

**University of Alabama System  
Board Rule 415 (2/2005)  
Board Submittal Checklist Criteria**

**\* Board Submittal Checklist No. 4**

**Capital Project – Revised Stage III, Stage IV and Budget Revision and Reallocation Submittals /1**  
**(Revised Visual Appearance, Construction Contract Award and Budget Revision and Reallocation)**

Campus: The University of Alabama  
Project Name: Capstone College of Nursing Addition  
UA Project #: 010-18-1591  
Meeting Date: February 6 – 7, 2020

- \* ☒ 1. Completed Board Submittal Checklist No. 4  
☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings  
☒ 3. Resolution requesting approval of Construction Contract Award, Construction Budget, and Project Budget  
☒ 4. Campus correspondence/photographs providing supplemental project information  
☒ 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2  
☒ 6. Project Summary  
☒ 7. Project Planning Report /2  
☒ 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager  
☒ 9. Recommendations for Contract Award by Architect/Construction Manager  
☒ 10. Campus map(s) showing location of project site  
☐ 11. Final Business Plan (if applicable) /3

**Additional Information for Stage III:**

- ☒ 12. Architectural renderings of project (Addition of Exterior Design elements included in bid as Alternate)

Prepared by: \_\_\_\_\_

DocuSigned by:

*Carla Coleman Jones*

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Approved by: \_\_\_\_\_

*Tim Leonard*

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

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

/3 Reference Tab 3V - Board Rule 415 Instructional Guide

\* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

January 9, 2020

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 consideration by the Board of Trustees at its February 7, 2020 meeting the following resolution:

- Board Item - Action: Revised Stage III, Stage IV and Budget Revision and Reallocation Submittals:  
Capstone College of Nursing Addition  
UA Project #: 010-18-1591

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### CAPSTONE COLLEGE OF NURSING ADDITION

WHEREAS, on February 9, 2018, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama ("Board") approved a Stage I submittal for the Capstone College of Nursing (CCN) Addition project ("Project") located at 650 University Boulevard, East; and

WHEREAS, on February 9, 2018, due to the firm having designed the existing facility and their involvement in the programming of this Project in coordination with the existing facility, the Board authorized The University of Alabama ("University") to proceed with design utilizing the architectural services of TurnerBatson Architects, of Birmingham, Alabama, and the acceptance of the final negotiated design fee of 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000; and

WHEREAS, on April 6, 2018, the Board approved the renderings for the Project; and

WHEREAS, the Capstone College of Nursing has requested the addition of a shaded serenity seating area to enhance the landscaping and an additional stair from the terrace to facilitate access to the pathway to DCH Regional Medical Center and to provide symmetry to that portion of the building ; and

WHEREAS, responsible officials at the University have received renderings for the Revised Stage III submittal and are recommending approval of said design; and

WHEREAS, to improve the Project schedule and to allow utility disruptions to the building not to occur during the academic year, the University has deemed it necessary to separate construction into two packages: Construction – Addition and Construction – Sitework/Utilities; and

WHEREAS, the Construction – Addition package will involve a three-story 32,000 sf addition; and

WHEREAS, the Construction – Sitework/Utilities package will consist of relocating storm drains and water lines outside of the building addition footprint and erecting the Project fence; and

WHEREAS, on December 5, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Construction – Addition package of the Project and J. T. Harrison Construction Company, Inc., Tuscaloosa, Alabama (Harrison Construction), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$9,790,000; and

WHEREAS, the University desires to accept Alternates 1 through and including 4 in the amount of \$248,200; and

WHEREAS, the University is requesting approval to award the Construction – Addition contract for the Project to Harrison Construction for a total contract amount of \$10,038,200; and

WHEREAS, on December 10, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Construction – Sitework/Utilities package of the Project and GFC Construction, Inc.,

Duncanville, Alabama, was declared the lowest responsive and responsible bidder with a base bid in the amount of \$273,585; and

WHEREAS, the base bid is below the \$1,000,000 threshold amount required for Board approval; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the savings of the bid contract amounts for the Construction – Addition and the Construction – Sitework/Utilities Packages and the associated adjustments to soft cost as reflected in the Revised Budget below; and

WHEREAS, the University is requesting approval of a Revised Budget from \$17,800,000 to \$14,362,000 to reflect Total Project Costs savings resulting from the bid amounts for the Construction packages; 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 Capstone College of Nursing Reserves in the amount of \$2,000,000, University Plant Reserves in the amount of \$4,124,976, and 2019 General Revenue Bonds in the amount of \$8,237,024; and

WHEREAS, the Revised and Reallocated Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction – Addition	\$ 10,038,200
Construction – Sitework/Utilities	\$ 273,585
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 1,800,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 422,300
Contingency* (5%)	\$ 523,089
UA Project Management Fee** (3%)	\$ 329,546
Architect/Engineer Fee*** (~6.2%)	\$ 635,856
Expenses (Surveys, Testing, Inspections)	\$ 75,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 39,424
<b>TOTAL PROJECT COST</b>	<b>\$ 14,362,000</b>

\*Contingency is based on 5% of the cost of Construction-Addition and Sitework/Utilities and landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of Construction-Addition and Sitework/Utilities, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 6% of the cost of Construction-Addition and Sitework/Utilities plus additional services in the amount of \$17,149.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain of the costs incurred in connection with the acquisition, construction and installation of the Project paid prior to the issuance of the Bonds; and




NOW, THEREFORE, BE IT RESOLVED that:

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than sixty days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction and installment of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasurer Regulations Section 1.150-2(e).
2. Revised Funding, Budget Revision and Reallocation for the Project are hereby approved.
3. The Revised Stage III submittal for the Project is hereby approved.

