

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

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

Campus: The University of Alabama
Project Name: New Tutwiler Residence Hall
UA Project #: 279-16-950
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

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 2, 2019

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

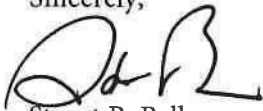
Dear Chancellor St. John:

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: Stage IV and Budget Reallocation Submittals:
New Tutwiler Residence Hall
UA Project #279-16-950

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

Sincerely,



Stuart R. Bell
President

Enclosure



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, on April 6, 2017, the Board authorized the University to proceed with architectural services utilizing TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri); and

WHEREAS, upon completion of negotiations with TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri), the University established a final design fee of 3.5% of the total costs of all construction packages and landscaping, plus \$120,000 for program verification and enhanced services, plus \$96,400 for reimbursable expenses, less credits in the amount of \$10,000 for landscape architecture and \$25,000 for interior design; and

WHEREAS, in accordance with Board Rule 415, on April 6, 2017, the Board authorized the University to proceed with commissioning services utilizing Environmental Systems Corporation, Huntsville, Alabama; and

WHEREAS, upon completion of negotiations with Environmental Systems Corporations, Huntsville, Alabama, the University established a final lump sum fee of \$123,903 for Commissioning Services; and

WHEREAS, on April 12, 2019, the Board approved renderings for the Stage III submittal; and

WHEREAS, on April 12, 2019, the Board approved a Revised Scope to include Furnishings, Fixtures, and Equipment, install keyless entry points at all bedroom entryways, provide dedicated bathroom facilities within the residential units, and provide a feature central courtyard; and

WHEREAS, on April 12, 2019, in order to deliver the Project at a time to coordinate with the academic schedule so as to complete the Project for Fall 2022 occupancy, the Board approved the separation of the Project into four (4) construction packages: (1) Package A – Early Sitework and Utilities, (2) Package B – Deep Foundations, (3) Package C – Building Construction, and (4) Package D – Julia’s Market Fitout.

WHEREAS, Package A – Early Sitework and Utilities will include necessary site prep, erosion control measures, and utility relocations to prepare the Project site; and

WHEREAS, Package B – Deep Foundations will include the deep foundations for the Project and additional utility work necessary to be coordinated with the foundation system; and

WHEREAS, Package C – Building Construction will include the construction of the residence hall, new underground electrical and telecommunication infrastructure, thermal piping and new access roads and sidewalks; and

WHEREAS, Package D – Julia’s Market Fitout will include the fitout of Julia’s Market within the shell space constructed as part of Package C – Building Construction; and

WHEREAS, on April 12, 2019, the Board approved a Revised Budget to reflect the final negotiated architectural and commissioning fees, the cost of inflation from the originally anticipated bid date, and the cost of the Revised Scope; and

WHEREAS, on May 16, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Package A- Early Sitework and Utilities of this Project and GFC Construction, Inc. of Duncanville, Alabama was declared the lowest responsible bidder with a cost for the package of \$504,789; and

WHEREAS, the base bid for Package A- Early Site Work and Utilities s is below the \$1,000,000 threshold amount required for Board approval; and

WHEREAS, on July 30, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Package B – Deep Foundations Project and WAR Construction, Inc. of Tuscaloosa, Alabama was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$3,301,000; and

WHEREAS, the University is requesting approval to award the construction contract for Package B – Deep Foundations of the Project to WAR Construction, Inc. for a total contract amount of \$3,301,000; and

WHEREAS, the University is requesting approval for a budget reallocation to reflect the contract amounts for Package A-Early Sitework and Utilities and Package B-Deep Foundations and the reallocation to Package C – Building Construction of those packages’ available funds; and

WHEREAS, the Project location and program have been reviewed and are consistent with the 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 \$110,000,000, Housing and Residential Communities Reserves in the amount of \$31,524,170, Food Services Reserves in the amount of \$2,936,685 and University Plant Reserves in the amount of \$5,582,345 for a Total Project Budget in the amount of \$150,043,200; and

