

RESOLUTION NO. 2026 – 115

TO AWARD BID FOR SITE WORK TO MANNING CONSTRUCTION, LLC

WHEREAS, bids were opened on June 11, 2026, at 2:00 p.m. for site preparation at the proposed Frank Research & Technology Park for the City of Cullman; and

WHEREAS, the following bids were opened:

Manning Construction, LLC	Hanceville, AL	\$373,202.40
Lambert, Inc.	Stevenson, AL	\$651,677.00
Grayson Carter & Son Contracting, Inc.	Athens, AL	\$478,355.00
CTS Excavations, LLC	Scottsboro, AL	\$541,425.80

WHEREAS, the low bidder for site preparation at the proposed Frank Research & Technology Park; and

WHEREAS, the Cullman City Council has evaluated the bids received and has determined that Manning Construction, LLC, is the lowest responsible bidder.

BE IT RESOLVED, by the Cullman City Council that the bid for site preparation at the proposed Frank Research & Technology Park be awarded to Manning Construction, LLC.

ADOPTED BY THE CITY COUNCIL this the 22nd day of June 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 22nd day of June 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: 06/15/2026

Department: Economic Development Name: Pam Leslie

Phone: 256-775-7104 Email: pleslie@cullmanal.gov

Type of request (select all that apply):

- Alcohol License
- Budget Amendment
- Contract Approval
- Public Comment
- Special Event
- Other
- Annexation
- Change Order
- Petition
- Resolution
- Tax Abatement
- Bid Award
- Codification Change
- Proclamations
- Rezoning
- Variance

Reason for Request:

Supporting Documentation:

Attach supporting documentation.

Signed by: Pam Leslie 
 Signature: 432B9008FAC84C2...

Approval Sequence:

1. Administration – City Clerk’s Office

Verifies form is completed and proper documentation is attached.

Approved to Move Forward Rejected Return to Requestor

Comments:

Signed by: Pam Leslie
 Signature: 8F02210223EC457... Date: June 17, 2026 | 4:17 PM CDT

2. Council Committee Chairperson - Kim Hall

Ensures necessity of the request.

Approved to Move Forward Rejected Return to Admin

Comments:

Signed by: Kim Hall
 Signature: 373F5C72C0C944B... Date: June 17, 2026 | 7:45 PM CDT

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments:

Signed by: Kim Hall
 Signature: 373F5C72C0C944B... Date: June 17, 2026 | 7:48 PM CDT

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 06/22/2026

Comments:

Signed by: Wes Moore
 Signature: 8F02210223EC457... Date: 06/18/2026

Notice of Award

Date:

Project: Frank Research & Technology Park	
Owner: The City of Cullman, Alabama	Owner's Contract No.:
Contract: Contract No. 1 – Site Preparation	Engineer's Project No.: 1613
Bidder: Manning Construction, LLC	
Bidder's Address: 5440 County Road 490, Hanceville, AL 35077	

You are notified that your Bid dated June 11, 2026 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the Frank Research & Technology Park Site Preparation project.

BASE BID

[describe Work, alternates, or sections of Work awarded]

The Contract Price of your Contract is:

\$ 373,202.40 (Three-hundred, seventy-three thousand, two-hundred two dollars & forty cents) .

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner [3] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent: NONE

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

The City of Cullman, Alabama
Owner

By: _____
Authorized Signature

Woody Jacobs, Mayor
Name & Title

Copy to Engineer



June 12, 2026

Mr. Woody Jacobs, Mayor
The City of Cullman, Alabama
P.O. Box 278
Cullman, AL 35056

Re: Frank Research & Technology Park: Contract No. 1 – Site Preparation
Recommendation for Award

Dear Mayor Jacobs:

Enclosed is the certified bid tabulation for site preparation at the proposed Frank Research & Technology Park. Upon review, we recommend that the contract be awarded to the low bidder, Manning Construction, LLC, in the amount of \$373,202.40.

Please let me know if you have any questions or need additional information, (256) 798-2316.

Sincerely,
ST. JOHN & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "David Haynes", is written over the typed name.