BE IT FURTHER RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees of the University of Alabama in executing the aforementioned contract with J. T. Harrison Construction Company, Inc., of Tuscaloosa Alabama for the Construction – Addition package of the Project in accordance with Board Rule 415.

January 6, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Stage III, Stage IV and Budget Revision and Reallocation Submittals:  
Capstone College of Nursing Addition  
UA Project No: 010-18-1591

The University of Alabama (“University”) has determined that it is necessary to separate construction of the Capstone College of Nursing Addition project (“Project”) into two separate packages: Construction – Addition and Construction – Sitework/Utilities. Separation in to two packages will greatly improve the Project schedule and allow utility disruptions to the building to occur over the Winter break instead of during the academic year. The Construction – Addition package will involve a three-story 32,000-square foot addition. The Construction – Sitework/Utilities package will consist of the relocation of storm drains and water lines and erecting the Project fence.

On December 10, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Construction – Sitework/Utilities package of the Project and GFC Construction, Inc., Duncanville, Alabama, was declared the lowest responsive and responsible bidder with a base bid in the amount of \$273,585, which is below the \$1,000,000 threshold amount requiring Board approval.

On December 5, 2019, pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for the Construction – Addition package of the Project. J. T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama (Harrison Construction), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$9,790,000, which is within funds available for the Project.

The University desires to accept Alternates 1 through and including 4 in the amount of \$248,200. Accordingly, the University is requesting approval to accept Harrison Construction’s adjusted base bid and Alternates 1 through and including 4 for a total contract amount of \$10,038,200.

W H E R E   L E G E N D S   A R E   M A D E

Additionally, and so as to enhance landscaping, an exterior terrace of approximately 2,400 square feet will overlook a proposed shaded serenity seating area. The 38' seating area will consist of concentrically laid pavers bordered by a blend of evergreen shrubs and trees. An additional stair from the terrace is also proposed to facilitate access to the pathway to DCH Regional Medical Center for students and to provide symmetry to that portion of the building.

Therefore, the University has received revised renderings for the Project and is requesting The Board of Trustees of The University of Alabama ("Board") to consider approval of the Revised Stage III submittal based on the renderings presented.

Additionally, the University is requesting approval for a Budget Reallocation to reflect the contract amounts for the construction packages and the related adjustments to soft costs.

Furthermore, the University is requesting approval for a Budget Revision from \$17,800,000 to \$14,362,000 to reflect the total Project cost savings.

The Project will be funded from Capstone College of Nursing Reserves in the amount of \$2,000,000, University Plant Reserves in the amount of \$4,124,976, and 2019 General Revenue Bonds in the amount of \$8,237,024.

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

I have attached Certified Bid Tabulations, Resolution, Executive Summary, Project Summary, Project Planning Report, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for February 6 - 7, 2020.

MMF/ccj

#### Attachments

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Suzanne Webster

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

Meeting Date: February 6 – 7, 2020

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

**PROJECT NAME:** Capstone College of Nursing Addition

**PROJECT LOCATION:** 650 University Boulevard, East

**ARCHITECT:** TurnerBatston Architects, Birmingham, AL

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>February 9, 2018</u>
<input type="checkbox"/> Stage II, Waiver	<u>February 9, 2018</u>
<input type="checkbox"/> Stage III	<u>April 6, 2018</u>
<input checked="" type="checkbox"/> Revised Stage III	
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Budget Revision and Reallocation	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Addition	Classroom/Class Lab	59%	19,000
<input type="checkbox"/> Equipment	Office	28%	9,000
	Circulation/Common Space	13%	4,000
	<b>TOTAL</b>	<b>100%</b>	<b>32,000</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Construction – Addition	\$ 13,580,000	\$ 10,038,200
Construction – Sitework/Utilities	\$ -	\$ 273,585
Landscaping	\$ 150,000	\$ 150,000
Furniture, Fixtures and Equipment	\$ 1,800,000	\$ 1,800,000
Security/Access Control	\$ 75,000	\$ 75,000
Telecommunication/Data	\$ 150,000	\$ 422,300
Contingency* (5%)	\$ 686,500	\$ 523,089
UA Project Management Fee** (3%)	\$ 432,495	\$ 329,546
Architect/Engineer Fee*** (~6%/~6.2%)	\$ 812,220	\$ 635,856
Expenses (Surveys, Testing, Inspections)	\$ 75,000	\$ 75,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 38,785	\$ 39,424
<b>TOTAL PROJECT COST</b>	<b>\$ 17,800,000</b>	<b>\$ 14,362,000</b>

\*Contingency is based on 5% of the cost of Construction-Addition and Sitework/Utilities and Landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of Construction-Addition and Sitework/Utilities, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6% of the cost of Construction-Addition and Sitework/Utilities plus additional services in the amount of \$17,149.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

32,000 gsf x ~\$6.75/gsf:	\$	216,242
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>216,242</b>
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### FUNDING SOURCE:

Capital Outlay:

Capstone College of Nursing Reserves	\$	2,000,000
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University Plant Reserves	\$	4,124,976
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2019 General Revenue Bonds	\$	8,237,024
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O&M Costs:	University annual operating fund	\$	216,242
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### NEW EQUIPMENT REQUIRED:

N/A

### RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The existing Capstone College of Nursing facility opened for classes in 2010. At that time, 88 undergraduate BSN nursing students were being admitted in the spring and fall (a total of 176 per year). Last year, 521 BSN students were admitted to the program. Additionally, the number of BSN nursing graduates increased 16.6% in one year, from 386 in 2018 to 450 in 2019.

