

**Rau Construction Company**  
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OVERLAND PARK, KANSAS 66210  
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**9 Del Project Team**  
**c/o Rosemann & Associates, P.C.**  
**1526 Grand Blvd, Kansas City, MO 64108**  
**Attention: Mr. Don Rosemann**

May 12, 2014

Dear Mr. Rosemann:

We are in receipt of subcontractor bids on the proposed work for 9 Del and offer the following updates to our May 5, 2014 proposed work. All pricing is from RD Johnson Excavating Company, 1705 N. 1339 rd Lawrence, KS 66046

**SCOPE OF WORK #1**

**Sanitary Sewer Main Relocation**

1 RD Johnson (see attached itemized proposal)	Total
	\$ 63,186.00
2 Rau Construction Overhead & Contractor Fee	\$ 6,318.60
<b>TOTAL ESTIMATE</b>	<b>\$ 69,504.60</b>

**SCOPE OF WORK #2**

**Site Water Line (Fire and Domestic, new Fire Hydrant )**

1 RD Johnson (see attached itemized proposal)	Total
	\$ 15,950.00
2 Rau Construction Overhead & Contractor Fee	\$ 1,595.00
<b>TOTAL ESTIMATE</b>	<b>\$ 17,545.00</b>

**SCOPE OF WORK #3**

**Site Sanitary Sewer connection to building**

1 RD Johnson (see attached itemized proposal)	Total
	\$ 3,050.00
2 Rau Construction Overhead & Contractor Fee	\$ 305.00
<b>TOTAL ESTIMATE</b>	<b>\$ 3,355.00</b>

**SCOPE OF WORK #4**

**Site Storm Sewer**

1 RD Johnson (see attached itemized proposal)	Total
	\$ 34,400.00
2 Rau Construction Overhead & Contractor Fee	\$ 3,440.00
<b>TOTAL ESTIMATE</b>	<b>\$ 37,840.00</b>

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SCOPE OF WORK #5

**Public Street Improvement Plans (Street Storm and patching)**

	Total
1 RD Johnson (see attached itemized proposal)	\$ 14,688.00
2 Rau Construction Overhead & Contractor Fee	\$ 1,468.80
<b>TOTAL ESTIMATE</b>	<b>\$ 16,156.80</b>

SCOPE OF WORK #6

**Private drive / 9th street extension to the east and 10' trail along Delaware**

	Total
1 RD Johnson (see attached email breakout of proposal)	
10' Trail Sidewalk	\$ 8,765.00
Private drive / 9th street extension	\$ 13,885.00
	Sub Total
	\$ 22,650.00
2 Rau Construction Overhead & Contractor Fee	\$ 2,265.00
<b>TOTAL ESTIMATE</b>	<b>\$ 47,565.00</b>
<b>GRAND TOTAL ITEMS 1 - 6</b>	<b>\$ 191,966.40</b>

All items not specifically listed are not included in this proposal  
 Items Not Included are as follows:

- |                         |                                   |
|-------------------------|-----------------------------------|
| Bond                    | Utility Fees                      |
| Inspection fees         | Development Fees                  |
| Permits                 | Unsuitable sub-soil or conditions |
| Rock Excavation         | Landscaping                       |
| As built drawings       | Shoring of any kind               |
| De-watering of any kind | Relocation of other utilities     |



## PROPOSAL

Pete Jenks  
Rau Construction

**Date:** *May 6th, 2014*  
**Project:** *9 Del Lofts*  
*900 Delaware Street*  
**Location:** *Lawrence, KS*  
**Job No.:** *140503*  
**Terms:** *Monthly Progress*

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We propose to furnish *labor, equipment and materials* for use on project in caption, per construction drawings Bartlett & West, dated January 10th, 2014 as follows:

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### **SITE DEMOLITION:**

- Sawcut existing pavement and curb & gutter marked for removal
- Remove and dispose of existing curb & gutter
- Remove and dispose of area inlet throat
- Remove and dispose of concrete headwall and concrete flume
- Remove and dispose of existing 8" PVC storm sewer pipe
- Remove existing gravel pavement, incorporate into proposed fill areas
- Remove and dispose of trees and brush

**SITE DEMOLITION TOTAL:**           \$21,965.00

### **SITE GRADING:**

**Perform the necessary excavation, fill compaction and grading as required to construct the proposed building pad and parking lot, including the following items:**

- Strip topsoil and replace upon completion of project
- Mass excavation
- Mass compaction
- Import fill material
- Furnish & install 20" Low Volume Change material beneath proposed building pads
- Furnish & install 4" AB-3 for proposed concrete pavement sub-grade
- Fine grade proposed building pad sub-grades to +/- 0.10 ft.
- Fine grade concrete curb & gutter sub-grade to +/- 0.10 ft.
- Fine grade proposed asphalt sub-grade to +/- 0.10 ft.
- Fine grade 4" & 6" concrete sidewalk sub-grade to +/- 0.10 ft.
- Construction staking for all site grading and paving

