

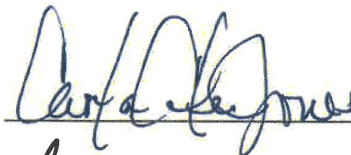
University of Alabama System  
Board Rule 415 (2/2005)  
Board Submittal Checklist Criteria

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

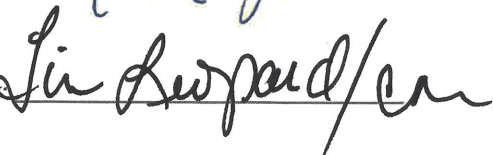
Campus: The University of Alabama  
Project Name: Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training  
UA Project #: 119-19-1894  
Meeting Date: November 7 – 8, 2019

- ☒ 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

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.

## RESOLUTION

### MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

WHEREAS, on November 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 Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training project ("Project"), formerly known as the Mal M. Moore Athletic Facility Renovation and Strength and Conditioning Facility Renovation and Addition, located at 1102 Coliseum Drive; and

WHEREAS, the Project is included in Phase I of the Crimson Standard Facility Master Plan and will expand Sports Medicine services to all student athletes and address space needs within the Football program; and

WHEREAS, on November 9, 2018, due to the firm having served as architect of record for the original construction of the Strength and Conditioning Facility and most recently, the renovation of the Mal M. Moore Athletics Facility and Recruiting room renovations, and their familiarity and knowledge of the existing facilities and the University's standards, the Board approved a Waiver of the Consultant Selection process authorizing The University of Alabama ("University") to proceed with design utilizing the architectural services of Davis Architects of Birmingham, Alabama, accepting a final negotiated design fee based on 6.9% of the cost of construction plus, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses, representing a total fee reduction of approximately \$92,800; and

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

WHEREAS, on June 7, 2019, the Board approved a Revised Scope to eliminate any work associated with Strength and Conditioning and to, instead, build a new one-level 6,855 gsf addition to the southeast corner of the Mal Moore Facility which will house the Sports Science efforts for the athletic program and relocated hydrotherapy services; and

WHEREAS, on June 7, 2019, in an effort to accommodate the Project schedule, and to execute the Project in a manner that minimizes risk and the impact to University services, the Board approved to separate the Project into four packages consisting of Package A – OIT Ductbank Relocation, Package B – Sitework, Package C – Hydrotherapy Pools, and Package D – Construction; and

WHEREAS, Package A–OIT Ductbank Relocation includes relocating an existing telecommunication ductbank and manhole outside of the building footprint of the addition; Package B – Sitework will consist of early sitework entailing the removal of existing sidewalks and landscaping, relocating an existing water line, gas main, and storm sewer along with grading the site to prepare for new building construction; Package C – Hydrotherapy Pools will include the procurement of new therapy pools to be installed in the Sports Science addition; and, Package D – Construction includes partial interior renovation of 34,259 gsf of the Mal Moore Facility along with a 6,855 gsf addition to the southeast corner of the building; and

WHEREAS, on June 7, 2019, the Board approved a Revised Budget from \$14,631,787 to \$16,131,787 to reflect the cost of the Revised Scope and re-negotiated architect fees based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services, and a not-to-exceed amount of \$4,700 for reimbursable expenses; and

WHEREAS, in an effort to achieve better pricing and to accommodate the Project schedule, the University is requesting approval to separate AV Installation from Package D – Construction, creating Package E – AV Installation; and

WHEREAS, Package E – AV Installation will consist of procuring and installing new televisions, sound system and supporting equipment throughout the lobby, locker room training areas and Sports Science expansion; and

WHEREAS, the University is requesting approval to separate the High-Density Storage system for Equipment and Training from Package D - Construction in order to be procured via a standing state contract; and

WHEREAS, new training and exercise equipment for the renovated Training Room will be included in Furniture, Fixtures and Equipment.

WHEREAS, on September 19, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and J. T. Harrison Construction Company of Tuscaloosa, Alabama was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$10,090,000; and

WHEREAS, the University desires to accept Alternate 1 through and including Alternate 6 totaling \$186,000 for a total contract award of \$10,276,000; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to J. T. Harrison Construction Company for a total contract amount of \$10,276,000; and

WHEREAS, the University is requesting approval for a Revised Budget from \$16,131,787 to \$16,000,000 to reflect the final construction contracts for Packages A, B, and D, costs for a high-density storage system, an increase to Furniture, Fixtures, and Equipment to add additional athletic training and exercise equipment and changes to associated soft costs as reflected in the Revised Budget below; 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 2019 General Revenue Bonds in the amount of \$14,631,787, and from Crimson Tide Foundation funds in the amount of \$1,368,213 and will address approximately \$4,682,171 in campus deferred maintenance liabilities; and