David Haynes, P.E.
President

Enclosures – Certified Bid Tabulation (June 11, 2026)

City of Cullman, Alabama
 Frank Research & Technology Park: Contract No. 1 - Site Preparation
 Bid Tabulation
 June 11, 2026 at 2:00 PM CST

ITEM NO.	EST. QUANT.	UNIT	ITEM	BID SET #1 Manning Construction, LLC		BID SET #2 Lambert, Inc.		BID SET #6 Grayson Carter & Son Contracting, Inc.		BID SET #10 CTS Excavations, LLC	
				UNIT PRICE	TOTAL ESTIMATED PRICE	UNIT PRICE	TOTAL ESTIMATED PRICE	UNIT PRICE	TOTAL ESTIMATED PRICE	UNIT PRICE	TOTAL ESTIMATED PRICE
1	1	LUMP SUM	Mobilization, Not to Exceed 5 Percent of Base Bid	\$14,400.00	\$14,400.00	\$32,583.85	\$32,583.85	\$21,728.83	\$21,728.83	\$27,000.00	\$27,000.00
2	20.7	ACRE	Clearing & Grubbing	\$5,760.00	\$119,232.00	\$13,009.73	\$269,301.41	\$7,275.57	\$150,604.30	\$6,277.30	\$129,940.11
3	1	LUMP SUM	Site Preparation and Earthwork	\$12,000.00	\$12,000.00	\$81,580.32	\$81,580.32	\$17,101.04	\$17,101.04	\$130,633.65	\$130,633.65
4	1	LUMP SUM	Demolition of Existing Structure & Associated Appurtenances	\$49,000.00	\$49,000.00	\$19,570.18	\$19,570.18	\$70,174.55	\$70,174.55	\$27,392.50	\$27,392.50
5	1	LUMP SUM	Erosion Control Permitting, Inspections and Compliance with all Governmental Stormwater Regulations	\$7,550.00	\$7,550.00	\$9,261.29	\$9,261.29	\$9,975.00	\$9,975.00	\$7,910.00	\$7,910.00
6	675	CY	Aggregate Filter Basin for Temporary Sediment Storage	\$42.60	\$28,755.00	\$92.80	\$62,640.00	\$68.71	\$46,379.25	\$66.44	\$44,847.00
7	1616	CY	Temporary Sump Excavation, Unclassified	\$6.00	\$9,696.00	\$7.11	\$11,489.76	\$8.46	\$13,671.36	\$3.29	\$5,316.64
8	385	SY	Coarse Aggregate for Construction Entrance	\$11.70	\$4,504.50	\$15.49	\$5,963.65	\$15.54	\$5,982.90	\$16.85	\$6,487.25
9	665	SY	Filter Blanket, Geotextile	\$5.53	\$3,677.45	\$4.17	\$2,773.05	\$5.90	\$3,923.50	\$5.19	\$3,451.35
10	21	ACRE	Seeding	\$2,360.00	\$48,852.00	\$1,146.56	\$23,733.79	\$1,834.16	\$37,967.11	\$2,825.00	\$58,477.50
11	21	ACRE	Mulching	\$552.00	\$11,426.40	\$1,506.23	\$31,178.96	\$894.93	\$18,525.05	\$1,469.00	\$30,408.30
12	3803	LF	Silt Fence	\$3.45	\$13,120.35	\$5.74	\$21,829.22	\$4.71	\$17,912.13	\$3.97	\$15,097.91
13	3803	LF	Silt Fence Removal	\$1.20	\$4,563.60	\$3.13	\$11,903.39	\$2.07	\$7,872.21	\$0.60	\$2,281.80
14	40	LF	Wattle	\$7.99	\$319.60	\$53.44	\$2,137.60	\$9.93	\$397.20	\$7.51	\$300.40
15	1	EACH	Inlet Protection	\$255.50	\$255.50	\$498.35	\$498.35	\$397.19	\$397.19	\$204.43	\$204.43
16	1	LUMP SUM	Use of Improvements, Final Cleanup and Landscaping	\$5,850.00	\$5,850.00	\$25,232.18	\$25,232.18	\$15,743.47	\$15,743.47	\$11,676.96	\$11,676.96
Allowance No. 1	1	AS REQ'D	Allowance for Coordination of Overhead Power Relocation and Removal, excluding associated Clearing and Grubbing	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
TOTAL BASE BID (ITEMS 1-16; INCLUDING ALLOWANCE NO. 1)				\$373,202.40	\$373,202.40	\$651,677.00	\$651,677.00	\$478,355.09	\$478,355.09	\$541,425.80	\$541,425.80

I hereby certify that this is a true and correct tabulation of all bids received on June 11, 2026 for the Frank Research & Technology Park: Contract No. 1 - Site Preparation.

St. John & Associates, Inc.

David Q. Haynes, P.E.
 AL. P.E. #34840

