

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 Reallocation/1
(Revised Visual Appearance, Construction Contract Award and Budget Reallocation)

Campus: The University of Alabama
Project Name: John and Ann Rhoads Softball Stadium Renovation and Addition
UA Project #: 370-19-1959
Meeting Date: September 5 – 6, 2019

- ☒ 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 the 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 Plans (if applicable) /3

Additional information for Stage III:

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

Prepared by: 

Approved by: 

/1 Reference Tab 3H - 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.

August 7, 2019

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 September 6, 2019 meeting the following resolution:

- Board Item - Action: Revised Stage III, Stage IV and Budget Reallocation Submittals:
John and Ann Rhoads Softball Stadium Renovation and Addition
UA Project #370-19-1959

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

WHEREAS, on February 8, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the John and Ann Rhoads Softball Stadium (“Rhoads Stadium”) Renovation and Addition project (“Project”) located at 321 Peter Bryce Boulevard Drive; and

WHEREAS, the Project is included in Phase I of the Crimson Standard Facility Master Plan and will allow for the enhancement of Rhoads Stadium in order to remain one of the top facilities in the SEC and to comply with NCAA requirements; and

WHEREAS, in accordance with Board Rule 415, on April 12, 2019, the Board authorized The University of Alabama (“University”) to proceed with architectural services utilizing Ward Scott Architecture, Tuscaloosa, Alabama (WSA); and

WHEREAS, upon completion of negotiations with WSA, the University has established a final design fee of 6.8% cost of construction plus a 12.5% renovation factor plus \$2,500 for land development permit coordination; and

WHEREAS, on June 7, 2019, the Board approved a Budget Reallocation to reflect the final design fee, the separation of the cost of Owner Furnished Furnishings and Graphics from Construction, and the associated adjustments to soft costs; and

WHEREAS, on June 7, 2019, the Board approved renderings for the Stage III submittal; and

WHEREAS, Intercollegiate Athletics has requested the addition of canopies to cover the ticketing windows and gates at the south and west elevations as appropriate to protect patrons while waiting for access; 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, on August 6, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and 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 \$1,798,500; and

WHEREAS, the University desires to accept Alternate 1 through and including Alternate 4 totaling \$288,571 for a total contract award of \$2,087,071; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to Harrison Construction for a total contract amount of \$2,087,071; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final construction contract, additional owner furnished items and associated adjustments to soft cost as reflected in the Revised Budget below; and

WHEREAS, the Project location and program have been reviewed and are consistent with University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from the Crimson Tide Foundation in the amount of \$3,000,000, and will address approximately \$848,700 in campus deferred maintenance liabilities; and

WHEREAS, the Reallocated Budget for the Project is as stipulated below:	
BUDGET:	REVISED
Construction	\$ 2,087,071
Landscaping	\$ 25,000
Owner Furnished Furniture, Fixtures, Graphics and Equipment	\$ 250,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 211,207
UA Project Management Fee** (3%)	\$ 69,698
Architect/Engineer Fee*** (~7.77%)	\$ 164,074
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 55,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 37,950
TOTAL PROJECT COST	\$ 3,000,000

*Contingency is based on 10% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor and \$2,500 for land development permit coordination.

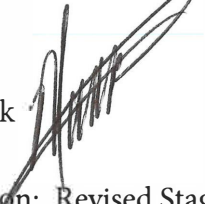
NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Budget Reallocation for the Project is approved as stipulated above.
2. The Revised Stage III submittal for the Project is hereby approved.

NOW BE IT FURTHER RESOLVED 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, of Tuscaloosa, Alabama, for the Project in accordance with Board Rule 415.

August 7, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Stage III, Stage IV and Budget Reallocation
Submittals: John and Ann Rhoads Softball Stadium Renovation and
Addition
UA Project #370-19-1959

Pursuant to Rule 415, The University of Alabama (“University”) has received revised renderings for the John and Ann Rhoads Softball Stadium Renovation and Addition project (“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.

