

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>/1</sup>  
(Construction Contract Award)**

**CAMPUS:** The University of Alabama, Tuscaloosa, AL

**PROJECT NAME:** McLure Library Addition and Renovation

**MEETING DATE:** April 11-12, 2024

- ☒ 1. Board Submittal Checklist No. 4
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings
- ☒ 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- ☒ 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) <sup>/2</sup>
- ☒ 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Campus Map(s) showing project site
- ☐ 8. Final Business Plan (if applicable) <sup>/3</sup>

Prepared by: Mary Kathryn Holt

Approved by: *Tim Leopold*

*OK  
OK  
3/4/24*

<sup>/1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3V - Board Rule 415 Instructional Guide



Office of the  
President

March 4, 2024

Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the McLure Library Addition and Renovation project.

The resolution requests authorization to award the construction contract and approval of the revised and reallocated project budget.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on April 11 - 12, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with large, flowing letters.

Stuart R. Bell  
President

Enclosure



## **THE UNIVERSITY OF ALABAMA**

### **Approving the revised project budget; granting authorization to execute a Construction Contract for the McLure Library Addition and Renovation**

#### **RESOLUTION**

WHEREAS, on February 3, 2023, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the McLure Library Addition and Renovation project (“Project”) located at 918 University Boulevard; and

WHEREAS, the Project is a continuation and critical step in the University’s realignment of Library space as necessary to address emerging trends and needs in the function and use of Libraries and provides for the reallocation of space between Colleges to enhance adjacency and provide for growth in certain programs as appropriate to better serve students and support the faculty; and

WHEREAS, the Project will entail a comprehensive renovation of the facility to support the teaching and learning environment and will include renovation of the existing 24,181 gross square foot building, and a 4,956 gross square foot addition, increased from 4,812 gross square feet, to support infrastructure and mechanical space needs; and

WHEREAS, as McLure Library was originally constructed in 1925 and renovated in 1954 for the College of Education Library, and the building has remained primarily unchanged since that time, the Project will allow for a comprehensive renovation and will fully address all deferred maintenance issues including all new mechanical, electrical, accessibility, life safety systems, technology and building envelope issues including new windows; and

WHEREAS, in order to maintain an efficient and cost-effective delivery and to execute the most disruptive work over University breaks as appropriate to minimize the impact to students, faculty, and staff, the Project has been reorganized into four (4) construction packages including (1) Construction Package A – Storm Sewer Rehabilitation, (2) Construction Package B – Abatement and Selective Demolition, (3) Construction Package C – New Elevator, and (4) Construction Package D - Addition and Renovation; and

WHEREAS, Construction Package A – Storm Sewer Rehabilitation includes slip-lining of existing storm piping that runs underneath University Boulevard and McLure Library; and

WHEREAS, Construction Package B – Abatement and Selective Demolition includes necessary abatement and select interior demolition to prepare the Project site and to expose all appropriate structural elements to ensure design coordination; and

WHEREAS, Construction Package C – New Elevator includes the design, bidding, and early procurement of a new elevator in order to mitigate extended manufacturing schedules; and

WHEREAS, Construction Package D – Addition and Renovation includes the construction of a new addition, the interior fit-out of the existing building, the demolition and reconstruction of the entry bridge and adjacent plaza; and

WHEREAS, the existing character, detailing and quality of the building is appropriate and much in keeping with campus and the building features standard University materials, including brick and solid limestone columns, cornice and window surrounds and, together with Autherine Lucy Hall, the buildings have complemented each other and been a part of the University Boulevard streetscape for almost a century; and

WHEREAS, on April 14<sup>th</sup>, 2023, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized officials of The University of Alabama (“University”) to proceed with negotiations with KPS Group, Inc. (“KPS Group”), of Birmingham, Alabama; and

WHEREAS, upon completion of negotiations with KPS Group, Birmingham, Alabama, the University established a final design fee of 7.5% for Construction Package B, plus a lump sum fee of \$10,000 for Construction Package C, plus 5.6% for Construction Package D plus a 20% renovation factor, and \$50,250 in additional services, for a total fee for KPS Group of \$1,343,839; and

WHEREAS, for Construction Package A – Storm Sewer Rehabilitation, the University negotiated a final design fee of 7.3% of the cost of the package plus \$1,000 in additional services with Duncan Coker Associates, PC, Tuscaloosa, Alabama, for a total design fee of \$70,303, which is below the threshold requiring Board approval; and