**SITE GRADING TOTAL:**           \$79,550.00

*continued.....*

**SITE STORM SEWER:**

**Furnish and install the following items:**

- 40 LF ~ 8" HDPE
- 60 LF ~ 12" HDPE
- 220 LF ~ 15" HDPE
- 140 LF ~ 21" HDPE
- 1 EA ~ 8" Nyloplast inline drain
- 1 EA ~ 15" Nyloplast drain basin
- 3 EA ~ 18" Nyloplast drain basin
- 2 EA ~ 24" Nyloplast drain basin
- 4 EA ~ 2'x3 Nyloplast curb inlet casting
- 2 EA ~ Nyloplast standard grate casting
- 3 EA ~ Connect to existing inlet
- 32 SF ~ Construct concrete apron around existing area inlet

**SITE STORM SEWER TOTAL: \$34,400.00**

**SITE WATERLINE:**

**Furnish and install the following items:**

- 1 EA ~ 8"x2" Tap saddle, corp and live tap for domestic service
- 1 EA ~ Water meter pit & assembly for 2" domestic service (meter not included, by others)
- 30 LF ~ 2" Poly domestic service line, to a point 5' outside building
- 1 EA ~ 8"x6" Tap sleeve, tapping valve and live tap for fire line
- 30 LF ~ 6" C900 PVC fire line, to a point 5' outside building
- 1 EA ~ Fire hydrant assembly
- 1 LS ~ Waterline testing (to within 5 ft. of the building, plumber to test beyond our termination point)
- 3 EA. ~ Connect to existing waterline

**SITE WATERLINE TOTAL: \$15,950.00**

**SITE SANITARY SEWER:**

**Furnish and install the following items:**

- 2 EA ~ 8"x6" Sewer service wye
- 30 LF ~ 6" Sch40 PVC, to a point 5' outside building
- 2 EA ~ 6" Cleanout assembly

**SITE SANITARY SEWER TOTAL: \$3,050.00**

*continued.....*

**SITE ASPHALT PAVEMENT:**

**Furnish, install and compact the following:**

- 356 SY ~ 7" Asphalt pavement
- 2,031 SY ~ 6" Asphalt pavement
- 1 LS ~ Stripe parking lot and install ADA signage as indicated on site layout plan

**SITE ASPHALT PAVEMENT TOTAL: \$62,100.00**

**SITE CONCRETE PAVEMENT:**

**Furnish and install the following:**

- 1281 SF ~ 4" Concrete rec path
- 1175 SF ~ 6" Concrete rec path
- 2368 SF ~ 4" Concrete sidewalk
- 413 SF ~ 6" Concrete drive approach
- 446 SF ~ 6" Concrete dumpster pad
- 1230 LF ~ 2' Curb & gutter

**SITE CONCRETE PAVEMENT TOTAL: \$38,950.00**

**SITE EROSION CONTROL:**

**Furnish and install the following:**

- 1150 LF ~ Silt fence
- 1 EA ~ Temporary construction entrance
- 1 EA ~ Temporary concrete washout
- 6 EA ~ Temporary curb inlet barrier

**SITE EROSION CONTROL TOTAL: \$6,980.00**

**PUBLIC STREET IMPROVEMENT PLANS (DATED 10/4/13):**

Item #	Description	Unit	Quantity	Unit Price	Total Amt.
1	Mobilization	1	LS	\$200.00	\$200.00
2	Demolition & removal	1	LS	\$1,800.00	\$1,800.00
3	Clearing & grubbing	1	LS	\$100.00	\$100.00
4	Concrete pavement (fiber rein.)(6")(patching)	63	SY	\$38.00	\$2,394.00
5	Curb & gutter (Type 2)	23	LF	\$18.00	\$414.00
6	Flowable fill/mortar (storm sewer)	10	CY	\$85.00	\$850.00
7	Storm sewer structure (non-setback)(5'x4')	1	EA	\$2,750.00	\$2,750.00
8	Storm sewer pipe (Class III PCP)(15")	32	LF	\$90.00	\$2,880.00
9	Traffic control	1	LS	\$2,500.00	\$2,500.00

*continued.....*

10	Inlet Protection	2	EA	\$250.00	\$500.00
11	Construction staking	1	LS	\$300.00	\$300.00

**PUBLIC STREET IMPROVEMENT TOTAL: \$14,688.00**

**PUBLIC SANITARY SEWER IMPROVEMENT PLANS (DATED 10/31/13):**

<b>Item #</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Amt.</b>
1	Mobilization	1	LS	\$200.00	\$200.00
2	Clearing & grubbing	1	LS	\$2,500.00	\$2,500.00
3	Seed, fertilizer, & mulch	1	LS	\$800.00	\$800.00
4	Erosion control	1	LS	\$1,000.00	\$1,000.00
5	Construction staking	1	LS	\$600.00	\$600.00
6	Traffic control	1	LS	\$200.00	\$200.00
7	8" PVC (SDR-26)	322	LF	\$108.00	\$34,776.00
8	Standard manhole (4' Dia.)(6' Depth)	3	EA	\$3,735.00	\$11,205.00
9	Extra depth manhole (4' Dia.)	23	VF	\$185.00	\$4,255.00
10	Flowable mortar	90	CY	\$85.00	\$7,650.00

**PUBLIC SANITARY SEWER IMPROVEMENT TOTAL: \$63,186.00**

**GRAND TOTAL: \$340,819.00**

**ADD ALTERNATES:**

- 1 Furnish and install 6" of AB-3 sub-grade for proposed asphalt pavements, as a recommendation in the soils report from PSI, dated April 10th, 2014.  

