

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

*** Board Submittal Checklist No. 4**
Capital Project – Stage IV and Revised Scope and Budget Submittals/1
(Construction Contract Award and Revised Scope and Budget)

Campus: The University of Alabama
Project Name: Capstone Parking Deck and Pedestrian Bridge
Meeting Date: February 8 – 9, 2018

- * 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, Revised Construction Budget, and Revised Project Budget
- 4. Campus correspondence/photographs providing supplemental project information
- 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Revised 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

Prepared by: 

Approved by: 

/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.

RESOLUTION

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

WHEREAS, on November 7, 2014, pursuant to Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Capstone Parking Deck and Pedestrian Bridge project (“Project”); and

WHEREAS, on February 6, 2015, based on the firm’s previous programming experience on the Project and prior quality work on similar projects such as the Riverside Parking Deck, the Campus Drive Parking Deck and the Magnolia Parking Deck, the Board approved the waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the architectural services of Evan Terry Associates (ETA) of Birmingham, Alabama, accepting a negotiated blended fee of approximately 3.59% of the cost of construction of the parking deck and pedestrian bridge plus \$15,000 for special inspections; and

WHEREAS, on February 6, 2015, the Board approved a budget reallocation to reflect the architectural fees for the Project; and

WHEREAS, on February 3, 2017 the Board approved a re-negotiated cost of design fee of 2.7% of the cost of Package A-Parking Deck and 5% of the cost of Package B–Pedestrian Bridge, plus \$25,000 for special inspections; and

WHEREAS, on February 3, 2017, the Board authorized the University to separate this Project into two packages consisting of Package A–Parking Deck and Package B–Pedestrian Bridge; and

WHEREAS, Package A–Parking Deck will consist of the construction of a four-story parking deck with approximately 1,010 parking spaces and storage and restrooms for outdoor programs adjacent to the deck; and

WHEREAS, the Parking Deck will be structured to support an energy plant, chilled water lines, and provide shelter for the transportation system buses and other University equipment in the event of severe weather; and

WHEREAS, Package B–Pedestrian Bridge will consist of the construction of a pedestrian bridge extending from the parking structure to the Frank Moody Music Building and with potential of future connection to the Bryant Conference Center; and

WHEREAS, on February 3, 2017, the Board approved a revised scope to provide structural capacity to support an energy plant and provide structural support for cooling towers to serve the Bryant Conference Center, Frank Moody Music Building and other buildings in the area and to increase the first level by two feet in order to utilize the Project for sheltering of the transportation system buses and other University equipment in case of inclement weather; and

WHEREAS, on February 3, 2017, the Board approved a revised budget from \$21,752,000 to \$22,039,350 to reflect the separation of the Project into two packages, scope revisions, and re-negotiated architect fees; and

WHEREAS, on February 3, 2017, the Board approved renderings for Package A–Parking Deck of the Project; and

WHEREAS, in order to ensure appropriate coordination with the future Bryant Conference Center addition and Moody Music renovations, the originally planned Package B-Pedestrian Bridge will be deferred to a later date and is not reflected in the Project budget at this time; and

WHEREAS, on December 12, 2017, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Parking Deck and Bailey-Harris Construction Company, Incorporated, of Auburn, Alabama, (Bailey-Harris Construction) was declared the lowest responsible bidder with a base bid in the amount of \$18,046,000; and

WHEREAS, the University desires to accept Alternates 1 through and including 3 totaling \$610,335; and

WHEREAS, the University is requesting approval to accept Bailey-Harris Construction's base bid in the amount of \$18,046,000 and Alternates 1 through and including 3 for a total contract award of \$18,565,335; and

WHEREAS, the University is requesting approval of a revised budget to reflect Bailey-Harris Construction's final contract amount, as reflected in the Revised Budget below, and the revised scope; 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 is funded from 2017 General Revenue Bonds in the amount of \$22,039,350; and

WHEREAS, the revised budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 18,656,335
Owner Furnished Materials	\$ 600,000
Telecommunication, Data and Security	\$ 360,800
Contingency* (Lump Sum)	\$ 900,000
Architect/Engineer Fee** (3.6%)	\$ 693,228
UA Project Management Fee*** (2%)	\$ 403,127
Expenses (Geotech, Construction Materials Testing)	\$ 200,860
Other Fees and Services (advertising, printing)	\$ 225,000
TOTAL PROJECT COST	\$ 22,039,350

*Contingency is a lump sum amount of \$900,000.

