

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

*** Board Submittal Checklist No. 2
Capital Project – Stage II Submittal/1
(Architect Ranking, Commissioning Agent Ranking and Budget Reallocation) /8**

Campus: The University of Alabama
Project Name: New Tutwiler Residence Hall
Meeting Date: April 6 – 7, 2017

- * ☒ 1. Completed Board Submittal Checklist No. 2
☒ 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. Proposed Board Resolution requesting approval of Stage II Submittal (Architect Ranking, Commissioning Ranking, Project Scope and Revised Project Budget; authority to proceed with Owner/Architect contract negotiations)
☒ 4. Campus correspondence/photos providing supporting project information
☒ 5. Completed Executive Summary – Proposed Capital Project. /2
☒ 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
☒ 7. Executive Summary – Commissioning, Selection process (include Interview Outline). /3, /4, /5
☒ 8. Campus letter requesting approval of the ranking of architectural firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
☒ 9. Campus letter requesting approval of the ranking of commissioning firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
☒ 10. Revised Project Planning Report/2
☐ 11. Preliminary Business Plan (if applicable)/7
☒ 12. Campus map(s) showing Project site

Prepared by: Carla Coleman Jones ACM

Approved by: Thomas C. Jones

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

/2 Reference Tab 3E - Board Rule 415 Instructional Guide

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N – Board Rule 415 Instructional Guide

/7 Reference Tab 3V – Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration. Reference Tab 3-O-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

February 28, 2017

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage II (Architect and Commissioning Agent) and Budget Reallocation Submittals: New Tutwiler Residence Hall

Pursuant to Board Rule 415, a Consultant Selection Committee, appointed by The University of Alabama (“University”), solicited proposals from qualified architectural firms for the New Tutwiler Residence Hall project (“Project”). The selection committee’s recommendations were forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration. Accordingly, The University is requesting approval to begin negotiations with the top ranked firms as follows:

1. TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
2. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC., Norfolk, Virginia)
3. Williams Blackstock Architects, Birmingham, Alabama (Perkins+Will, Boston, Massachusetts)
4. Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)

Additionally, pursuant to Board Rule 415, a Consultant Selection Committee, appointed by the University, solicited proposals from qualified commissioning agencies for the Project. The selection committee’s recommendations were forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration. Therefore, The University is requesting approval to begin negotiations with the top ranked agencies as follows:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Sain Engineering Associates, Inc., Birmingham, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama

Furthermore, The University is requesting approval for a budget reallocation to reflect the Commissioning Agent fee.

The Project will be funded from 2019 Future General Revenue Bonds in the amount of \$124,015,000.

I have attached an Executive Summary, Project Summary, Executive Consultant Selection Process – Part 1, Letter Approval of Ranking for architectural firms from the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration, Executive Consultant Selection Process – Part 1, Letter of Approval of Ranking for commissioning agencies, Project Planning Report, Location Map 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 April 6 – 7, 2017.

LG/ccj

Attachments

pc w/atchmnts: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Taylor Thorn

RESOLUTION

NEW TUTWILER RESIDENCE HALL

WHEREAS, on September 23, 2016, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the New Tutwiler Residence Hall project (“Project”) and an amendment to The University of Alabama’s (“University”) Campus Master Plan to include this Project; and

WHEREAS, in accordance with Board Rule 415, the Consultant Selection Committee of the University has completed Part 1 of the Consultant Selection Process for an architectural firm and negotiations will be conducted following Board approval as follows:

Ranking of Top Firms:

1. TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
2. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC., Norfolk, Virginia)
3. Williams Blackstock Architects, Birmingham, Alabama (Perkins+Will, Boston, Massachusetts)
4. Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)

WHEREAS, in accordance with Board Rule 415, the Consultant Selection Committee of the University has completed Part 1 of the Consultant Selection Process for a commissioning firm and negotiations will be conducted following Board approval as follows:

Ranking of Top Agencies:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Sain Engineering Associates, Inc., Birmingham, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama

WHEREAS, the Project will be funded from 2019 Future General Revenue Bonds in the amount of \$124,015,000; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the Commissioning Agent fees; and