WHEREAS, on June 8, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package B - Abatement and Selective Demolition and MAK Environmental, LLC of Northport, Alabama was declared the lowest responsible bidder with a total bid with alternates in the amount of \$795,000, and the work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, on September 14<sup>th</sup>, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package A – Storm Sewer Rehabilitation, and REV Construction, Inc., Tuscaloosa, Alabama was declared the lowest responsive and responsible bidder with a base bid amount of \$949,360; and

WHEREAS, on November 3, 2023, in accordance with Board Rule 415, the Board authorized The University of Alabama (“University”) to award the construction contract for Construction Package A – Storm Sewer Rehabilitation to REV Construction, Inc., in the amount of \$949,360; and

WHEREAS, on November 3, 2023, the Board approved a Reallocated Budget to incorporate the revised packaging and bid results of Construction Package A and the related revisions to soft costs; and

WHEREAS, on February 1, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package C – New Elevator and Diversified Elevator, Inc., Birmingham, Alabama (“Diversified”) was declared the lowest responsive and responsible bidder with a base bid amount of \$379,950, and work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, on February 2, 2024, the Board approved the Stage III submittal for the Project; and

WHEREAS, to ensure that University officials can match the brick with existing, the University is requesting approval of an Owner Furnished Contractor Installed Material package in the amount of \$120,000; and

WHEREAS, on February 20, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Construction Package D – Addition and Renovation, and WAR Construction, Inc., of Tuscaloosa, Alabama (“WAR”) was declared the lowest responsive and responsible bidder with an adjusted base bid amount of \$11,544,000, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept Alternate #1 for Decorative Pendant Lighting in the amount of \$44,500; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package D – Addition and Renovation to WAR Construction, Inc., in the amount of \$11,588,500 inclusive of the Base Bid and Alternate #1; and

WHEREAS, the University is requesting a Budget Revision from \$25,730,248 to \$18,856,402, to reflect the bid results of Construction Package C – New Elevator and Construction Package D – Addition and Renovation, and the Owner Furnished Contractor Installed Material package and the associated revisions to soft costs; and

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$18,856,402 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$22,843,048; and

WHEREAS, the revised Project budget is as stipulated below:

BUDGET:		REVISED
<i>Construction Package A – Storm Sewer Rehabilitation</i>	\$	949,360
<i>Construction Package B – Abatement and Selective Demolition<sup>1</sup></i>	\$	795,000
<i>Construction Package C – New Elevator<sup>1</sup></i>	\$	379,950
<b>Construction Package D – Addition and Renovation</b>	<b>\$</b>	<b>11,588,500</b>
<b>Owner Furnished Contractor Installed Material</b>	<b>\$</b>	<b>120,000</b>
Furniture, Fixtures, and Equipment	\$	1,750,000
Security/Access Control	\$	200,000
Telecommunication/Data	\$	250,000
Contingency <sup>2</sup> (lump)	\$	1,018,405
UA Project Management Fee <sup>3</sup> (3%)	\$	445,537
Architect/Engineer Fee <sup>4</sup> (~7.7%)	\$	1,059,650
Other <sup>5</sup>	\$	300,000
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>18,856,402</b>

<sup>1</sup>Authorized & Awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is a lump sum amount.

<sup>3</sup>UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D, Owner Furnished Contractor Installed Material, and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on Duncan Coker Associates' 7.3% of Construction Package A plus \$14,400 in additional services and KPS Groups' 7.5% of Construction Package B, a lump sum fee of \$10,000 for Construction Package C, 6% of Construction Package D plus a 20% renovation factor, and \$71,950 in additional services.

<sup>5</sup>Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

**Current Package for Contract Award Approval.**

*Work Complete. Final Contract Reconciliation in Process.*

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama:

1. The Budget Revision for the Project is approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President; Cheryl Mowdy, Interim Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board of Resolutions granting signature authority for the University be, and each hereby is, authorized for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with WAR Construction, Inc., Tuscaloosa, Alabama for Construction Package D – Renovation and Addition of the Project in accordance with Board Rule 415.

