



November 11, 2011

Mr. Tom Ferguson, AIA  
President  
Lee Lewis Construction, Inc.  
17177 Preston Road  
Suite 160  
Dallas, TX 75248

Re: Pflugerville Community Library  
Renovation and Expansion  
Revised Bid Proposal

Dear Mr. Ferguson:

The Project Team for the Pflugerville Community Library Renovation and Expansion project has reviewed your Value Engineering document sent from Jim Graham on October 28, 2011. Based on our assessment, it was determined to accept several items from the list to reduce the overall cost of the project. They are as follows:

- Item No. 18 – Type X Gypsum Wallboard in lieu of Abuse Resistant Wallboard for a reduction in cost of \$9,100.00.
- Item No. 32 – Aluminum Feeders over 3/0 in size in lieu of Copper for a reduction in cost of \$14,960.00.
- Item No. 34 – Delete Junction Boxes and circuits for Car Charging Stations for a reduction in cost of \$3,500.00.

This change in scope along with your letter dated November 9, 2011 stating a reduction of your Base Bid Proposal by \$50,000.00 effectively reduces the project cost of your proposal submitted on September 6, 2011 from \$3,893,000.00 to the adjusted amount of \$3,815,440.00. This figure along with the six Alternates, totaling \$223,300.00 will be submitted to City Council as a recommendation to award for a grand total of \$4,038,740.00.

We appreciate the time and effort it took to put this list together and even though not all were accepted, please note each potential VE item was given our utmost consideration.

If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully,  
H.R. GRAY

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Senior Construction Manager

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Cc: Trey Fletcher, City of Pflugerville  
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