Furthermore, on August 1, 2019, pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for the Project. J.T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama (Harrison Construction), was declared the lowest responsible and responsible bidder with an adjusted base bid in the amount of \$1,798,500, which is within funds available for the Project.

The University of Alabama (“University”) desires to accept Alternate 1 through and including Alternate 4 totaling \$288,571. The University is requesting approval to accept Harrison Construction’s adjusted base bid and Alternate 1 through and including Alternate 4 for a total contact amount of \$2,087,071.

Additionally, the University is requesting approval for a Budget Reallocation to reflect the construction contract, additional owner furnished items and associated adjustments to soft cost.

The Project is funded from the Crimson Tide Foundation in the amount of \$3 Million and will address approximately \$848,700 in deferred maintenance liabilities.

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 5 –6, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: John and Ann Rhoads Softball Stadium Renovation and Addition

PROJECT LOCATION: 321 Peter Bryce Boulevard

ARCHITECT: Ward Scott Architecture, Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>February 8, 2019</u>
<input type="checkbox"/> Stage II	<u>April 12, 2019</u>
<input type="checkbox"/> Stage III	<u>June 7, 2019</u>
<input type="checkbox"/> Budget Reallocation	<u>June 7, 2019</u>
<input checked="" type="checkbox"/> Revised Stage III	
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Budget Reallocation	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Building Renovation	Athletic Facilities	100%	8,030
<input checked="" type="checkbox"/> Building Addition			
<input type="checkbox"/> Equipment			
TOTAL		100%	8,030

BUDGET	Current	Revised
Construction	\$ 2,175,000	\$ 2,087,071
Landscaping	\$ 25,000	\$ 25,000
Furniture, Fixtures, Graphics and Equipment	\$ 125,000	\$ 250,000
Security/Access Control	\$ 50,000	\$ 50,000
Telecommunication/Data	\$ 50,000	\$ 50,000
Contingency* (10%)	\$ 220,000	\$ 211,207
UA Project Management Fee** (3%)	\$ 72,600	\$ 69,698
Architect/Engineer Fee*** (~7.86/~7.77%)	\$ 170,800	\$ 164,074
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 55,000	\$ 55,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 56,600	\$ 37,950
TOTAL PROJECT COST	\$ 3,000,000	\$ 3,000,000

*Contingency is based on 10% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor and \$2,500 for land development permit coordination.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

2,372 gsf x ~\$1.84/gsf:	\$	4,353*
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	4,353*
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FUNDING SOURCE:

Capital Outlay:

Crimson Tide Foundation	\$	3,000,000
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O&M Costs: Intercollegiate Athletics	\$	4,353*
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*O&M costs are based on the addition only and will be funded by Intercollegiate Athletics.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The John and Ann Rhoads Softball Stadium (“Stadium”) Renovation and Addition project (“Project”) will enhance the functionality of the Stadium as well as improve fan amenities and the game atmosphere for student athletes and spectators. The Project will also support the improvement of recruitment opportunities for the softball program by attracting top class student athletes to The University of Alabama. The improved facility and Press Box will also continue to attract high profile NCAA events.

ATTACHMENT NO. 1

Project: John and Ann Rhoads Softball Stadium
Renovation and Addition
BOT Submittals: Revised Stage III, Stage IV
and Budget Reallocation
Meeting Date: September 5 – 6, 2019

Project Summary

JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

On August 16, 2018, The University of Alabama's Intercollegiate Athletics department unveiled the Crimson Standard facilities master plan. The John and Ann Rhoads Softball Stadium ("Rhoads Stadium") Renovation and Addition project ("Project"), located at 321 Peter Bryce Boulevard, is included in the plan.

In order to keep pace with peer institutions and to host the 2020 NCAA regional tournament, Rhoads Stadium requires several updates to enhance player and guest experiences. As such, this Project will entail renovations to the Press Box and the Clubhouse and an addition of a new umpire locker room, new restrooms and concessions building. New hardscape for plaza/entryway along first base will be constructed.

