



PLANNING ARCHITECTURE INTERIORS

3005 LOCUST | ST. LOUIS, MO 63103 | 314.531.7400

April 17, 2012

Robert Kuntz
City Administrator
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

RE: BOA/ Court Room Renovation Bid Summary

Dear Bob:

We have evaluated the general construction and Audio Visual bids received for the Board of Alderman space renovation and offer the following Summary:

- There were four (4) bids received for the general construction scope of the project. The base bids ranged from a low of \$316,000.00 to the high bid of 400,000.00.
- There were three (3) bids received for the Audio Visual scope of the project. The base bids ranged from a low of 96,800.56 to a high bid of 108,850.83.

In recognition of the bids coming in higher than the original cost estimate, we have identified potential cost saving strategies for your consideration. We have worked with United Construction, the apparent low bidder, to identify the estimated cost savings for these strategies and have subsequently developed two design options, the Functional Option and the Enhanced Option. Please see attached spreadsheet for the summary of the proposed design options and associated cost.

The Enhanced Design Option includes:

- A higher level of finish for the wall treatment
- An enhanced ceiling design
- Replacement of public seating and lobby furniture
- Lobby wall treatment enhancements
- Enhanced Lighting controls
- Enhanced Dais counter top finish
- Document Camera
- Speaker queuing capability at Mayor monitor station

	Enhanced Design Option	Functional Design Option
General Construction	294,000.00	248,000.00
Audio Visual	108,850.83	96,442.83
Estimated Furniture Cost	25,000.00	5,000.00
Contingency	15,000.00	12,500.00
TOTAL	\$442,850.83	\$361,942.83



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Additional Project Costs:

Estimated Architectural Fee for Construction Administration	\$	5,000.00
Police Department Flooring Alternate	\$	24,800.00

It is our recommendation that United Construction is selected for the general construction portion of this project and Integrated Technology Group for the Audio Visual Integration. Although Integrated Technology Group was the high bid, we feel there is significant value in having the A/V system designer also be the A/V installer for the system.

Please let me know if you have any questions regarding the Bid Summary.

Sincerely,

Jon Emert
Partner, JEMA

Cost Saving Strategies		Estimated Savings
Cost Saving Strategies		
	Suspended Acoustical Ceiling Alternate	\$ 25,000.00
1	Eliminate Lobby Scope	\$ 7,000.00
2	Alternate Lighting Controls	\$ 2,000.00
3	Plastic Laminate in lieu of Solid Surface Tops at dais	\$ 4,000.00
4	Vinyl Wallcovering up to 3' in lieu of Plastic Laminate Wall Panels	\$ 8,000.00
5	TOTAL	\$ 46,000.00
Audio Visual Items		
	Eliminate Document Scanner	\$ 2,890.00
6	Eliminate Red Light Indicators for queuing speakers & associated software	\$ 9,518.00
7	TOTAL	\$ 12,408.00