



Commercial Proposal 614890 – CO-01 For

City of Independence – National Frontier Museum



RFP #: Verbal Request on 10/03 (revision requested 10/27)

Submitted by: Ronnie Roustio

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

October 27, 2022

Mr. Frank Buhro, Assistant Director of Attraction Services
City of Independence – National Frontier Museum
318 W. Pacific
Independence, MO 64050

Subject: Verbal Request on 10/03 (revision requested 10/27)
City of Independence - National Frontier Museum
Masonry Repairs – Additional Work
PULLMAN 614890 – CO-01

Dear Mr. Buhro:

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 requested work scope below.

This is based on the additional scope of work beyond the original proposal for masonry repairs on the Main Building & OCTA building per Proposal 614890 R1. This is based on the site walkdown performed on October 3rd and revision requested on 10/27.

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. Warehouse Support
- iii. Site Cleanup and Remediation

b. **Priority #1: Additional Work – Original Scope**

- i. Throughout the course of construction of the original contractual work, PULLMAN has come across some worse than expected field conditions which has resulted in additional work to complete the original scope of work.
- ii. The northeast wall on Level 2 of the OCTA Building has a large area that is severely cracked / shifted which has left the mortar joints misaligned preventing installation of Helibeam bars and crack stitches. In order to get the brick wall to

a point where we can install the required Helibeam / crack stitching, it will require some extensive brick work to rebuild.

- iii. Based on the existing conditions, to complete the original scope of work appropriately, PULLMAN has also to-date had to replace (60) more brick than anticipated and (11) more Helibeam. This is in exceedance of the original proposal quantities provided / anticipated, but was required to complete the current scope.

II. Estimated costs are as follows:

1. Time & Materials (T&M) Pricing Breakdown:

a. Price Adder: Additional Work Beyond Original Scope

i. Estimated Field Work **\$15,745**

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. 1-week added to original schedule
- 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. Based on additional scope of work being performed under the current mobilization.
- b. Not exposing personnel to any hazardous or regulated substances.
- c. 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.
- d. PULLMAN has included replacement of cracked or severely deteriorated/spalling brick; however, there are several bricks that have already spalled and/or defaced that we did not include in our brick replacement quantity.
- e. Performing the work under mutually agreeable commercial provisions.

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.
- i. Any window repairs. Several wood windows are damaged or deteriorated.

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,



Ronnie Roustio
Project Manager

Validity and Acceptance

This proposal shall remain open for acceptance for ten 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 – CO-01

By: 
Ronnie Roustio
Project Manager

Accepted and Agreed to:

By: _____

Date: _____

APPENDIX – PHOTOS



Photo 1 - OCTA Building Level 2 Northeast Brick Wall; notice misaligned joints / separation



Photo 2 - OCTA Building Level 2 Northeast Brick Wall; notice misaligned joints / wall separation



Photo 3 - OCTA Building L2 NE; misaligned mortar joints



Photo 4 - OCTA Building L2 NE; misaligned mortar joints



Photo 5 - OCTA Building L2 NE; notice brick shifted down causing joint misalignment



Photo 6 - Additional damaged brick near main building east elevation cornice



Photo 7 - Additional damaged brick at main building east elevation corner that required replacement