

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

**\* Board Submittal Checklist  
Capital Project – Revised Scope and Budget Submittal  
(Revised Scope and Budget)**

Campus: The University of Alabama  
Project Name: New Freshmen Residence Hall  
Meeting Date: June 15 – 16, 2017

- \*  1. Completed Board Submittal Checklist
- 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. Revised Project Summary
- 7. Revised 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: *Jim Leopard*

Approved by: *Jim Leopard*  
*by CEM*

/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.



Division of  
Financial Affairs

**MEMO**

May 31, 2017

To: Stuart R. Bell

From: Lynda Gilbert

A handwritten signature in black ink, appearing to read 'L. Gilbert'.

Subject: Board Item – Action: Revised Scope and Budget Submittal:  
New Freshmen Residence Hall

On May 25, 2017, pursuant to Title 39, State Bid Law of Alabama Code, Caddell Construction Company, Inc., of Montgomery, Alabama, was declared the lowest responsible bidder for the New Freshmen Residence Hall project (“Project”) with a base bid amount of \$37,645,000 and Alternate 3 in the amount of \$421,500 for a total bid amount of \$38,066,500. Caddell Construction’s base bid, plus Alternate 3 fell within The Board of Trustees of The University of Alabama’s (“Board”) approved total Project budget of \$51,249,377. Subsequently, after award of the contract The University of Alabama (“University”) desires to enhance the Project by awarding Alternates 1, 2, and 4 to provide additional amenities and upgrades.

Therefore, The University is requesting a scope and budget revision from \$51,249,377 to \$53,243,501 to incorporate the enhanced amenities and upgrades for the Project to include built in casework including closets and vanities with corian tops, built in casework including enclosures for the TV and microfridges, and build out of the Multipurpose room and associated fees and expenses.

The Project will be funded from University Funds in the amount of \$53,243,501.

The 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 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 June 15 – 16, 2017.

LG/ccj

Attachments

pc w/atcmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Tom Love  
Sloan Walker

## RESOLUTION

### NEW FRESHMEN RESIDENCE HALL

WHEREAS, on June 17, 2016, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the New Freshmen Residence Hall project (“Project”) to be located at 810 2<sup>nd</sup> Street and an amendment to The University of Alabama’s (“University”) Campus Master Plan to include the Project; and

WHEREAS, on September 23, 2016, the Board approved the top ranked architectural firms and authorized the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with Williams Blackstock Architects, Birmingham, Alabama, the University established a design fee of 3.7% of all construction packages plus \$15,200 for early sitework package coordination, plus \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design; and

WHEREAS, on September 23, 2016, in order to coordinate the delivery of this Project with the academic schedule the Board approved the separation of construction of the Project into three packages; and

WHEREAS, Package A – Early Sitework and Utilities will consist of rough grading, demolition of existing utilities and installation of new utilities, basement excavation and shoring; and

WHEREAS, Package B – Concrete Structure will consist of foundations, retaining walls, podium concrete slab, waterproofing and backfill; and

WHEREAS, Package C – Building Construction will consist of constructing the frame, all MEFP, exterior envelope, interior finish work of all levels, roofing and final sitework grading; and

WHEREAS, on September 23, 2016, the Board approved a budget reallocation to reflect the separation of the Project into packages; and

WHEREAS, in accordance with Board Rule 415, on November 3, 2016 the Board approved the top ranked commissioning firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, on November 3, 2016, the Board approved a scope revision to increase the bed count from 472 to 480 and to reflect additional square footage for building support and storage; and

WHEREAS, on November 3, 2016, the Board approved a budget revision from \$42,607,825 to \$45,086,115 to reflect the cost of commissioning and the revised scope; and

WHEREAS, on November 3, 2016, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project by June 2018, the Board approved the University's request to award construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget; and

WHEREAS, upon completion of negotiations with the top ranked firm of Environmental Systems Corporation, Huntsville, Alabama, the University has established a lump sum fee of \$71,913 for Commissioning Services; and

WHEREAS, on February 3, 2017, the Board approved the architectural renderings for this Project; and

