



1701 SW 41 Street
Topeka, KS 66609
Ph : (785) 266-4222

Kansas City Office:
14955 W. 117th St.
Olathe, KS 66062
Ph: (913) 422-5300

Manhattan Office:
555 Poyntz, Ste. 250
Manhattan, KS 66503
Ph: (785) 340-3918

Change Request

To: DANA GOULD
SFS ARCHITECTURE
1150 GRAND BLVD
SUITE 400
KANSAS CITY, MO 64106
Ph: (816)474-1397 Fax: (816)421-8024

Number: 69
Date: 3/24/20
Job: 19050 Bonner Springs Govt Services
Phone:

Description: PR-15 City Hall: Courtroom Historic Paint Restoration

We are pleased to offer the following specifications and pricing to make the following changes:

Provide a historical replication of existing decorative boarder paint stencil at East, South, and West walls of courtroom

Description	Labor	Material	Equipment	Subcontract	Other	Price
PLASTER WORKS				\$6,225.00		\$6,225.00
SCAFFOLD & PLATFORMS	\$1,088.00					\$1,088.00
					Subtotal:	\$7,313.00
			Bond	\$7,313.00	1.00%	\$73.13
			KBS Sub Fee	\$6,225.00	15.00%	\$933.75
			KBS General Fee	\$1,088.00	10.00%	\$108.80
					Total:	\$8,428.68

ACCEPTED

If you have any questions, please contact me at 785-266-4222.

Submitted by: DENNIS TANNER
KBS CONSTRUCTORS, INC.

Reviewed by: Dirk Henke & Dana Gould, SFS
Date: May 31, 2020



PROPOSAL REQUEST (PR)

BONNER SPRINGS GOVERNMENT SERVICES CENTER

CITY OF BONNER SPRINGS, KANSAS

PR NO. 015

ISSUED: 02 / 12 / 2020

TO DOCUMENTS TITLED: BONNER SPRINGS GOVERNMENT SERVICES CENTER
CENTENNIAL CITY HALL
BID DOCUMENTS
ISSUED: 02 / 22 / 2019

ARCHITECT-OF-RECORD: SFS Architecture Inc.
2100 Central Suite 31
Kansas City Missouri 64108

CONTRACTOR: KBS Constructors, Inc.

CONTRACT DATED: 06 / 12 / 2019

ISSUED BY: Dirk Henke, SFS

Please provide an itemized proposal for the changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within thirty days or notify the Architect in writing of the day on which a proposal is anticipated.

THIS IS NOT A CHANGE ORDER, CONSTRUCTION CHANGE DIRECTIVE, OR DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description:

1. Requesting pricing to provide Historic Decorative Border Paint (stencil) restoration at the east, south, and west walls of the Court / Council Room C12 per the attached Specifications. Refer to AD132 (Note 38) for location of Historic Decorative Border. Close-up photo of existing stencil pattern attached, for reference.

Specifications:

1. ADD Section: 09 0394 – Historic Treatment of Decorative Painting



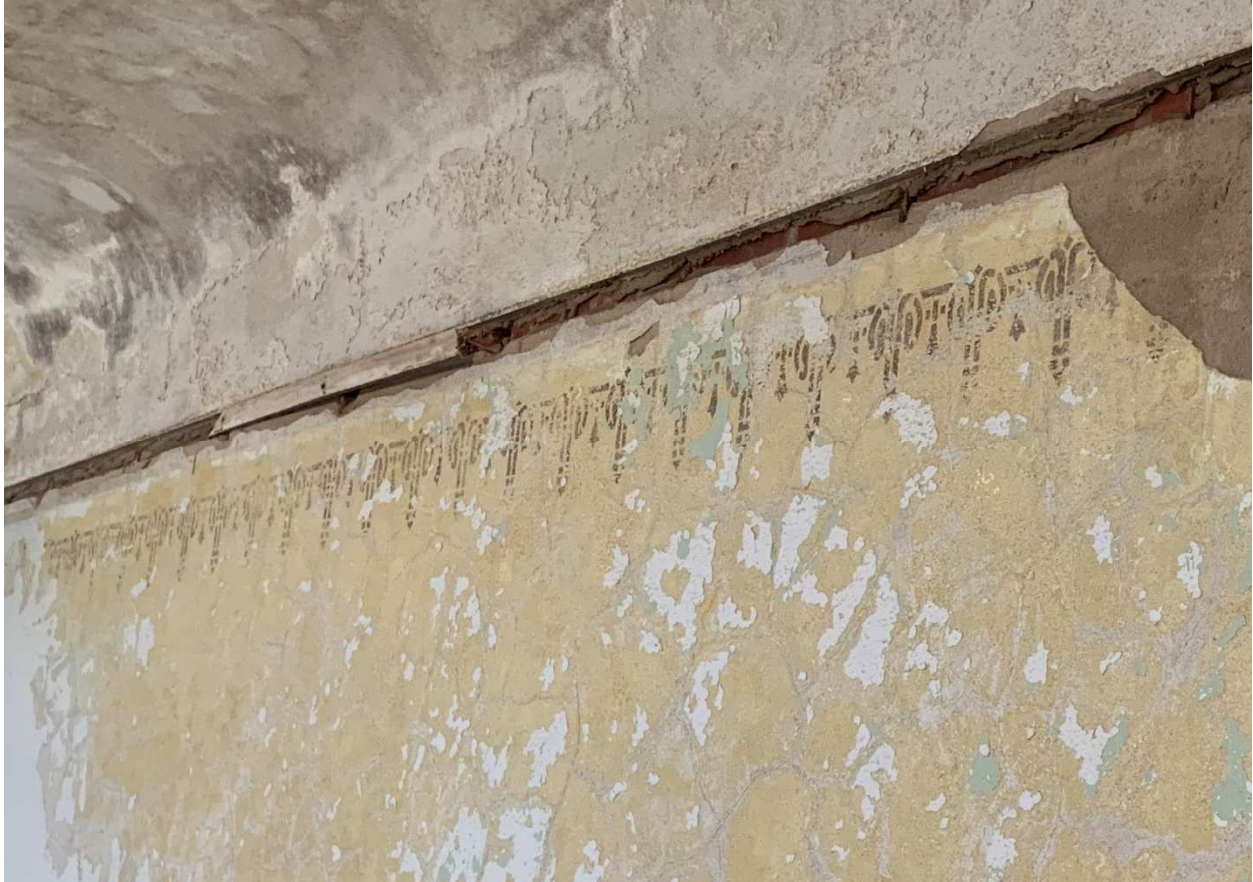
PROPOSAL REQUEST (PR)