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

BUDGET:	REVISED
Package A – Early Sitework and Utilities	\$ 504,789
Package B – Deep Foundations	\$ 3,301,000
Package C – Building Construction	\$ 117,757,970
Package D – Julia’s Market Fitout	\$ 1,250,000
Landscaping	\$ 600,000
Furniture, Fixtures and Equipment	\$ 4,910,562
Security/Access Control	\$ 2,700,000
Telecommunication/Data	\$ 1,300,000
Contingency* (5%)	\$ 6,170,688
UA Project Management Fee** (3%)	\$ 3,887,533
Architect/Engineer Fee*** (~3.7%)	\$ 4,500,882
Commissioning Fee**** (Lump Sum)	\$ 123,903
Other Fees and Services (testing, advertising, printing, transportation)	\$ 3,035,873
TOTAL PROJECT COST	\$ 150,043,200

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project Management Fee is based on 3% of the total costs of all construction packages, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of the total costs of all construction packages and landscaping, plus \$120,000 for program verification and enhanced services and \$96,400 for reimbursable expenses, less credits in the amounts of \$10,000 for landscape architecture and \$25,000 for interior design.

****Commissioning Fee is based on a lump sum amount of \$123,903.

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

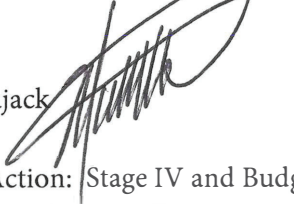
NOW BE IT RESOLVED by The Board of Trustees of The University of Alabama that The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than sixty days prior to the date 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)

NOW BE IT FURTHER RESOLVED that:

1. Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolution granting signature Authority for the University of Alabama be, and each hereby is, authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing the aforementioned contract with WAR Construction, Inc. of Tuscaloosa, Alabama, for the project in accordance with Board Rule 415.
2. The Budget Reallocation for the Project is hereby approved as stipulated above.

August 14, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage IV and Budget Reallocation submittals:
New Tutwiler Residence Hall
UA Project # 279-16-950

On July 30, 2019, pursuant to Title 39, State Bid Law of Alabama Code, The University of Alabama (“University”) received competitive bids for the New Tutwiler Residence Hall –Package B - Deep Foundations project (“Project”). WAR Construction, Inc. of, Tuscaloosa, Alabama, was declared the lowest responsible bidder with an adjusted base bid in the amount of \$3,301,000, which is within funds available for the Project. The University is requesting approval to accept WAR Construction Inc.’s adjusted base bid for a total contract amount of \$3,301,000.

Additionally, the University is requesting approval for a Budget Reallocation to reflect the contract amounts for Package A – Early Sitework and Utilities and Package B - Deep Foundations and the reallocation to Package C – Building Construction of those packages’ available funds.

The Project will be funded from 2019 General Revenue Bonds in the amount of \$110,000,000, Housing & Residential Communities Reserves in the amount of \$31,524,170, Food Service Reserves in the amount \$2,936,685, and University Plant Reserves in the amount \$5,582,345.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Bid Tabulation 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 September 5 – 6, 2019.

MMF/ccj

Attachments

pc w/atchmnts: Michael Rodgers
Michael Lanier
Tim Leopard

Sommer Coleman
Taylor Thorn
Trent Hall

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: New Tutwiler Residence Hall

PROJECT LOCATION: Northeast corner of 10th Avenue and 12th Street

ARCHITECT: TurnerBatson Architects, Birmingham, AL
(Mackey Mitchell Architects, St. Louis, MO)

COMMISSIONING AGENT: Environmental Systems Corporation, Huntsville, AL

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Campus Master Plan amendment	<u>September 23, 2016</u>
<input type="checkbox"/> Stage I	<u>September 23, 2016</u>
<input type="checkbox"/> Stage II (Architect selection)	<u>April 7, 2017</u>
<input type="checkbox"/> Stage II (Commissioning Agent selection)	<u>April 7, 2017</u>
<input type="checkbox"/> Budget Reallocation	<u>April 7, 2017</u>
<input type="checkbox"/> Stage III	<u>April 12, 2019</u>
<input type="checkbox"/> Revised Scope and Budget	<u>April 12, 2019</u>
<input checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Budget Reallocation	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~94%	358,336
<input type="checkbox"/> Building Demolition	Storm Shelter	~4%	16,660
	Housing and Residential Communities Office	~1%	3,519
	Julia's Market	~1%	4,500
	TOTAL	100%	383,015