WHEREAS, on February 3, 2017, the Board approved a revised scope and budget from \$45,086,115 to \$51,249,377 to increase the bed count from 480 to 494, provide additional square footage for private bathrooms to be contained within the residential units, provide enhanced security and access control features, and to provide a distributed antenna system for the building; and

WHEREAS, on February 3, 2017, in order to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, the Board authorized the University to award Package C – Building Construction contract for this Project to the lowest responsible bidder so long as the bid for the Project did not cause the total Project budget to exceed \$51,249,377; and

WHEREAS, pursuant to Title 39, State Bid Law of Alabama code, on May 25, 2017, competitive bids were received for the construction of this Project and Caddell Construction Company, Inc., of Montgomery, Alabama, was declared the lowest responsible bidder with a base bid of \$37,645,000, plus Alternate 3 in the amount of \$421,500, for a total of contract amount of \$38,066,500, which fell within the approved total Project budget; and

WHEREAS, after award of the contract, the University desires to award Alternates 1, 2, and 4 to enhance the Project by providing additional amenities and upgrades that include built in casework including vanities with corian tops and closets, built in casework including enclosures for the TV and microfridges, and build out of the Multipurpose room for a total amount of \$1,416,500; and

WHEREAS, the Architect fees have been adjusted to reflect the revised cost of the work and Security and Access Control have been adjusted to reflect the final cost of the keyless access system; and

WHEREAS, due to the University's desire to accept the alternates and other budget revisions the University is requesting a budget revision from \$51,249,377 to \$53,243,501 to include the revisions; and

WHEREAS, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, the Project needs to be completed by June 2018; and

WHEREAS, the Project design, 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 University funds in the amount of \$53,243,501; and

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

BUDGET:	REVISED
Package A – Early Sitework and Utilities	\$ 1,977,810
Package B – Concrete Structure	\$ 4,820,239
Package C – Building Construction	\$ 39,483,000
Commissioning	\$ 71,913
Landscaping	\$
Security/Access Control	\$ 1,361,380
Telecommunication/Data	\$ 490,000
DAS for Wireless Coverage	\$ 150,000
Contingency* (2.24%)	\$ 1,000,000
UA Project Management Fee** (3%)	\$ 1,418,431
Architect/Engineer Fee*** (3.6%)	\$ 1,700,090
Expenses (Geotech, Construction Materials Testing)	\$ 451,454
Other Fees and Services (testing, advertising, printing)	\$ 319,184
<b>TOTAL PROJECT COST</b>	<b><u>\$ 53,243,501</u></b>

\*Contingency is a lump sum amount of \$1,000,000.

\*\*UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 3.6% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction, plus \$15,200 for early sitework package coordination, \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, 75% of services A, B, & C for unawarded alternates, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the revised scope and budget for this Project is approved as stipulated above:

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

Meeting Date: June 15<sup>th</sup> – 16<sup>th</sup>, 2017

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama  
**PROJECT NAME:** New Freshmen Residence Hall  
**PROJECT LOCATION:** 810 2<sup>nd</sup> Street  
**ARCHITECT:** Williams Blackstock Architects, Birmingham, Alabama  
**COMMISSIONING:** Environmental Systems Corporation, Huntsville, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Campus Master Plan amendment	<u>June 17, 2016</u>
<input type="checkbox"/> Stage I	<u>June 17, 2016</u>
<input type="checkbox"/> Stage II	<u>September 23, 2016</u>
<input type="checkbox"/> Budget Revision	<u>September 23, 2016</u>
<input type="checkbox"/> Scope and Budget Revision	<u>November 3, 2016</u>
<input type="checkbox"/> Stage IV, Not to Exceed (Packages A & B)	<u>November 3, 2016</u>
<input type="checkbox"/> Stage III	<u>February 3, 2017</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 3, 2017</u>
<input type="checkbox"/> Stage IV, Not to Exceed (Package C)	<u>February 3, 2017</u>
<input checked="" type="checkbox"/> Stage IV, Scope and Budget Revision	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~75%	124,878
<input type="checkbox"/> Building Renovation	Assembly	~6%	9,852
<input type="checkbox"/> Campus Infrastructure	Storm shelter	~6%	10,791
<input type="checkbox"/> Equipment	Building support	~12%	19,318
<input type="checkbox"/> Other	C-Store Shell	~1%	2,150
<b>TOTAL</b>		<b>100%</b>	<b>166,989</b>

