

Executive Summary: 2026 Exterior and Interior Door Replacement

This summary outlines the Project Specific Addendum to the Master Agreement between Meridian Community Unit School District 223 and GreenAssociates, Inc. (Architect) for the upcoming door replacement initiative.

Project Scope and Locations

The project involves the removal and replacement of selected existing doors, door frames, and hardware at three schools:

- Meridian Junior High School
- Stillman Valley High School
- Monroe Center Grade School

Budgetary Overview

The total estimated budget for the Cost of the Work is \$512,953.00, which includes a 30% General Contractor Overhead and Profit (O&P). The base cost breakdown per location is as follows:

Location	Estimated Base Cost
Monroe Center Grade School	\$275,195.00
Stillman Valley High School	\$200,358.00
Meridian Junior High School	\$37,400.00
Total Base Budget	\$512,953.00

Project Timeline

The project is scheduled to proceed according to the following milestones:

- Proposal Deadline: February 26, 2026
- Project Award: March 2026
- Commencement of Work: June 02, 2026

Procurement and Personnel

- Delivery Method: The district intends to utilize a single prime contractor through a Job Order Contract (JOC) via the TIPS Cooperative Purchasing program.
- District Representative: Heather Alderks, Director of Safety & Operations.
- Architect Representative: George Prosiliakos, AIA, Associate Principal at GreenAssociates, Inc.
- Key Consultants: The Architect has retained Cartland Krause Engineering, LTD. (Electrical) and Allegion Services Group (Door Hardware) as part of their basic services.

Compensation for Professional Services

Architectural services for this project, including additional services that may arise, will be compensated on an hourly basis in accordance with the Architect's Schedule of Hourly Rates (p.6). For reference, rates range from \$85 per hour for administrative staff to \$220 per hour for Principals.

Recommendation

The administration recommends the Board of Education consider the approval of the 2026 Exterior and Interior Door Replacement project as presented.