



**Jackson County, MO**  
**Health Department Building Demolition**  
**313 S Liberty St., Independence, MO**

LS Bid Proposal  
 August 12, 2024

**Scope of Work & Clarifications**

**Lytle Construction, Inc.** is pleased to provide this Lump Sum bid proposal for the proposed Old Health Department Building Demolition Project based on on-site discussions and the scope of work outlined below.

The LS, proposal amount for the work described is as follows:

|   |            |                      |                                 |
|---|------------|----------------------|---------------------------------|
| <b>Base Bid</b>                         |            | <b>\$ 105,345.00</b> | <b>45 Calendar Day Duration</b> |
| <b>Payment &amp; Performance Bond</b>   | <b>ADD</b> | <b>\$ 2,050.00</b>   | <b>0 Calendar Days</b>          |
| <b>Hazardous Material Survey/Report</b> | <b>ADD</b> | <b>\$ 1,375.00</b>   | <b>0 Calendar Days</b>          |

**Base proposal includes the following clarifications:**

- 1 On-Site, working/part-time supervision is included for a 6 week onsite construction duration.
  - Assumes full access to any/all existing Mechanical/Electrical Rooms, Plumbing/Fire Line pits/penetrations/shut-offs, or any other existing Equip, Support, Elect., Chase and Roof areas required
- 2 Part-time Project Mgmt/office personnel, considered actual job costs, in lieu of overhead.
- 3 **Excludes** Payment & Performance Bonding as this Project value does NOT exceed \$150,000
  - **ADD \$ 2,050.00** to include Contractor P/P Bond
  - Standard Builder's Risk Policy in place.
- 4 Includes Temporary Facilities per below:
  - Provide and install approx. 800Lft of temporary 6ft site security chain link fencing panels, Tposts, driven posts, sandbags, gate(s), per attached diagram, for Project duration. Contactor NOT responsible for damage/theft.
  - Includes removal and haul upon completion
  - Includes temporary restroom facilities for Contractor use, for Project duration
- 5 Includes Selective Interior Demolition, removal, and proper disposal of existing components in conflict with Structural Demolition, in order to accommodate this scope of work
  - Assumes all Owner items, Equipment, Medical/Patient Records, and BioSafety cabinets materials to be verified and cleared prior to start of Demolition, by Others
  - Assumes all Owner/County owned/salvageable items including copiers, furnishing, equipment, and personal belongings be removed prior to start of work
  - Daily cleanup and removal of misc. debris to dumpsters, provided by Contractor
  - Select Interior Demolition limited to single visible layer only.
  - Additional layers or concealed components are considered unforeseen
- 6 Removal of any hazardous materials or materials suspected of containing Asbestos and/or Lead Paint, to be removed/mitigated/abated by Others.
  - Assumes Owner can provide appropriate Hazardous Material Survey/Reporting documentation/verification
  - **ADD \$ 1,375.00** to include Contractor provided Hazardous Material Survey/Report required prior to Start of Work
- 7 Includes Structure Demolition generally described/associated with removal/demolition of (1) existing 2 story/basement Building approx. 40ft x 90ft as well as (1) existing "double wide" mobile office trailer, as they currently exist onsite
  - Building: Provide all labor, materials, and equipment to demolish the building.
  - Obtain all permits required by the governing authority for the demolition.
  - Existing Evergy & Spire utilities disconnected by Others (see below Mechanical/Electrical scopes).
  - Water & sewer line disconnect by Others (see below Mechanical scope)
  - Demo 2 story building and office trailer.
  - Haul all debris to a legal landfill.
  - Level lot, seed, and straw.
  - Site: Concrete, Asphalt, and Saw Cut. Existing concrete/asphalt parking & drive lanes to remain as possible
  - **Excludes** Concrete or asphalt removal greater than 8 inches thick.
  - **Excludes** Dust control/mitigation, Freon recovery, Telephone pedestals, Tree removal, and Shoring of any kind
  - **Excludes** removal of Evergy Transformers. **All transformers to be removed Owner**
  - **Excludes** removal/disposal of Tires. **Any tires are found on the property, will require an additional charge**
  - Demo Contractor to retain Salvage Rights to any/all equipment/materials/components remaining at Start of Work

**Mechanical Scope of Work Includes the following:**

- 1 Includes GPRS to verify utility locations.
- 2 Includes cut and cap fire main just outside of vault.
- 3 Includes cut and cap storm and sanitary sewer @ main.
  - Existing storm and sanitary piping sizes are unknow at time of bid
  - Assumes above piping is 8" or smaller and NOT deeper than 6ft
- 4 Includes cut and cap domestic water line @ main.
- 5 Includes cut and cap gas line @ main.

- 6 Includes providing safety shoring as needed to perform above Mechanical scope

**Electrical Scope of Work Includes the following:**

- 1 Includes labor and material to remove the main electrical feeder pipe and wire above ground from the existing utility pole to the main building Conduit to be cut off/capped at the ground
- 2 Includes removal of the electrical service from the main building to the trailer setting beside the main building.
- 3 Includes coordination and scheduling of Independence Power and light to get the existing service disconnected from the pole mounted transformers
- 4 **Excludes** any and all work not outlined above

**The following items are specifically excluded from the estimate:**

- 1 Asbestos abatement or hazardous material abatement of any nature
- 2 Premium time labor (expect tie-in or shutdowns) or accelerated schedule, except where specifically noted.
- 3 Actual and/or Liquidated Damages of any kind. No terms have been outlined at time of bid.
- 4 State, County, Municipal Building Permits, MO sales/use/remodel tax, and unique insurance requirements, and Payment Performance Bond where project value is less than \$150,000.00.  
**- Associated Tax Exemption Certificates required prior to start of work.**
- 5 Any work not specifically listed above

Please contact me if you have any questions, and thank you for the opportunity to submit this proposal and to continue the services of Lytle Construction Inc. to Jackson County Facilities Management Administration

Respectfully,

**Alan Hicks**

Senior Project Manager/Estimator

**LYTLE**

**CONSTRUCTION**

**INC.**

o. (816) 524-7275

c. (816) 804-7223

[ahicks@lytleconst.com](mailto:ahicks@lytleconst.com)