**Architect/Engineer Fee is based on 3.6% of the cost of construction and owner furnished materials.

***UA Project Management Fee is based on 2% of the cost of construction, owner furnished materials, and contingency.

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

1. The revised scope and budget for the Project is approved as stipulated above.
2. That Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature Authority for The University of Alabama be, and each hereby is, authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing the aforementioned contract with Bailey-Harris Construction Company, Incorporated, of Auburn, Alabama, for the Project in accordance with Board Rule 415.




Division of
Financial Affairs

MEMO

January 5, 2018

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage IV and Revised Scope and Budget submittals:
Capstone Parking Deck and Pedestrian Bridge

On December 12, 2017, Pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for the Capstone Parking Deck and Pedestrian Bridge project (“Project”). Bailey-Harris Construction Company, Incorporated, of Auburn, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$18,046,000. The University desires to accept Alternates 1 through and including 3 totaling \$610,335. The University is requesting approval to accept Bailey-Harris’s base bid and Alternates 1 through and including 3, for a total contract amount of \$18,656,335.

The Project budget originally included Package B-Pedestrian Bridge project. In order to ensure appropriate coordination with the future Bryant Conference Center addition and Moody Music renovations, it has been determined that Package B-Pedestrian Bridge will be deferred to a later date and therefore it is not reflected in the Capstone Parking Deck project budget at this time.

Additionally, the University is requesting a revised budget to reflect the final contract amount and revised scope.

The Project is funded from 2017 General Revenue Bonds in the amount of \$22,039,350.

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

I have attached an Executive Summary, Project Summary, Project Planning Report, Location map, Certified Bid Tab and Resolution 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 2 – 3, 2018.

LG/ccj

Attachments

pc w/atcmts: Michael Rodgers
Michael Lanier
Tim Leopard
Taylor Thorn
David Rye

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 8 – 9, 2018

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capstone Parking Deck and Pedestrian Bridge

PROJECT LOCATION: Northeast corner of the intersection of 2nd Avenue and Paul W. Bryant Drive

ARCHITECT: Evan Terry Associates, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 7, 2014</u>
<input type="checkbox"/> Stage II, Waiver	<u>February 6, 2015</u>
<input type="checkbox"/> Budget Reallocation	<u>February 6, 2015</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 2, 2017</u>
<input type="checkbox"/> Stage III (Package A-Parking Deck)	<u>February 2, 2017</u>
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Revised Scope and Budget	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	Parking Deck	100%	326,000
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	326,000

BUDGET	Current	Revised
Construction	\$ 0	\$ 18,656,335
Package A-Parking Deck	\$ 17,760,000	\$ 0
Package B-Pedestrian Bridge	\$ 1,500,000	\$ 0
Owner Furnished Materials	\$ 0	\$ 600,000
Landscaping	\$ 100,000	\$ 0
Telecommunication, Data and Security	\$ 300,000	\$ 360,800
Contingency* (Lump Sum)	\$ 968,000	\$ 900,000
Architect/Engineer Fee** (~3%/3.6%)	\$ 579,520	\$ 693,228
UA Project Management Fee*** (2%)	\$ 406,560	\$ 403,127
Expenses (Geotech, Construction Materials Testing)	\$ 200,270	\$ 200,860
Other Fees and Services (advertising, printing)	\$ 225,000	\$ 225,000
TOTAL PROJECT COST	\$ 22,039,350	\$ 22,039,350

*Contingency is lump sum in the amount of \$900,000.

