

There was only one bidder for the glass package. Their base price for the interior glass partitions and doors was under construction manager's estimate. However, the price for the alternate was \$190,000. This did not include labor and materials that are required for connection to access control system, modifications to the existing walls to accommodate the doors and the construction managers overhead and profit. Those items were valued at \$ 35,000 for a total installation of \$225,000.

After careful review of the bids and the scope of the work with the architect and construction manager, it was recommended that the District accept the base bid price but not accept the alternate for the doors. It was further recommended that the design/construct team pursue a more cost-effective solution. To save time and open the process to more bidders, it was decided to handle the doors as an alternate and potential change order to the general trades package.

A number of alternates to the scope were proposed and recommended:

1. Reducing the door height to a more normal door dimension
2. Adding transom panels
3. Opening the specifications to other door manufacturers
4. Eliminating the doors from the Library and Bradbury Room and providing fixed glass panels in place of the doors.

Alternate proposals were received by the construction manager for the reduced scope. The lowest proposal was from Illinois Architectural Glass in the amount of \$144,745. In addition to the doors, the other required items from other prime contractors totaled \$ 27,870.00 for the complete installation. The cost is broken down by item and contractor as follows:

Work to be provided under subcontract to Berglund General Trades

Illinois Architectural Glass (glass doors and partitions)	\$144,745.00
JP Phillips (plaster and drywall)	\$ 3,300.00
LaForce (access control hardware)	<u>\$ 5,955.00</u>
Subtotal	\$ 154,000.00
Berglund General Trades Overhead and Profit (10%)	\$ 15,400.00
Pieper Power (labor to install and connect access hardware)	<u>\$ 3,215.00</u>
	\$ 172,615.00

Along with staff and the architect, we have reviewed the proposed costs. We feel they are reasonable for the work as described and would recommend approval. If approved, the costs will be formally incorporated into the Work via change order with the appropriate contractors. The funds will be assigned to the Owner's contingency.

Should you have any questions or need additional information, please do not hesitate to contact us

The AT Group, Inc.



Jerry Auliso
Principal