Renovations to the 1,779 gross square foot (gsf) Press Box require upgrades to millwork in order to provide improved work surfaces with access to power and data. Renovations to the 3,879 gsf Clubhouse and lounge will require updates to serve the current roster size and provide equitable team space. The renovation will also include two additional lockers, added partitions and doors at the showers and restrooms and finish updates to the team areas.

The addition of a new dedicated umpire locker room of approximately 341 gsf will address the necessity of the umpires being transported to and from the Stadium before and after games whereby decreasing the amount of fan interaction. The new restrooms and concessions, to be located along the first base line, will occupy approximately 1,599 gsf. A sidewalk from Campus Drive to the north side of the stadium will allow for an additional entry point during large events.

The proposed additional scope includes installing new canopies over the existing entry gates and ticket windows to enhance the patron experience and the existing windows at the ticketing office will be relocated to the front of the building to improve queuing. In addition to the new sidewalk from Campus Drive, the southeast corner of the intersection of Peter Bryce Boulevard and Campus Drive will be expanded to improve pedestrian flow from the current parking lot to the stadium entrance.

INITIAL REPORT

INTERIM REPORT

X FINAL REPORT3 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:	<u>John and Ann Rhoads Softball Stadium Renovation and Addition</u>		
2. LOCATION:	<u>321 Peter Bryce Boulevard</u>		
3. ARCHITECT/ENGINEER:	<u>Ward Scott Architecture, Tuscaloosa, Alabama</u>		
4. PROJECT STATUS:			
A. SCHEMATIC DESIGN	DATE INITIATED	<u>April-19</u>	
	% COMPLETE	<u>100%</u>	
	* DATE COMPLETED	<u>May-19</u>	
B. PRELIMINARY DESIGN:	DATE INITIATED (Projected)	<u>May-19</u>	
	% COMPLETE	<u>100%</u>	
	* DATE COMPLETED (Projected)	<u>June-19</u>	
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	<u>June-19</u>	
	% COMPLETE	<u>100%</u>	
	* DATE COMPLETED (Projected)	<u>July-19</u>	
D. SCHEDULED BID DATE:		<u>August-19</u>	
5. CURRENT PROJECT BUDGET:	CURRENT	REVISED	
A. CONSTRUCTION	\$ 2,175,000	\$ 2,087,071	
B. LANDSCAPING	\$ 25,000	\$ 25,000	
C. FURNITURE, FIXTURES, GRAPHICS AND EQUIPMENT	\$ 125,000	\$ 250,000	
D. SECURITY/ACCESS CONTROL	\$ 50,000	\$ 50,000	
E. TELECOMMUNICATION/DATA	\$ 50,000	\$ 50,000	
F. CONTINGENCY* (10%)	\$ 220,000	\$ 211,207	
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ 72,600	\$ 69,698	
H. ARCHITECT/ENGINEER FEE*** (~7.86%)	\$ 170,800	\$ 164,074	
I. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS)	\$ 55,000	\$ 55,000	
J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 56,600	\$ 37,950	
K. TOTAL PROJECT COST	\$ 3,000,000	\$ 3,000,000	

*Contingency is based on 10% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor plus \$2,500 for land development permit coordination.

6. FUNDING/RESOURCES: Crimson Tide Foundation - \$3,000,000

7. REMARKS



TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
John and Ann Rhoads Softball Stadium
Renovation & Addition

Bid Due
August 6, 2019 2:00 p.m. local time

Architect/Engineer
Ward Scott Architecture
2715 Seventh Street
Tuscaloosa, AL 35401
phone: (205) 345-6110
fax: (205) 345-6696


UA Project No.
370-19-1959

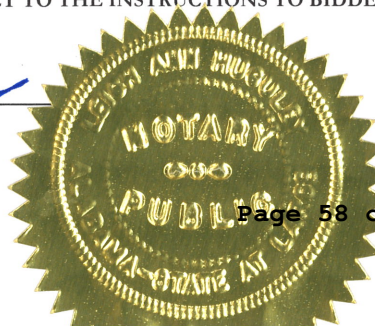
Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Two million, one hundred fifty thousand dollars and 00/100 (\$2,150,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: January 31, 2020