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

BUDGET:	REVISED
Package A: OIT Ductbank Relocation	\$ 189,900
Package B: Sitework	\$ 118,236
Package C: Hydrotherapy Pools	\$ 574,050
Package D: Construction	\$ 10,276,000
Package E: AV Installation	\$ 500,000
High Density Storage	\$ 430,723
Furniture, Fixtures and Equipment	\$ 875,000
Security/Access Control	\$ 115,000
Telecommunication/Data	\$ 100,000
Contingency* (10% of Packages B, D and E)	\$ 1,089,424
UA Project Management Fee** (3%)	\$ 395,350
Architect/Engineer Fee*** (~7.24%)	\$ 874,932
Other Construction Costs	\$ 159,672
Other Fees and Services (Testing, Advertising, Printing)	\$ 301,713
<b>TOTAL PROJECT COST</b>	<b>\$ 16,000,000</b>

\*Contingency is based 10% of the costs of Package B-Sitework, Package D-Construction, and Package E-AV Installation.

\*\*UA Project Management Fee is based on 3% of the total cost of Packages A through and including Package E, High Density Storage and Contingency.

\*\*\*Architect/Engineer Fee is based on 5.9% of the costs of construction of Packages A-E and High-Density Storage, plus a 15% renovation factor, plus \$50,000 for additional services and not-to-exceed \$4,700 for reimbursable expenses.

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).

BE IT FURTHER RESOLVED that:

2. The Revised Budget for the Project is approved as stipulated above.
3. 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 Project in accordance with Board Rule 415.



Division of  
Financial Affairs

# MEMO

October 8, 2019

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage IV and Revised Budget submittals: Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training  
UA Project #119-19-1894

In an effort to achieve better pricing and to accommodate the Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training project (“Project”) schedule, The University of Alabama (“University”) is requesting approval to separate AV Installation from Package D – Construction, creating Package E – AV Installation. Package E – AV Installation will consist of procuring and installing new televisions, sound system and supporting equipment throughout the lobby, locker room training areas and Sports Science expansion.

Additionally, the University is requesting approval to separate the High-Density Storage system for Equipment and Training from Package D-Construction in order to be procured via a standing state contract. New training and exercise equipment for the renovated Training Room will be included in Furniture, Fixtures and Equipment.

Furthermore, on September 19, 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 responsive bidder with an adjusted base bid in the amount of \$10,090,000, which is within funds available for the Project.

The University also desires to accept Alternate 1 through and including Alternate 6, totaling \$186,000. The University is requesting approval to accept Harrison Construction’s adjusted base bid and Alternate 1 through and including Alternate 6 for a total contract amount of \$10,276,000.

Accordingly, the University is requesting approval for a Revised Budget to reflect the construction contract amounts for Packages A, B and D, the cost of the high-density storage

system, an increase in the cost of Furniture, Fixtures and Equipment to include additional athletic training and exercise equipment, and associated revisions to soft costs.

The Project will be funded from 2019 General Revenue Bonds in the amount of \$14,631,787 and from Crimson Tide Foundation funds in the amount of \$1,368,213 and will address approximately \$4,682,171 in campus deferred maintenance liabilities.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Bid Tabulations 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 November 7 – 8, 2019.

MMF/ccj

pc w/atchmts:      Michael Rodgers  
                         Michael Lanier  
                         Tim Leopard  
                         Finus Gaston  
                         Brandon Sevedge  
                         Sommer Coleman  
                         Matt Ernst

