

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

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

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

Campus: The University of Alabama  
Project Name: Hewson Hall  
UA Project #: 055-18-1373  
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

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: Stage IV, Revised Budget and Budget Reallocation Submittals – Hewson Hall  
UA Project #: 055-18-1373

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

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### HEWSON HALL

WHEREAS, on September 21, 2018, in recognition of the significant accomplishments and generosity of Marillyn A. Hewson, the Board of Trustees of the University of Alabama (“Board”) approved the naming of the new Culverhouse College of Business building as Hewson Hall (“Project”) formerly known as the New Classroom and Collaboration Building for the Culverhouse College of Business; and

WHEREAS, in accordance with Board Rule 415, on November 3, 2017, The Board of Trustees of The University of Alabama (“University”) approved a Stage I submittal for the construction of the Hewson Hall project (“Project”) to be located on the west side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library at the site of the former Presidential Apartments; and

WHEREAS, the Culverhouse College of Business (Culverhouse) has seen enrollment growth of approximately 30% since 2012 and 250% since 1994 and they have occupied the same square footage during that period; and

WHEREAS, the proposed Project will provide modern facilities to support the teaching and learning environment and support the future renovation of existing facilities in conjunction with Culverhouse’s strategic plan; and

WHEREAS, this Project will provide an International Code Council 500 rated storm and tornado shelter integrated into classroom space in accordance with State Law; and

WHEREAS, in accordance with Board Rule 415, on February 9, 2018, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, on September 21, 2018, the Board approved the renderings for the Project; and

WHEREAS, on November 9, 2018, the Board approved the Revised Funding Source to recognize bonds as a funding component of the Project; and

WHEREAS, upon completion of negotiations with Williams Blackstock Architects, Birmingham, Alabama/RAMSA Architects, New York, New York, the University has established a final design fee based on 4.7% of the costs of construction, utilities and infrastructure and landscaping plus \$268,000 for additional services and \$41,400 for reimbursable expenses less a credit in the amount of \$5,000 for Interior Design.

WHEREAS, on October 31, 2019, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for Utilities and Infrastructure - Package I of the Project and Price Construction Company, Inc. of Peterson, Alabama was declared the lowest responsible bidder with a base bid in the amount of \$936,981 that is below the cost threshold requiring approval from the Board; and

WHEREAS, The University will accept Alternate 1 at a cost of \$54,789 for a total contract amount of \$991,770; and

WHEREAS, Utilities and Infrastructure – Package II will include road work and other contiguous site improvements to be completed in coordination with completion of the building package so as to cohesively and comprehensively tie the site into adjacent areas of campus and to repair any damage resulting from construction activities; and

WHEREAS, on December 19, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and WAR Construction Inc., of Tuscaloosa, Alabama (“WAR”) was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$37,835,000; and

WHEREAS, the University desires to accept Alternates 1 through and including 4 in the amount of \$919,983; and

WHEREAS, the University is requesting approval to award the construction contract for this Project to WAR Construction, Inc. in a total contract amount of \$38,754,983; and

WHEREAS, the University is requesting approval of a Revised Budget to reflect the substantial cost savings for the Utilities & Infrastructure Package and Construction contract amounts, and the associated savings to soft costs; and



WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final negotiated architect fee in the lump sum amount of \$2,095,211, and a lump sum design fee for the Utilities & Infrastructure Package of \$84,836 as reflected in the Revised Budget below; and

WHEREAS, the Project location, architectural design, 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 Gifts in the amount of \$15,000,000, 2019 General Revenue Bonds – Culverhouse College of Business in the amount of \$15,000,000, and 2019 General Revenue Bonds – E&G in the amount of \$24,380,735; and

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

BUDGET:		REVISED
Construction	\$	38,754,983
Utilities and Infrastructure – Package I	\$	991,770
Utilities and Infrastructure – Package II	\$	850,000
Landscaping	\$	250,000
Furniture/Fixture and Equipment	\$	5,700,000
Security/Access Control	\$	450,000
Telecommunication/Data	\$	675,000
Contingency* (5%)	\$	2,042,338
UA Project Management Fee** (3%)	\$	1,286,673
Architect/Engineer Fee*** (Lump Sum)	\$	2,095,211
Architect/Engineer Fee – U&I Package**** (Lump Sum)		84,836
Expenses (Surveys, Testing, Inspections)	\$	574,962
Other Fees and Services (Advertising, Printing, and Postage)	\$	624,962
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>54,380,735</b>

\*Contingency is based on 5% of the cost of Construction, Utilities and Infrastructure Packages, and Landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of Construction, Utilities and Infrastructure Packages, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is a Lump Sum in the amount of \$2,095,211.

\*\*\*\*Architect/Engineer Fee – U&I Package is a Lump Sum in the amount of \$84,836.

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 by The Board of Trustees of The University of Alabama 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 Treasury regulations Section 1.150-2(e).
2. The Revised Budget for the Project is approved as stipulated above.
3. The Budget Reallocation for the Project is approved as stipulated above.
4. Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations 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 an in the name of The Board of Trustees of The University of Alabama in executing the aforementioned contract with WAR Construction, Inc of Tuscaloosa, Alabama for the Project in accordance with Board Rule 415.