**Architect/Engineer Fee is based on 3.6% of the cost of construction and owner furnished materials.

***UA Project Management Fee is based on 2% of the cost of construction, owner furnished materials, and contingency.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
1,010 parking spaces x ~\$334	\$	337,971
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	337,971

FUNDING SOURCE:		
Capital Outlay:		
	2017 General Revenue Bonds	\$ 22,039,350
O&M Costs:		
	Parking and Transportation Services	\$ 337,971

NEW EQUIPMENT REQUIRED:		
N/A		

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

With the growth in student enrollment, and increasing use of the Bryant Conference Center, Frank Moody Music Building, and athletic venues, this area of campus is experiencing a growing demand for parking resources. The Capstone Parking Deck and Pedestrian Bridge project (“Project”) will provide additional parking capacity to not only support the growth in student enrollment, but also support the parking capacity for the Bryant Conference Center, the Frank Moody Music Building and the Paul W. Bryant Museum.

The Project will also serve as event parking for athletics, as available and in coordination with other events.

ATTACHMENT NO. 1

Project: Capstone Parking Deck and Pedestrian Bridge
BOT Submittals: Revised Scope and Budget and Stage IV
Meeting Date: February 8 – 9, 2018

Project Summary

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

The Capstone Parking Deck and Pedestrian Bridge project (“Project”) will consist of a 326,000-gross square foot parking deck with 1,010 parking spaces.

The four-story Parking Deck will provide additional parking spaces to increase the availability and capacity for students and guests attending events at the Bryant Conference Center, the Frank Moody Music Building and the Paul W. Bryant Museum. The facility will also be available for Athletic Event parking as available and in coordination with other events.

The design of this parking deck includes an increase of two feet in the floor-to-floor height between the ground and first elevated level of the deck to allow the deck to be used as a shelter for the transportation system buses and other University equipment in the event of severe weather. The number of openings on this level are also minimized to shield this level and a fire sprinkler system is included at this level as required by code.

This Project will include the construction of storage space and restrooms for outdoor programs adjacent to the deck and a Best Available Refuge Area (BARA).

The Project will be materially similar to other recently constructed University parking structures and will include an energy-efficient, web-based and controlled LED lighting system, an architecturally appropriate precast panel façade, and security and access control features.

In order to enhance pedestrian safety and traffic flow, the Project will also include improvements to the pedestrian crossing and intersection at the entrance to the deck from 2nd Avenue.

Package B-Pedestrian Bridge will be deferred to a later date and is not reflected in the Project at this time. The deferment of the bridge is necessary at this time as the design of the Bryant Conference Center Addition and future changes to Moody Music are still in process and it is essential that the bridge coordinate with these elements.

TABULATION OF BIDS

Project Name
Capstone Parking Deck

Bid Due
December 12, 2017 2:00 p.m. local time

Architect/Engineer
Evan Terry Associates, LLC
One Perimeter Park S., Ste. 200S
Birmingham, AL 35243
phone: (205) 972-9100
fax: (205) 972-9110

UA Project No.
680-15-363

Bid Location
1205 14th Street
Tuscaloosa, Alabama 35401


FUNDS AVAILABLE: Eighteen million nine hundred ten thousand dollars and 00/100 (\$18,910,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: June 4, 2019