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

Meeting Date: November 7 – 8, 2019

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

**PROJECT NAME:** Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training

**PROJECT LOCATION:** 1102 Coliseum Drive

**ARCHITECT:** Davis Architects, Birmingham, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>November 9, 2018</u>
<input type="checkbox"/> Stage II, Waiver	<u>November 9, 2018</u>
<input type="checkbox"/> Stage III	<u>June 7, 2019</u>
<input type="checkbox"/> Revised Scope and Budget	<u>June 7, 2019</u>
<input type="checkbox"/> Revised Funding Source	<u>June 7, 2019</u>
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Revised Budget	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Renovation	Locker Rooms, Office	83%	34,259
<input checked="" type="checkbox"/> Building Addition	Athletic Training	17%	6,855
<b>TOTAL</b>		<b>100%</b>	<b>41,114</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Package A: OIT Ductbank Relocation	\$ 250,000	\$ 189,900
Package B: Sitework	\$ 250,000	\$ 118,236
Package C: Hydrotherapy Pools	\$ 650,000	\$ 574,050
Package D: Construction	\$ 11,500,000	\$ 10,276,000
Package E: AV Installation	\$ -	\$ 500,000
High-Density Storage	\$ -	\$ 430,723
Furniture, Fixtures and Equipment	\$ 600,000	\$ 875,000
Security/Access Control	\$ 115,000	\$ 115,000
Telecommunication/Data	\$ 75,000	\$ 100,000
Contingency* (Previously Approved BOT Amount/10% of Packages B, D and E)	\$ 1,134,000	\$ 1,089,424
UA Project Management Fee** (3%)	\$ 413,520	\$ 395,350
Architect/Engineer Fee*** (~7.38%/~7.24%)	\$ 913,003	\$ 874,932
Other Construction Costs	\$ 100,000	\$ 159,672
Other Fees and Services (Testing, Advertising, Printing)	\$ 131,264	\$ 301,713
<b>TOTAL PROJECT COST</b>	<b>\$ 16,131,787</b>	<b>\$ 16,000,000</b>

\*Contingency is based on 10% of Package B-Sitework, Package D-Construction, Package E-AV Installation.

\*\*UA Project Management Fee is based on 3% of the total cost of Package A through and including E, High-Density Storage and Contingency.

\*\*\*Architect/Engineer Fee based on 5.9% of the costs of construction of Packages A-E and High-Density Storage, plus a 15% renovation factor, \$50,000 for additional services and not-to-exceed \$4,700 for reimbursable expenses.



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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

6,855 gsf x ~\$6.99/gsf:	\$	47,917*
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>47,917*</b>

**FUNDING SOURCE:**

Capital Outlay:

2019 General Revenue Bonds \$ 14,631,787

Crimson Tide Foundation \$ 1,368,213

O&amp;M Costs: \$ 47,917\*

\*O&amp;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 Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training project (“Project”) will enhance existing programs by providing Athletics facilities that can support the evolving athletics programs and treatments that will attract student athletes. This Project will also develop and treat all needs of student athletes to assist them with performing at their highest level of competition and to ensure their long-term health and wellness.

The University’s athletics programs are premier programs to highlight the University on a national stage. A venue that exceeds the expectations of prospective students and achieves the “wow factor” plays a critical role in opening the door of the University to many prospective student athletes.

**ATTACHMENT NO. 1**

Project: Mal M. Moore Athletic Facility

Renovation and Addition

for Athletic Training

BOT Submittal: Stage IV and Revised Budget

Meeting Date: November 7 – 8, 2019

**Project Summary****MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION  
FOR ATHLETIC TRAINING**

On August 16, 2018, The University of Alabama's ("University") Intercollegiate Athletics department unveiled the Crimson Standard facilities master plan. The Mal M. Moore Athletic Facility (Mal Moore Facility) Renovation and Addition for Athletic Training project ("Project"), located at 1102 Coliseum Drive, is included in the plan.

On November 9, 2018, The Board of Trustees of The University of Alabama approved a partial renovation of 47,040 gross square feet (gsf) of the Mal Moore Facility and a 6,300 gsf addition to the west side of Strength and Conditioning. The University is proposing a revised scope to eliminate any work associated with Strength and Conditioning; and instead, build a new one-level 6,855 gsf addition to the southeast corner of Mal Moore Athletic Facility. The addition will house Sports Science efforts for the athletic program and the relocated hydrotherapy services. The revised scope will eliminate the need to re-build existing spaces within Strength and Conditioning and allow for better efficiency with new adjacencies between the existing training room, relocated hydrotherapy services, and Sports Science efforts.

Within the Mal Moore Facility, the revised scope includes reconfiguring the training and equipment area to provide a more functional layout and a complete renovation with upgraded finishes and furniture.

Hydrotherapy services will be relocated and reconfigured along with the team recovery rooms to allow for better efficiency. The football locker room will be reconfigured to more efficiently connect to training, equipment and recovery areas while providing more changing space.

Renovations to the second level of the Mal Moore Facility will be minor. New locker rooms for coaches and staff displaced by the expanded locker room on the first floor will be included. Space for the Scout team, along with support space, will be created within an existing meeting room. Additionally, new offices and storage space for football staff, along with an expanded existing restroom, will be included.

The Mal Moore Facility main two-level entry lobby will be updated with new finishes and new access to the training, equipment and locker rooms.

The proposed addition will require relocation of several existing utilities and the reconfiguration of Coliseum Drive, which will be converted to service access only with the addition of a new traffic control gate. The proposed reconfiguration to enhance pedestrian and vehicular safety and improve building operations.

