: Dustin Fry

E-Mail: dfry@pullman-services.com

Other Contacts: Mr. Robert Gensel, Sr. Branch Director
Mr. Lance Lucas, BD Manager

May 23, 2022

Mr. Morris Heide, Director of Parks, Recreation, and Tourism Department
City of Independence – National Frontier Museum
416 W Maple Ave
Independence, MO 64050

Subject: Email request 4/19/22
City of Independence - National Frontier Museum
Masonry Repairs
PULLMAN 614890

Dear Mr. Heide:

Thank you for the opportunity to provide our proposal for this important project. We propose to furnish all necessary labor, material, equipment, and supervision in accordance with the work scope below:

Proposed Scope and Pricing:

PULLMAN SST, Inc. (PULLMAN) proposes to provide all equipment, materials, labor, etc. necessary to perform the scope of work related to the following scope statement based on information provided by owner during the walkdown.

I. Scope Statement:

a. General Conditions:

- i. Project Supervision and Management
- ii. Mobilization and Demobilization
- iii. Site Cleanup and Remediation

b. Main Building

i. Exterior Masonry Repairs

- 1. Included is tuckpointing, Helical crack stitching, and Helibeam repairs on the 4 window headers and cracks on the east elevation of the main building (See Helical and Helibeam data sheet attached).
- 2. We are anticipating replacing approximately 50 brick and tuckpointing 425 LF of joints with issues. We have included 30 locations of Helical crack repairs and 4 locations of the Helibeam at the headers of the 4 windows with obvious cracking on the east elevation.

ii. Interior Masonry Repairs

- 1. Included is tuckpointing, Helical crack stitching, and Helibeam repairs on the same 4 window headers and cracks on the east elevation of the main building.

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2. We are anticipating replacing approximately 50 brick and tuckpointing 425 LF of joints with issues. We have included 30 locations of Helical crack repairs and 4 locations of the Helibeam over the headers.
- c. Secondary (smaller) Building
- i. Exterior Masonry Repairs
 1. Included is tuckpointing, Helical crack stitching, and Helibeam repairs on the 10 window headers and cracks on the east elevation of the main building.
 2. We are anticipating replacing approximately 50 brick and tuckpointing 910 LF of joints with issues. We have included 105 locations of Helical crack repairs and 10 locations of the Helibeam over the headers.
 - ii. Interior Masonry Repairs
 1. Included is tuckpointing, Helical crack stitching, and Helibeam repairs on the 10 window headers and cracks on the east elevation of the main building.
 2. We are anticipating replacing approximately 50 brick and tuckpointing 650 LF of joints with issues. We have included 75 locations of Helical crack repairs and 10 locations of the Helibeam over the headers.
- d. Misc. Masonry Repairs
- i. Exterior Masonry Repairs (Top Cornice)
 1. Replace approximately 60 bricks on the exterior cornice as needed removing and replacing cracked or damaged brick. This quantity is optional based on the onsite visual inspection.
 2. Option to add repair / replacement for additional 1st or 2nd floor headers as required. This includes replacement of cracked or displaced brick in approximate 4 locations beyond the work scope from “b” and “c” above. This is for misc. locations if required.
 - ii. Interior Masonry Repairs
 1. Option to add repair / replacement for additional 1st or 2nd floor headers as required. This includes replacement of cracked or displaced brick in approximate 4 locations beyond the work scope from “b” and “c” above. This is for misc. locations if required.
- e. Alternates
- i. Tooth, remove, and replace damaged brick at cracks above arches or below sills as required.
 1. Exterior Brick – 410 included
 2. Interior Brick – 320 included
 - ii. Pressure Wash Exterior Brick Façade (Both Buildings) – 17,100 SF
 - iii. Apply clear sealer to exterior brick and masonry (Both Buildings) – 17,100 SF
 - iv. Helibeam installation at additional arches assuming 1 course extending 16”-24” beyond either side of the arch – 1 location priced for unit cost (can be installed to prevent future cracking issues).
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II. **Costs are as follows:**

a. Home Office:

- i. Lump sum general conditions cost (includes PM, Warehouse, and Planning Time):

\$5,500.00

1. Unit or T&M Pricing (pricing sections match detailed scope statement in Section I above):

a. General Conditions – Field Mobilization, Demobilization, Site Remediation and Clean Up.