**ADD ALTERNATE NO.1 TOTAL: \$15,565.00**
- 2 Furnish and install 9" of flyash (15%) sub-grade for proposed asphalt pavements.  

**ADD ALTERNATE NO.2 TOTAL: \$22,800.00**
- 3 Furnish and install 12" of flyash sub-grade for proposed building pad, in lieu of the bid LVC material.  

**ADD ALTERNATE NO.3 TOTAL: \$18,000.00**
- 4 Provide footing excavation, assumes 18" wide x 36" deep trench footing at perimeter of building.  

**ADD ALTERNATE NO.4 TOTAL: \$4,700.00**

**Notes:**

- 1 Prices include applicable sales tax.
- 2 Prices are subject to change upon completion of final construction documents.
- 3 All bid items are tied.


*continued.....*

- 4 All utilities run to within 5 ft. of the building, unless otherwise noted.
- 5 Based on our schedule, our utilities will be installed prior to any utilities extended from the proposed building, therefore, all connections to our utility extensions shall be by others.
- 6 All utility testing shall terminate at the end of our installation. All other testing into the building shall be by others.
- 7 All items not specifically listed in the inclusions or exclusions are not included in this proposal.
- 8 Items NOT included are as follows:
  - Bond (Add 1.5% If Required)
  - Inspection fees
  - Traffic control
  - NPDES Permit or any other permits
  - As-built drawings
  - Relocation of existing utilities
  - Hazardous waste removal
  - Spoil removal left by other trades
  - Seed, fertilize and mulch
  - Roof drain connections
  - Sheeting or shoring of any kind
  - Electrical work of any kind
  - Grease interceptor pit or piping
  - Retaining wall excavation or backfill
  - Post indicator valve and backflow preventors
  - Light pole base excavation
  - Flowable fill backfill (except where noted)
  - Foundation draitile or perforated pipe
  - Street sweeping
  - Fly-ash sub-grade treatment
  - Soil testing
  - Utility fees
  - Testing of any kind
  - Landscaping, sodding, irrigation
  - Undercutting or replacement of unsuitable material
  - PVC conduit sleeve crossings
  - Site furniture
  - Signage (except where noted above)
  - Footing excavation or backfill
  - Bike racks
  - Trash enclosure fencing
  - Construction fencing of any kind
  - Tree protection fencing
  - Stairs into building
  - Bollards of any kind
  - Water meter (by others)
  - Temporary seeding
  - Participation in liquidated damages
  - Replacement due to normal construction traffic
  - Granular bedding under building slab
  - Temporary relocation or tie-in of existing utilities
  - Testing of utility lines beyond our termination point

This proposal may be withdrawn if not accepted within 30 days.

Authorized  
Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

By:   
Kelly Thomas, Project Estimator  
R.D. Johnson Excavating Company

## Dan Meyer

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**From:** Kelly Thomas <kthomas@rdje.com>  
**Sent:** Monday, May 12, 2014 2:39 PM  
**To:** Dan Meyer  
**Subject:** RE: 9 Del

Dan,

Below is the breakout pricing as you've requested:

1. 10' Trail Sidewalk = \$8,765.00
2. 7" Asphalt Drive & Curb = \$13,885.00
3. Storm Sewer associated with 7" Asphalt Drive = \$12,360.00
4. Soil Report – Per the soils report, the existing site soils are suitable for fill, and may require moisture conditioning to achieve proper compaction. The project will require import to achieve the proposed grades and elevations. We will scarify and compact the existing site soils prior to importing fill material. As a recommendation, the geo-report lists an aggregate base option for the proposed asphalt pavements. In my proposal dated May 6<sup>th</sup>, "ADD ALTERNATE #1" provides pricing for placing 6" of AB-3 aggregate sub-grade material for the proposed asphalt pavements. I would recommend the owner provide allowance within the budget to accept "ADD ALTERNATE #1" or "ADD ALTERNATE #2" to deal with any potential sub-grade stabilization measures that may be required.
5. Bid duplication/overlap – The public plans for both the street improvements and sanitary sewers have a few items that duplicate with items in the site development. There is no duplication/overlap within my pricing because the "public items" will have to be performed in order for the City of Lawrence to approve the completion of the public improvements, even if the private site improvements may not be ready for items like seeding.

Please feel free to contact me if I can be of further assistance. I look forward to the opportunity to work with you on this project.

Respectfully,

***KELLY THOMAS / ESTIMATOR***

**R.D. JOHNSON EXCAVATING CO.**

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