

Project Specifications
City of Fort Scott, Kansas

Project:
Repair of Limestone Retaining Walls

Gunn Park
1010 Park Avenue
Fort Scott, KS

The City of Fort Scott, Kansas will be accepting sealed bids, from qualified masonry restoration contractors to complete repairs on the historic limestone retaining walls, in historic Gunn Park, Fort Scott, Kansas.



All bids must be submitted to:

Fort Scott City Clerk
123 Main St.
Fort Scott, Kansas 66701

By 2:00 pm on March 26, 2026

The map below illustrates the location of the retaining walls to be repaired. Repairs will include all limestone surfaces within these walls, including the steps and mortar caps.



The limestone retaining walls were constructed as a WPA project and are considered historic. All masonry repair work shall be completed in accordance with guidelines outlined by the Department of Interior Preservation Briefs.

Qualified contractors must submit proof of having been in business for at least 5 years and having completed at least 3 similar historic masonry repair projects, with the project name, dates of completion, and contact information for owner/owner representative.

The City reserves the right to reject any and all bids. Considering the historic nature of this project, all aspects of a contractor's bid proposal shall be considered, including price, previously completed projects, and years in the industry. Local contractors may be given preference.

Gunn Park is a busy place with lots of pedestrian and vehicular traffic. The contractor shall provide all necessary safety precautions to protect the public. Strict compliance with all OSHA regulations will be enforced, including dust and silica regulations.

Bid Proposal Form

Limestone Retaining Wall Repairs

Gunn Park

Fort Scott, Kansas

This bid proposal is submitted to:

The City Commissioners - Fort Scott, Kansas

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

In submitting this Bid, Bidder represents that:

- The Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents and hereby acknowledges receipt of any Addenda.
- Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself, to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
- All areas of repair to the limestone retaining walls are illustrated in the map included in the bid specifications.

Base Bid for this bid proposal: \$ _____

Proposed completion time: _____ days

This bid proposal will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

Unit Prices

Bidder acknowledges that the proposed Unit Prices includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Unit Price #1 –

Base bid includes 3,000 linear feet of joint repair, cutting and pointing, and a unit price for adjustment of final quantities. The unit price for joint repair is: \$_____ per linear foot.

Unit Price #2 –

Base bid includes the removal and resetting of 120 square feet of bulging or displaced limestone units. The unit price for additional areas of reconstruction shall be \$_____ per square foot.

Unit Price #3 –

Base bid includes the replacement of 110 square feet of damaged or missing limestone units. The unit price for additional areas of replacement shall be \$_____ per square foot.

Qualified contractors must submit proof of having been in business for at least 5 years and having completed at least 3 similar historic masonry repair projects, with the project name, dates of completion, and contact information for Architect / Owner Representative.

Attachments to the Bid

The following documents are submitted with and made a condition of this Bid:

A. Qualification Statement

All bid proposals shall include insurance, overhead, and profit. Insurance limits for property and casualty insurance shall exceed \$500,000 per occurrence. A certificate of insurance must be submitted prior to the execution of any agreement.

BID SUBMISSION

BIDDER: *[Indicate correct name of bidding entity]*

Signature: _____

Printed Name: _____

Date: _____

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Date _____

Address: _____

Phone #: _____

Fax #: _____

Email: _____

Contractor License #: _____

Scope of Work

All limestone surfaces shall be washed with pressurized water, approximately 1000 PSI, to remove all dust, dirt and residue from surface areas, leaving the surface in a reasonably clean, bright form. To avoid damaging the limestone, care shall be taken to monitor the water pressure and proximity of cleaning wand to the surface.

All mortar joints shall be carefully inspected and those found to have voids, cracks or openings greater than 1/16" in width or those found to be eroded more than 1/4" in depth, shall be cut back to a depth of two times the joint width, but in no case deeper than 2", and shall then be cleaned of all loose and foreign debris with air and/or water pressure.

Defective mortar joints that have been cut and cleaned shall then be pointed (filled and tightly packed) with a non-staining, non-shrinking, Type "N" masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as closely as possible.

3' X 3' mock-up panels shall be prepared by contractor and approved by owner, for the mortar prep/cutting process as well as the joint repointing. Approval of the new mortar color and joint profile is required prior to installation. Prior to installing the new mortar, the masonry surfaces shall be thoroughly wet, with no standing water (saturated surface dry).

This bid should include 3,000 square feet of mortar joint repair/repointing. Contractors shall provide a square foot unit price for the adjustment of more, or less repointing completed. The contractor shall be responsible for providing adequate documentation of the repointing quantities.

Areas of heaved and displaced limestone units shall be removed, the units cleaned and reset with new mortar, colored and tooled to match the original as closely as possible.

This bid should include 120 square feet of limestone units to be removed and reset. Contractors shall provide a square foot unit price for the adjustment of more, or less resetting of limestone units. The contractor shall be responsible for providing adequate and comprehensive documentation of the resetting quantities.

Areas of missing limestone units shall be cleaned and prepped for installation of new limestone units, set in new mortar colored and tooled to match the original as closely as possible. Samples of new units shall be submitted for approval prior to installation.

This bid shall include the replacement of 110 square feet of missing limestone units. Contractors shall provide a square foot unit price for the adjustment of more, or less replacement of limestone units. The contractor shall be responsible for providing adequate and comprehensive documentation of the replacement quantities.

100% of the retaining walls shall have a new "mortar wash/wall cap" installed. Any existing mortar cap shall be removed and the surface cleaned in preparation for installation of a new cap. The new mortar cap shall be a type "S" mortar, at least 1" thick, in all locations, and be tooled to provide a crowned center with positive drainage to the front and back.