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

BUDGET:	REVISED
Construction	\$ 105,600,000
Landscaping	\$ 600,000
Security/Access Control	\$ 1,100,000
Telecommunication/Data	\$ 1,500,000
Contingency* (5%)	\$ 5,310,000
UA Project Management Fee** (3%)	\$ 3,345,300
Architect/Engineer Fee*** (3.5%)	\$ 3,696,000
Commissioning Agent	\$ 290,000
Other Fees and Services (testing, advertising, printing, transportation, etc.)	\$ 2,573,700
TOTAL PROJECT COST	<u>\$ 124,015,000</u>

*Contingency is based on 5% of construction and landscaping.

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

***Architect/Engineer Fee is based on 3.5% of construction.

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. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for the University be, and are hereby authorized for and on behalf of the Board to execute an architectural service agreement with TurnerBatson Architect, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri) for architectural services in accordance with Board Rule 415 for this Project.

3. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for the University be, and are hereby authorized for and on behalf of the Board to execute a commissioning service agreement with Environmental Systems Corporation, Huntsville, Alabama for commissioning services in accordance with Board Rule 415 for this Project.
4. The revised budget for this Project is hereby approved as stipulated above.

ATTACHMENT NO. 1

Project: New Tutwiler Residence Hall
BOT Submittal: Stage II (Architectural and
Commissioning Agent selection)
and Budget Reallocation
Meeting Date: April 6 – 7, 2017

Project Summary

NEW TUTWILER RESIDENCE HALL

The construction of the 520,621 gross square foot New Tutwiler Residence Hall project (“Project”), will be located on the northeast corner of 10th Avenue and 12th Street. The Project will assist The University of Alabama (“University”) with addressing the high demand for on campus freshmen housing. The new facility will also provide for capacity in the housing system so that strategic renovations can be made to existing facilities as part of the Housing and Residential Communities R & R Plan. The demolition of the existing Tutwiler Residence Hall is not part of this Project.

The Project will house approximately 1,583 freshmen female students and will consist of double occupancy compartments with shared bathrooms, lounges, and will feature community/traditional-style residence hall spaces. It was determined through benchmarking exercises done against similar recent housing projects that this layout is most efficient and beneficial to new students on campus. Each level of the building includes smaller, intimate community style living spaces to encourage a sense of comfort and community for the freshmen. Special consideration has been given to the student flow to support annual move-in events as well as summer camps. For this reason, seven elevators have been planned for the Project to accommodate the vertical movement of students. Through focus group interviews that were conducted during programming, rising juniors expressed the need for a comfortable atmosphere for the female students to focus on their personal well-being. In order to foster the well-being of the students, a fitness center will also be included in the Project.

In addition to the residential component, the Project will include an approximate 10,000 square foot multipurpose room/storm shelter capable of providing protection for approximately 1,742 students, faculty and staff. This space will allow the freshman students the ability to utilize this space for group meetings or social gatherings. The roof of this space may be utilized as a sundeck and will provide a safe outdoor social space for the occupants.

The Julia’s Market food service venue that is currently located in the existing Tutwiler Residential Hall will be relocated and expanded to support the increased student density.

In addition, a central energy plant will be located in the New Tutwiler Parking Deck which is currently being constructed on the Southeast corner of the Project. The energy plant will service the New Tutwiler Residence Hall, as well as allow for efficient expansion of chilled water capacity to serve the future development on the adjacent sites.

Additionally, satellite Housing Residential Community offices will be included to support this facility and the south campus housing area.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 520,621 GSF x ~\$5.59/GSF	\$	2,911,802
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	2,911,802

FUNDING SOURCE:

Capital Outlay:

2019 Future General Revenue Bonds \$ 124,015,000

O&M Costs: Housing and Residential Communities annual operating budget \$ 2,911,802

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability with projected FTE population approaching 40,000 by 2020. The New Tutwiler Residence Hall project ("Project") will assist The University of Alabama with keeping pace with 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.