**EXECUTIVE SUMMARY**  
**PROPOSED CAPITAL PROJECT**  
**BOARD OF TRUSTEES SUBMITTAL**

**MEETING DATE:** April 11 – 12, 2024

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** McLure Library Addition and Renovation

**PROJECT NUMBER:** 051-23-2688

**PROJECT LOCATION:** 918 University Boulevard

**ARCHITECT:** KPS Group, Inc., Birmingham, AL

**THIS SUBMITTAL:**

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☐ Stage IV – Construction Package A – Storm Sewer Rehabilitation
- ☒ Stage IV – Construction Package D – Addition & Renovation

**PREVIOUS APPROVALS:**

February 3, 2023

April 14, 2023

February 2, 2024

November 3, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom Facilities	~25%	6,900
<input checked="" type="checkbox"/> Building Addition	Laboratory Facilities	~ 23%	6,524
<input checked="" type="checkbox"/> Building Renovation	Office Facilities	~21%	6,010
<input type="checkbox"/> Equipment	Study Facilities	~ 3%	988
	General Use Facilities	~ 3%	929
	Support Facilities	~ 1%	312
	Circulation Area	~18%	5,119
	Building Service Area	~ 2%	725
	Mechanical Area	~ 4%	1,630
<b>TOTAL</b>		<b>100%</b>	<b>29,137*</b>

\*24,181 sf renovation of existing space; 4,956 sf addition

BUDGET	Current	Revised
<i>Construction Package A – Storm Sewer Rehabilitation</i>	\$ 949,360	\$ 949,360
<i>Construction Package B – Abatement &amp; Selective Demolition<sup>1</sup></i>	\$ 795,000	\$ 795,000
Construction Package C – New Elevator <sup>1</sup>	\$ 410,000	\$ 379,950
<b>Construction Package D – Addition &amp; Renovation</b>	<b>\$ 18,213,750</b>	<b>\$ 11,588,500</b>
<b>Owner Furnished Contractor Installed Material</b>	<b>\$ 0</b>	<b>\$ 120,000</b>
Furniture, Fixtures and Equipment	\$ 1,750,000	\$ 1,750,000
Security/Access Control	\$ 25,000	\$ 200,000
Telecommunication/Data	\$ 250,000	\$ 250,000
Contingency <sup>2</sup> (lump sum)	\$ 1,018,405	\$ 1,018,405
UA Project Management Fee <sup>3</sup> (3%)	\$ 641,595	\$ 445,537
Architect/Engineer Fee <sup>4</sup> (~7.7%)	\$ 1,414,142	\$ 1,059,650
Other <sup>5</sup>	\$ 262,996	\$ 300,000
<b>TOTAL PROJECT COST</b>	<b>\$ 25,730,248</b>	<b>\$ 18,856,402</b>
<b>Construction Cost per square foot: \$522</b>		

<sup>1</sup>Authorized & Awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is a lump sum.

<sup>3</sup>UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D, Owner Furnished Contractor Installed Material, and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on Duncan Coker Associates' 7.3% for Construction Package A plus \$14,400 in additional services and KPS Groups' 7.5% for Construction Package B, a lump sum fee of \$10,000 for Construction Package C, 6% for Construction Package D plus a 20% renovation factor, and \$71,950 in additional services.

<sup>5</sup>Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, when applicable.

**Current Package for Contract Award Approval.**

*Work Complete. Final Contract Reconciliation in Process.*

**ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:**

(Utilities, Housekeeping, Maintenance, Insurance, Other)

4,956 sf x ~\$6.38/sf \$ 31,620

Total Estimated Annual O&M Costs: \$ **31,620\***

**FUNDING SOURCE:**

University Central Reserves \$ 18,856,402

**O&M Costs:** University Annual Operating Funds \$ 31,620\*

**\*Includes the incremental estimated O&M costs for the 4,956 sf addition**

**NEW EQUIPMENT REQUIRED**

**Total Equipment Costs:** N/A

**PROJECT SCOPE:**

The proposed McLure Library Addition and Renovation (“McLure”) project (“Project”) will allow for the relocation of the School of Library and Information Sciences (“SLIS”) from the 7<sup>th</sup> floor of Gorgas Library (“Gorgas”) to McLure in accordance with the Gorgas Library Master Plan. SLIS is part of the College of Communications and Information Sciences, and this relocation will enhance program adjacency to Reese Phifer Hall and provide additional space needed in Gorgas while maintaining the College of Education programs within the space.

McLure Library was originally constructed in 1925 and renovated in 1954 for the College of Education Library. The building has remained primarily unchanged since that time and the Project will allow for the comprehensive renovation of McLure and will fully address all deferred maintenance issues including all new mechanical, electrical, accessibility, life safety systems, technology, and building envelope issues including new windows.