January 8, 2020

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage IV, Revised Budget and Budget Reallocation  
submittals  
Hewson Hall  
UA Project #: 055-18-1373

On October 31, 2019, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for Utilities and Infrastructure of the Project and Price Construction Company, Inc. of Peterson, Alabama was declared the lowest responsible bidder with a base bid in the amount of \$936,981 that is below the cost threshold requiring approval from the Board. The University will accept Alternate 1 at a cost of \$54,789 for a total contract amount of \$991,770.

Subsequently, on December 19, 2019, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for the construction of the Project and WAR Construction, Inc., of Tuscaloosa, Alabama was declared the lowest responsible bidder with a base bid in the amount of \$37,835,000. The University desires to accept Alternates 1 through and including 4 in the amount of \$919,983.

Accordingly, the University is requesting approval to accept WAR Construction Inc.'s contract in the amount of \$38,754,983.

Furthermore, the University is requesting approval of a Revised Budget to reflect the substantial cost savings for the Utilities & Infrastructure Package and Construction contract amounts, and the associated savings to soft costs.

Additionally, the University is requesting a Budget Reallocation to reflect the final negotiated architect fee for the Building Package in the amount of \$2,095,211, and a design fee for the Utilities & Infrastructure Package of \$84,836.

WHERE LEGENDS ARE MADE

The Project is funded from Gifts in the amount of \$15,000,000 and 2019 General Revenue Bonds in the amount of \$39,380,735. Debt repayment will be \$24,380,735 from Education & General funds and \$15,000,000 from Culverhouse College of Business.

I have attached a Resolution, Executive Summary, Project Planning Report, Certified Bid Tabulations, Project Summary 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

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Joshua Bollinger

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: February 6 – 7, 2020

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

**PROJECT NAME:** Hewson Hall

**PROJECT LOCATION:** 380 Stadium Drive across from Alston Hall and the Angelo Bruno Business Library

**ARCHITECT:** Williams Blackstock Architects, Birmingham, AL / RAMSA Architects, New York, NY

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>November 3, 2017</u>
<input type="checkbox"/> Stage II	<u>February 9, 2018</u>
<input type="checkbox"/> Stage III	<u>September 21, 2018</u>
<input type="checkbox"/> Revised Funding Source	<u>November 9, 2018</u>
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Revised Budget and Budget Reallocation	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Education/Training	~54%	57,190
<input type="checkbox"/> Building Renovation	Office/ Support Space	~24%	25,310
<input type="checkbox"/> Building Addition	Library/Study/Common	~22%	23,500
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100%</b>	<b>106,000</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Construction	\$ 42,363,500	\$ 38,754,983
Utilities and Infrastructure – Package I	\$ 3,000,000	\$ 991,770
Utilities and Infrastructure – Package II	\$ 0	\$ 850,000
Landscaping	\$ 250,000	\$ 250,000
Furniture, Fixtures, and Equipment	\$ 3,239,500	\$ 5,700,000
Security/Access Control	\$ 300,000	\$ 450,000
Telecommunication/Data	\$ 300,000	\$ 675,000
Contingency* (5%)	\$ 2,280,675	\$ 2,042,338
UA Project Management Fee** (3%)	\$ 1,436,825	\$ 1,286,673
Architect/Engineer Fee*** (~4.8%/Lump Sum)	\$ 2,132,085	\$ 2,095,211
Architect/Engineer Fee – U&I Package**** (Lump Sum)	\$ 0	\$ 84,836
Expenses (Surveys, Testing, Inspections)	\$ 305,133	\$ 574,962
Other Fees and Services (Advertising, Printing, Postage)	\$ 260,000	\$ 624,962
Inflation (~9%)	\$ 4,132,282	\$ 0
<b>TOTAL PROJECT COST</b>	<b>\$ 60,000,000</b>	<b>\$ 54,380,735</b>

\*Contingency is based on 5% of the cost of Construction, Utilities and Infrastructure Packages and Landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of Construction, Utilities and Infrastructure Packages, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is a Lump Sum in the amount of \$2,095,211.

\*\*\*\*Architect/Engineer Fee – U&I Package is a Lump Sum in the amount of \$84,836.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

106,000 gsf x ~\$6.96/gsf:	\$	737,760
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>737,760</b>
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**FUNDING SOURCE:**

Capital Outlay:

Gifts	\$	15,000,000
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2019 General Revenue Bonds – Culverhouse College of Business	\$	15,000,000
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2019 General Revenue Bonds – E&G	\$	24,380,735
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O&M Costs: University Annual Operating Funds	\$	737,760
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**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Fall 2017 total enrollment for the Culverhouse College of Business (“Culverhouse”) was 9,166, which is a 30% increase from 2012. The Hewson Hall project (“Project”) is essential to meet the needs of the College to accommodate previous and anticipated growth, address the priority to increase graduate enrollment, and satisfy an already acute need for faculty offices and classrooms.