There is substantial research that has been generated by Higher Education professional organizations and researchers that supports that double occupancy rooms in reasonably sized "pods" have a major impact on overall student success and satisfaction. This positive will manifest itself in many ways including retention, grades, student engagement and relationship development, and even long term loyalty to the institution.

The design of the Project is intended to encourage this interaction and halo effect through the spatial relationships and layout of the student living areas.

The new facility will also provide for capacity in the housing system so that strategic renovations can be made to existing facilities as part of the Housing and Residential Communities R & R Plan.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: April 6 - 7, 2017

X INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
1 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 Tutwiler Residence Hall

2. LOCATION: Northeast corner of 10th Avenue and 12th Street

3. ARCHITECT/ENGINEER: Requesting in this submittal

COMMISSIONING AGENT: Requesting in this submittal

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>Apr-17</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Jun-17</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Jun-17</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Aug-17</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Aug-17</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Mar-18</u>
D. SCHEDULED BID DATE:		<u>Apr-18</u>

	CURRENT	REVISED
5. CURRENT PROJECT BUDGET:		
A. CONSTRUCTION	\$ <u>105,600,000</u>	\$ <u>105,600,000</u>
B. LANDSCAPING	\$ <u>600,000</u>	\$ <u>600,000</u>
C. SECURITY/ACCESS CONTROL	\$ <u>1,100,000</u>	\$ <u>1,100,000</u>
D. TELECOMMUNICATION/DATA	\$ <u>1,500,000</u>	\$ <u>1,500,000</u>
E. CONTINGENCY* (5%)	\$ <u>5,310,000</u>	\$ <u>5,310,000</u>
F. UA PROJECT MANAGEMENT FEE** (3%)	\$ <u>3,345,300</u>	\$ <u>3,345,300</u>
G. ARCHITECT/ENGINEER FEE*** (3.5%)	\$ <u>3,696,000</u>	\$ <u>3,696,000</u>
H. COMMISSIONING AGENT	\$ <u>-</u>	\$ <u>290,000</u>
I. OTHER FEES AND SERVICES (testing, advertising, printing, transportation, etc.)	\$ <u>2,863,700</u>	\$ <u>2,573,700</u>
J. TOTAL PROJECT COST	\$ <u>124,015,000</u>	\$ <u>124,015,000</u>

*Contingency is based on 5% of construction and landscaping.

**UA Project management fee is based on 3% of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of construction.

6. FUNDING/RESOURCES: 2019 Future General Revenue Bonds - \$124,015,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY: 

November 14, 2016

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Mr. James W. Wilson, III
Chair, Physical Properties Committee
Chairman and CEO
Jim Wilson & Associates, LLC
2660 Eastchase Lane, Suite 100
Montgomery, AL 36117

RE: Consultant Selection Process, Part 1
New Tutwiler Residence Hall

Dear Dr. Keith and Trustee Wilson,

Pursuant to Board Rule 415, on September 23, 2016, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal and an amendment to The University of Alabama's ("University") Campus Master Plan to include the New Tutwiler Residence Hall project ("Project") at a projected cost of \$124,015,000. This Project will accommodate continuing growth and provide for capacity within the Housing system for Freshmen Housing and strategic renovations of existing facilities.

Pursuant to Board Rule 415, on September 2, 2016, notifications for the Project, including a brief description of the Project program, location, and preliminary budget, were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, experience and proposed team members by September 14, 2016.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on October 3, 2016, interviewed the following architectural firms:

- Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)
- TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
- Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC, Norfolk, Virginia)
- Williams Blackstock Architects, Birmingham, Alabama (Perkins Wills, Boston, Massachusetts)

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
2. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC, Norfolk, Virginia)
3. Williams Blackstock Architects, Birmingham, Alabama (Perkins Wills, Boston, Massachusetts)
4. Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)

The primary selection criteria used in the ranking of the firms included the following:

1. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them. Specifically, an understanding of student housing and the design elements necessary to promote a successful living learning environment and community.
2. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
3. The firms presented the most experience with phased design and sustainable design.
4. The firms presented the most favorable listing of qualified principals, staff and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.

