



**MEMORANDUM**

**TO:** Jay Lerner, Executive Director  
Waukegan Park District

**DATE:** December 6, 2023

**SUBJECT: Carnegie Library Renovation  
Waukegan Historical Society  
Exhibit and Collections Coordination**

As you may be aware, the design work on the exhibit has only recently been completed. Based on requirements of that work and other information regarding the Bradbury collection that has been confirmed in the last few months, there are coordination items that require changes to the contract documents and the contractors' scope of work

**Exhibit lighting: \$ 54,011.62**

During the design development phase, the Exhibit Designer recommended a specific type of track lighting and a fixture count. This scope of this work was priced as an alternate during the primary bidding phase. The pricing that was received far exceeded the budget estimates. Because the pricing was so high and the fact that the final scope of the exhibits had not been finalized at that point, the alternate was not accepted.

Staff and the design team reviewed the lighting requirements and proposed additional alternates that could reduce the cost and still meet the exhibit designer's requirements. The pricing for the original fixture and the two alternates is summarized as follows:

Original Specification (LSI)	\$ 161,133
Alternate I (Juno)	\$ 54,012
Alternate II (Halo)	\$ 29,903

Harboe's lighting consultant and the exhibit designer reviewed the proposed alternates and noted that the fixtures proposed under Alternate II do not provide the same level of output as the original or Alternate I. Also, individual on board dimming for each fixture, which was recommended by the exhibit designer, was not available in Alternate II. Since the exhibits may change over time, the consultant has also recommend adding diffusers and accessory holders to the fixtures which are not available in Alternate II. Based on the comments, the consultants, staff and the WHS are recommending that the board approve Alternate I (Juno).

**Wall Finishes: (\$ 14,448.00)**

The Contract Document called for a super smooth plaster and drywall finish in the main exhibit spaces. After consultation with the exhibit designer and based on the final design of the exhibits, this type of finish is no longer required. Approval of this change will result in a credit to the project

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**Cabinet Revisions (Glass Door Panels) \$ 39,518.00**

It was always the programming team's requirement that the bookcases in the Bradbury Library have locking doors with glass panels to house the Bradbury collection. What was included in the Construction Documents and pricing during bidding were open shelving unit. The requested glass paneled doors with locks were not included in the final plans. While it is desirable to have the collection visible, it needs to be secured. The proposed cost is to add doors and locks to the current open shelving.

The architect and staff have reviewed the proposal, feel it is reasonable for the scope of work and would recommend the Board's approval.

**Cabinet Revisions (Book Case Depth) \$ 10,410.07**

The depth of the library cabinet's that are intended to house the Bradbury collection were initially set at a library standard of 8 inches. Once the WSH acquired the collection in the spring of this year, it was determined that many of the books are oversize and will not fit on the original 8" deep shelves. The proposed coast if to extend the depth of the cabinets to house the oversized elements of the collection.

The architect and staff have reviewed the proposal, feel it is reasonable for the scope of work and would recommend the Board's approval.

**Exhibit Electrical and Data Outlets: \$ 39,277.38**

Since the exhibit design was not finalized prior to the construction bidding phase, an allowance was included in the electrician's scope of work for power outlets and data conduit to cover the exhibit requirements. Once the exhibit design work was completed, significantly more power and data outlets were required. Many of these outlets are now located in existing walls where openings for conduit and boxes need to be sawcut and then patched with new plaster.

The architect and staff have reviewed the proposal, feel it is reasonable for the scope of work and would recommend the Board's approval

Should you have any questions or need additional information regarding any of these items, please do not hesitate to contact us.

**The AT Group, Inc.**



Jerry Aulisio  
Principal