This Project will provide classroom capacity for anticipated enrollment growth in the coming years. 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. Appropriate classroom space plays a significant role in student and faculty retention. Increased student retention will further increase the funds from tuition and programs that are currently lost when students are not successful in their courses. More successful students who have better job placements can also support future alumni development and fundraising.

This Project will also allow Culverhouse to significantly expand space for student services, including academic advising, career services and areas for student success such as tutoring and skill-building in key areas. Upon completion of this Project, existing space in the business school complex can be realigned to provide collaborative spaces that are frequently required of business courses. Collaborative engagement options will better prepare students for corporate environments. The realignment of space is in accordance with Culverhouse’s strategic plan. Also, additional space will be created for research which will benefit both undergraduate and graduate students who wish to participate in research endeavors.

This Project will also enhance safety on the west side of campus by providing an International Code Council 500 rated storm shelter in the area.

**ATTACHMENT NO. 1**

Project: Hewson Hall

BOT Submittals: Stage IV, Revised Budget and

Budget Reallocation

Meeting Date: February 6 – 7, 2020

**Project Summary****HEWSON HALL**

The Hewson Hall project (“Project”), to be constructed on the west side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library at the former site of the Presidential Apartments, will consist of an approximately 106,000 gross square foot multi-story brick veneer building that will blend into the fabric of The University of Alabama (“University”) campus.

The Project was planned following a comprehensive review of Culverhouse’s existing facilities including growth projections for both students and faculty, utilization rates, and the integration of emerging trends in teaching and learning environments. Culverhouse currently occupies the same square footage as it did in 1994, however in that 24-year timespan, enrollment of Culverhouse has increased from 3,519 students to over 9,000 currently. As a result of this tremendous growth, currently 15% of the college’s courses are taught elsewhere on the University’s campus due to limited classroom space.

To right size to current enrollment and faculty/staff levels and to anticipate a moderate level of growth, the Project will provide new classroom, collaboration and office space in a facility designed to complement and optimize the overall Culverhouse campus. With the additional space provided in the new facility, areas of Bidgood and Alston Halls can be optimized in the future to provide coordinated adjacency of faculty within departments and allow other programs to be expanded. Classrooms of appropriate geometry, size, and mix will be provided and current technology will be integrated. Collaboration and team rooms are fundamental to business school casework teaching and were identified as critical needs and they will be provided in the Project.

The Project will contain:

- 22 classrooms ranging in size from 30 seat capacities to a 350-seat auditorium classroom
- 4 teaching conference/boardrooms that can also be used for corporate events
- Offices to accommodate up to 54 faculty and staff personnel
- 13 work-space/offices to accommodate 48 Master’s and PhD students
- Exhibition/Museum space for the Alabama Insurance Museum and the Hall of Fame relocated from Alston and Bidgood Halls



- Work-space in 29 collaborative rooms to accommodate varying sizes of project teams.
- An atrium space that will serve as student lounge space and a gathering area for informal and formal events
- A grab and go café with outdoor terrace
- A catering kitchen
- Large courtyard at west entrance to provide seating areas and outdoor event space

In accordance with State Law, the Project will also include an International Code Council 500 rated storm and tornado shelter integrated into the classroom space for the building's occupants.

Through careful study of the site topography which falls 12' across the site, an opportunity was identified during design to locate the storm shelter/auditorium classroom partially below existing grade which allows it to be built at a lower Project cost. This efficiency allows the building design to maintain the desired three-story massing above grade (consistent with University campus academic buildings) and creates the opportunity for shell space to be built for the anticipated future growth of the College on the third floor. This strategy allows for the facility to be built to meet current space needs, with areas needed for potential growth in the College to be constructed as shell space, all within the original Project budget.

The Project will also include appropriate landscaping, sidewalks, site lighting and other infrastructure work as necessary to tie the Project into the University landscape and to conform with standards.

## THE UNIVERSITY OF ALABAMA SYSTEM

## PROJECT PLANNING REPORT

DATE: February 6 - 7, 2020

☐ INITIAL REPORT  
☐ INTERIM REPORT  
☒ FINAL REPORT  
☐ 4 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: Hewson Hall

2. LOCATION: 380 Stadium Drive across from Alston Hall and the Angelo Bruno Business Library

3. ARCHITECT/ENGINEER: Williams Blackstock Architects, Birmingham, AL /RAMSA Architects, New York, NY

4. PROJECT STATUS:

A. SCHEMATIC DESIGN:	DATE INITIATED	February-18
	% COMPLETE	100%
	* DATE COMPLETED	May-18

B. PRELIMINARY DESIGN:	DATE INITIATED	August-18
	% COMPLETE	100%
	* DATE COMPLETED	December-18

C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	January-19
	% COMPLETE	100%
	* DATE COMPLETED	November-19