The Capstone College of Nursing Addition ("Project") aligns with the strategic goals of The University of Alabama and the Capstone College of Nursing. The Project will improve the student education experience and enhance recruitment of a diverse group of quality faculty and promote a healthy and balanced work space for faculty and students. This Project will encourage significant growth in the graduate-level offerings as well as scholarship and research by students and professors.

To accommodate this increase in undergraduate enrollment, additional classrooms, offices and support spaces are needed. There is also a pressing need to add degree programs, including graduate programs for Nurse Practitioners and Nurse Managers.

In summer 2019, the college opened a new nursing PhD program, in collaboration with UAH. The addition of new programs will necessitate the addition of experiential learning environments, such as clinic simulation labs. Further, the adoption of a PhD curriculum will make additional space for faculty and research assistance essential.

The Project is essential to meet the needs of the college in order to accommodate previous and anticipated growth. The Project will allow for increased graduate enrollment and retention and satisfy an already acute need for faculty offices and classrooms. Along with supporting growth, the additional space will significantly enhance the quality of space for programs by providing classrooms of appropriate size and geometry that are supported by current technology.

**ATTACHMENT NO. 1**

Project: Capstone College of Nursing Addition

BOT Submittal: Revised Stage III, Stage IV and

Budget Revision and Reallocation

Meeting Date: February 6 – 7, 2020

## **Project Summary**

### **CAPSTONE COLLEGE OF NURSING ADDITION**

The Capstone College of Nursing (CCN) Addition project (“Project”) has been separated into two packages: Construction – Addition and Construction – Sitework/Utilities. Separation will greatly improve the Project schedule and allow utilities disruptions to occur over the Winter break instead of during the academic year.

The Construction – Addition package involves a three-story addition to the west side of the existing facility which is also reflected in the 2017 Master Plan. The 32,000-square foot (SF) addition has been programmed with the goal of enhancing the functionality of the existing program as well as adding the necessary features to accommodate the expected growth and teaching needs of the nursing program, which is well beyond the current capacity of the existing 60,271 SF building.

The original building was designed to accommodate this addition. Therefore, the existing chiller yard has space and connections for the new equipment that is required for the addition. Also, mechanical piping, electrical conduit and connection points were previously installed in the original construction to minimize the impact to the existing building during construction of the addition.

The Project entails two 150-seat multi-use classrooms, individual study areas, Home Healthcare Lab suite, practicum lab, examination rooms, conference rooms, faculty/staff offices, student work areas and other supporting areas. Also included is an exterior terrace of approximately 2,400 SF which overlooks a proposed shaded serenity seating area. The 38’ diameter shaded serenity area consists of pavers laid concentrically and bordered by a blend of evergreen shrubs and trees. An additional stair from the terrace is also proposed to facilitate access to the pathway to DCH for the students and to provide symmetry to that portion of the building.

The Construction – Sitework/Utilities package will consist of relocating storm drains and water lines outside of the building footprint and erecting the project fence.

The massing, exterior architecture, and materials of the addition will be consistent with the original building.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: February 6 - 7, 2020

INITIAL REPORT  
INTERIM REPORT  
X FINAL REPORT  
3 REPORT NO.

TO: OFFICE OF THE CHANCELLOR  
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT  
THE UNIVERSITY OF ALABAMA

1. PROJECT: Capstone College of Nursing Addition  
2. LOCATION: 650 University Boulevard, East  
3. ARCHITECT/ENGINEER: TurnerBatson Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	February-18
	% COMPLETE	100%
	* DATE COMPLETED	March-18
B. PRELIMINARY DESIGN:	DATE INITIATED	June-19
	% COMPLETE	100%
	* DATE COMPLETED	October-19
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	October-19
	% COMPLETE	100%
	* DATE COMPLETED	November-19
D. SCHEDULED BID DATE:		December-19

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION - ADDITION	\$ 13,580,000	\$ 10,038,200
B. CONSTRUCTION - SITEWORK/UTILITIES	\$ -	\$ 273,585
C. LANDSCAPING	\$ 150,000	\$ 150,000
D. FURNITURE, FIXTURES AND EQUIPMENT	\$ 1,800,000	\$ 1,800,000
E. SECURITY/ACCESS CONTROL	\$ 75,000	\$ 75,000
F. TELECOMMUNICATION/DATA	\$ 150,000	\$ 422,300
G. CONTINGENCY* (5%)	\$ 686,500	\$ 523,089
H. UA PROJECT MANAGEMENT FEE** (3%)	\$ 432,495	\$ 329,546
I. ARCHITECT/ENGINEER FEE*** (~6%~6.3%)	\$ 812,220	\$ 635,856
J. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 75,000	\$ 75,000
K. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 38,785	\$ 39,424
<b>L. TOTAL PROJECT COST</b>	<b>\$ 17,800,000</b>	<b>\$ 14,362,000</b>

\*Contingency is based on 5% of the cost of Construction-Addition and Sitework/Utilities and landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of Construction-Addition and Sitework/Utilities, landscaping and contingency.