CONTRACTOR	B. L. Harbert International, LLC	Bailey-Harris Construction Company, Inc	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.	White-Spinner Construction, Inc.
	820 Shades Creek Pkwy #3000 Birmingham, AL 35209 (205) 802-2874 GC Lic. #25697	P. O. Box 490 Auburn, AL 36831 (334) 821-0807 GC Lic. #11341	P. O. Box 21300 Tuscaloosa, AL 35402-1300 (205) 333-1120 GC Lic. #20245	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418	P. O. Box 7986 Mobile, AL 36670 (251) 471-5189 GC Lic. #13302
Addenda ONE - FIVE	<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	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ESTIMATED SALES TAX GIVEN	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DRILLED PIER BID FORM	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of Am.	Western Surety Co.	Travelers Casualty & Surety Co. of Am.	Cincinnati Insurance Co.	Hartford Fire Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 19.25	\$ 18.00	\$ 20.00	\$ 18.00	\$ 14.00
BASE BID ON PROPOSAL	\$ 20,497,000.00	\$ 19,000,000.00	\$ 20,000,000.00	\$ 20,000,000.00	\$ 20,700,000.00
ENVELOPE ADJUSTMENT	(100,000.00)	(954,000.00)	(1,315,000.00)	(1,511,000.00)	(703,000.00)
ADJUSTED BASE BID	20,397,000.00	18,046,000.00	18,685,000.00	18,489,000.00	19,997,000.00
ALTERNATE #1 <i>Description on back of page</i>	370,000.00	329,665.00	660,000.00	351,410.00	362,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	20,767,000.00	18,375,665.00	19,345,000.00	18,840,410.00	20,359,000.00
ALTERNATE #2 <i>Description on back of page</i>	218,000.00	217,770.00	230,000.00	217,886.00	186,000.00
ENVELOPE ADJUSTMENT	-	(30,000.00)	-	-	-
Subtotal	20,985,000.00	18,563,435.00	19,575,000.00	19,058,296.00	20,545,000.00
ALTERNATE #3 <i>Description on back of page</i>	220,000.00	92,900.00	600,000.00	195,927.00	(98,000.00)
ENVELOPE ADJUSTMENT	-	-	(213,000.00)	-	-
TOTAL BID W/ALTERNATES	\$ 21,205,000.00	\$ 18,656,335.00	\$ 19,962,000.00	\$ 19,254,223.00	\$ 20,447,000.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICALLY 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.


Neil H. King, Jr., AIA
President/COO
Evan Terry Associates, LLC



Sworn to and subscribed before me this 12th day of December, 2017.

Leigh Ann Huggley
Notary Public
04/03/19
My Commission Expires

Unit Price Description:

Unit Price #1: Unsuitable Soils. Price per CY.

Alternate Descriptions:

Alternate #1: Custom Aluminum Grilles

Alternate #2: Landscaping

Alternate #3: Intersection Improvements as shown on Civil Drawings

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 8 - 9, 2018

INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
 REPORT NO. 2

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 Parking Deck and Pedestrian Bridge
2. LOCATION: Northeast corner of the intersection of 2nd Avenue and Paul W. Bryant Drive
3. ARCHITECT/ENGINEER: Evan Terry Associates, Birmingham, Alabama

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>Mar-15</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Apr-15</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Jun-16</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Oct-16</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Oct-16</u>
	% COMPLETE	<u>90%</u>
	* DATE COMPLETED	<u>Nov-17</u>
D. SCHEDULED BID DATE:		<u>Dec-17</u>

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ -	\$ 18,656,335
B. PACKAGE A-PARKING DECK	\$ 17,760,000	\$ -
C. PACKAGE B-PEDESTRIAN BRIDGE	\$ 1,500,000	\$ -
D. OWNER FURNISHED MATERIALS	\$ -	\$ 600,000
E. LANDSCAPING	\$ 100,000	\$ -
F. TELECOMMUNICATION, DATA AND SECURITY	\$ 300,000	\$ 360,800
G. CONTINGENCY* (LUMP SUM)	\$ 968,000	\$ 900,000
H. ARCHITECT/ENGINEER FEE** (~3/3.6%)	\$ 579,520	\$ 693,228
I. UA PROJECT MANAGEMENT FEE*** (2%)	\$ 406,560	\$ 403,127
J. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 200,270	\$ 200,860
K. OTHER FEES AND SERVICES (ADVERTISING, PRINTING)	\$ 225,000	\$ 225,000
L. TOTAL PROJECT COST	\$ 22,039,350	\$ 22,039,350

*Contingency is a lump sum amount of \$900,000.