5. The firms are committed to using Alabama-based consultant engineers and architects for the Project.
6. The firms provided a clear understanding of current trends and success factors for the on-campus freshmen first year experience.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for review and approval.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/ccj

Attachment

pc/atchmt: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Taylor Thorn

New Tutwiler Residence Hall

November 14, 2016

Page 4

The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the Physical Properties Committee.



Dr. Dana S. Keith: Recommend For Approval
Vice Chancellor for Finance and Administration



Trustee James W. Wilson, III: Approval Recommended
Chair of the Physical Properties Committee

Part 1

EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 2 – 3, 2017

Campus: The University of Alabama

Project Name: New Tutwiler Residence Hall

Project Location: Northeast corner of 10th Avenue and 12th Street

Prepared By: Vince Dooley/Carla Coleman Jones Date: November 14, 2016

Project Type	Range of Construction Costs		
<input type="checkbox"/> Building Renovations	\$	to	\$
<input type="checkbox"/> Building Addition	\$	to	\$
<input checked="" type="checkbox"/> New Construction	\$ 100,000,000	to	\$ 110,000,000
<input type="checkbox"/> Campus Infrastructure	\$	to	\$
<input type="checkbox"/> Equipment	\$	to	\$
<input type="checkbox"/> Other	\$	to	\$

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	%
<input type="checkbox"/> Parking Structures/Repetitive Garages	%
<input type="checkbox"/> Simple Loft Type Structure	%
<input type="checkbox"/> Warehouses/Utility Type Buildings	%
<input type="checkbox"/> Other	%

Building Type – Group II	Percentage of Project
<input checked="" type="checkbox"/> Apartments and Dormitories	~83 %
<input type="checkbox"/> Exhibit Halls	%
<input type="checkbox"/> Manufacture/Industrial Facilities	%
<input type="checkbox"/> Office Building (Without Tenant Improvements)	%
<input type="checkbox"/> Printing Plants	%
<input type="checkbox"/> Service Garage/Facility	%
<input checked="" type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	~17 %

Building Type – Group III		Percentage of Project
<input type="checkbox"/> College Classroom Facilities		%
<input type="checkbox"/> Convention Facilities		%
<input type="checkbox"/> Extended Care Facilities		%
<input type="checkbox"/> Gymnasiums		%
<input type="checkbox"/> Hospitals		%
<input type="checkbox"/> Institutional Dining Halls		%
<input type="checkbox"/> Laboratories		%
<input type="checkbox"/> Libraries		%
<input type="checkbox"/> Medical Schools		%
<input type="checkbox"/> Medical Office Facilities and Clinics		%
<input type="checkbox"/> Mental Institutions		%
<input type="checkbox"/> Office Buildings (with tenant improvements)		%
<input type="checkbox"/> Parks		%
<input type="checkbox"/> Playground and Recreational Facilities		%
<input type="checkbox"/> Public Health Centers		%
<input type="checkbox"/> Research Facilities		%
<input type="checkbox"/> Stadiums		%
<input type="checkbox"/> Central Utilities Plants		%
<input type="checkbox"/> Water Supply and Distribution Plants		%
<input type="checkbox"/> Sewage Treatment and Underground Systems		%
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects		%

Building Type – Group IV		Percentage of Project
<input type="checkbox"/> Aquariums		%
<input type="checkbox"/> Auditoriums		%
<input type="checkbox"/> Art Galleries		%
<input type="checkbox"/> College Buildings with special features		%
<input type="checkbox"/> Communications Buildings		%
<input type="checkbox"/> Special Schools		%
<input type="checkbox"/> Theaters and similar facilities		%
<input type="checkbox"/> Other		%

Building Type – Group V**Percentage of Project**

- ☐ Residences and Specialized Decorative Buildings _____ %
- ☐ Other _____ %

Repetitive Design or Duplication of Facilities

Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees? ☐ Yes ☒ No

Building Program Development

Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees? ☐ Yes ☒ No

Construction Consultant Services

Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees? ☐ Yes ☒ No

Multiple Prime Trade Contracts

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E? ☒ Yes ☐ No

Design Build Services

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees? ☐ Yes ☒ No

Architect/Engineer Project Notifications

- ☒ Advertised through State Building Commission
- ☐ Local/State Trade Journals
- ☒ Posted on Campus Web Pages
- ☒ Direct Contact with A/E Companies/Firms
- ☒ Other: Newspaper and email distribution list