\$9,500.00 per Each

b. Main Building – Exterior and Interior (Scope I, b, i and ii)

\$26,995.00 includes 4 windows / crack repairs

c. Secondary Building – Exterior and Interior (Scope I, c, i and ii)

\$59,440.00 includes 10 windows / crack repairs

d. Misc. Masonry Repairs – Exterior and Interior (Scope I, d, i and ii)

\$11,820.00 includes 60 brick replacement and repairs to 4 arches.

e. Alternate 1 – Exterior and Interior Damaged Brick Repair (Scope I, e, i)

**Exterior - \$22,725.00 includes 410 Brick
Interior – 17,800.00 includes 320 Brick**

f. Alternate 2 – Exterior Wash and Sealing (Scope I, e, ii and iii)

**Washing - \$22,190.00 – Both Buildings (Brick only)
Sealing - \$25,980.00 – Both Buildings (Brick only)**

g. Alternate 3 – Helibeam Installation per Window (Scope I, e, iv)

\$425.00 each window header (exterior only).

III. Working Conditions and Assumptions:

- a. All pricing is based on working one (1) ten (10) hour shift(s) per day, four (4) days per week. Estimated duration(s) are below:
 - i. Estimated project duration is 3 - 8 weeks depending on scope / alternates.
- b. Unrestricted and continuous access to all work areas.
- c. Work to be performed during (1) continuous mobilization. Additional mobilizations are not included.
- d. This proposal is based on assumption that PULLMAN and the client will use negotiated and mutually accepted subcontract terms and conditions or a standard AIA subcontract.

IV. Clarifications:

- a. Not exposing personnel to any hazardous or regulated substances.
- b. Should there be any hazardous or regulated substances, our pricing and schedule is based on complete removal by others prior to PULLMAN mobilizing to the jobsite.
- c. Performing the work under mutually agreeable commercial provisions.
- d. **Please note the Helifix (Helibar and Helibeam) product lead times are 3-4 weeks after receipt of order. Pullman is proposing a mid-July mobilization depending on timing of award.**

V. Major Exclusions (Provided by Others):

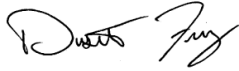
- a. Any work scope not specifically outlined herein.
- b. All testing, inspections and permits.
- c. Delays associated with inclement weather, facility operations or other subcontractor operations.
- d. Enclosed and heated work areas, if required.
- e. Sanitary facilities and parking for service vehicles.
- f. Water source accessible at each work area.
- g. Containment and removal of hazardous materials (lead, asbestos, etc.), if required.
- h. Staging and laydown area.

VI. Payment Terms:

- a. An invoice shall be submitted upon completion of work and is payable within thirty (30) days from date of invoice. One and one-half percent (1.5%) interest per month is due on any unpaid balance after thirty (30) days.

We trust that you will find our pricing attractive and responsive to the project requirements and hope this information will serve its purpose for your team as intended. In the meantime, should there be any questions, feel free to contact me.

Sincerely,



Dustin Fry
Division Manager

Validity and Acceptance

This proposal shall remain open for acceptance for thirty days from date of issue, after which time it may, at the option of Pullman SST, Inc. be modified or extended. Any acceptance of this proposal, whether written or verbal, shall constitute a binding agreement between the parties.

There are no agreements or understandings other than those specified and written herein.

PULLMAN Proposal 614890

By: 
Dustin Fry
Division Manager

Accepted and Agreed to:

By: _____

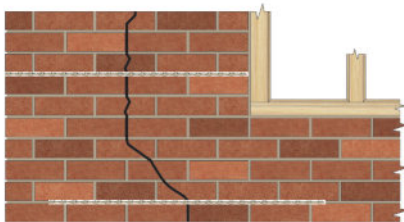
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HeliBar

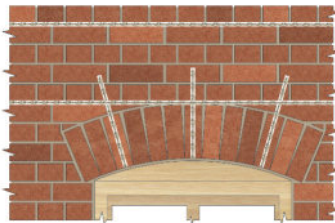
Helical stainless steel reinforcing bar for masonry repair and strengthening in both remedial and new build situations

