

To: Mayor and City Council

From: Rachel Waldron
Parks and Recreation Director

Re: Spruill Center for the Arts Window Replacement

Date: May 11, 2026

Action

Approval of an agreement with A Modern Glass & Mirror for window replacements at Spruill Center for the Arts.

Details

The city solicited quotes from contractors for the replacement of 13 existing windows at Spruill Center for the Arts. The current window frames prevent windows from closing fully and in many places are rusted out. New windows will allow for better ventilation and mitigate the current lack of insulation. Work includes demolition and installation of 13 windows to match those along the front side of the building.

A Modern Glass & Mirror provided the lowest quote for this scope. Staff recommends Option 2 from their proposal. Pricing includes a workmanship warranty for 1 year from the date of substantial completion.

Funding for this project, in the amount of \$79,346.30, which includes a 10% contingency, will be allocated from Parks General Capital.

Recommendation

Staff respectfully requests that Council: (1) Authorize an agreement with A Modern Glass & Mirror in the amount of \$79,346.30, which includes a 10% contingency, for window replacements at Spruill Center for the Arts; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.



Spruill Center for the Arts Window Replacements

May 11, 2026

Summary

- The city solicited quotes from contractors for the replacement of 13 existing windows at Spruill Center for the Arts. The current window frames prevent windows from closing fully and in many places are rusted out. New windows will allow for better ventilation and mitigate the current lack of insulation. Work includes demolition and installation of 13 windows to match those along the front side of the building.
- A Modern Glass & Mirror provided the lowest quote for this scope. Staff recommends Option 2 from their proposal.

Background/Timeline

- The current window frames are original to the building.
- The expected lead time is 2-4 weeks for window procurement , plus 2-3 weeks for installation.
- Pricing includes a workmanship warranty for 1 year from the date of substantial completion.



Financial Impact

- Funding for this project, in the amount of \$79,346.30, which includes a 10% contingency, will be allocated from Parks General Capital.



Staff Recommendation

(1) Authorize an agreement with A Modern Glass & Mirror in the amount of \$79,346.30, which includes a 10% contingency, for window replacements at Spruill Center for the Arts; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.





A Modern GLASS & MIRROR.

2052 MORELAND AVE, S.E. ATLANTA, GA. 30316. (404) 577-4551 FAX: 404-222-0909

Quotation

2/09/26

| | |
|---|---|
| Brandon Alvarado City of Dunwoody 4800 Ashford Dunwoody Rd. Dunwoody, GA 30338 404-747-4560 | Dunwoody 5339 Chamblee Dunwoody Rd. Atlanta, GA 30338 |
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Thank you for the opportunity to quote. Bid prepared based on our best understanding and interpretation of the existing condition:

See attached window sketches and below for two pricing options being proposed.

Scope of work covering:

- Demo (13) units existing window opening to replace with new
- Opening preparation (other trim install by others)
- Furnish and install new Storefront (Center Set) system open for 1" glazing.
 - 2x4-1/2 Thermal Broken storefront (**YKK YES 45TU OR OLDCASTLE FG3000**)
 - (9) Windows approx. 180" x 81" And (3) Window approx. 40" x 80"
- Glass and Glazing: to be code tempered where required.
 - GL-1T - 1" Solarban 60xt Bronze Tint with Low-E Insulated Glass exterior Window openings
 - Outboard - 1/4" Gray HT TP / 1/2" K4BLK (Sill) Alum. Air Spacer - 1/4" Clear TP
- Brake Metal trim Flashing at sill
- Perimeter caulking to match Storefront finish included.

Finish: Bronze Anodize finish.

- **Qualifications:**
 - AMG warranty for workmanship is 1 year from date of substantial completion.
 - Lead time - 2-4 weeks for procurements on painted metal; 2-3 weeks for installation
 - Other Warranty per spec and manufacturer Std.
 - 2 options have been provided for your review and acceptance.
 - Note: Vents to be replaced with metal panels - Cutouts and attachment of Air duct/vent by others.
 - All work assumed to be performed during normal business hours.
 - Existing window sill condition cannot be determined at time of inspection. Windows to be set on top of the wood bottom panel if possible; otherwise will require taking off all existing wood to replace with new flooring. Pricing is not included.
 - **Dumpsters to be provided by customer**
- **Exclusions**
 - All Door types
 - Attachment of Vent and Air ducts
 - Hollow Metal Windows
 - Performance bonds
 - Davis Beacon (not mentioned)
 - Metal Wall Panel all types
 - Field Testing & Mock-ups
 - All other items not included here in.

Total net price (for all materials, labor, tax and equipment) - Terms:50% deposit with full balance paid after completion.

- **Pricing Option 1** - \$90,780.00 Window to mirror existing window look (4 panels with 4 Horizontal mullions)
- **Pricing Option 2** - \$72,133.00 Window - 4 panels with a Horizontal

Respectively Submitted

Isaac Emefo
Project Management and Estimating

Approved by: _____ Date: _____ Packet page:....