D. SCHEDULED BID DATE:	December-19
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5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 42,363,500	\$ 38,754,983
B. UTILITIES AND INFRASTRUCTURE - PACKAGE I	\$ 3,000,000	\$ 991,770
C. UTILITIES AND INFRASTRUCTURE - PACKAGE II	\$	\$ 850,000
D. LANDSCAPING	\$ 250,000	\$ 250,000
E. FURNITURE, FIXTURES, AND EQUIPMENT	\$ 3,239,500	\$ 5,700,000
F. SECURITY/ACCESS CONTROL	\$ 300,000	\$ 450,000
G. TELECOMMUNICATION/DATA	\$ 300,000	\$ 675,000
H. CONTINGENCY* (5%)	\$ 2,280,675	\$ 2,042,338
I. UA PROJECT MANAGEMENT FEE** (3%)	\$ 1,436,825	\$ 1,286,673
J. ARCHITECT/ENGINEER FEE*** (~4.8%/Lump Sum)	\$ 2,132,085	\$ 2,095,211
K. ARCHITECT/ENGINEER FEE - U&I PACKAGE**** (Lump Sum)	\$ -	\$ 84,836
L. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 305,133	\$ 574,962
M. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, AND POSTAGE)	\$ 260,000	\$ 624,962
N. INFLATION**** (~9%)	\$ 4,132,282	\$ -
<b>M. TOTAL PROJECT COST</b>	<b>\$ 60,000,000</b>	<b>\$ 54,380,735</b>

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\*\*\*Architect/Engineer Fee is a Lump Sum in the amount of \$2,095,211.

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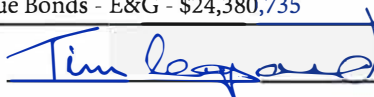
6. FUNDING/RESOURCES: Gifts - \$15,000,000

2019 General Revenue Bonds - Culverhouse College of Business - \$15,000,000

7. REMARKS 2019 General Revenue Bonds - E&G - \$24,380,735

\* FINAL AGENCY APPROVAL

SUBMITTED BY:



**TABULATION OF BIDS**

THE UNIVERSITY OF  
**ALABAMA**

**Project Name**  
Hewson Hall

**Bid Due**  
December 19, 2019 2:00 p.m. local time

**Architect/Engineer**  
Williams Blackstock Architects  
2204 First Ave. S., Suite 200  
Birmingham, AL 35233-2331  
phone: (205) 252-9811  
fax: (205) 252-9812

**UA Project No.**  
055-18-1373B

**Bid Location**  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

**FUNDS AVAILABLE:** Forty-five million, sixty-three thousand, two hundred sixty-nine dollars and 32/100 (\$45,063,269.32)  
**BIDS SHALL BE VALID FOR:** Sixty (60) Days  
**CONSTRUCTION DURATION:** Project Completion: June 1, 2021

CONTRACTOR	J. T. Harrison Construction Co., Inc.	M. J. Harris, Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	One Riverchase Ridge Birmingham, AL 35244 (205) 380-6800 GC Lic. #47765	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
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
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	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 20.00	\$ 20.83	\$ 22.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 3.00	\$ 3.12	\$ 4.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ -	\$ 129.68	\$ -
UNIT PRICE #4 <i>Description on back of page</i>	\$ -	\$ 141.66	\$ -
UNIT PRICE #5 <i>Description on back of page</i>	\$ -	\$ 130.88	\$ -
UNIT PRICE #6 <i>Description on back of page</i>	\$ -	\$ 154.16	\$ -
UNIT PRICE #7 <i>Description on back of page</i>	\$ -	\$ 135.51	\$ -
UNIT PRICE #8 <i>Description on back of page</i>	\$ -	\$ 168.74	\$ -
UNIT PRICE #9 <i>Description on back of page</i>	\$ 1.00	\$ -	\$ 1.00
UNIT PRICE #10 <i>Description on back of page</i>	\$ 97.00	\$ 124.99	\$ 115.00
UNIT PRICE #11 <i>Description on back of page</i>	\$ 36,000.00	\$ 41,664.00	\$ 20,000.00
UNIT PRICE #12 <i>Description on back of page</i>	\$ 160.00	\$ 281.23	\$ 250.00
BASE BID ON PROPOSAL	\$ 42,000,000.00	\$ 40,000,000.00	\$ 39,000,000.00
ENVELOPE ADJUSTMENT	(3,151,000.00)	899,000.00	(1,165,000.00)
ADJUSTED BASE BID	38,849,000.00	40,899,000.00	37,835,000.00
ALTERNATE #1 <i>Description on back of page</i>	35,000.00	(430,000.00)	347,954.00
ENVELOPE ADJUSTMENT	-	-	(68,000.00)
Subtotal	38,884,000.00	40,469,000.00	38,114,954.00
ALTERNATE #2 <i>Description on back of page</i>	200,000.00	412,000.00	402,835.00
ENVELOPE ADJUSTMENT	-	-	4,814.00
Subtotal	39,084,000.00	40,881,000.00	38,522,603.00
ALTERNATE #3 <i>Description on back of page</i>	100,000.00	204,000.00	219,000.00
ENVELOPE ADJUSTMENT	-	-	5,480.00
Subtotal	39,184,000.00	41,085,000.00	38,747,083.00
ALTERNATE #4 <i>Description on back of page</i>	5,000.00	7,500.00	7,900.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 39,189,000.00	\$ 41,092,500.00	\$ 38,754,983.00

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.