BUDGET	Current	Revised
Package A – Early Sitework and Utilities	\$ 675,000	\$ 504,789
Package B – Deep Foundations	\$ 6,000,000	\$ 3,301,000
Package C – Building Construction	\$ 114,888,759	\$ 117,757,970
Package D – Julia's Market Fitout	\$ 1,250,000	\$ 1,250,000
Landscaping	\$ 600,000	\$ 600,000
Furniture, Fixtures and Equipment	\$ 4,910,562	\$ 4,910,562
Security/Access Control	\$ 2,700,000	\$ 2,700,000
Telecommunication/Data	\$ 1,300,000	\$ 1,300,000
Contingency* (5%)	\$ 6,170,688	\$ 6,170,688
UA Project Management Fee** (3%)	\$ 3,887,533	\$ 3,887,533
Architect/Engineer Fee*** (3.5%)	\$ 4,500,882	\$ 4,500,882
Commissioning Fee**** (Lump Sum)	\$ 123,903	\$ 123,903
Other Fees and Services (Testing, Advertising, Printing, Transportation)	\$ 3,035,873	\$ 3,035,873
TOTAL PROJECT COST	\$ 150,043,200	\$ 150,043,200

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project Management Fee is based on 3% of the total costs of all construction packages, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of the total costs of all construction packages and landscaping, plus \$120,000 for program verification and enhanced services and \$96,400 for reimbursable expenses, less credits in the amounts of \$10,000 for landscape architecture and \$25,000 for interior design.

****Commissioning Fee is based on a lump sum in the amount of \$123,903.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 383,015 GSF x ~\$5.59/GSF	\$	2,141,054
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	2,141,054

FUNDING SOURCE:

Capital Outlay:

2019 General Revenue Bonds	\$	110,000,000
Housing & Residential Communities Reserves	\$	31,524,170
Food Service Reserves	\$	2,936,685
University Plant Reserves	\$	5,582,345

O&M Costs: Housing and Residential Communities annual operating budget	\$	2,141,054
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NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

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 by providing a more traditional college experience through enhancing interaction with other students.

There is substantial research 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.

ATTACHMENT NO. 1

Project: New Tutwiler Residence Hall

BOT Submittals: Stage IV and Budget Reallocation

Meeting Date: September 5 – 6, 2019

Project Summary

NEW TUTWILER RESIDENCE HALL

The construction of the 383,015-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 first-year student 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 (HRC) R & R Plan. The demolition of the existing Tutwiler Residence Hall is not part of this Project and will not take place until the new residence hall is complete.

The Project will house approximately 1,284 freshmen female students and will consist of double occupancy units. Each level of the building includes smaller, intimate social and gathering spaces to encourage a sense of comfort and community for the students. Special consideration has been given to the student flow to support annual move-in events as well as summer camps. For this reason, six 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 16,600 square foot storm shelter capable of providing protection for approximately 1,413 students, faculty and staff. The functionality of the storm shelter as a multipurpose space will be bid as an alternate to the project. If accepted, the multipurpose space will allow the freshman students the ability to utilize the area for group meetings or social gatherings and for other programming opportunities to support Student Life operations.

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

Satellite HRC offices will be included to support this facility and the south campus housing area.

Safety and security of the community is paramount and, as such, there are numerous elements integrated into the design to support this. These include, but are not limited to, keyless entry installed with traditional locksets at all bedroom entryways; dedicated bathroom facilities within the residential units as opposed to the shared bathrooms outside of the residential unit; access control and cameras at all building entrances and other strategic points; perimeter fencing at all areas adjacent to public right of way; and controlled access to the courtyard.

The central courtyard will provide additional opportunities for residents to gather and HRC can host events to improve the student experience.

Furnishing, Fixtures, and Equipment are included in the Project to fully furnish all residence rooms, common areas, peripherals, and office furniture. Appliances will be provided to support the director suites and student lounges and combination microwaves and minifridges are included in each unit.

In order to deliver the Project at a time to coordinate with the academic schedule so as to complete the Project for Fall 2022 occupancy, the Project has been separated into four (4) construction packages: (1) Package A – Early Sitework and Utilities, (2) Package B – Deep Foundations, (3) Package C – Building Construction, and (4) Package D – Julia’s Market Fitout.

Package A – Early Sitework and Utilities will include necessary site prep, erosion control measures, and utility relocations to prepare the Project site. Package B – Deep Foundations will include the deep foundations for the Project and additional utility work necessary to be coordinated with the foundation system.