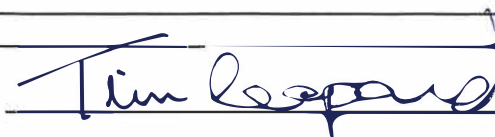
\*\*\*Architect/Engineer Fee is based on 6% of the cost of Construction-Addition and Sitework/Utilities plus additional services in the amount of \$17,149.

6. FUNDING/RESOURCES: Capstone College of Nursing Reserves - \$2,000,000  
University Plant Reserves - \$4,124,976  
2019 General Revenue Bonds - \$8,237,024

7. REMARKS:

\* FINAL AGENCY APPROVAL

SUBMITTED BY:





TABULATION OF BIDS

THE UNIVERSITY OF  
ALABAMA

Project Name  
Capstone College of Nursing  
Addition

Bid Due  
December 5, 2019 1:00 p.m. local time

Architect/Engineer  
TURNERBATSON  
1950 Stonegate Drive, Suite 200  
Birmingham, Alabama 35242  
phone: (205) 403-6201  
fax: (205) 403-6206

UA Project No.  
010-18-1591B

Bid Location  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:	Thirteen million, three hundred thousand dollars and 00/100 (\$13,300,000.00)
BIDS SHALL BE VALID FOR:	Sixty (60) Days
CONSTRUCTION DURATION:	Project Completion: November 14, 2020

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Stone Building, LLC	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	3232 11th Ave. N. Birmingham, AL 35234 (205) 328-8300 GC Lic. #51438	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - THREE	<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	Travelers Casualty & Surety Co. of America	Fidelity & Deposit Co. of Maryland	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 20.00	\$ 25.00	\$ 20.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 150.00	\$ 450.00	\$ 450.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 1,445.00	\$ 1,500.00	\$ 1,340.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 350.00	\$ 500.00	\$ 200.00
BASE BID ON PROPOSAL	\$ 11,000,000.00	\$ 12,000,000.00	\$ 11,000,000.00
ENVELOPE ADJUSTMENT	(1,210,000.00)	(1,170,000.00)	(871,000.00)
ADJUSTED BASE BID	9,790,000.00	10,830,000.00	10,129,000.00
ALTERNATE #1 <i>Description on back of page</i>	9,200.00	13,500.00	52,736.00
ENVELOPE ADJUSTMENT	-	-	(40,474.00)
Subtotal	9,799,200.00	10,843,500.00	10,141,262.00
ALTERNATE #2 <i>Description on back of page</i>	35,000.00	35,000.00	35,000.00
ENVELOPE ADJUSTMENT	-	-	(6,544.00)
Subtotal	9,834,200.00	10,878,500.00	10,169,718.00
ALTERNATE #3 <i>Description on back of page</i>	130,000.00	139,600.00	140,966.00
ENVELOPE ADJUSTMENT	-	-	(4,326.00)
Subtotal	9,964,200.00	11,018,100.00	10,306,358.00
ALTERNATE #4 <i>Description on back of page</i>	74,000.00	90,000.00	69,038.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	10,038,200.00	11,108,100.00	10,375,396.00
ALTERNATE #5 <i>Description on back of page</i>	(2,500.00)	7,000.00	9,000.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 10,035,700.00	\$ 11,115,100.00	\$ 10,384,396.00

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.

Eric Berg, Principal  
TURNERBATSON



Sworn to and subscribed before me this 5th day of December, 2019.  
Leigh Ann Huguley  
Notary Public  
My Commission Expires 04/02/23



Alternate Descriptions:

- Alternate #1: Decorative Glass at Hollow Metal Frames
- Alternate #2: Framed Decorative Panels System at Lower Lobby C1011
- Alternate #3: Existing Building BAS Upgrades
- Alternate #4: Labyrinth
- Alternate #5: New Brick for Addition in lieu of Salvaging Existing Brick

Unit Price Descriptions:

- Unit Price #1: Removal and Replacement of Unsuitable/Unconsolidated Materials. Price per CYIP.
- Unit Price #2: Additional Exit Light. Price per EA.
- Unit Price #3: Miscellaneous Steel. Price per Ton.
- Unit Price #4: Reinforcing Steel. Price per Ton.
- Unit Price #5: Concrete-in-Place. Price per CYIP.

10/1/2011 10:00 AM  
10/1/2011 10:00 AM  
10/1/2011 10:00 AM

# TABULATION OF BIDS



**Project Name**

Capstone College of Nursing Addition - Sitework/Utility Package

**Bid Due**

Tuesday, December 10, 2019 @ 1:00p.m.

**Engineer**

McGiffert and Associates, LLC  
2814 Stillman Blvd.  
Tuscaloosa, AL 35401  
phone: (205) 759-1521  
fax: (205) 759-1524

**UA Project No.**

010-18-1591A

**Bid Location**

405 Cahaba Circle  
Tuscaloosa, AL 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:

Sixty (60) Calendar Days

CONSTRUCTION DURATION:

