



PRESENTED TO:

SARPINO'S PIZZERIA

OLATHE



PRESENTED BY:

2POINT GENERAL CONSTRUCTION

110 GREYSTONE AVENUE

KANSAS CITY, KS 66103

(913) 749-1855

www.2PointKC.com

Wednesday, May 26, 2021

www.2PointConstruction.com

Overview

Project Name:	Sarpino's Pizzeria
Location:	1235 W. Harold St. Olathe, Kansas 66061
Presented To:	Dan Hertenstein
Prepared By:	Jack Rebarcek – (816)985-5258 JackR@2PointKC.com

Document Summary

Proposal established from information received from Dan during the site walk thru on 5/12/21, also Permit Drawing Set by HIVE Design Collaborative, Inc. dated 5/3/2021 including sheet numbers; A000, A111, A711, A712, A821, A901, E111, E112, E211, E212, E213, FP111, G001, G111, G500, G501, G601, M11, M211, M212, M311, M312, M313, M314, M315, M316, M317, M318, M319, M320, M321, M322, MEP100, MEP101, MEP102, MEP200, MEP201, MEP301, P111, P211, P212, P213, and Q111.

BASE BID

\$253,734.00



Alternates

Alternate #1: PEX water lines in lieu of copper water line. Deduct \$2,500.00 from Base Bid.

Alternate #2: Carrier RTU in lieu of Trane. Deduct \$8,348.00 from Base Bid.

Alternate #3: Fire Alarm appears to be proprietary with KCFS, if this is to be included ADD \$6,224.00 to Base Bid.

Alternate #4: Ansul system installed in field in lieu of factory installed ADD \$3,921.00 to Base Bid.

2Point Scope of Services

- Div. 1 General Requirements
 - Insurance Requirements
 - Pre-Construction Owner/Contractor Administration
 - Administrative Requirements
 - Field Supervision
 - Project Management and Coordination
 - Permit Requirements
 - First Aid Facilities
 - Closeout Requirements
 - Taxes
- Div. 2 Existing Conditions
 - Selective Demolition
 - Selective Interior Demolition
- Div. 3 Concrete
 - Common Work Results for Concrete
 - Selective Demolition for Concrete
 - Concrete Reinforcing
 - Cast-In-Place Concrete
 - Concrete Finishing
 - Concrete Cutting and Boring
- Div. 5 Metals
 - Metal Specialties
 - Concealed Counter Brackets
 - Decorative Metals
 - Stainless Steel Decorative Rails
 - Stainless Steel Corner Guards
 - Installation Stainless Steel Wall Sheets and Trims
- Div. 6 Wood, plastics, & composites
 - Rough Carpentry
 - Miscellaneous Rough Carpentry
 - Finish Carpentry
 - Plastic-Laminate-Faced Wood Paneling
 - Fiberglass Reinforced Paneling
- Div. 7 Thermal and moisture protection
 - Thermoplastic-Polyolefin Roofing
 - Roof Patch-In as required for all new roof penetrations
 - Flashing and Sheet Metal
 - All flashing requirements for new roof mounted equipment or associated curbs
 - Firestopping
 - As required to achieve specified fire ratings on demising walls
 - Joint Sealants
- Div. 8 Doors and Openings
 - Metal Frames
 - Flush Wood Doors
 - Door Hardware
 - Glazing

Sarpino's Pizzeria – Olathe, Kansas

- Mirrors
- Div. 9 Finishes
 - Gypsum Board Assemblies
 - Tiling
 - Acoustical Ceilings
 - Stainless Steel Wall Panels
 - Sound Barrier Mullion Trim Cap
 - Painting and Coating
- Div. 10 Specialties
 - Toilet, Bath, and Laundry Accessories
 - Fire Protection Specialties
 - Fire Extinguishers
- Div. 11 Equipment
 - Final Connections for owner supplied equipment as required.
- Div. 12 Furnishings
 - Countertops
 - IceTone "Tuscan Sunset" Countertop (Included as an allowance reflected above)
- Div. 21 Fire suppression
 - Selective Demolition for Fire Suppression
 - Fire-Suppression Sprinkler Systems
- Div. 22 Plumbing
 - Common Work Results for Plumbing
 - Domestic Water Piping
 - Sanitary Waste and Vent Piping
 - Grease Removal Devices
 - Fuel Fired Domestic Water Heaters
 - Plumbing Fixtures
 - Provide and Install Specific Fixtures
 - Installation for Owner Provided Fixtures
 - Commercial Faucets, Supplies, and Trim
- Div. 23 HVAC
 - Selective Demolition for HVAC
 - Facility Natural Gas Piping
 - Schedule 40 Black Steel Threaded Piping for RTU and Kitchen Equipment as Required
 - Packaged Outdoor HVAC Equipment
 - Alternate Pricing proved above for Carrier RTU in lieu of Trane.
 - Ventilation Hoods
 - Commercial Kitchen Hoods
 - Installation of Owner Supplied Hood and Associated Grease Duct
 - HVAC Ducts and Casings
 - Diffusers, Registers, and Grilles
- Div. 25 Integrated Automation
- Div. 26 Electrical
 - Common Work Results for Electrical
 - Selective Demolition for Electrical
 - Medium-Voltage Electrical Distribution
 - 200amp 208v 3Phase MBP and MLO Panels
 - Wiring Devices

