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February 23, 2024

District Row, LLC
Curls Jude Joseph Property Group, LLC
1601 E. 18th Street, Suite 120
Kansas City, MO 64108
Attention: Dr. Karen Curls

Re: **Proposed Building Stabilization - Cost Estimate**
2119 Tracy Ave. Kansas City, Missouri

Dear Dr. Curls;

On Tuesday February 20, 2024 and again on Thursday February 22, 2024 we met with Strata Architecture + Preservation and Wallace Design Collective to walk the historic Western Baptist Bible College building to determine a budget estimate for building stabilization. Below and on the attached estimate is the anticipated scope of work discussed:

1. Secure / repair damaged areas observed at the building entry points caused by trespassers.
2. Extend power from the existing building electrical service to provide lighting in the major areas of the building to allow for detailed observations and assessments.
3. Clean all vegetation surrounding the building
4. Board up and Seal up existing windows that have been broken or removed.
5. Repair and fund additional rental to the perimeter site construction fencing.
6. Demolish and remove non-structural / non-historic surfaces (example: lay in ceilings, carpet, non-historic interiors, platforms, furnishings, etc.) to allow for visual observation of the building structure.
7. Temporary shoring of structure where failure was observed.
8. Remove debris where the exterior north porches have collapsed so the structural engineer can observe and make recommendations.
9. Install perimeter steel angle to tie exterior masonry walls to main building floor
10. Shore or repair the remaining south porches that may collapse
11. Structural Masonry repairs at the areas where the exterior brick veneer is bulging (2 locations on the south elevation and 1 location on the north elevation).
12. Structural Masonry to bring down the two existing chimney to roof elevation, and make repairs to the one exterior failing chimney masonry below the roof level.
13. Temporary repairs to the perimeter building facia at the failing areas.
14. Make repairs to the failing roof structure and roof decking.
15. Install a new composition shingle roof. Make repairs to the roof decking where there are holes

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Limited Stabilization of Historic Structure
2119 Tracy Ave.

Clarifications:

- This is not a complete scope of work, but instead is intended to secure the building and reduce the weather infiltration taking place with the goal that the building will not deteriorate any further. This initial scope is with the understanding that further work outside of this estimate will be required once the total building renovation design has been completed and permitted.
- Environmental remediation has been reported to have been completed by others except limited assumed VA floor tile observed. A 'clean' building environmental letter will be needed to start work. (cost of environmental is an allowance only in the estimate)
- Repair of hidden damage or conditions is excluded. We strongly encourage you to carry a contingency (10% to 20% recommended) for unknowns or additional work that may be discovered during the stabilization.
- Existing structure will require repair of damaged wood members; however, it is assumed that all members are properly sized for the intended use.
- No work is anticipated in the Boiler room / basement floor level.
- Masonry restoration is based on the field walk through with the Architect, Structural Engineer and Contractor for the bulging areas of masonry and obvious failures at the porches and chimneys.
- The collapsed north porch will have all debris removed. Salvageable bricks will be stacked and stored on site.
- The roof structure is assumed to be in a general satisfactory condition with repair only as noted in the field walk through with the Architect, Structural Engineer and Contractor.
- Windows will remain existing, boarded up or otherwise secured to help prevent entry from trespassers.
- Electrical is for temporary construction lighting run off the existing electrical service. It is assumed that the existing service is satisfactory for this use. Owner to continue paying all utility bills.

Excluded from the estimate are cost for the following:

- Contingency for unknowns or design changes (owner should carry a contingency for the project)
- Prevailing Wage or special workforce requirements or contracting goals
- Hazardous Material abatement, full removal of lead paint/paint strip.
- Removal / testing for underground storage tank(s) – if any

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Limited Stabilization of Historic Structure
2119 Tracy Ave.

- Site Work of any nature.
- Any other work unless specifically included above

Terms and Conditions:

- Property and Builders Risk insurance cost are excluded from the budget to be provided by the Owner.
- The project involves the renovation of an existing structure. Contractor will relied on plans and instructions prepared by others and has not made a subsurface exploration of the site, or any destructive exploration, or specific mold, fungi or microbe related investigation or independent asbestos, lead paint, or underground storage tank investigation of the building or the site.
- Excluded are all special procedures including but not limited to storage, cataloging, crating or transportation of historic artifacts from the building. All items of historic nature to be retained in place without need for dis-assembly or re-assembly.
- Requirements for a photographic survey or existing building documentation are excluded.
- Owner or Owner's representative is responsible for obtaining and paying for all permits (including building permit), design, engineering, testing, quality control, special inspections, environmental or other professional services.

