

## Lansing City Hall Refresh

Prepared For: Joshua Gentzler, AICP  
Director, Community and Economic Development

### Budget Proposal

Ronco Construction is pleased to provide a budget for the Lansing City Hall Refresh project in Lansing, Kansas City Hall. Our pricing is based on the design documents based on the pre-bid walkthrough on 8/1/2024, in conjunction with the assumptions and clarifications that follow.

### Scope of Work

- Paint all interior walls on the 1st and 2<sup>nd</sup> floors.
- Replace wallcovering in council chambers.
- New interior partition layout as shown on page 4.
- New transaction window and security window as shown on page 4.
- Remove and replace flooring on the 2nd floor as shown on page 5.
- Patch drywall and replace damaged ceiling tiles as identified at pre-bid walkthrough.
- New rubber base on 1<sup>st</sup> floor.
- New access ramp in council chambers as shown on page 5.
- New windowsills and council chambers desk laminate tops.
- Dumpsters, supervision, final clean, and other general conditions.

**Budgetary Total: \$160,000.00**

### Approval

Please sign and return this proposal letter for Ronco Construction, Special Projects Division, to commence aforementioned project activities. Ronco Construction also requires proof of finances and an agreed upon project schedule to commence any work activities.

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Signature



**Kyle Affeldt**  
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# Proposal Clarifications

## GENERAL NOTES

- All existing conditions are documented as observed from the walkthrough on 8/1/24.
- All quantities from field measured drawing as shown on second page.
- Any deviations in work performed may incur additional costs.
- Split ring escutcheons utilized on sprinkler heads for simple ceiling tile replacement.
- Separate quote will be provided to caulk and seal the exterior windows.
- Proposal assumes single phase of work / one mobilization.
- Move and relocation plan for work spaces, furniture, fixtures, and equipment will be established at a later date, and is therefore not included at this time.

## EXCLUSIONS

- Does not include any remediation, abatement, or other restoration work.
- Does not include any accessibility modifications or other code compliance updates to existing building.
- Does not include any other scopes of work not specifically identified in Scope of Work.
- Does not include any additional work as a result of permit review changes.
- Does not include caulk and seal of exterior windows.
- Excludes moving any owner furniture, fixtures, equipment.
- Excludes taxes and permit fees.
- Excludes any fire sprinkler or fire alarm work.
- Overtime and premium wages are completely excluded.
- Does not include any design fees or plan production costs of any kind.
- Any costs associated with Davis Bacon wages or prevailing wage requirements are excluded.
- Any costs/fees associated with capital facility fees, impact fees, usage fees, municipality costs/fees, testing, special inspections, unit furniture, IT equipment, site furnishings, vending equipment, environmental remediation/investigation, engineering, Davis Bacon, elevator, coatings on common area wood ceilings, and design are excluded unless specifically stated otherwise in this proposal.

## COST SAVING OPTIONS

- Replace only water damaged windowsills.
- Keep existing wallcovering in council chambers.