Completion Date of February 7, 2020

CONTRACTOR				GFC Construction, Inc.		Price Construction Company, Inc.		Cornerstone Civil Contractors, LLC		Lavender, Inc.	
				P.O. Box 87 Duncanville, AL 35456 (205) 758-1948 GC Lic. # 17900		P.O. Box 78 Peterson, AL 35478 (205) 553-4520 GC Lic. #15839		3101 Main Avenue, Suite D Northport, AL 35476 (205) 366-8788 GC Lic. # 39115		1056 Industrial Dr. Aliceville, AL 35442 (205) 373-8387 GC Lic. # 19861	
Addenda ONE - THREE				<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		<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		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
BONDING COMPANY OR BID DEPOSIT				The Cincinnati Insurance Company		The Cincinnati Insurance Company		Travelers Casualty and Surety Company of America		Old Republic Surety Co.	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	1	l.s.	Mobilization/Demobilization	\$ 10,800.00	\$ 10,800.00	\$ 10,000.00	\$ 10,000.00	\$ 12,500.00	\$ 12,500.00	\$ 10,120.00	\$ 10,120.00
2	1	l.s.	Construction Layout	\$ 5,250.00	\$ 5,250.00	\$ 8,690.00	\$ 8,690.00	\$ 7,900.00	\$ 7,900.00	\$ 9,085.00	\$ 9,085.00
3	1	l.s.	Record Drawings (Including As-Built GPS and As-Built Topographical Survey)	\$ 9,450.00	\$ 9,450.00	\$ 9,900.00	\$ 9,900.00	\$ 7,380.00	\$ 7,380.00	\$ 12,075.00	\$ 12,075.00
4	1	l.s.	Demolition, Clearing, Grubbing	\$ 26,630.12	\$ 26,630.12	\$ 24,600.00	\$ 24,600.00	\$ 78,869.00	\$ 78,869.00	\$ 36,091.09	\$ 36,091.09
5	1	l.s.	Grassing, Mulching, and Topsoil of All Disturbed Areas (Excluding Within Future Building Footprint)	\$ 2,250.00	\$ 2,250.00	\$ 2,000.00	\$ 2,000.00	\$ 6,500.00	\$ 6,500.00	\$ 9,327.04	\$ 9,327.04
6	1,500	s.y.i.p.	Polyethylene (ALDOT 665E-000) (Placed Over Future Building Footprint) (Only To Be Used As Directed By The Owner's Representative)	\$ 1.75	\$ 2,625.00	\$ 0.01	\$ 15.00	\$ 2.50	\$ 3,750.00	\$ 2.75	\$ 4,125.00
7	8	each	Erosion Control Inlet Protection (All Stages)	\$ 250.00	\$ 2,000.00	\$ 450.00	\$ 3,600.00	\$ 400.00	\$ 3,200.00	\$ 360.11	\$ 2,880.88
8	750	l.f.	Erosion Control Silt Fence	\$ 3.11	\$ 2,332.50	\$ 3.50	\$ 2,625.00	\$ 3.00	\$ 2,250.00	\$ 25.02	\$ 18,765.00
9	6	each	Erosion Control Sediment Trap	\$ 175.00	\$ 1,050.00	\$ 500.00	\$ 3,000.00	\$ 150.00	\$ 900.00	\$ 109.62	\$ 657.72
10	1	l.s.	Construction Exit Pad/Vehicle Wash Rack	\$ 6,331.36	\$ 6,331.36	\$ 8,000.00	\$ 8,000.00	\$ 7,650.00	\$ 7,650.00	\$ 9,874.00	\$ 9,874.00
11	1	l.s.	Tree Protection	\$ 1.00	\$ 1.00	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ *	\$ *
12	1	l.s.	Earthwork	\$ 30,907.50	\$ 30,907.50	\$ 30,000.00	\$ 30,000.00	\$ 38,000.00	\$ 38,000.00	\$ 18,086.86	\$ 18,086.86
13	2,300	c.y.i.p.	Unsuitable Material Removal, Off-Site Disposal, and Replacement	\$ 19.56	\$ 44,988.00	\$ 25.00	\$ 57,500.00	\$ 26.50	\$ 60,950.00	\$ 47.06	\$ 108,238.00
14	725	l.f.	Site Constraint Fencing (Post Driven with Windscreen)	\$ 13.02	\$ 9,439.50	\$ 13.64	\$ 9,889.00	\$ 16.75	\$ 12,143.75	\$ 16.10	\$ 11,672.50
15	300	l.f.	Site Constraint Fencing (Temporary Panel)	\$ 9.45	\$ 2,835.00	\$ 9.90	\$ 2,970.00	\$ 4.00	\$ 1,200.00	\$ 6.90	\$ 2,070.00
16	100	l.f.	Site Constraint Fencing (Yo-Dock Traffic Control Jersey Barriers, No Panel Fencing) (Only To Be Used As Directed By The Owner's Representative)	\$ 25.00	\$ 2,500.00	\$ 1.00	\$ 100.00	\$ 60.00	\$ 6,000.00	\$ 24.66	\$ 2,466.00
17	1	l.s.	Temporary Traffic/Pedestrian Control (Includes all temporary signage, channelizing drums, barricades, etc.) (Excludes Yo-Dock Traffic Barriers)	\$ 1,680.00	\$ 1,680.00	\$ 3,850.00	\$ 3,850.00	\$ 7,200.00	\$ 7,200.00	\$ 4,629.45	\$ 4,629.45
18	150	s.y.i.p.	Concrete Sidewalk	\$ 67.46	\$ 10,119.00	\$ 70.00	\$ 10,500.00	\$ 59.00	\$ 8,850.00	\$ 88.69	\$ 13,303.50