Thank you for the opportunity, we stand ready to assist you on this exciting project.

Sincerely,
Rau Construction Company

Dan R. Meyer
Sr. Vice President

Alison Reynolds
Project Manager

Evan Green
Project Manager

Rau Construction Company
 1215 W. 12th Street - Suite 200
 Kansas City, Missouri 64101
 913-642-6000



Western Baptist Bible College Building Stabilization Estimate
 2119 Tracey Avenue, KCMO 64108
 Estimate pending final structural analysis
 February 23, 2024

| Description | Total Estimated Cost | Breakout for Accounting | | Description |
|---|----------------------|---|----------------|---|
| | | Cost intended to be a part of the future Renovation | Make Safe Cost | |
| General Conditions, jobsite safety | 23,814 | | 23,814 | |
| Project Supervision / Superintendent | 9,266 | | 9,266 | |
| Project Management | 2,807 | | 2,807 | |
| Trash and Dump Fees | 5,754 | | 5,754 | |
| Abatement Allowance (floor tile) | 12,000 | 12,000 | - | Allowance only assumed 'clean' building except for visible floor tile |
| Demolition | 78,910 | 47,346 | 31,564 | Interior, fire escapes and collapsed porches |
| Site Work - Parking and drive lane | | | - | |
| Structural Shoring | 6,750 | | 6,750 | Exterior areas of failure observed |
| Exterior Scaffolding | 9,750 | | 9,750 | Exterior areas of failure observed |
| Exterior Structural Repair Allowance | 14,213 | | 14,213 | Exterior areas of failure observed |
| Interior Masonry/Tuckpointing | 6,881 | 6,881 | - | Allowance |
| Masonry Restoration | 431,006 | 344,804 | 86,201 | Exterior areas of failure observed & remove chimneys |
| Structural Steel | 21,690 | 21,690 | - | Perimeter angle tie in to floor system |
| Wood Structural Repair Allowance | 19,684 | 19,684 | - | Primarily Attic |
| Rough Carpentry | 26,978 | 26,978 | - | Allowance pending struct. review |
| Roofing | 176,175 | 176,175 | - | Composite Shingles standard color - verify requirements |
| Roof decking/Sheeting Replacement- Allowance | 21,000 | 21,000 | - | Allowance pending final struct. review |
| Flashing/Sheetmetal/Gutters | 3,518 | | 3,518 | Limited only what required for roof |
| Caulking | 2,138 | | 2,138 | Allowance |
| Window Carpentry | 5,771 | | 5,771 | Secure existing |
| Doors, Frames, & Hardware | 15,783 | | 15,783 | Secure existing |
| Painting- Exterior | 3,852 | | 3,852 | Minimal Allowance |
| Electrical Systems | 19,680 | | 19,680 | Construction Lighting / Power |
| | | | - | |
| SUB TOTAL | 917,417 | 676,558 | 240,859 | |
| Building Permit- all permits excluded - by others | | | - | |
| SUB TOTAL | 917,417 | 676,558 | 240,859 | |
| Contractor's Fee | 91,742 | 67,656 | 24,086 | |
| Contractor's Insurance | 6,605 | 4,871 | 1,734 | |
| SUB TOTAL | 1,009,158 | 744,214 | 264,945 | |
| Builders Risk Insurance - excluded - by owner | | | - | |
| Contractor Bonds - not included | | | - | |
| BUILDING TOTAL | 1,009,158 | 744,214 | 264,945 | |

Clarifications

Professional Services (Architecture, Design, Engineering, Inspections will be provided by others - the cost of these is not included in the above estimate.
 The cost of permits are excluded to be paid for by others. Contractor will assist in obtaining permits but all governmental fees are to be paid by others and excluded in the above estimate.
 No Prevailing Wage or other workforce requirements anticipated
 This is not the complete renovatin scope but intended to stabilize the existing conditions to limit any further deterioration
 Pricing is based on all environmental remediation has been completed except for limited VA floor tile observed. A 'clean' building environmental report is requested to confirm this.
 No Contractor Payment / Performance Bonds are Included. Property insurance and Builders Risk Insurance and all deductibles are by Others naming Contractor as additional insured