BUDGET	Current	Revised
Package A – Early Sitework and Utilities	\$ 1,869,159	\$ 1,977,810
Package B – Concrete Structure	\$ 4,669,000	\$ 4,820,239
Package C – Building Construction (NTE)	\$ 36,723,547	\$ 39,483,000
Commissioning	\$ 71,913	\$ 71,913
Landscaping	\$ 195,000	\$ 0
Security/Access Control	\$ 944,800	\$ 1,361,380
Telecommunication/Data	\$ 577,500	\$ 490,000
DAS for Wireless Coverage	\$ 380,000	\$ 150,000
Contingency* (5%)	\$ 2,172,835	\$ 1,000,000
UA Project Management Fee** (3%)	\$ 1,368,886	\$ 1,418,431
Architect/Engineer Fee – Programming	\$ -	\$ -
Architect/Engineer Fee*** (3.7%)	\$ 1,628,283	\$ 1,700,090
Expenses (Geotech, Construction Materials Testing)	\$ 451,454	\$ 451,454
Other Fees and Services (testing, advertising, printing)	\$ 197,000	\$ 319,184
<b>TOTAL PROJECT COST</b>	<b>\$ 51,249,377</b>	<b>\$ 53,243,501</b>

\*Contingency is a lump sum amount of \$1,000,000

\*\*UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C –Building Construction, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 3.7% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction plus \$15,200 for early sitework package coordination, \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, 75% of services A,B, & C for unawarded alternates, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
Per GSF: 166,989 gsf x \$5.25/GSF	\$	876,692
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>876,692</b>

<b>FUNDING SOURCE:</b>		
Capital Outlay:		
University funds	\$	<b>53,243,501</b>
O&M Costs: Housing and Residential Communities annual operating budget	\$	876,692

**NEW EQUIPMENT REQUIRED:**

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability. The New Freshmen Residence Hall project will assist the University in meeting the preferred living accommodations for incoming freshmen and other students as the new residence hall will provide a more traditional college experience by enhancing interaction with other students through the provision of abundant and accessible study and meeting space.

The new facility will also provide for capacity within the housing system while renovations are made to existing facilities as part of the Housing and Residential communities R&R Plan.

The ability to accommodate demand while buildings are being renovated is critical as it allows the University to keep the condition of existing facilities consistent with student expectations and relieves cost pressure associated with attempting to complete some renovations compressed over the summer months.

This Project will replace Somerville hall which will eliminate approximately \$6,297,519 in deferred maintenance liability.

Furthermore, this facility will enhance the safety of students in surrounding communities by providing a fully compliant FEMA 361 storm shelter with a capacity of approximately 1,603.

The proposed multi-purpose space will provide opportunities for on campus programming and student events. The co-location with the Palmer Lake amphitheater will also provide a support facility for outdoor programs at the amphitheater.



THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: June 15-16, 2017

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: New Freshmen Residence Hall  
 2. LOCATION: 810 2nd Street  
 3. ARCHITECT/ENGINEER: Williams Blackstock Architects, Birmingham, Alabama  
 COMMISSIONING: Environmental Systems Corporation, Huntsville, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Nov-16
	% COMPLETE	100%
	* DATE COMPLETED	Dec-16
B. PRELIMINARY DESIGN:	DATE INITIATED	Dec-16
	% COMPLETE	85%
	* DATE COMPLETED	Mar-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Mar-17
	% COMPLETE	0%
	* DATE COMPLETED	Apr-17
D. SCHEDULED BID DATE:		May-17