Appointed Consultant Selection Committee (CSC): (Name and Title)

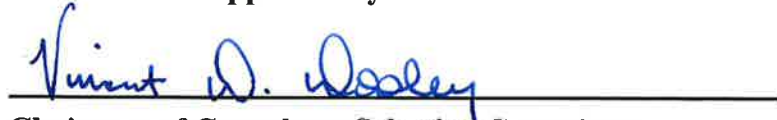
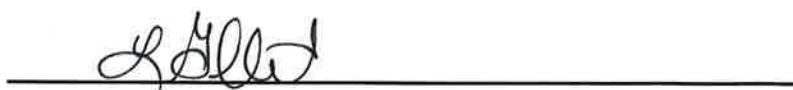
1. Taylor Thorn, Project Manager
2. Vince Dooley, Architectural Design Coordinator
3. Garrett Goodman, Staff Architect
4. Dan Wolfe, University Planner and Designer
5. David Grady, Vice President for Student Affairs
6. Susanna Johnson, Director, Furnishings and Design
7. Tim Leopard, Associate Vice President for Construction
8. Steven Hood, Associate Vice President of Student Affairs
9. Matthew Kerch, Executive Director for Housing and Residential Communities

Qualified Firms/Companies Submitted:

1. Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)
2. TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
3. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC, Norfolk, Virginia)
4. Williams Blackstock Architects, Birmingham, Alabama (Perkins Wills, Boston, Massachusetts)

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri)
2. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Hanbury Evans Wright Vlattas and Company, LLC, Norfolk, Virginia)
3. Williams Blackstock Architects, Birmingham, Alabama (Perkins Wills, Boston, Massachusetts)
4. Ward Scott Architecture, Inc., Tuscaloosa, Alabama (Ayers Saint Gross Architects, Baltimore, Maryland)

Reviewed and approved by:**Chairman of Consultant Selection Committee****Vice President for Financial Affairs and Treasurer**

December 12, 2016

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Mr. James W. Wilson, III
Chair, Physical Properties Committee
Chairman and CEO
Jim Wilson & Associates, LLC
2660 Eastchase Lane, Suite 100
Montgomery, AL 36117

RE: Commissioning Authority Selection Process, Part 1
New Tutwiler Residence Hall
UA Project Number 279-16-950

Dear Dr. Keith and Trustee Wilson,

Pursuant to Board Rule 415, on September 23, 2016, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal and an amendment to The University of Alabama's ("University") Campus Master Plan to include the New Tutwiler Residence Hall project ("Project") at a projected cost of \$124,015,000. This Project will accommodate continuing growth and provide for capacity within the Housing system for Freshmen Housing and strategic renovations of existing facilities.

Pursuant to Board Rule 415, on November 7, 2016, notifications for Commissioning Authority for the Project, including a brief description of the Project program, location, and preliminary budget, were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were

requested to provide brochures to the University outlining their qualifications, experience and proposed team members by November 23, 2016.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and subsequently on December 7, 2016, interviewed the following commissioning firms:

- Environmental Systems Corporation, Huntsville, Alabama
- Sain Engineering Associates, Inc., Birmingham, Alabama
- Building Diagnostics and Property Science, Birmingham, Alabama
- Facility Dynamics Engineering, Columbia, Maryland

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Sain Engineering Associates, Inc., Birmingham, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama

The selection criteria used in the ranking of the firms included the following:

1. The firms are familiar with The University of Alabama facilities standards.
2. The firms are familiar with projects having similar size and scope, in particular projects involving student housing and storm shelters.
3. The firms presented a high level of technical expertise and diagnostic aptitude.
4. The firms presented the most experience with phased design and fast-track construction.
5. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for review and approval.