Package C – Building Construction will include the construction of the residence hall; provide new underground electrical and telecommunication infrastructure; thermal piping; and new access roads and sidewalks. The new access roads and sidewalks will support connectivity to nearby facilities to ensure the building functions as intended.

Package D – Julia’s Market Fitout will include the fitout of the Julia’s Market store within the shell space constructed as part of Package C – Building Construction.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: SEPTEMBER 5 - 6, 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: New Tutwiler Residence Hall

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

3. ARCHITECT/ENGINEER: TurnerBatson Architects, Birmingham, Alabama
(Mackey Mitchell Architects, St. Louis Missouri)

COMMISSIONING AGENT: Environmental Systems Corporation, Huntsville, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Apr-17
	% COMPLETE	100%
	* DATE COMPLETED	Oct-17
B. PRELIMINARY DESIGN:	DATE INITIATED	Oct-17
	% COMPLETE	100%
	* DATE COMPLETED	Dec-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Dec-17
	% COMPLETE	98%
	* DATE COMPLETED	Sep-19
D. SCHEDULED BID DATE:		Sep-19

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. PACKAGE A - EARLY SITEWORK AND UTILITIES	\$ 675,000	\$ 504,789
B. PACKAGE B - DEEP FOUNDATIONS	\$ 6,000,000	\$ 3,301,000
C. PACKAGE C - BUILDING CONSTRUCTION	\$ 114,888,759	\$ 117,757,970
D. PACKAGE D - JULIA'S MARKET FITOUT	\$ 1,250,000	\$ 1,250,000
E. LANDSCAPING	\$ 600,000	\$ 600,000
F. FURNITURE, FIXTURES & EQUIPMENT	\$ 4,910,562	\$ 4,910,562
G. SECURITY/ACCESS CONTROL	\$ 2,700,000	\$ 2,700,000
H. TELECOMMUNICATION/DATA	\$ 1,300,000	\$ 1,300,000
I. CONTINGENCY* (5%)	\$ 6,170,688	\$ 6,170,688
J. UA PROJECT MANAGEMENT FEE** (3%)	\$ 3,887,533	\$ 3,887,533
K. ARCHITECT/ENGINEER FEE*** (~3.7%)	\$ 4,500,882	\$ 4,500,882
L. COMMISSIONING AGENT****	\$ 123,903	\$ 123,903
N. OTHER FEES AND SERVICES (testing, advertising, printing, transportation)	\$ 3,035,873	\$ 3,035,873
M. TOTAL PROJECT COST	\$ 150,043,200	\$ 150,043,200

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project management fee is based on 3% of the total costs of all construction packages, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of the total costs of all construction packages and landscaping, plus \$120,000 for program verification and enhanced services and \$96,400 for reimbursable expenses, less credits in the amount of \$10,000 for landscape architecture and \$25,000 for interior design.

****Commissioning Fee is based on a lump sum amount in the amount of \$123,093.

6. FUNDING/RESOURCES: 2019 General Revenue Bonds - \$110,000,000
Housing & Residential Communities Reserves - \$31,524,170
Food Service Reserves - \$2,936,685
University Plant Reserves - \$5,582,345

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY: Page 42 of 866

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
New Tutwiler Residence Hall
Deep Foundation Package

Bid Due
July 30, 2019 3:00 p.m. local time

Architect/Engineer
TurnerBatson Architects
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

UA Project No.
279-16-950B

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Phase 1 Completion - Sixty (60) Calendar Days from Notice to Proceed;

Phase 2 Completion - One Hundred Twenty (120) Days from Notice to Proceed

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Russo Corporation	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	1421 Mims Avenue SW Birmingham, AL 35211 (205) 923-4434 GC Lic. #17225	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 15.00	\$ 39.00	\$ 19.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 250.00	\$ 2,150.00	\$ 250.00
UNIT PRICE #3 <i>Description on back of page</i>	N/A	N/A	N/A
UNIT PRICE #4 <i>Description on back of page</i>	N/A	N/A	N/A
UNIT PRICE #5 <i>Description on back of page</i>	N/A	N/A	N/A
UNIT PRICE #6 <i>Description on back of page</i>	N/A	N/A	N/A
UNIT PRICE #7 <i>Description on back of page</i>	\$ 1.00	\$ 800.00	\$ 100.00
BASE BID ON PROPOSAL	\$ 5,028,000.00	\$ 4,977,000.00	\$ 4,000,000.00
ENVELOPE ADJUSTMENT	63,500.00	-	(699,000.00)
TOTAL BID	\$ 5,091,500.00	\$ 4,977,000.00	\$ 3,301,000.00

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.


