

# G. SCOTT & ASSOCIATES, ARCHITECTS

PLC

## MEMO

TO: Sharla Six, Interim Superintendent  
Anchorage Independent Board of Education

FROM: Craig G Aossey, Architect

DATE: 21 March 2025

RE: BG #24-317 Anchorage Ind Auditorium Renovation  
BP1 – Stage - Completed  
BP2 – Lighting  
BP3 – Sound  
BP4 – General Renovation

On 19 March, 2025 we held three Bid Openings for the following projects:

Bid Package 2 – Lighting  
Bid Package 3 – Sound  
Bid Package 4 – General Renovation

Descriptions of each bid package follows.

### Bid Package 2 – Lighting:

There were multiple plan holders and I am aware of 4 electrical contractors that reached out to the lighting supply house to request pricing while the project was out to bid. We became aware, at the bid opening, that there was only one bidder submitting a bid. Our post bid research has shown that the other potential bidders all pulled out because their schedules were already filled for the summer and they couldn't take on additional work in good faith. One bid was received.

The electrical base bid scope includes stage lighting, lighting controls, conduit, and power at the stage and connecting to the new AV room at the back of the auditorium. There are also three alternates for work on the rigging system including:

Alt #1. – Replacing chains, anchors, and hardware.

Alt #2. – Replacing two pipe battens and installing additional hanging points to spread the loads on your battens. This alternate also includes installing endcaps to meet current code at each batten.

Alt #3 – Installing a toe plate at the mezzanine on each side of the stage to keep items from rolling off the mezzanine and falling to the stage below.

You received 1 bid from Advanced Electrical Systems (AES) who performed your electrical scope last summer. Their base bid is \$599,000 with alternates totaling an additional \$104,000 (see attached bid tab sheet for lighting bid).

This bid was double our estimate and we have reviewed the situation and found that the recent tariffs have not yet impacted the materials on the project. The materials are on target with our estimate, but the labor is much higher than anticipated. The cost of scaffolding, the busy summer schedules for electrical contractors throughout the region, and concerns about tracing your old existing circuits from the exiting panels at the stage all impacted this increase in labor.

AES is a qualified contractor and they are capable of completing the scope. Their costs are high, but there were no other bidders and rebidding the project, at this point, would delay the entire renovation project. So, I recommend accepting their bids, if your funding allows. There are reductions in scope that we could make, but that would likely require rebidding the project. Your school Board is under Bid Law regulations, so you do not have the legal option to negotiate with the low bidder. The rigging needs to be addressed before the lighting is hung at the stage and was a found condition prior to bid day. You hired a rigging inspector and based upon their report, we prioritized the items that needed to be addressed most urgently and added those items (by addendum) as the alternates for this scope.

If you choose to accept this proposal, a sample motion would be:

*“Move to accept proposal from Advanced Electrical Systems, Inc. for auditorium lighting and electric scope base bid, plus alternates 1, 2, and 3 at a total cost of \$703,000.00; to execute a contract with Advanced Electrical Systems, Inc. in the amount of \$378,302.75, and issue a Direct Purchase Order to Graybar for \$324,697.25.”*

Alternate option for base bid only:

*“Move to accept proposal from Advanced Electrical Systems, Inc. for auditorium lighting and electric scope base bid only at a total cost of \$599,000.00; to execute a contract with Advanced Electrical Systems, Inc. in the amount of \$340,972.30, and issue a Direct Purchase Order to Graybar for \$258,027.70.”*

#### Bid Package 3 – Sound:

The sound system includes a base bid for the general sound system and also includes alternates and unit prices, for additional scope items. Alternate #1 was not used. Alternate #2 is for a new 48-channel mixing console instead of reusing your existing board. Alternate #3 is for a wired intercom system, that connects your sound booth at the back of the auditorium with the backstage team. Alternate #4 is for additional subwoofers to amplify the lower register, located under the stage.

We received 4 bids on the sound system and they were all very competitive, and on budget. The low bidder changes depending upon which alternates you include with your bid.

There were some minor discrepancies in the bids. The low bidder for the base bid is Creative Image Technologies, but their bid did not include the required Bid Bond and should be disqualified for that reason, unless the Board chooses to wave that requirement.

Per the attached Bid tabulation form, the second low bidder is Bland Technologies for the base bid, with American Sound & Electronics closely following. They switch positions if you add alternate 3 to the base bid.

We have reviewed the bids and the four bidders all propose to provide comparable equipment. I have reviewed the experience of both Bland Technologies and American Sound & Electronics and both have installed sound systems for decades. They are both qualified to perform this work.

If you chose to accept only the base bid, a sample motion would be:

*“Move to accept base bid from Bland Technologies at a total cost of \$62,490.00; to execute a contract with Bland Technologies in the amount of \$16,655.00 and issue a Direct Purchase Order to Bland Technologies for \$45,835.00.”*

If you chose to accept the base bid plus all alternates, a sample motion would be:

*"Move to accept base bid from Bland Technologies at a total cost of \$81,155.00; to execute a contract with Bland Technologies in the amount of \$18,785.00 and issue a Direct Purchase Order to Bland Technologies for \$62,370.00."*

If you choose to accept the base bid plus only Alternate #3, a sample motion would be:

*"Move to accept base bid plus alternate #3 from American Sound & Electronics at a total cost of \$68,037.73; to execute a contract with American Sound & Electronics in the amount of \$68,037.73."*

Any of these scopes can be expanded by change order after the contract is signed to include additional items from the unit price list. (Attached copies of unit price list from Bland Technologies and American Sound & Electronics) including multiple types of additional microphones, microphone stands, etc. We included this option so your partners at the Anchorage Children's Theater would have the option to expand their system and replace their older microphones as their budget allows, instead of continuing to rent microphones.

#### Bid Package 4 – General Renovation:

For the general trades portion of the work, we had several plan holders and general contractors who attended the pre-bid and visited the site after the pre-bid. We received two bids for the general trades scope. In addition, I had one call me the morning of the bid to apologize and say he was just too busy to assemble his bid.

This scope was a base bid only, without any alternates.

Derek Engineering is the low bidder at \$45,736.00 While this is slightly over my estimate, this is reasonable for the project size and scope.

Derek Engineering is a Louisville based General Contractor that was established in 1987. They have a good reputation and have experience in school work and many other construction projects. They are qualified to perform this work.

Sample Motion:

*"Move to accept base bid from Derek Engineering at a cost of \$45,736; to execute a contract with Derek Engineering in the amount of \$45,736."*

#### Revised BG1:

You will need to submit a revised BG1 to KDE with the accepted bid information.

Please consider the following motion:

*"Move to file a revised BG-1 with KDE, reflecting actual bid costs for bid packages 1, 2, 3 and 4."*

Pay Apps and invoices approved to be paid: None at this time

Thank you,

Craig

c: Hannah Barnes