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. PACKAGE A - EARLY SITE WORK AND UTILITIES	\$ 1,869,159	\$ 1,977,810
B. PACKAGE B - CONCRETE STRUCTURE	\$ 4,669,000	\$ 4,820,239
C. PACKAGE C - BUILDING CONSTRUCTION	\$ 36,723,547	\$ 39,483,000
D. COMMISSIONING	\$ 71,913	\$ 71,913
E. LANDSCAPING	\$ 195,000	\$ -
F. SECURITY/ACCESS CONTROL	\$ 944,800	\$ 1,361,380
G. TELECOMMUNICATION/DATA	\$ 577,500	\$ 490,000
H. DAS FOR WIRELESS COVERAGE	\$ 380,000	\$ 150,000
I. CONTINGENCY* (5%)	\$ 2,172,835	\$ 1,000,000
J. UA PROJECT MANAGER FEE** (3%)	\$ 1,368,886	\$ 1,418,431
K. ARCHITECT/ENGINEER FEE - PROGRAMMING		\$ -
L. ARCHITECT/ENGINEER FEE*** (3.6%)	\$ 1,628,283	\$ 1,700,090
M. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 451,454	\$ 451,454
N. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 197,000	\$ 319,184
<b>TOTAL PROJECT COST</b>	<b>\$ 51,249,377</b>	<b>\$ 53,243,501</b>

\*Contingency is a lump sum amount of \$1,000,000.

\*\*UA Project management fee is based on 3% of Package A - Early Sitework and Utilities, package B - Concrete Structure, package C - Building Construction, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 3.6% of Package A - Early Sitework and Utilities, Package B - Concrete Structure and Package C - Building Construction plus \$15,200 for early sitework package coordination, \$2,400 for preliminary hardscape coordination, \$20,000 for program verification \$6,000 for storm shelter peer review, 75% of services A,B, & C for unawarded alternates, less credits of \$12,000 for University Interior Design and \$4,000 for University Landscape design.

6. FUNDING/RESOURCES: University funds - \$53,243,501

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:  
1 of 1

*Jim Leonard*  
by *C.M. Ch*

**ATTACHMENT NO. 1**

Project: New Freshmen Residence Hall  
BOT Submittals: Scope and Budget Revision  
Meeting Date: June 15-16, 2017

## Project Summary

### NEW FRESHMEN RESIDENCE HALL

The construction of the New Freshmen Residence Hall (“Project”) to be located at 810 – 2<sup>nd</sup> Street, will assist The University of Alabama (“University”) in addressing the high demand for on-campus freshmen housing and provide capacity within the housing system while renovations are made to other facilities.

The Project will be co-ed with men and women on separate floors controlled via access control measures. The typical residential floor includes a common area with open study areas, laundries, and meeting rooms in order to encourage and facilitate resident socialization opportunities along with a sense of community.

During planning for the Project, the University conducted focus groups and intercept surveys to identify the most desired features for the Project. In order to incorporate the feedback into the Project, full bathrooms will now be provided in each double occupancy room. This will increase the Project gross square footage from 150,516 to 166,989. This additional square footage will also increase proposed occupancy from 480 to 494.