*Binx Newton*  
Binx Newton, AIA  
Williams Blackstock Architects



Sworn to and subscribed before me this 19<sup>th</sup> day of December, 2019.

*Leigh Ann Huguley*  
Notary Public

04/02/23  
My Commission Expires

Unit Price Descriptions:

- Unit Price #1: Unsuitable soil removal, disposal, and replacement. Price per CYIP.
- Unit Price #2: Geosynthetic reinforcement fabric. Price per SYIP.
- Unit Price #3: 36" Diameter Pier. Price per LF.
- Unit Price #4: Obstruction excavation for 36" Diameter Pier. Price per LF.
- Unit Price #5: 42" Diameter Pier. Price per LF.
- Unit Price #6: Obstruction excavation for 42" Diameter Pier. Price per LF.
- Unit Price #7: 48" Diameter Pier. Price per LF.
- Unit Price #8: Obstruction excavation for 48" Diameter Pier. Price per LF.
- Unit Price #9: Obstruction excavation for alternative deep foundation system. Price per CYIP.
- Unit Price #10: Micropile Installation. Price per LF.
- Unit Price #11: Pile Load Test. Price per test.
- Unit Price #12: Grout installed in excess of 2x the theoretical total job volume (tjv). Price per CYIP.

Alternate Descriptions:

- Alternate #1: Build out of office infill at the South and East areas of Level 3
- Alternate #2: Build out of office infill at the North and Northeast areas of Level 3
- Alternate #3: Build out of office infill at the Northwest, Southwest, and Southeast areas of Level 3
- Alternate #4: Add wood veneer to gypsum board ceiling coffers and soffits at Level 2 Event Space and the Hall of Fame



## TABULATION OF BIDS



**Project Name**

Hewson Hall Utility and Infrastructure Package

**Bid Due**

October 31, 2019 at 2:00 pm local time

**Architect/Engineer**

Williams - Blackstock Architects  
2204 1st Avenue South, Suite 200  
Birmingham, AL 35233  
phone: 205-252-9811  
fax: 205-252-9812

**UA Project No.**

055-18-1373

**Bid Location**

405 Cahaba Circle  
Tuscaloosa, Alabama 35404

**FUNDS AVAILABLE:** Nine Hundred Fifty Thousand Dollars and 00/100 (\$950,000.00)

**BIDS SHALL BE VALID FOR:** Sixty (60) Calendar Days

**CONSTRUCTION DURATION:** One-Hundred Twenty (120) Days

CONTRACTOR				Price Construction Company, Inc.		Cornerstone Civil Contractors, LLC		GFC Construction, Inc.	
				P.O. Box 78 Peterson, AL 35478 GC Lic. # 15839		3101 Main Ave., Suite D Northport, AL 35476 GC Lic. # 39115		P.O. Box 87 Duncanville, AL 35456 GC Lic. # 17900	
Addenda ONE - TWO				<u>X</u> Yes ___ No		<u>X</u> Yes ___ No		<u>X</u> Yes ___ No	
LICENSE # ON ENVELOPE				<u>X</u> Yes ___ No		<u>X</u> Yes ___ No		<u>X</u> Yes ___ No	
BONDING COMPANY OR BID DEPOSIT				The Cincinnati Insurance Company		Travelers Casualty & Surety Co. of America		The Cincinnati Insurance Company	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
<b>BASE BID</b>									
1	1	l.s.	Mobilization / Demobilization	\$ 10,000.00	\$ 10,000.00	\$ 36,500.00	\$ 36,500.00	\$ 48,471.15	\$ 48,471.15
2	1	l.s.	Demolition, Clearing, and Grubbing	\$ 10,000.00	\$ 10,000.00	\$ 130,000.00	\$ 130,000.00	\$ 85,365.00	\$ 85,365.00
3	1	l.s.	Construction Layout	\$ 7,560.00	\$ 7,560.00	\$ 8,000.00	\$ 8,000.00	\$ 11,865.00	\$ 11,865.00
4	1	l.s.	As-Built Drawings	\$ 9,870.00	\$ 9,870.00	\$ 10,000.00	\$ 10,000.00	\$ 2,415.00	\$ 2,415.00
5	1	l.s.	ADEM NPDES Stormwater Permitting	\$ 6,861.00	\$ 6,861.00	\$ 7,500.00	\$ 7,500.00	\$ 7,192.50	\$ 7,192.50
6	1	l.s.	Construction Exit Pad(s)	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,937.50	\$ 3,937.50
7	17	each	Erosion Control, Inlet Protection	\$ 500.00	\$ 8,500.00	\$ 250.00	\$ 4,250.00	\$ 315.00	\$ 5,355.00
8	1,500	l.f.	Erosion Control Silt Fence	\$ 3.50	\$ 5,250.00	\$ 3.00	\$ 4,500.00	\$ 3.48	\$ 5,220.00
9	500	l.f.	Erosion Control Wattle	\$ 5.00	\$ 2,500.00	\$ 3.00	\$ 1,500.00	\$ 5.51	\$ 2,755.00
10	300	each	Erosion Control, Sand Bags	\$ 8.00	\$ 2,400.00	\$ 6.50	\$ 1,950.00	\$ 3.94	\$ 1,182.00
11	500	s.y.i.p.	Milling of Existing Pavement	\$ 14.70	\$ 7,350.00	\$ 15.50	\$ 7,750.00	\$ 14.70	\$ 7,350.00