Budgetary Proposal \$160,000

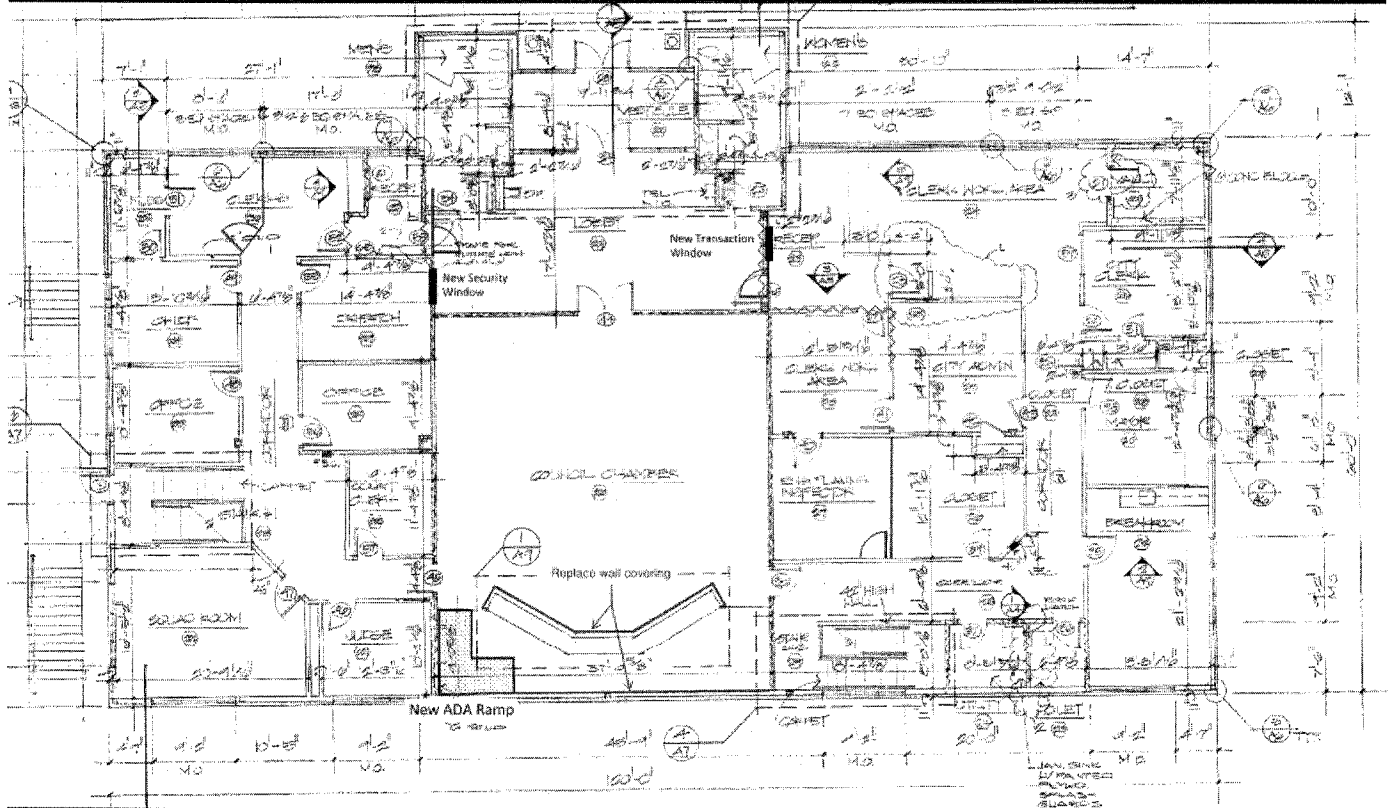
SPECIAL PROJECTS DIVISION

15000 SF

6033 Lansing City Hall

Division	Scope Item	Subcontract	Quote	\$/sf	Notes
<b>Phase 1</b>					
	Carpentry & Demo	INCO	\$19,795	1.32	
	Cabinetry	C&S	\$16,849	1.12	
	Electrical & Lighting	allowance	\$2,500	0.17	2 offices switch & lights
	Glass & Glazing	MAC	\$7,690	0.51	
	Painting	Impact	\$27,600	1.84	
	Flooring	Regents	\$31,725	2.12	
	Ramp Railing	allowance	\$1,500	0.10	
	Wallcovering	allowance	\$5,000	0.33	
	DFH	allowance	\$2,500	0.17	
	Dumpsters	Crown	\$1,350	0.09	3 @ 450ea
	Final Clean	CCKC	\$2,302	0.15	
<b>SUBTOTAL</b>			<b>\$118,811</b>	<b>7.92</b>	
	General Conditions	LS	\$19,000	1.27	includes 1mo PM
	Permit	0.0%	\$0	0.00	
	Sales Tax	0.000%	\$0	0.00	EXEMPT
	Remodel Tax	7.975%	\$0		
	Contingency	2.9%	\$3,417	0.23	
	Insurance	0.8%	\$950	0.06	
	Supervision	0.0%	\$0	0.00	in GC
	Overhead	7.5%	\$8,911	0.59	
	Proffit	7.5%	\$8,911	0.59	
<b>SUBTOTAL</b>			<b>\$41,189</b>	<b>2.75</b>	
			<b>\$160,000</b>	<b>10.67</b>	

# INTERIOR LAYOUT MODIFICATIONS PLAN



# INTERIOR FLOORING LAYOUT PLAN