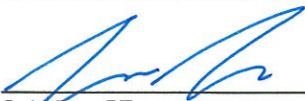
CONTRACTOR				GFC Construction, Inc.		Price Construction Company, Inc.		Cornerstone Civil Contractors, LLC		Lavender, Inc.	
				P.O. Box 87 Duncanville, AL 35456 (205) 758-1948 GC Lic. # 17900		P.O. Box 78 Peterson, AL 35478 (205) 553-4520 GC Lic. #15839		3101 Main Avenue, Suite D Northport, AL 35476 (205) 366-8788 GC Lic. # 39115		1056 Industrial Dr. Aliceville, AL 35442 (205) 373-8387 GC Lic. # 19861	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
19	150	s.y.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type "B" (4" Compacted Thickness) at Sidewalks	\$ 8.12	\$ 1,218.00	\$ 10.66	\$ 1,599.00	\$ 12.00	\$ 1,800.00	\$ 29.99	\$ + 4,498.50
20	40	l.f.	8" Diameter Storm Sewer	\$ 60.75	\$ 2,430.00	\$ 58.00	\$ 2,320.00	\$ 70.25	\$ 2,810.00	\$ 43.78	\$ + 1,751.20
21	340	l.f.	12" Diameter Storm Sewer	\$ 37.56	\$ 12,770.40	\$ 48.00	\$ 16,320.00	\$ 52.00	\$ 17,680.00	\$ 44.93	\$ + 15,276.20
22	80	l.f.	15" Diameter Storm Sewer	\$ 65.72	\$ 5,257.60	\$ 80.00	\$ 6,400.00	\$ 87.40	\$ 6,992.00	\$ 80.64	\$ + 6,451.20
23	40	l.f.	18" Diameter Storm Sewer	\$ 38.57	\$ 1,542.80	\$ 54.00	\$ 2,160.00	\$ 52.50	\$ 2,100.00	\$ 116.60	\$ + 4,664.00
24	550	l.f.	Post Construction CCTV of Storm Sewer	\$ 3.15	\$ 1,732.50	\$ 4.79	\$ 2,634.50	\$ 3.00	\$ 1,650.00	\$ 3.30	\$ 1,815.00
25	6	each	Storm Structure, Grate Inlets - Type "A"	\$ 2,015.56	\$ 12,093.36	\$ 2,323.00	\$ 13,938.00	\$ 3,950.00	\$ 23,700.00	\$ 2,347.99	\$ + 14,087.94
26	1	each	Storm Structure, Grate Inlets - Type "B"	\$ 2,428.33	\$ 2,428.33	\$ 2,777.00	\$ 2,777.00	\$ 4,300.00	\$ 4,300.00	\$ 2,939.06	\$ 2,939.06
27	4	each	Storm Structure, Junction Boxes	\$ 1,975.83	\$ 7,903.32	\$ 2,183.00	\$ 8,732.00	\$ 3,500.00	\$ 14,000.00	\$ 2,279.68	\$ + 9,118.72
28	1	each	Connection to Existing Concrete Catch Basin	\$ 1,001.67	\$ 1,001.67	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,644.26	\$ + 1,644.26
29	1	each	Connection To Existing PVC Drainage Basin (Inserta-Tee Connection)	\$ 555.54	\$ 555.54	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,806.51	\$ 1,806.51
30	270	l.f.	8" D.I. Class 52 Watermain	\$ 34.48	\$ 9,309.60	\$ 57.00	\$ 15,390.00	\$ 48.50	\$ 13,095.00	\$ 68.97	\$ + 18,621.90
31	1	each	8" x 8" Tapping Sleeve and Valve with Valve Box	\$ 3,361.86	\$ 3,361.86	\$ 5,470.00	\$ 5,470.00	\$ 3,650.00	\$ 3,650.00	\$ 4,613.59	\$ 4,613.59
32	500	lbs	Watermain Fittings	\$ 6.76	\$ 3,380.00	\$ 4.46	\$ 2,230.00	\$ 8.50	\$ 4,250.00	\$ 16.29	\$ + 8,145.00
33	2	each	Watermain Connection	\$ 527.50	\$ 1,055.00	\$ 1,000.00	\$ 2,000.00	\$ 950.00	\$ 1,900.00	\$ 328.85	\$ 657.70
34	1	l.s.	Watermain Testing and Disinfection	\$ 1,113.75	\$ 1,113.75	\$ 1,000.00	\$ 1,000.00	\$ 1,550.00	\$ 1,550.00	\$ 3,288.52	\$ 3,288.52
35	1	each	Cut and Cap Existing Main	\$ 658.75	\$ 658.75	\$ 1,000.00	\$ 1,000.00	\$ 900.00	\$ 900.00	\$ 657.70	\$ 657.70
36	2	each	End Line Restraint	\$ 454.23	\$ 908.46	\$ 750.00	\$ 1,500.00	\$ 900.00	\$ 1,800.00	\$ 1,188.35	\$ + 2,376.70
37	1	l.s.	Existing Post-Indicator Valve Modification	\$ 408.10	\$ 408.10	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,812.51	\$ 1,812.51
38	1	each	Fire Hydrant Assembly	\$ 3,288.87	\$ 3,288.87	\$ 3,591.00	\$ 3,591.00	\$ 3,800.00	\$ 3,800.00	\$ 4,234.63	\$ 4,234.63
39	1	l.s.	Flow and Pressure Test of New Hydrant	\$ 840.00	\$ 840.00	\$ 880.00	\$ 880.00	\$ 1,150.00	\$ 1,150.00	\$ 4,168.52	\$ 4,168.52
40	120	l.f.	8" Diameter SDR 26 PVC Sanitary Sewer	\$ 58.12	\$ 6,974.40	\$ 63.00	\$ 7,560.00	\$ 61.20	\$ 7,344.00	\$ 91.08	\$ + 10,929.60
41	2	each	Precast Sanitary Sewer Manhole	\$ 1,415.33	\$ 2,830.66	\$ 2,330.00	\$ 4,660.00	\$ 3,000.00	\$ 6,000.00	\$ 3,292.08	\$ 6,584.16
42	1	l.s.	Pavement Patch for Sanitary Sewer Connection	\$ 14,070.00	\$ 14,070.00	\$ 16,779.09	\$ 16,779.09	\$ 4,500.00	\$ 4,500.00	\$ 15,691.50	\$ 15,691.50
43	120	l.f.	Post Construction CCTV of Sanitary Sewer	\$ 3.15	\$ 378.00	\$ 10.17	\$ 1,220.40	\$ 3.00	\$ 360.00	\$ 3.30	\$ 396.00
44	1	each	Connection to Existing Sanitary Sewer (Including Any Required By-Pass Pumping, Handling, etc.)	\$ 3,135.00	\$ 3,135.00	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00	\$ 3,070.82	\$ 3,070.82
45	1	l.s.	UA Bronze Utility Marker Installation	\$ 1,750.00	\$ 1,750.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 82.21	\$ 82.21
TOTAL BID AMOUNT				\$	273,584.95	\$	317,900.00	\$	403,073.76	\$	+ 422,850.69