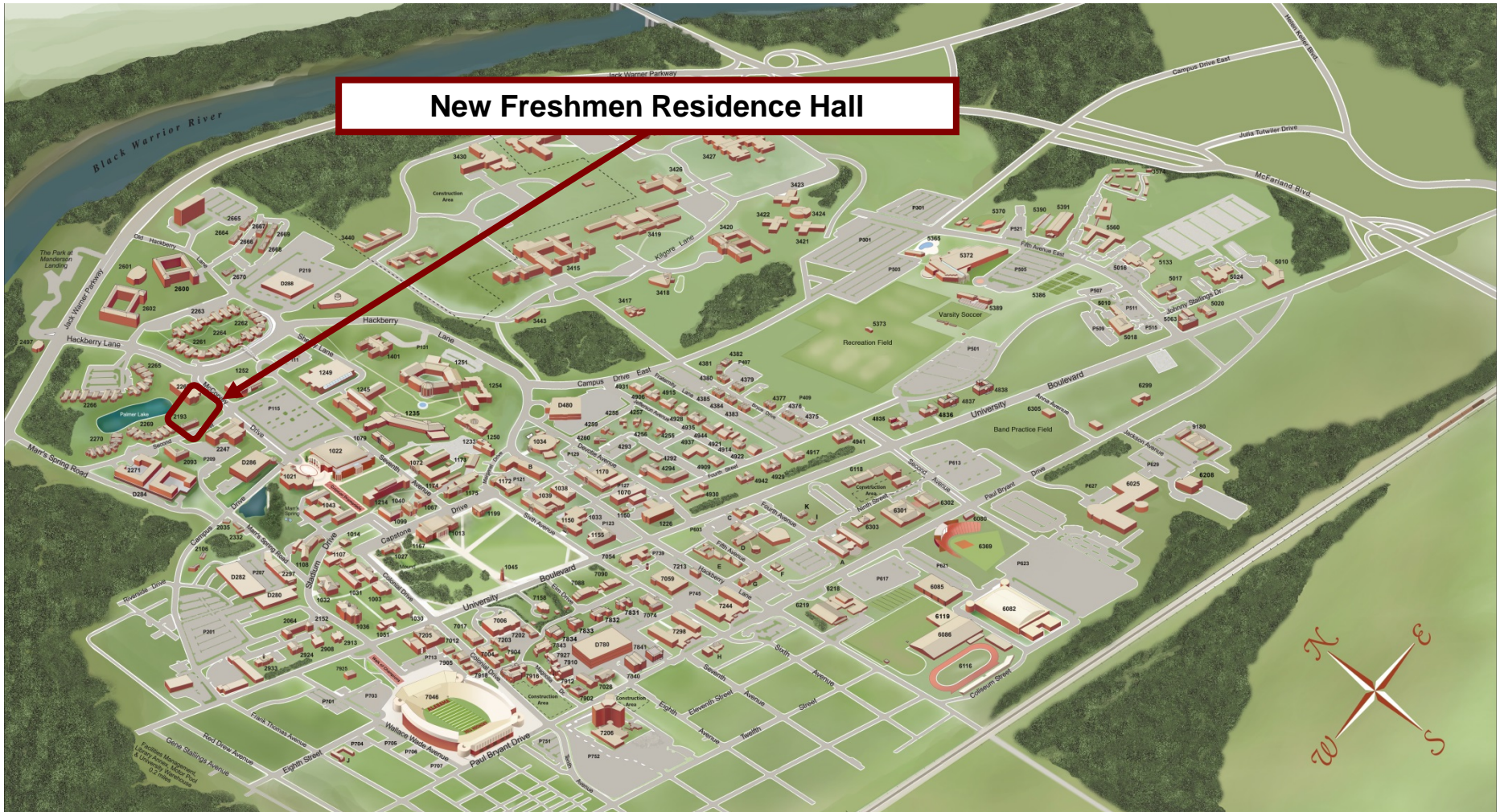
In addition to the residential component, the Project will include an approximate 10,791 gross square foot multipurpose room with furniture that will include on-grade access, views of the lake, and will accommodate 656 occupants in a ballroom configuration. The multipurpose room will also provide support for programs held at the Palmer Lake amphitheater. A storm shelter capable of providing protection for approximately 1,603 students, faculty and staff will also be provided in accordance with Alabama code and, in a non-emergency configuration, this space will be able to accommodate 514 occupants. Both of these basement spaces, the multi-purpose and storm shelter, will allow the freshman students the ability to conduct group meetings or social gatherings.

The Project will also feature keyless room entry systems, wifi throughout, and a distributed antenna system (DAS) to ensure cell phone coverage throughout the facility.

This Project will also include the shelled out space for a future convenience (“C”) store that will provide sidewalk access from the corner of McCorvey Drive and 2<sup>nd</sup> Street. The first floor will have a main entry lobby with common space and a small meeting area.

To enhance the Project the University is proposing additional amenities and upgrades to include built in casework including closets and vanities with corian tops, built in casework including enclosures for the TV and microfridges, and build out of the Multipurpose room

# LOCATION MAP



New Freshmen Residence Hall

# NEW FRESHMEN RESIDENCE HALL

View from Paty Hall looking North  
Rendering approved February 3, 2017



# NEW FRESHMEN RESIDENCE HALL

View from Palmer Lake looking South  
Rendering approved February 3, 2017