**Architect/Engineer Fee is based on 3.6% of the cost of construction and owner furnished materials.

***UA Project Management Fee is based on 2% of the cost of construction, owner furnished materials, and contingency.

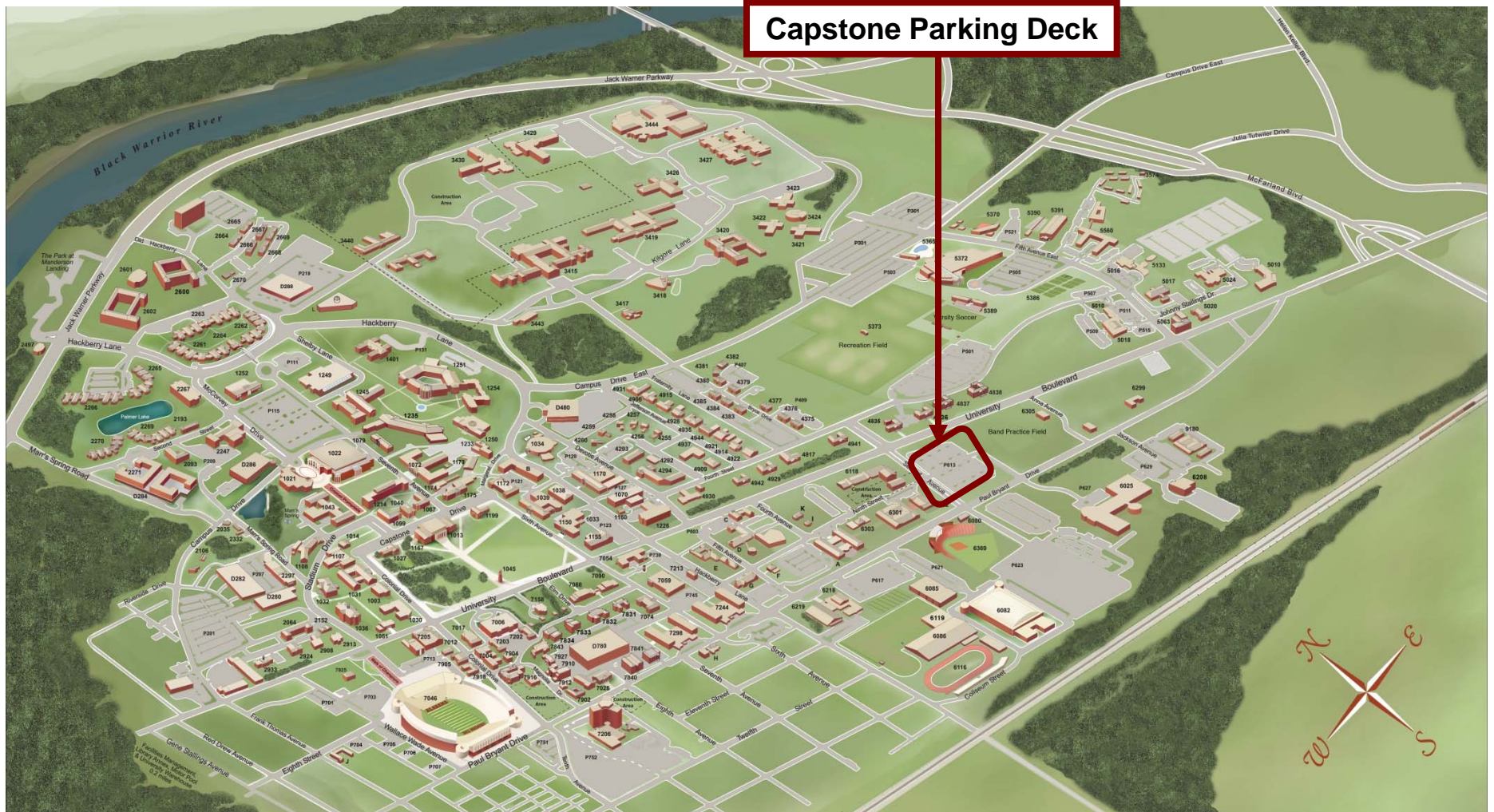
6. FUNDING/RESOURCES: 2017 General Revenue Bonds - \$22,039,350

7. REMARKS _____

* FINAL AGENCY APPROVAL

SUBMITTED BY: 

LOCATION MAP



Capstone Parking Deck

View from Bryant Drive looking Northeast

Approved February 3, 2017