CONTRACTOR				Price Construction Company, Inc.		Cornerstone Civil Contractors, LLC		GFC Construction, Inc.	
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Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
12	420	s.y.i.p.	Crush Aggregated Limestone Base Course, ALDOT 825 Type "B"; (4" Compacted Thickness (for Sidewalks)	\$ 7.15	\$ 3,003.00	\$ 11.40	\$ 4,788.00	\$ 7.91	\$ 3,322.20
13	1,430	s.y.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B'; (12-1/2" Compacted Thickness) (Utilities and 4th Street)	\$ 20.98	\$ 30,001.40	\$ 25.00	\$ 35,750.00	\$ 24.15	\$ 34,534.50
14	200	tons	Superpave Bituminous Concrete Binder Layer, Patching, ALDOT 424B, 1" Maximum Aggregate Size Mix, ESAL Range C/D, 880 #/sy	\$ 126.00	\$ 25,200.00	\$ 130.00	\$ 26,000.00	\$ 126.00	\$ 25,200.00
15	170	tons	Superpave Bituminous Concrete Binder Layer ALDOT 424B, 1" Maximum Aggregate Size Mix, ESAL Range C/D, 440 #/sy (4th Street)	\$ 126.00	\$ 21,420.00	\$ 130.00	\$ 22,100.00	\$ 126.00	\$ 21,420.00
16	175	tons	Superpave Bituminous Concrete Wearing Surface ALDOT 424A, 3/8" Maximum Aggregate Size Mix, ESAL Range C/D, 165 #/sy	\$ 126.00	\$ 22,050.00	\$ 130.00	\$ 22,750.00	\$ 126.00	\$ 22,050.00
17	250	gallon	Tack Coat	\$ 5.25	\$ 1,312.50	\$ 5.20	\$ 1,300.00	\$ 5.25	\$ 1,312.50
18	1,430	s.y.i.p.	Bituminous Treatment "A"	\$ 0.42	\$ 600.60	\$ 0.45	\$ 643.50	\$ 0.42	\$ 600.60
19	400	l.f.	Concrete Combination Curb and Gutter (24") Removal/Replacement	\$ 29.40	\$ 11,760.00	\$ 30.00	\$ 12,000.00	\$ 29.40	\$ 11,760.00
20	150	s.y.i.p.	Concrete Sidewalk Removal/Replacement	\$ 72.45	\$ 10,867.50	\$ 85.00	\$ 12,750.00	\$ 72.45	\$ 10,867.50
21	270	s.y.i.p.	6' Sidewalk with Interval Curb	\$ 77.17	\$ 20,835.90	\$ 63.70	\$ 17,199.00	\$ 77.18	\$ 20,838.60
22	5	each	Storm Drainage Structure, Concrete Junction Box	\$ 4,360.00	\$ 21,800.00	\$ 8,650.00	\$ 43,250.00	\$ 4,250.72	\$ 21,253.60
23	5	each	Storm Drainage Structure, Concrete Junction Box (For Future Curb Inlets and Grate)	\$ 4,360.00	\$ 21,800.00	\$ 9,580.00	\$ 47,900.00	\$ 4,250.72	\$ 21,253.60
24	1	each	Connect to Existing Storm Inlet	\$ 2,500.00	\$ 2,500.00	\$ 1,300.00	\$ 1,300.00	\$ 1,492.31	\$ 1,492.31
25	145	l.f.	Storm Sewer (42" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 43,500.00	\$ 265.00	\$ 38,425.00	\$ 376.19	\$ 54,547.55
26	91	l.f.	Storm Sewer (36" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 27,300.00	\$ 275.00	\$ 25,025.00	\$ 461.04	\$ 41,954.64
27	152	l.f.	Storm Sewer (30" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 45,600.00	\$ 295.00	\$ 44,840.00	\$ 450.53	\$ 68,480.56
28	286	l.f.	Storm Sewer (24" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 85,800.00	\$ 240.00	\$ 68,640.00	\$ 356.46	\$ 101,947.56
29	118	l.f.	Storm Sewer (18" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 35,400.00	\$ 300.00	\$ 35,400.00	\$ 590.42	\$ 69,669.56
30	117	l.f.	Storm Sewer (15" RCP Class 3, Polypropylene or ASTM F679 PVC Pipe)	\$ 300.00	\$ 35,100.00	\$ 125.00	\$ 14,625.00	\$ 217.00	\$ 25,389.00
31	150	l.f.	12" SDR 26 PVC Storm Sewer with Solvent Weld PVC End Caps	\$ 300.00	\$ 45,000.00	\$ 75.00	\$ 11,250.00	\$ 122.32	\$ 18,348.00
32	1,059	l.f.	CCTV of New Storm Sewer (Post Construction)	\$ 3.15	\$ 3,335.85	\$ 5.00	\$ 5,295.00	\$ 5.25	\$ 5,559.75