Applications

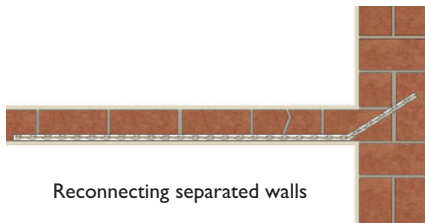
- Crack stitching
- Lintel repair and creation
- Forming deep masonry beams
- Horizontal structural restraint (when used with BowTie systems)
- Reconnecting separated walls
- Securing parapet walls
- Support existing masonry when creating new openings
- Creating movement joints
- Reinforcing new build masonry
- Seismic upgrades for existing masonry
- Repairing bridges, tunnels and arches



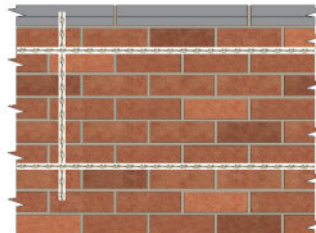
Crack stitching



Lintel reinstatement



Reconnecting separated walls



Securing parapet walls



For full Product Information, Case Studies and downloadable Repair Details, giving specifications for many common structural faults, go to:
www.helifix.com/products/retrofit-products/helibar



Features

- Austenitic stainless steel helical bars
- Combines great axial strength with flexibility
- Accommodates differential building movement
- No additional stresses introduced into structure
- Generates high tensile strength with mortar (new build only) or HeliBond grout
- Extremely economical compared with alternative methods
- May remove or reduce the need for mass underpinning
- Fully concealed once installed
- Avoids expensive taking down and rebuilding
- Minimal disruption to building's fabric or occupants
- Spreads structural loads to avoid secondary cracking
- Reduces the potential for cracking in shrinkable materials



HeliBar is inserted into HeliBond grout within a cut slot

Installation Procedures

1. HeliBar to be long enough to extend a minimum of 20" either side of the crack or 20" beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
2. Where a crack is less than 20" from the end of a wall or an opening, the HeliBar is to be continued for at least 8" around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
3. For solid masonry in excess of 8 1/2" thick and in a cavity wall where both wythes are cracked, the wall must be crack stitched on both sides.
4. If there is render/plaster, this thickness must be added to the depth of slot. Crack stitching must be installed in the masonry and never in the render.
5. Ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering, especially in hot conditions. Ideally additional wetting of the slot should be carried out 1 to 2 minutes prior to injecting the HeliBond grout.
6. Do not use HeliBond when the air temperature is 40°F and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.



1. Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack



4. Using the HeliBar Insertion Tool push one HeliBar into the grout to obtain good coverage



2. Clean out slots and flush with clean water and thoroughly soak the substrate within the slot



5. Insert a further bead of HeliBond over the exposed HeliBar, finishing 12mm from face and 'iron' firmly into the slot using the HeliBar Insertion Tool



3. Using the Helifix Pointing Gun, inject a bead of HeliBond along the back of the slot



6. Inject CrackBond TE3 into the crack leaving enough space for making it good. Re-point the bed joints with matching mortar and make good the crack.

Slot Depth and Spacing

	Single skin/ Cavity wall	Solid Masonry		
		Up to 4"	4" to 8 1/2"	Over 8 1/2"
Depth of slot	1" – 1 1/2"	1" – 1 1/2"	1" – 1 1/2"	1" – 1 1/2" On both sides
Vertical Spacing	Every 4 – 6 courses, 12" – 16"			

Technical Specifications

Material:	Austenitic stainless steel Grade 304 or 316
Diameter:	4.5mm, 6mm, 8mm and 10mm
Tensile strength (6mm HeliBar):	10kN
0.2% Proof stress (6mm HeliBar):	900 N/mm ² (304) 840 N/mm ² (316)
Standard lengths:	1m, 1.5m & 2m – in packs of 10
Width of slot:	Full height of bed joint (10mm in render/plaster)
Bonding agent:	HeliBond cementitious grout
RECOMMENDED TOOLING	
For cutting slot up to 40mm deep:	Twin-bladed cutter with vacuum attachment or angle grinder or hammer and mortar chisel
For mixing HeliBond grout:	3-jaw-chuck drill with mixing paddle
For injection of HeliBond into slots:	Helifix Pointing Gun CS with mortar nozzle
For smoothing pointing:	Standard finger trowel
For inserting HeliBar:	HeliBar Insertion Tool