The existing character, detailing, and quality of the building is appropriate and aligns with campus and the building features standard University materials including brick and solid limestone columns, cornice, and window surrounds. Together with Autherine Lucy Hall, the buildings have complemented each other and been a part of the University Boulevard streetscape for almost a century.

The addition will also provide space for a code-required vertical circulation and an elevator, as the building does not currently have one. ADA access to McLure will be improved through the construction of a new entrance structure, which will also house program space below. Adjacent to the new entry will be a plaza and gathering space designed with brick pavers, precast seat walls, new landscaping, and site lighting. The existing access plaza to the front of the building from University Boulevard will also be reconstructed as it has exceeded its service life and does not meet the current structural code.

The Project will allow for the conversion of the stack space to general use and the floors will be aligned with the main building floors. The addition will not impact the University Boulevard elevation to maintain the character of the original building main elevation.

## PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2023
	% Complete	100%
	Date Completed	July 2023
PRELIMINARY DESIGN:	Date Initiated	August 2023
	% Complete	100%
	Date Completed	September 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2023
	% Complete	100%
	Date Completed	January 2024
BID DATE – Package D:		February 20, 2024

## RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed McLure Library (“McLure”) Renovation project (“Project”) is a continuation and critical step in The University of Alabama’s (“University”) realignment of library space as necessary to address emerging trends and needs in the function and use of libraries. The Project will allow for the relocation of the School of Library and Information Sciences (“SLIS”) from the 7<sup>th</sup> floor of Gorgas Library (“Gorgas”) to McLure.

Importantly, the Project will address ADA deficiencies within the facility to enhance and promote access to the programs and use of the facility.

The acquisition of additional space for Book Arts (“BA”) will enable the program to increase offerings for undergraduate and graduate students. Currently, space limitations in the studios allow for a maximum of eight (8) graduate students per class. The program would like to increase its offerings to 12-16 graduate students per course. BA graduate students are three-year residential students, many from out of state. As such, the increase in on-campus graduate students will generate additional revenue for the University. At the same time, the BA program is growing its undergraduate offerings with an eye to creating a minor in Book Arts. There is currently little space for undergraduate students to work and store materials without encroaching upon the physical workspace of graduate students. Additional space will allow the program to have appropriate studio space for all BA students and to add an additional 30 or more undergraduate students per semester. Book Arts must have this workspace to attract and retain the best and brightest students while remaining competitive with other Book Arts programs.

The additional space for SLIS will allow the program to create collaborative spaces where doctoral students can work with undergraduate students and where specific emphases in the master's program (such as youth services, school librarianship, and archives) can grow. SLIS faculty are in the initial planning stages to offer undergraduate courses and eventually an undergraduate minor and/or major. The new space will make the SLIS program more visible to the undergraduate

population and provide necessary office space to add additional faculty to teach undergraduate students. It is anticipated that multiple sections of undergraduate courses with 25 students each will be added to the curriculum within the next 5 years. The archives area of the SLIS curriculum currently accounts for almost 40% of our enrollment. There has been little space in the current SLIS floorplan for archival students to work. The increased space will provide learning spaces to maximize hybrid course offerings and thus incorporate on-campus students with opportunities that include distance learning students without the need to offer separate courses.

Similarly, SLIS graduate students in school librarianship and youth services (which account for another approximately 30% of SLIS enrollment) will greatly benefit from opportunities to collaborate with undergraduate students in the College of Education via the teacher development area. Students in both SLIS and education can share the SLIS children's literature collection (maximizing university space and highlighting a valuable resource for education undergraduate students) and there is the opportunity, through synergy between the diverse student populations, for student research projects and to recruit education students into the youth services and school library media areas of the SLIS program. Without the new space, the potential for this synergy is extremely limited given SLIS's current proximity to the College of Education.

### **College of Education**

The existence of a Teaching Technology Center dedicated to instructional applications to be used in the K-12 setting not only speaks to an accreditation concern, but it also poses an opportunity for the UA Teacher Education Program to demonstrate a defining advantage over other teacher education programs in the State, while offering the possibility of serving local professional educators in the greater Tuscaloosa area.