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Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
33	268	l.f.	8" SDR 26 PVC Sanitary Sewer	\$ 195.00	\$ 52,260.00	\$ 72.50	\$ 19,430.00	\$ 54.46	\$ 14,595.28
34	4	each	Precast Concrete Sanitary Sewer Manholes	\$ 3,000.00	\$ 12,000.00	\$ 5,400.00	\$ 21,600.00	\$ 2,481.15	\$ 9,924.60
35	4	each	Sanitary Sewer Manhole Ring and Cover	\$ 330.00	\$ 1,320.00	\$ 380.00	\$ 1,520.00	\$ 630.00	\$ 2,520.00
36	1	each	Connect to Existing Sanitary Sewer Main	\$ 2,499.35	\$ 2,499.35	\$ 1,380.00	\$ 1,380.00	\$ 2,021.25	\$ 2,021.25
37	268	l.f.	CCTV of New Sanitary Sewer (Post Construction)	\$ 3.15	\$ 844.20	\$ 5.00	\$ 1,340.00	\$ 5.25	\$ 1,407.00
38	600	l.f.	16" Ductile Iron Cl. 50 Watermain	\$ 95.00	\$ 57,000.00	\$ 112.80	\$ 67,680.00	\$ 116.09	\$ 69,654.00
39	40	l.f.	8" Ductile Iron Cl. 50 Watermain	\$ 79.00	\$ 3,160.00	\$ 63.60	\$ 2,544.00	\$ 112.87	\$ 4,514.80
40	3	each	16" Valve with Valve Box	\$ 7,146.00	\$ 21,438.00	\$ 6,750.00	\$ 20,250.00	\$ 6,283.00	\$ 18,849.00
41	2	each	8" Valve with Valve Box	\$ 1,369.00	\$ 2,738.00	\$ 1,250.00	\$ 2,500.00	\$ 1,590.97	\$ 3,181.94
42	1	each	6"x6" Tapping Sleeve and Valve with Valve Box	\$ 4,740.00	\$ 4,740.00	\$ 4,050.00	\$ 4,050.00	\$ 2,990.51	\$ 2,990.51
43	4,500	lbs.	Watermain Fittings (Compact)	\$ 4.00	\$ 18,000.00	\$ 7.85	\$ 35,325.00	\$ 0.01	\$ 45.00
44	6	each	End Line Restraint	\$ 750.00	\$ 4,500.00	\$ 550.00	\$ 3,300.00	\$ 778.44	\$ 4,670.64
45	2	each	Cut and Cap Existing Water Main	\$ 2,500.00	\$ 5,000.00	\$ 650.00	\$ 1,300.00	\$ 853.13	\$ 1,706.26
46	1	each	Fire Hydrant Assembly	\$ 3,181.00	\$ 3,181.00	\$ 2,600.00	\$ 2,600.00	\$ 3,091.84	\$ 3,091.84
47	1	l.s.	Watermain Cleaning (pigging for 16" diameter and larger mains only)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,023.75	\$ 1,023.75
48	1	l.s.	Grout Fill of Existing Water Mains Abandoned in Place	\$ 2,500.00	\$ 2,500.00	\$ 7,000.00	\$ 7,000.00	\$ 2,844.49	\$ 2,844.49
49	100	l.f.	Irrigation / Lighting Conduit: 4" Schedule 40 PVC	\$ 14.00	\$ 1,400.00	\$ 26.20	\$ 2,620.00	\$ 15.07	\$ 1,507.00
50	100	l.f.	Irrigation / Lighting Conduit: 6" Schedule 40 PVC	\$ 15.00	\$ 1,500.00	\$ 28.30	\$ 2,830.00	\$ 19.69	\$ 1,969.00
51	1	l.s.	Temporary Traffic Striping, Markings, Legends	\$ 1,540.00	\$ 1,540.00	\$ 1,500.00	\$ 1,500.00	\$ 2,940.00	\$ 2,940.00
52	1	l.s.	Permanent Traffic Striping, Markings, Legends	\$ 3,740.00	\$ 3,740.00	\$ 9,275.00	\$ 9,275.00	\$ 3,570.00	\$ 3,570.00
53	10	each	Traffic Control Type '3' Barricades with Warning Lights	\$ 217.80	\$ 2,178.00	\$ 32.00	\$ 320.00	\$ 378.00	\$ 3,780.00
54	250	s.f.	Traffic Control Construction Signs (Includes U-Channel Posts)	\$ 14.85	\$ 3,712.50	\$ 8.00	\$ 2,000.00	\$ 12.08	\$ 3,020.00
55	750	l.f.	Traffic Control Jersey Barriers (Yo-docks without Fence Panels)	\$ 25.73	\$ 19,297.50	\$ 4.00	\$ 3,000.00	\$ 26.25	\$ 19,687.50
56	1,600	l.f.	Temporary Site Constraint Fencing Panels (No windscreen)	\$ 10.39	\$ 16,624.00	\$ 3.50	\$ 5,600.00	\$ 10.40	\$ 16,640.00
57	1,400	l.f.	Post Driven Site Constraint Fencing with Mesh, Permanent	\$ 13.44	\$ 18,816.00	\$ 15.00	\$ 21,000.00	\$ 13.44	\$ 18,816.00
58	1	l.s.	UA Bronze Utility Marker Installation	\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ 1,837.50	\$ 1,837.50
59	1	l.s.	Irrigation Replacement	\$ 9,975.00	\$ 9,975.00	\$ 4,000.00	\$ 4,000.00	\$ 9,450.00	\$ 9,450.00
60	2,800	s.y.i.p.	Topsoil Replacement (Minimum 4" In-Place Thickness)	\$ 4.95	\$ 13,860.00	\$ 4.70	\$ 13,160.00	\$ 4.73	\$ 13,244.00
61	1.5	acre	Permanent Grassing, Mulching, Fertilization Disturbed Areas (Excluding Solid Sod Areas)	\$ 2,500.00	\$ 3,750.00	\$ 2,000.00	\$ 3,000.00	\$ 2,100.00	\$ 3,150.00
62	600	s.y.i.p.	Solid Sod	\$ 7.82	\$ 4,692.00	\$ 11.50	\$ 6,900.00	\$ 6.83	\$ 4,098.00
63	75	each	Removal/Replacement of Existing Pedestrian Bollards	\$ 209.00	\$ 15,675.00	\$ 150.00	\$ 11,250.00	\$ 131.25	\$ 9,843.75
64	1	each	Medium Voltage Manholes and Associated Appurtenances	\$ 11,047.00	\$ 11,047.00	\$ 5,000.00	\$ 5,000.00	\$ 5,088.30	\$ 5,088.30