New Tutwiler Residence Hall
December 12, 2016
Page 3

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/ccj

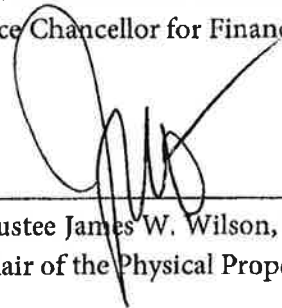
Attachment

pc/atchmt: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Taylor Thorn

The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the Physical Properties Committee.



Dr. Dana S. Keith: **Recommend For Approval**
Vice Chancellor for Finance and Administration



Trustee James W. Wilson, III: **Approval Recommended**
Chair of the Physical Properties Committee

Part 1

EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 2 – 3, 2017

Campus: The University of Alabama

Project Name: New Tutwiler Residence Hall

Project Location: Northeast corner of 10th Avenue and 12th Street

Prepared By: Sam Chen/Carla Coleman Jones Date: December 12, 2016

Project Type	Range of Construction Costs		
<input type="checkbox"/> Building Renovations	\$	_____	to \$ _____
<input type="checkbox"/> Building Addition	\$	_____	to \$ _____
<input checked="" type="checkbox"/> New Construction	\$	100,000,000	to \$ 110,000,000
<input type="checkbox"/> Campus Infrastructure	\$	_____	to \$ _____
<input type="checkbox"/> Equipment	\$	_____	to \$ _____
<input type="checkbox"/> Other	\$	_____	to \$ _____

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/> Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/> Simple Loft Type Structure	_____ %
<input type="checkbox"/> Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group II	Percentage of Project
<input checked="" type="checkbox"/> Apartments and Dormitories	~83 %
<input type="checkbox"/> Exhibit Halls	_____ %
<input type="checkbox"/> Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/> Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/> Printing Plants	_____ %
<input type="checkbox"/> Service Garage/Facility	_____ %
<input checked="" type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	~17 %

Building Type – Group III	Percentage of Project
<input type="checkbox"/> College Classroom Facilities	_____ %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input type="checkbox"/> Office Buildings (with tenant improvements)	_____ %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input type="checkbox"/> Central Utilities Plants	_____ %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<input type="checkbox"/> College Buildings with special features	_____ %
<input type="checkbox"/> Communications Buildings	_____ %
<input type="checkbox"/> Special Schools	_____ %
<input type="checkbox"/> Theaters and similar facilities	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group V**Percentage of Project**

- | | | |
|--------------------------|---|---------|
| <input type="checkbox"/> | Residences and Specialized Decorative Buildings | _____ % |
| <input type="checkbox"/> | Other | _____ % |

Repetitive Design or Duplication of Facilities

Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees? ☐ Yes ☒ No

Building Program Development

Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees? ☐ Yes ☒ No

Construction Consultant Services

Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees? ☐ Yes ☒ No

Multiple Prime Trade Contracts

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?* ☒ Yes ☐ No

* Multiple Trade Contracts will not require additional services from the Commissioning Authority as all of the MEPS systems will be bid together under the main building package.

Design Build Services

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees? ☐ Yes ☒ No

Architect/Engineer Project Notifications

- ☒ Advertised through State Building Commission
- ☐ Local/State Trade Journals
- ☒ Posted on Campus Web Pages
- ☒ Direct Contact with A/E Companies/Firms
- ☒ Other: Newspaper and email distribution list

Appointed Consultant Selection Committee (CSC): (Name and Title)

1. Taylor Thorn, Project Manager
2. Sam Chen, Staff Mechanical Engineer
3. Frank Struss, Director of Facility Engineering
4. Matt Skinner, Director of Capital Development and Estimating
5. Ben Henson, Senior Program Manager

Qualified Firms/Companies Submitted:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Sain Engineering Associates, Inc., Birmingham, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama
4. Facility Dynamics Engineering, Columbia, Maryland


Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. Environmental Systems Corporation, Huntsville, Alabama
2. Building Diagnostics and Property Science, Birmingham, Alabama
3. Sain Engineering, Birmingham, Alabama

Reviewed and approved by:



Chairman of Consultant Selection Committee



Vice President for Financial Affairs and Treasurer

LOCATION MAP