## TABULATION OF BIDS

THE UNIVERSITY OF  
**ALABAMA**

**Project Name**  
McLure Library Addition  
and Renovation

**Bid Due**  
February 20, 2024 2:00 p.m. local time

**Architect/Engineer**  
KPS Group, Inc.  
60 14th Street South, Suite 100  
Birmingham, AL 35233  
phone: (205) 251-0125  
fax: (205) 458-1513

**UA Project No.**  
051-23-2688D

**Bid Location**  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

**FUNDS AVAILABLE:**

Eighteen million, two hundred thirteen thousand, seven hundred fifty dollars and 00/100 (\$18,213,750.00)

**BIDS SHALL BE VALID FOR:**


Sixty (60) Days

**CONSTRUCTION DURATION:**

Project Completion: May 2, 2025

CONTRACTOR	Dominguez & Persons, LLC	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
	75 Industrial Pkwy. Anniston, AL 36201 (251) 660-0132 GC Lic. #55184 #26127	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SIX	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	United States Fire Insurance Co.	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 24.00	\$ 17.00	\$ 50.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 6,825.00	\$ 7,000.00	\$ 7,000.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 26.00	\$ 150.00	\$ 75.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 53.00	\$ 150.00	\$ 100.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 52.00	\$ 22.00	\$ 24.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 2.10	\$ 2.00	\$ 1.00
UNIT PRICE #7 <i>Description on back of page</i>	\$ 4.50	\$ 5.00	\$ 6.25
UNIT PRICE #8 <i>Description on back of page</i>	\$ 55.00	\$ 45.00	\$ 47.00
UNIT PRICE #9 <i>Description on back of page</i>	\$ 51.00	\$ 41.00	\$ 43.00
UNIT PRICE #10 <i>Description on back of page</i>	\$ 25.00	\$ 18.00	\$ 35.00
UNIT PRICE #11 <i>Description on back of page</i>	\$ 5.25	\$ 2.00	\$ 9.00
UNIT PRICE #12 <i>Description on back of page</i>	\$ 10.50	\$ 5.00	\$ 3.25
UNIT PRICE #13 <i>Description on back of page</i>	\$ 1,575.00	\$ 295.00	\$ 243.00
BASE BID ON PROPOSAL	\$ 13,847,255.00	\$ 13,000,000.00	\$ 12,500,000.00
ENVELOPE ADJUSTMENT	-	(1,151,000.00)	(956,000.00)
ADJUSTED BASE BID	13,847,255.00	11,849,000.00	11,544,000.00
ALTERNATE #1 <i>Description on back of page</i>	44,835.00	29,000.00	28,000.00
ENVELOPE ADJUSTMENT	-	-	16,500.00
TOTAL BID W/ALTERNATE	\$ 13,892,090.00	\$ 11,878,000.00	\$ 11,588,500.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

  
Richard Pitts AIA, LEED AP  
KPS Group, Inc.

Sworn to and subscribed before me this 20th day of February, 2024.

  
Notary Public

April 4, 2027  
My Commission Expires



## Unit Price Descriptions:

- Unit Price #1: Floor Leveling and Patching Material. Price per cubic foot.
- Unit Price #2: Additional Light Structural Steel. Price per ton.
- Unit Price #3: Infilling Holes in Slabs (6" or less). Price per hole.
- Unit Price #4: Infilling Holes in Slabs (6" to 12"). Price per hole.
- Unit Price #5: Excavation and Replacement of Unsuitable Materials. Price per cubic yard in place.
- Unit Price #6: Erosion Control, Temporary Site Stabilization (hydraulically applied). Price per pound.
- Unit Price #7: Erosion Control, Silt Fence. Price per linear foot.
- Unit Price #8: Interior Masonry repair, Exterior Pointing and Mortar Repair (Isolated areas less than 5 square feet). Price per square foot.
- Unit Price #9: Interior Masonry repair, Exterior Pointing and Mortar Repair (Isolated areas greater than 5 square feet). Price per square foot.
- Unit Price #10: Stucco Repair. Price per square foot.
- Unit Price #11: Replacement and Repair of Existing Window Blocking. Price per board foot.
- Unit Price #12: Replacement and Repair of Existing Wood Roof Decking. Price per square foot.
- Unit Price #13: Contingency for Damage to Existing Storm Sewer. Price per linear foot.

## Alternate Description:

- Alternate #1: Decorative Pendant Lighting

# MCLURE LIBRARY ADDITION AND RENOVATION

Approved February 2, 2024



# MCLURE LIBRARY ADDITION AND RENOVATION

Approved February 2, 2024



# MCLURE LIBRARY ADDITION AND RENOVATION

## LOCATION MAP



McLure Library