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architects i n c .

August 09, 2005

Mike Wildgen
City Manager
City of Lawrence
6 East 6th Street
Lawrence, KS 66044

Re: Lawrence/Douglas County Fire Medical Station No. 4
Project Number 04120.010

Dear Mr. Wildgen,

We received the construction bids for Station No. 4 from five general contractors at 2:00 pm on July 26, 2005. All bids exceeded the construction estimate of \$2,111,240 presented to you June 28, 2005 (attached). The four lowest bids were all within seven percent of one another. The lowest bid of \$2,310,000 was submitted by Champion Builders exceeding the budget by \$198,760 or 9%.

Through discussion with suppliers and subcontractors, we've found that much of the cost increase is due to unanticipated cost of materials and labor. We have identified the majority of the cost differences in these five areas:

- Site Work
- Masonry (concrete block)
- Roofing (insulation & roofing)
- Specialties (lockers & signage)
- Finishes
- Mechanical Systems:
 - Plumbing
 - Fire Sprinkler
 - Heating and Air Conditioning System

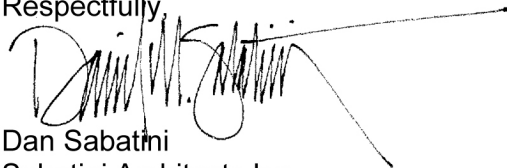
Given the closeness of the bids and the simplicity of the construction, Sabatini Architects Inc. and City staff recommends you to accept Champion's bid by waiving the approved architect's estimate. Also, we recommend taking the three deduct alternates

- Disposal of rock and unsuitable soils on city/county property - \$20,400
- Expanded Polystyrene flat roof insulation in lieu of
polyisocyanurate insulation - \$ 5,360
- Expanded Polystyrene nail base insulation at sloped roofs
in lieu of polyisocyanurate insulation - \$ 3,000
- total savings - \$28,760

Accepting the three alternates will result in a contract amount of \$2,281,240, which is 8% over the approved architect's estimate.

We appreciate your direction and guidance, and we apologize for any burden this presents to the City.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Sabatini', with a long horizontal line extending to the right.

Dan Sabatini
Sabatini Architects Inc.

cc: Chief Jim McSwain
Mark Bradford
Dave Corliss