BONNER SPRINGS GOVERNMENT SERVICES CENTER

CITY OF BONNER SPRINGS, KANSAS

PR NO. 015

ISSUED: 02 / 12 / 2020



END OF PROPOSAL REQUEST

SECTION 09 0394
HISTORIC TREATMENT OF DECORATIVE PAINTING

PART 1 GENERAL**1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes historic treatment of decorative painting in the form of stenciling applied over substrates in good condition.
- B. Related Requirements:
 - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
 - 2. Section 09 00320 "Historic Treatment of Plaster" for restoration of plaster substrate.

1.03 DEFINITIONS

- A. Decorative Painting: Painting requiring a higher level of skill than plain painting. This classification includes graining, marbleizing, stenciling, and striping.
- B. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.
- C. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- D. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- E. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.
- F. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.
- G. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.
- H. Historic Paint Materials: Paint materials manufactured to match historic paint formulations; either custom-formulated products or standard products of manufacturers of historic paint materials.
- I. Modern Paint Materials: Paint materials not designed to match historic paint formulations but that may be required to match historic paint colors.
- J. Plain Painting: For historic treatment, this means painting that requires attention to historic treatment requirements, but no special, decorative or artistic painting skill.
- K. Stenciling: Decorative paint designs applied using pattern cutouts.

1.04 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to historic treatment of decorative painting including, but not limited to, the following:
 - a. Verify historic treatment specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
 - b. Materials, material application, colors, patterns, and sequencing.

1.05 SEQUENCING AND SCHEDULING

- A. Perform historic treatment of decorative painting in the following sequence, which includes work specified in this and other Sections:
 1. Verify that temporary protections have been installed.
 2. Examine condition of surfaces to be painted.
 3. Repair and repaint or touchup existing, substrate and substrate paint to the degree required for a uniform, tightly adhered surface on which to apply decorative painting.
 4. Apply decorative paint.

1.06 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 1. Include recommendations for product application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings: For stenciling. Show location and extent of work, whether new, replacement, inpainting, or touchup; and with finishes and colors noted. Include field-verified dimensions and the following:
 1. Full-size patterns with complete dimensions and relation to existing work.
- C. Samples: For each type of paint coating and each pattern, color, and gloss; minimum 6 inches (150 mm) long in least dimension, but not less than whole pattern.
 1. Include stepped Samples defining each separate coat. Resubmit until each required sheen, color, and texture is achieved.
 2. Sample Size:
 - a. Stenciling: 12-by-24-inch (300-by-600-mm) Sample, but not less than 1-1/2 repeats, for each required design, on hardboard.

1.07 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For historic treatment specialist(s).
- B. Color Matching Certificate: For computer color matching of historic colors.

1.08 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra paint materials, from the same production run, that match products applied and that are packaged with protective covering for storage and identified with labels describing contents, including material, finish, source, and location on building.
 1. Quantity: Furnish Owner with an additional 5 percent, but not less than 1 quart (0.95 L) of each material and color applied.

