

Secure, On Time, and Within Budget: Mastering Door Hardware for Glass and Glazing Projects

When it comes to keeping a hardware project on time and within budget, there are a lot of variables to consider related to door hardware and security. From over-specifying to code requirements and more, it's crucial for glaziers to make sure all the i's are dotted and t's are crossed. So, to help you look like a rockstar, our experts at Banner Solutions have narrowed in on a few tips that make navigating the door hardware for any glass project a little easier.

Make a Checklist

It can be easy to forget all of the intricacies of a project, especially when there's so much to take into account. In most cases, it's great to start off with a check list to make sure all of the details and information are accounted for upfront. We recommend taking a look at the following items before putting together an estimate:

- The doors you'll be working with—this includes the door type and its material, door size, weight, and stile and rail dimensions and thickness
- How the doors will operate and how they'll be secured
- Access control, auto operators and code requirements
- How the doors will be keyed to ensure all the doors are on the same system



While all of these elements are essential, three items stand out that impact design and aesthetics: access control, NFPA and ADA codes. "It's important to catch any inconsistencies early, as some clients may have a desired look they're going for, but it simply won't meet code or function the way that it needs to," says Matthew Santry, Architectural Services Manager at Allegion. "This will set expectations and avoid over estimating the project."

When gathering the information relevant to the job, here are a few questions to consider:

- What is the final operational intent of the owner?
- Is this a tenant building, a personal business or a public business?
- Will the owner's operational intent and the architect's vision create conflict?
- Is a security contractor being brought in to do access control?
- What coordination of hardware is needed to make both segments come together smoothly?
- When does the building need to be open and what hardware options may hold that up?

Communicate Regularly

On every project, it all comes down to communication. It's essential for the relevant trades—most importantly, security integrators, automatic operator installers and the contract hardware company that is doing the indoor hardware—to talk with each other through each milestone on the project. Creating a meeting cadence/schedule will ensure all aspects of the project are discussed and agreed upon in advance of install, including pre-installation concerns, access control decisions and more.



When communicating with clients, always use clear language that provides an expiration date for your quote and messaging that states that you can't guarantee that manufacturers will have certain product pricing after a given amount of time. Additionally, have the architect, general contractor and construction manager serve as your advocates and help introduce you to key stakeholders—this will help you receive more timely responses. Keep in mind, that it's great to

lean toward overcommunication. Be sure to include your hardware supplier in any updates that are issued as quickly as they come out to avoid having to re-bid and resend submittals. But, a word of caution, avoid piecemealing information—that may become overwhelming to the client. Instead, organize communication in consistent, worthwhile chunks. You don't have to have all the answers from the start, but every meeting and conversation should feel purposeful.

Prepare a Contingency Plan

To mitigate any potential risks, it's important to be prepared with a contingency plan, especially if you're working on a government project. Many challenges can come up unexpectedly, so it's recommended you have alternatives ready in advance with suggestions for adapting to a changing and/or shrinking project. A knowledgeable hardware supplier can help you come up with proper suggestions to keep the job on track.



If you are confronted with shrinking project budgets, work with the architects to ensure all requirements for safety and quality are understood before seeking out value-driven options. With that knowledge, you can work with your distributor to identify products that are appropriate for the project. "In some cases, a compromise could be utilizing premium products in more commonly used spaces and using alternatives in less common usage areas," Santry, said. At the end of the day, it is all about the end user and ensuring their highest priorities are met.

Double check the plans before you deliver a submittal. Your hardware supplier should be able to tell you if all the hardware and components will work together and meet the mode of operation put forth by the owner and the architect. If there is electrified access control on the job, communicate with the security integrator to make sure their products will work with your hardware and check for the latest update to make sure nothing has changed that you may need to account for. This is your opportunity to suggest a change or solve for any holes in the drawing—for example, if the project is using electric strikes but might benefit by using electrified panics instead. Look for any discrepancies and ask questions to get clarification in writing.



Conclusion

When there are several elements to account for, it can be easy to forget to prioritize checklist development, as well as best practices for communications and contingency plans. Keeping these project management practices in focus may be the difference-maker in a successful project close-out. At Banner Solutions, our team of hardware experts focus on making the complex simple, so that you can focus on what you need to do to get the job done. From project design to value engineering to order submittal and documentation, our glass project estimating team is trained to help you secure your glass project, as well as keep it on time and within budget.

If you need assistance with door hardware on your next glazing project, email us at:

projectestimating@bannersolutions.com

Our team is here to back you up and ensure your next project goes off without a hitch.



bannersolutions.com