+ Indicates Summation Error

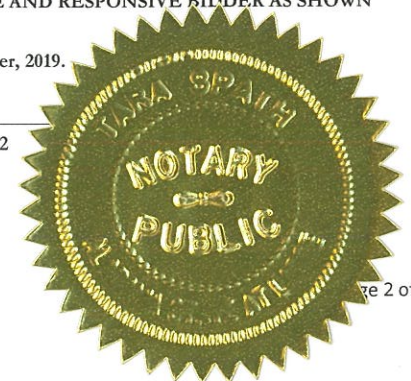
\* Indicates No Unit Price Provided with Bid

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.

Sworn to and subscribed before me this 11th day of December, 2019.

  
 Luke Pate, PE  
 McGiffert and Associates, LLC

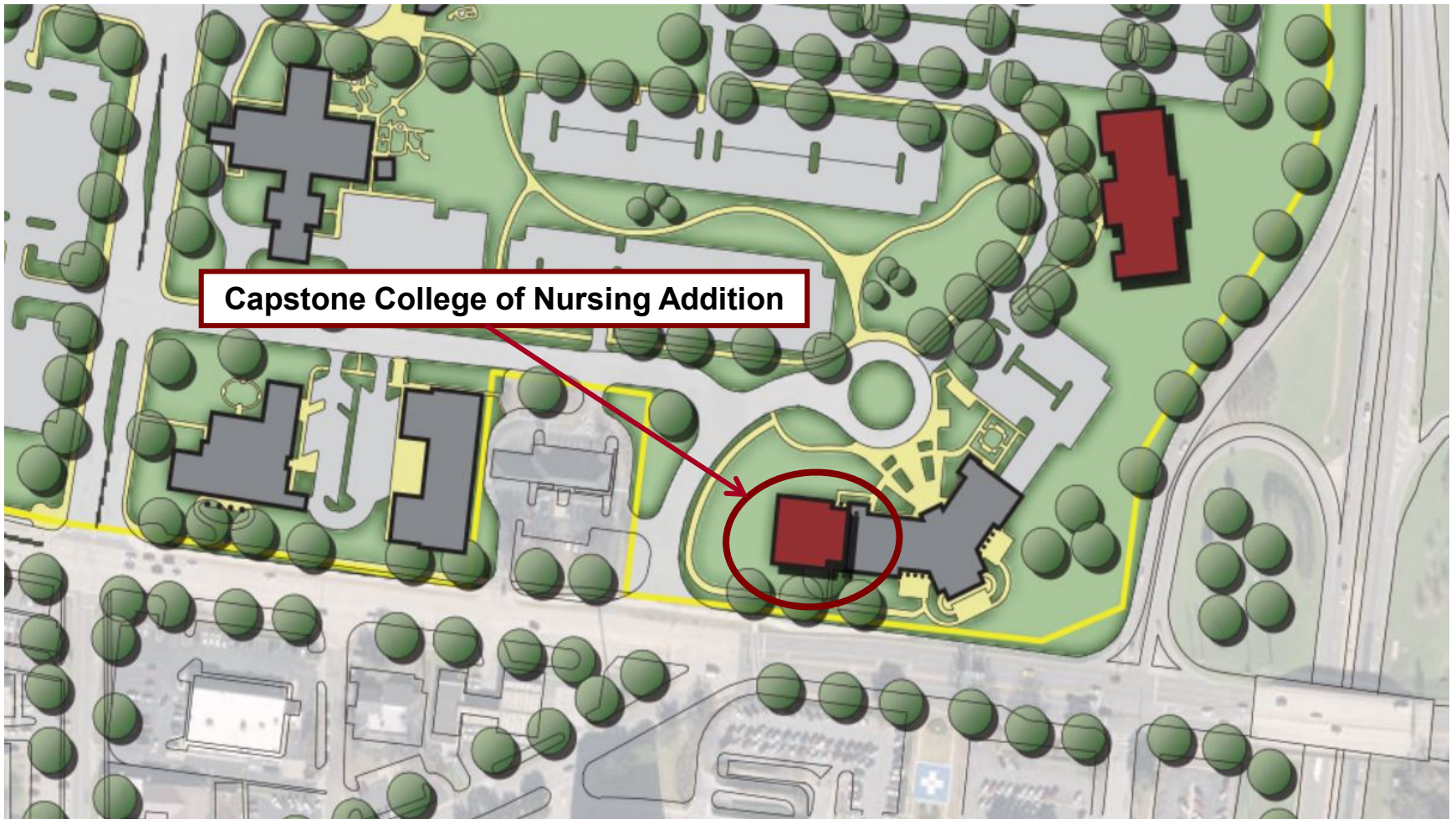
  
 Tara Spathe My Commission Expires 1-12-22





# CAPSTONE COLLEGE OF NURSING ADDITION

Area Master Plan as Approved November 3, 2017





# CAPSTONE COLLEGE OF NURSING ADDITION

Approved April 2018

Addition

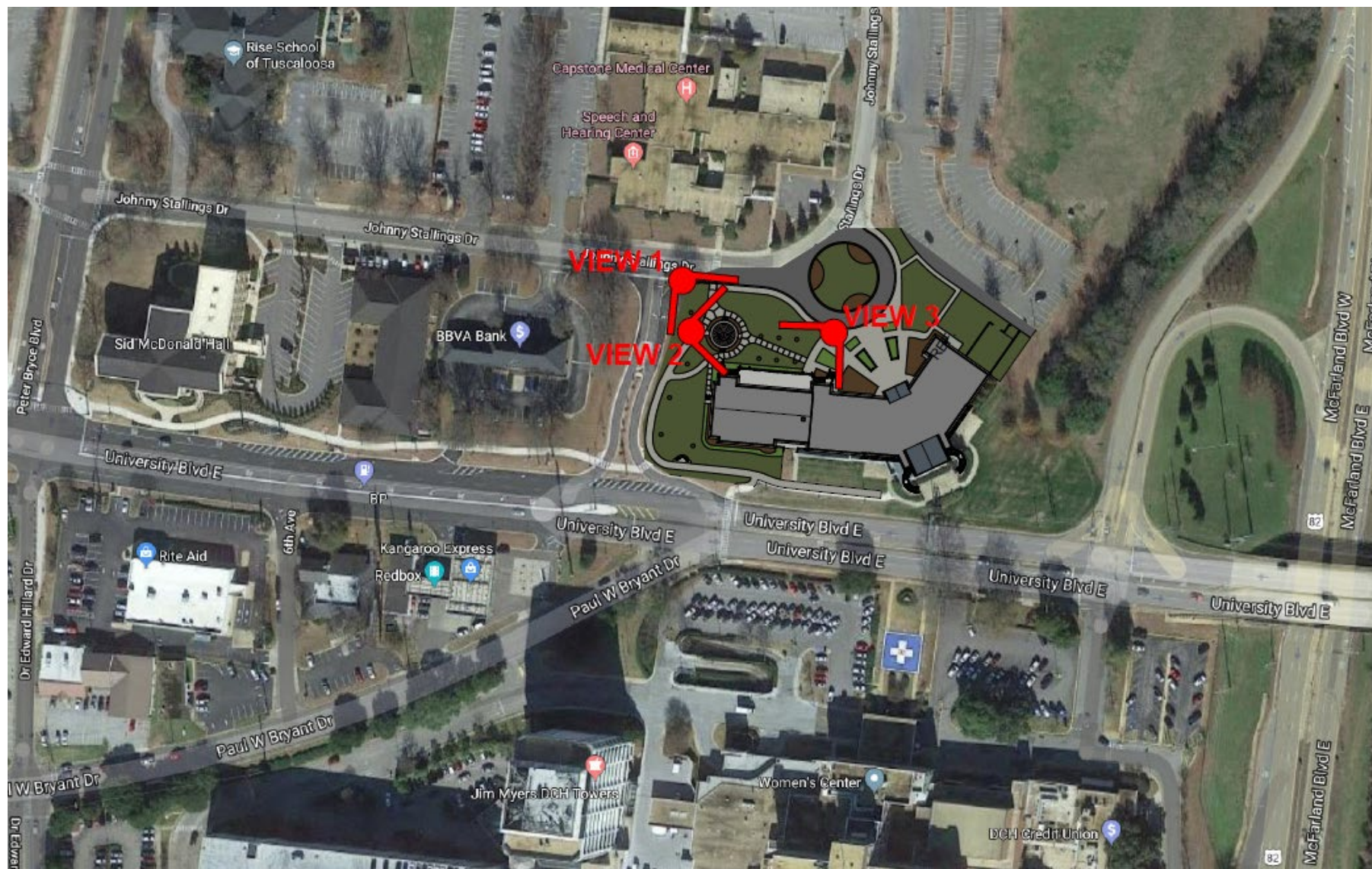
Existing





# CAPSTONE COLLEGE OF NURSING ADDITION

## Vantage Points





# **CAPSTONE COLLEGE OF NURSING ADDITION**

Vantage Point 1

Existing Photo

View looking Southeast





# CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Point 1  
View looking Southeast  
Approved 2018





# **CAPSTONE COLLEGE OF NURSING ADDITION**

Vantage Point 1  
View looking Southeast





# **CAPSTONE COLLEGE OF NURSING ADDITION**

Vantage Point 1  
View from Above





# CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Point 2  
Existing Photo  
View looking East





# CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Point 2  
View looking East





# **CAPSTONE COLLEGE OF NURSING ADDITION**

Vantage Point 3  
View looking Southwest





# CAPSTONE COLLEGE OF NURSING ADDITION

View looking South





# CAPSTONE COLLEGE OF NURSING ADDITION

## LOCATION MAP