1.09 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic painting specialist with expertise in matching and touching up existing, decorative painting. Experience only in new painting work is insufficient experience for historic treatment work.
 - 1. Historic Treatment Worker Qualifications: Persons who specialize in matching and touching up existing, decorative painting.
- B. Color Matching: Custom computer-match paint colors to match existing.
- C. Mockups: Prepare mockups of historic treatment processes for each type of decorative painting and substrate indicated and each color and finish required to demonstrate aesthetic effects and to set quality standards for materials and execution. Duplicate appearance of approved Sample submittals.
 - 1. Locate mockups on existing surfaces where directed by Architect.
 - 2. Number and Size: One wall surface of at least 48-inches in length by full-pattern-height, to represent surfaces and conditions for application of each type of decorative painting under same conditions as the completed Work.
 - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste daily.

1.11 FIELD CONDITIONS

- A. Proceed with historic treatment of decorative painting only when site conditions are within the environmental limits set by each manufacturer's written instructions and specified requirements.
- B. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).

PART 2 PRODUCTS

2.01 PAINT, GENERAL

- A. Material Compatibility:
 - 1. Provide paint materials that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - 2. For each coat, provide products recommended in writing by manufacturer for use over substrate paint system or on substrate indicated.
- B. Colors: Match Existing by means of Custom computer-match.

2.02 MODERN PAINT MATERIALS, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction.
- C. Transition Coat: Paint manufacturer's recommended coating for use where a residual existing coating is incompatible with the decorative paint material.

2.03 MODERN PAINT MATERIALS

- A. Water-Based Paints:
 - 1. Latex, Interior, Institutional Low Odor/VOC (Gloss Level 3): MPI #145., Eggshell
 - a. Basis-of-Design Product: Sherwin-Williams, ProMar200 HP Zero VOC, Interior Acrylic Eg-Shel.

PART 3 EXECUTION

3.01 HISTORIC TREATMENT OF DECORATIVE PAINTING, GENERAL

- A. Historic Treatment Appearance Standard: Completed work is to have a uniformly delineated appearance as viewed by Architect from building interior at 5 feet (1.5 m) away from painted surface.
- B. Execution of the Work: In treating historic items, disturb them as minimally as possible and as follows:
 - 1. Remove failed coatings and corrosion before painting.
 - 2. Verify that substrate surface conditions are suitable for painting.
 - 3. Allow other trades to repair items in place and retain as much original material as possible before painting.
 - 4. Reproduce original, historic paint systems where indicated or scheduled.
 - 5. Install temporary protective measures to protect historic painted surfaces that shall be treated later.

3.02 EXAMINATION

- A. Examine substrates and conditions, with historic treatment specialist present, to review conditions affecting performance of the painting work. Comply with paint manufacturer's written instructions for inspection.
- B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
 - 1. If existing surfaces cannot be prepared to an acceptable condition for proper finishing, notify Architect in writing.
- C. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.
 - 1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.03 PAINT APPLICATION, GENERAL

- A. Comply with manufacturers' written instructions for application methods unless otherwise indicated in this Section.
- B. Substrate Surface Preparation: Before painting, prepare surfaces for painting according to manufacturer's written instructions for each substrate condition.
- C. Apply a transition coat over incompatible existing coatings and substrate materials.

3.04 DECORATIVE PAINTING APPLICATIONS

- A. General: Apply decorative painting with adequate illumination that does not distort the colors of surfaces or paint being applied.
- B. Stenciling Pattern: Match existing stencil pattern.

3.05 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

END OF SECTION 090394



Description

Material

Carpenter Labor Hrs

PR 15

Scaffolding

16 \$ 68.00 \$ 1,088.00

\$ - \$ 1,088.00



Topeka: 785.266.4222
Olathe: 913.422.5300
Manhattan: 785.340.3916
kbsci.com

Bonner Springs Government Services Center
COR069 Sub/ Supplier Pricing

-Plaster Works: Page 1

PlasterWorks



7810 NW 100th Street
KCMO, 64153

Invoice

Attn:
Dennis Tanner
KBS Constructors

Date: March 23, 2020
CO:
Contract: BSGSC
Project No: PW 1913
Project: Bonner Springs
Renovation

Phone: C 816-797-3400
Fax:
E-mail: DennisTanner@kbsci.com
ViriRetana@kbsci.com

Proposal for stenciling at courtyard

One submittal of Stencil and one submittal of paints specs per 2.03 MPI
One submittal of Art Institute Diploma. One mock up on wall if requested.
No Scaffolding. One preinstallation meeting.

180 lineal feet of Stenciling to the courtyard.

Material:	\$725.00
Stencil	
Paint	
Blue Tape & Masking	

Labor	\$5,500.00
<hr/>	
TOTAL Material & Labor	\$6,225.00
<hr/>	

Accepted By:

Sincerely,

Mike Merola
PlasterWorks

CC:
Rusty Simon
Simcon Corporation
Plasterworks