CONTRACTOR	Duncan & Thompson Construction Services, LLC 520 Mineral Trace, Suite D Hoover, AL 35244 (205) 403-9151 GC Lic. #22254	Hall-Taylor Construction Co., Inc. 5126 McFarland Blvd. E. Tuscaloosa, AL 35405 (205) 758-8265 GC Lic. #13714	J. T. Harrison Construction Co., Inc. P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	K & A Builders, Inc. 2420 12th Street Tuscaloosa, AL 35401 (205) 349-3126 GC Lic. #40146
Addenda ONE - SEVEN	<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	Travelers Casualty & Surety Co. of America	RLI Insurance Company	Travelers Casualty & Surety Co. of America	Travelers Casualty & Surety Co. of America
UNIT PRICE #1 <i>Description on back of page</i>	\$ 10.50	\$ 53.75	\$ 53.70	\$ 54.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 20.00	\$ 20.00	\$ 20.00	\$ 21.00
BASE BID ON PROPOSAL	\$ 1,994,568.00	\$ 2,500,000.00	\$ 1,900,000.00	\$ 1,940,000.00
ENVELOPE ADJUSTMENT	(117,049.00)	(476,000.00)	(101,500.00)	(61,000.00)
ADJUSTED BASE BID	1,877,519.00	2,024,000.00	1,798,500.00	1,879,000.00
ALTERNATE #1 <i>Description on back of page</i>	48,700.00	112,000.00	95,000.00	82,200.00
ENVELOPE ADJUSTMENT	33,391.00	22,000.00	(7,000.00)	4,000.00
Subtotal	1,959,610.00	2,158,000.00	1,886,500.00	1,965,200.00
ALTERNATE #2 <i>Description on back of page</i>	27,800.00	245,000.00	63,000.00	66,900.00
ENVELOPE ADJUSTMENT	35,820.00	(170,000.00)	-	-
Subtotal	2,023,230.00	2,233,000.00	1,949,500.00	2,032,100.00
ALTERNATE #3 <i>Description on back of page</i>	44,150.00	42,000.00	34,321.00	54,700.00
ENVELOPE ADJUSTMENT	17,903.00	13,000.00	19,500.00	6,000.00
Subtotal	2,085,283.00	2,288,000.00	2,003,321.00	2,092,800.00
ALTERNATE #4 <i>Description on back of page</i>	54,800.00	58,000.00	83,750.00	48,730.00
ENVELOPE ADJUSTMENT	(3,946.00)	-	-	-
TOTAL BID W/ALTERNATES	\$ 2,136,137.00	\$ 2,346,000.00	\$ 2,087,071.00	\$ 2,141,530.00

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.


Robert C. Lanoux, AIA
Ward Scott Architecture



Sworn to and subscribed before me this 6th day of August, 2019.


Leigh Ann Hugley
Notary Public

04/02/23
My Commission Expires

Unit Price Descriptions:

Unit Price #1: Steel Angle, In-Place. Price per Linear Feet, In-Place.

Unit Price #2: Removal and Replacement of Unsuitable/Unconsolidated Materials. Price per Cubic Yard in Place (CYIP).

