

Solicitation Information

Kent State University - Office of the University Architect

Solicitation Number

KSU-25S019

Deadline

01/08/2026 10:00 AM EST

Advertised

11/26/2025 08:02 AM EST

Revised

01/05/2026 09:47 AM EST

Description

Project Name: KSU-25S019 Library Tower Renovations and Elevator Modernization

Project Address: 1125 Risman Drive, Kent, Ohio 44242

Base Bid Estimate:	\$4,700,000
Alternate G-01 Estimate:	\$390,000
Alternate G-02 Estimate:	\$60,000
Alternate G-03 Estimate:	\$280,000
Alternate G-04 Estimate:	(-\$70,000)

Project Description:

Stairwell improvements, elevator lobby renovations and modernization of three elevators within the Main Library on the Kent Campus of Kent State University.

Contractor Pre-Bid Walk Through:

Wednesday, December 3 @ 1:00 PM

KSU Office of the University Architect

Harbour Hall, Suite 101, 615 Loop Road, Kent, Ohio 44242

followed by site tour of the University Library.

Bids Due: January 8, 2026 @ 10:00 am

Anticipated Controlling Board Submission: January 22, 2026

Anticipated Controlling Board Meeting: February 23, 2026

Anticipated Notice to Proceed: March 16, 2026 (All milestone dates are calculated from this date)

Anticipated Start of Construction: May 17, 2026

Location(s)

Portage, Ohio

Bidders

Business Name	Address	Phone
Stittle Construction Corporation	PO Box 1177 Salem, OH 44460-8177	(330) 332-9901
Hummel Construction Company	127 E Main St Ravenna, OH 44266-3103	(330) 296-7316
Lawler Construction, LLC	750 Beta Dr Mayfield Village, OH 44143-2357	(440) 646-1900 x101
Murphy Contracting Company	PO Box 1833 Youngstown, OH 44501-1833	(330) 743-8915
SONA Construction, LLC	7122 Harvard Ave Cleveland, OH 44105-7307	(216) 883-9955
5 Bidders		

Item	Quantity	Murphy Contracting Company		Quantity	Stitle Construction Corporation	
		Price	Extension		Price	Extension
Allowances (General Contract)						
Allowance A-1 FF&E Allowance	1.0	\$50,000.00	\$50,000.00	1.0	\$50,000.00	\$50,000.00
Allowance A-2 Landscaping Allowance	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Allowance A-3 Door Access Controls and Security Allowance	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Allowance A-4 Machine Room Cabling Relocation Allowance	1.0	\$15,000.00	\$15,000.00	1.0	\$15,000.00	\$15,000.00
Allowance A-5 Existing Russ Electric Transfer Switch ATS-1 Up...	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Base Bid (General Contract)						
Base Bid All Labor and Materials (including Allowances a...	1.0	\$3,580,000.00	\$3,580,000.00	1.0	\$3,949,750.00	\$3,949,750.00
Alternates (General Contract)						
Alternate G-01 Stair Improvements at Central Stair	1.0	\$280,000.00	\$280,000.00	1.0	\$267,950.00	\$267,950.00
Alternate G-02	1.0	\$78,000.00	\$78,000.00	1.0	\$83,025.00	\$83,025.00
10 Items	Totals:		\$3,928,000.00		\$4,323,290.00	
	Agency Estimate:		\$125,000.00		\$125,000.00	

Item	Quantity	Murphy Contracting Company		Quantity	Stitle Construction Corporation	
		Price	Extension		Price	Extension
Northwest Plaza Stair Accent Lighting						
Alternate G-03 Elevator Hall Frame Wrap	1.0	\$89,000.00	\$89,000.00	1.0	\$120,550.00	\$120,550.00
Alternate G-04 OEM Elevator Controls	1.0	-\$99,000.00	-\$99,000.00	1.0	-\$97,985.00	-\$97,985.00
10 Items		Totals:		\$3,928,000.00	\$4,323,290.00	
		Agency Estimate:		\$125,000.00	\$125,000.00	

Item	Quantity	Lawler Construction, LLC Price	Lawler Construction, LLC Extension	Quantity	Hummel Construction Company Price	Hummel Construction Company Extension
Allowances (General Contract)						
Allowance A-1 FF&E Allowance	1.0	\$50,000.00	\$50,000.00	1.0	\$50,000.00	\$50,000.00
Allowance A-2 Landscaping Allowance	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Allowance A-3 Door Access Controls and Security Allowance	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Allowance A-4 Machine Room Cabling Relocation Allowance	1.0	\$15,000.00	\$15,000.00	1.0	\$15,000.00	\$15,000.00
Allowance A-5 Existing Russ Electric Transfer Switch ATS-1 Up...	1.0	\$20,000.00	\$20,000.00	1.0	\$20,000.00	\$20,000.00
Base Bid (General Contract)						
Base Bid All Labor and Materials (including Allowances a...	1.0	\$4,150,000.00	\$4,150,000.00	1.0	\$4,615,000.00	\$4,615,000.00
Alternates (General Contract)						
Alternate G-01 Stair Improvements at Central Stair	1.0	\$254,400.00	\$254,400.00	1.0	\$429,400.00	\$429,400.00
Alternate G-02	1.0	\$85,500.00	\$85,500.00	1.0	\$91,900.00	\$91,900.00
10 Items	Totals:		\$4,558,600.00			\$5,265,300.00
	Agency Estimate:		\$125,000.00			\$125,000.00

Item	Quantity	Price	Lawler Construction, LLC Extension	Quantity	Price	Hummel Construction Company Extension
Northwest Plaza Stair Accent Lighting						
Alternate G-03 Elevator Hall Frame Wrap	1.0	\$105,900.00	\$105,900.00	1.0	\$189,000.00	\$189,000.00
Alternate G-04 OEM Elevator Controls	1.0	-\$37,200.00	-\$37,200.00	1.0	-\$60,000.00	-\$60,000.00
10 Items		Totals:	\$4,558,600.00			\$5,265,300.00
		Agency Estimate:	\$125,000.00			\$125,000.00

Item	Quantity	SONA Construction, LLC	
		Price	Extension
Allowances (General Contract)			
Allowance A-1 FF&E Allowance	1.0	\$50,000.00	\$50,000.00
Allowance A-2 Landscaping Allowance	1.0	\$20,000.00	\$20,000.00
Allowance A-3 Door Access Controls and Security Allowance	1.0	\$20,000.00	\$20,000.00
Allowance A-4 Machine Room Cabling Relocation Allowance	1.0	\$15,000.00	\$15,000.00
Allowance A-5 Existing Russ Electric Transfer Switch ATS-1 Up...	1.0	\$20,000.00	\$20,000.00
Base Bid (General Contract)			
Base Bid All Labor and Materials (including Allowances a...	1.0	\$5,100,000.00	\$5,100,000.00
Alternates (General Contract)			
Alternate G-01 Stair Improvements at Central Stair	1.0	\$355,000.00	\$355,000.00
Alternate G-02	1.0	\$88,000.00	\$88,000.00
10 Items	Totals:		\$5,615,000.00
	Agency Estimate:		\$125,000.00

Item	Quantity	Price	SONA Construction, LLC	Extension
Northwest Plaza Stair Accent Lighting				
Alternate G-03 Elevator Hall Frame Wrap	1.0	\$132,000.00	\$132,000.00	
Alternate G-04 OEM Elevator Controls	1.0	-\$60,000.00	-\$60,000.00	
10 Items	Totals:		\$5,615,000.00	
	Agency Estimate:		\$125,000.00	