- Convenience and Equipment Receptacles and Covers
- Time Switch Lighting Control
- Lighting Contactor Lighting Control
- Single Pole and 3Way Switches
- Interior Lighting
 - Lighting Package as Specified in Provided Drawings and Specifications
- Div. 28 Electronic safety & security
 - Fire Alarm (Reflected as an Alternate above)

2Point Excludes:

- Div. 1 General Requirements
 - Bonds
 - Kansas Remodel Tax
 - Special Inspections or Fee's
 - Engineering and Design Fee's
 - Design of Roof Supports for Rooftop Equipment
 - Utility Fees or Permitting
- Div. 2 Existing Conditions
 - All Work or Modifications to Existing Exterior Façade or Site.
- Div. 4 Masonry
- Div. 5 Metals
 - Structural Frames for All Rooftop Units or Equipment
- Div. 6 Wood, plastics, & composites
- Div. 7 Thermal and Moisture Protection
- Div. 8 Doors and Openings
 - All work to existing storefront assembly or existing HM frame and door.
- Div. 10 Specialties
 - Ansul System for Kitchen Hood (Pricing included in Alternates above).
- Div. 11 Equipment
- Div. 12 Furnishings
- Div. 13 Special Construction
- Div. 14 Conveying Equipment
- Div. 25 Integrated Automation
- Div. 27 Communications
- Div. 28 Electronic safety & security
 - Fire Alarm (Pricing included in Alternates above).
- Div. 29 Technology Management Service Packages
- Div. 31 Earthwork
- Div. 32 Exterior improvements
- Div. 27 Communications
- Div. 28 Electronic safety & security
- Div. 29 Technology Management Service Packages
- Div. 31 Earthwork
- Div. 32 Exterior improvements
- All Work not specifically qualified in 2Point Scope of Services
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- Div. 1 General Requirements
 - Bonds
 - Kansas Remodel Tax
 - Structural Engineering
 - Utility Fees
 - Special Permit Fees not listed under inclusions.
- Div. 2 Existing Conditions
 - All Work or Modifications to Existing Exterior Façade or Site.
- Div. 4 Masonry
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EXHIBIT A DETERMINATION OF THE COST OF THE WORK

Building Square Feet 1400	Projected Start	6/9/21	Sarpino's Pizzeria Base Bid Amount	
	Completion Date	7/21/21		
Site Square Feet 0	Weather Days	0	\$ 253,733.20	
	Calendar Days	42		
Division Cost Breakdown				
Description	Value	%	Per SF	Notes
Office Administration	\$ 6,415.20	2.5%	\$ 4.58	
Field Supervision	\$ 8,400.00	3.3%	\$ 6.00	
Permitting	\$ 1,250.00	0.5%	\$ 0.89	
Final Cleaning	\$ 1,050.00	0.4%	\$ 0.75	
Portable Facilities	\$ 240.00	0.1%	\$ 0.17	
Concrete	\$ 1,856.00	0.7%	\$ 1.33	
Metals	\$ 4,453.00	1.8%	\$ 3.18	
Woods & Plastics	\$ 2,592.00	1.0%	\$ 1.85	
Thermal & Moisture Protection	\$ 2,724.00	1.1%	\$ 1.95	
Openings	\$ 4,504.00	1.8%	\$ 3.22	
Finishes	\$ 59,500.00	23.4%	\$ 42.50	
Specialties	\$ 1,536.00	0.6%	\$ 1.10	
Furnishings	\$ 18,100.00	7.1%	\$ 12.93	
Fire Suppression	\$ 5,280.00	2.1%	\$ 3.77	
Plumbing	\$ 32,850.00	12.9%	\$ 23.46	
HVAC	\$ 36,539.00	14.4%	\$ 26.10	
Electrical	\$ 39,245.00	15.5%	\$ 28.03	
Communications	\$ 954.00	0.4%	\$ 0.68	
Contractor Contingency	\$ 1,390.00	0.5%	\$ 0.99	
Team Member Benefits	\$ 6,708.98	2.6%	\$ 4.79	
Taxes	\$ 1,094.70	0.4%	\$ 0.78	
Insurance	\$ 2,804.24	1.1%	\$ 2.00	
Fee	\$ 14,247.08	5.6%	\$ 10.18	