The Project has been separated into four packages: 1) Package A – OIT Ductbank Relocation, 2) Package B – Sitework, 3) Package C – Hydrotherapy Pools, and 4) Package D – Construction. Package A – OIT Ductbank Relocation will include relocating an existing telecommunication ductbank and manhole outside of the building footprint of the addition. Package B – Sitework will consist of an early sitework package containing the removal of existing sidewalks and landscaping, relocating an existing water line, gas main, and storm sewer along with grading the site to prepare for new building construction. Package C – Hydrotherapy Pools will include the procurement of new therapy pools which will be installed in the new Sports Science addition. Package D – Construction will include partial interior renovation of 34,259 gross square feet (gsf) of the Mal Moore Facility along with a 6,855 gsf addition to the southeast corner of the building.

In an effort to achieve better pricing and to accommodate the Project schedule, the University is proposing the separation of AV Installation from Package D – Construction, creating Package E – AV Installation. Package E – AV Installation will consist of procuring and installing new televisions, sound system and supporting equipment throughout the lobby, locker room training areas and Sports Science expansion.

Additionally, the University is proposing separation of High-Density Storage for Equipment and Training from Package D- Construction in order to be procured via a standing state contract. New training and exercise equipment for the renovated Training Room will be included in Furniture, Fixtures and Equipment.

The Project also includes temporary trailers to be located inside of the practice field fence along the Mal Moore Facility. The trailers will be used for temporary locker, shower and restroom facilities for players and coaches during the construction period.

The Project will address approximately \$4,682,171 in deferred maintenance liabilities.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: November 7 - 8, 2019

☐ INITIAL REPORT  
☐ INTERIM REPORT  
☒ 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: Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training

2. LOCATION: 1102 Coliseum Drive

3. ARCHITECT/ENGINEER: Davis Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-18
	% COMPLETE	100%
	* DATE COMPLETED	November-18
B. PRELIMINARY DESIGN:	DATE INITIATED	December-18
	% COMPLETE	100%
	* DATE COMPLETED	February-19
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	February-19
	% COMPLETE	90%
	* DATE COMPLETED	August-19
D. SCHEDULED BID DATE:		September-19

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. PACKAGE A: TELECOM DUCTBANK RELOCATION	\$ 250,000	\$ 189,900
B. PACKAGE B: SITEWORK	\$ 250,000	\$ 118,236
C. PACKAGE C: HYDROTHERAPY POOLS	\$ 650,000	\$ 574,050
D. PACKAGE D: CONSTRUCTION	\$ 11,500,000	\$ 10,276,000
E. PACKAGE E: AV INSTALLATION	\$ -	\$ 500,000
F. HIGH-DENSITY STORAGE	\$ -	\$ 430,723
G. FURNITURE, FIXTURES AND EQUIPMENT	\$ 600,000	\$ 875,000
H. SECURITY/ACCESS CONTROL	\$ 115,000	\$ 115,000
I. TELECOMMUNICATION/DATA	\$ 75,000	\$ 100,000
J. CONTINGENCY (PREVIOUSLY BOT APPROVED AMOUNT/10% OF PACKAGES B, D, E)	\$ 1,134,000	\$ 1,089,424
K. UA PROJECT MANAGEMENT FEE (3%)	\$ 413,520	\$ 395,350
L. ARCHITECT/ENGINEER FEE***(~7.38%/~7.24%)	\$ 913,003	\$ 874,932
M. OTHER CONSTRUCTION COSTS	\$ 100,000	\$ 159,672
N. OTHER FEES AND SERVICES	\$ 131,264	\$ 301,713
<b>O. TOTAL PROJECT COST</b>	<b>\$ 16,131,787</b>	<b>\$ 16,000,000</b>

\*Contingency is based on 10% of Package B-Sitework, Package D-Construction, Package E-AV Installation.

\*\*UA Project Management Fee is based on 3% of the total cost of Package A through and including Package E, High-Density Storage and Contingency.

\*\*\*Architect/Engineer Fee based on 5.9% of the costs of Packages A-E and High-Density Storage, plus a 15% renovation factor, \$50,000 for additional services and not-to-exceed \$4,700 for reimbursable expenses.

6. FUNDING/RESOURCES: 2019 General Revenue Bonds - \$14,631,787  
Crimson Tide Foundation - \$1,368,213

7. REMARKS

\* FINAL AGENCY APPROVAL SUBMITTED BY: *Li Leopold/C*

# MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

## LOCATION MAP





# MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Approved June 7, 2019