Alternate Descriptions:

Alternate #1: North Exit Walkway

Alternate #2: Upgrade Existing Ticket Offices

Alternate #3: Canopies at Entry Gates

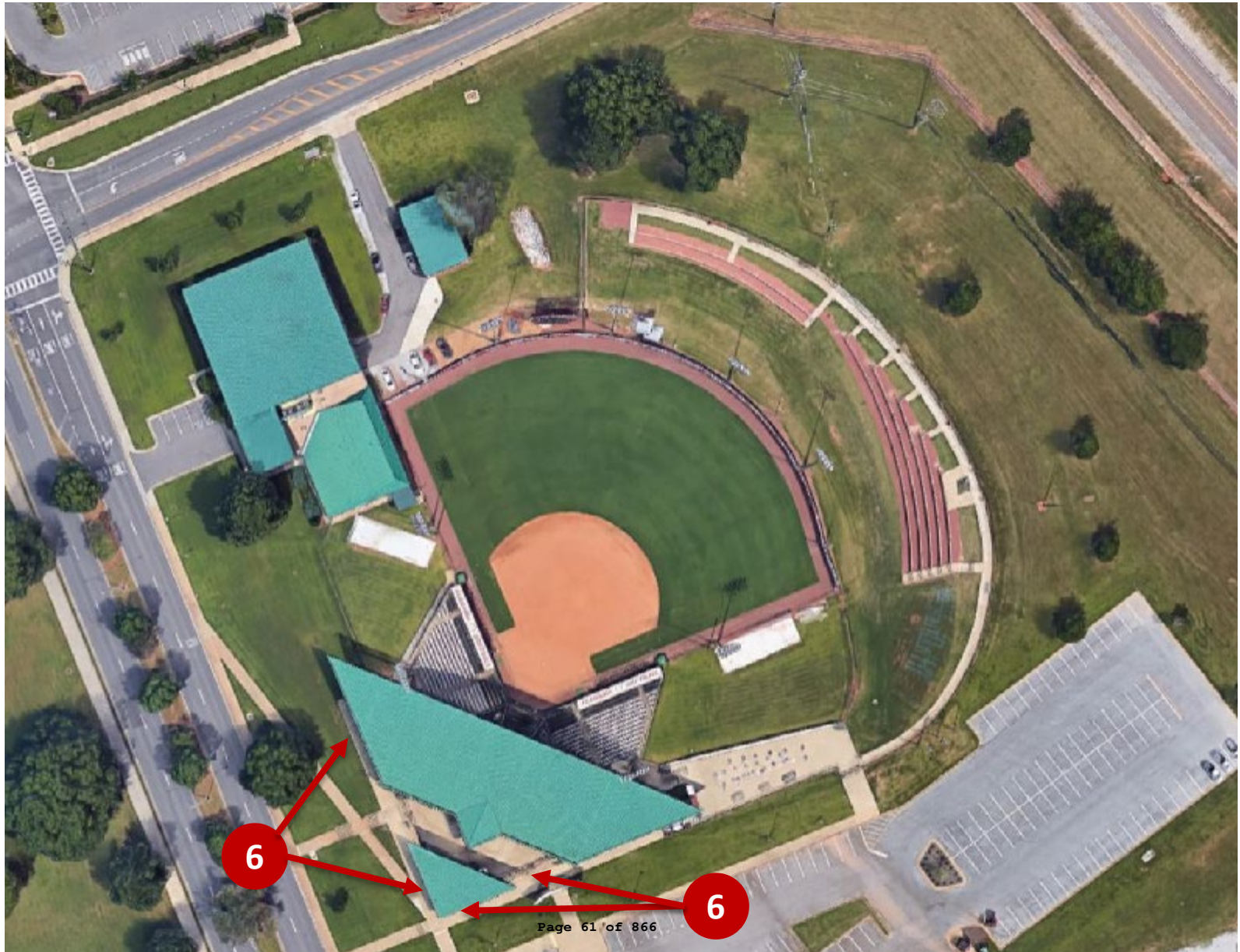
Alternate #4: Upgrade Bus Drive & Intersection Paving

JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION
South looking North
Approved June 7, 2019



JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

Vantage Points



JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

Vantage Point 6

Existing Photo - West Elevation Ticket and Gate Area



JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

Vantage Point 6

Existing Photo - South Elevation Ticket and Gate Area



JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

Vantage Point 6

Proposed Canopies at Entry Gate and Ticket Office
South and West Elevations



JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

LOCATION MAP