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Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
65	130	l.f.	Medium Voltage Duct Bank	\$ 180.89	\$ 23,515.70	\$ 180.00	\$ 23,400.00	\$ 180.89	\$ 23,515.70
<b>TOTAL BASE BID</b>				<b>\$</b>	<b>936,981.00</b>	<b>\$</b>	<b>1,019,354.50</b>	<b>\$</b>	<b>1,048,107.29</b>
<b>Alternate No. 1 - MV Electrical Scope of Work</b>									
100	210	l.f.	Medium Voltage Duct Bank	\$ 201.40	\$ 42,294.00	\$ 225.00	\$ 47,250.00	\$ 216.37	\$ 45,437.70
101	75	tons	Superpave Bituminous Concrete Binder Layer, Patching, ALDOT 424B, 1" Maximum Aggregate Size Mix, ESAL Range C/D, 880 #/sy (Utilities)	\$ 126.00	\$ 9,450.00	\$ 140.00	\$ 10,500.00	\$ 126.00	\$ 9,450.00
102	20	tons	Superpave Bituminous Concrete Wearing Surface ALDOT 424A, 3/8" Maximum Aggregate Size Mix, ESAL Range C/D, 165 #/sy	\$ 126.00	\$ 2,520.00	\$ 139.00	\$ 2,780.00	\$ 126.00	\$ 2,520.00
103	100	gallon	Tack Coat	\$ 5.25	\$ 525.00	\$ 6.00	\$ 600.00	\$ 5.25	\$ 525.00
<b>TOTAL ALTERNATE NO. 1</b>				<b>\$</b>	<b>54,789.00</b>	<b>\$</b>	<b>61,130.00</b>	<b>\$</b>	<b>57,932.70</b>
<b>TOTAL BASE BID AND ALTERNATE NO. 1</b>				<b>\$</b>	<b>991,770.00</b>	<b>\$</b>	<b>1,080,484.50</b>	<b>\$</b>	<b>1,106,039.99</b>

**NOTE:** HIGHLIGHTED ITEMS 38, 40, 42, 43, & 47 DESIGNATE SCOPE ASSOCIATED WITH THE CITY OF TUSCALOOSA'S 16" WATER MAIN IMPROVEMENTS.  
ALL ASSOCIATED COSTS TO BE REIMBURSED TO UA.

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.



*binx newton*

Binx Newton / Principal  
Williams - Blackstock Architects

Sworn to and subscribed before me this 1st day of November, 2019.

*Amanda Fowler*  
Amanda Fowler My Commission Expires 9/30/2020



# HEWSON HALL

Rendering Approved September 21, 2018





# HEWSON HALL

## LOCATION MAP