Eric Berg, Principal
TurnerBatson Architects



Sworn to and subscribed before me this 30th day of July, 2019.


Notary Public

04/02/23
My Commission Expires

Unit Price Descriptions:

- Unit Price #1:** Removal and replacement of unsuitable/unconsolidated materials. Price per CYIP.
- Unit Price #2:** Site erosion and sedimentation control. Price per Calendar Day.
- Unit Price #3:** 30" Diameter Pier. Price per LF.
- Unit Price #4:** 42" Diameter Pier. Price per LF.
- Unit Price #5:** Obstruction excavation for 30" diameter pier. Price per LF.
- Unit Price #6:** Obstruction excavation for 42" diameter pier. Price per LF.
- Unit Price #7:** Obstruction excavation for alternative deep foundation system. Price per CYIP.

TUTWILER REPLACEMENT					PAGE 2					
SUMMARY INCOME AND EXPENSES										
UA STUDENT HOUSING - RESIDENTIAL ONLY - 30 YEAR BONDS AT ASSUMED INTEREST RATE OF 4.5%										
					Fiscal Yr. 1 2022-23	Fiscal Yr. 2 2023-24	Fiscal Yr. 3 2024-25	Fiscal Yr. 4 2025-26	Fiscal Yr. 5 2026-27	Fiscal Yr. 32 2053-54
	Units	Beds	FY2019	FY2019						
					Semester	Per Month				
HOUSING REVENUES										
Area Coordinator	1	2	\$0	\$0	0	0	0	0	0	0
Community Director (Grad Students)	3	3	\$0	\$0	0	0	0	0	0	0
RA Units	35	35	\$4,503	\$1,001	315,210	324,666	334,406	344,438	354,772	788,050
Double	622	1244	\$4,042	\$898	10,056,496	10,358,191	10,668,937	10,989,005	11,318,675	25,142,048
Gross Potential Rent	661	1,284			10,371,706	10,682,857	11,003,343	11,333,443	11,673,446	25,930,098
							41	0		
Graduate & Resident Assistant Units		38			(315,210)	(324,666)	(334,406)	(344,438)	(354,772)	(788,050)
Academic Yr Vacancy & Credit Loss			-5.00%	-5.00%	(502,825)	(517,910)	(533,447)	(549,450)	(565,934)	(1,257,102)
Subtotal Vacancy & Rent Loss			-7.89%	-7.89%	(818,035)	(842,576)	(867,853)	(893,889)	(920,705)	(2,045,153)
NET ANNUAL HOUSING RENTAL REVENUE					9,553,671	9,840,281	10,135,490	10,439,554	10,752,741	23,884,946
OTHER HOUSING INCOME										
Summer Income					-	25,000	25,750	26,523	27,318	60,682
Other Income					2,000	2,060	2,122	2,185	2,251	5,000
Subtotal					2,000	27,060	27,872	28,708	29,569	65,682
TOTAL HOUSING REVENUE					9,555,671	9,867,341	10,163,362	10,468,262	10,782,310	23,950,627
HOUSING OPERATING EXPENSES										
Personnel					45,972	47,351	48,772	50,235	51,742	114,934
Utilities					696,281	717,169	738,684	760,845	783,670	1,740,758
Custodial Services					409,351	421,632	434,281	447,309	460,728	1,023,411
Maintenance					564,721	581,663	599,113	617,086	635,599	1,411,849
Maintenance-Buildings/Equipment					339,739	349,931	360,429	371,242	382,379	849,374
Cable					78,205	80,551	82,968	85,457	88,021	195,519
Other Expenses					105,974	109,154	112,428	115,801	119,275	264,944
Indirect Cost					197,484	203,409	209,511	215,797	222,271	493,727
Subtotal Housing Operating Expenses					2,437,728	2,510,860	2,586,186	2,663,772	2,743,685	6,094,517
NET OPERATING INCOME					7,117,943	7,356,481	7,577,176	7,804,491	8,038,626	17,856,111
REPLACEMENT RESERVES					346,680	357,080	367,793	378,827	390,191	866,728
NET INCOME AFTER RESERVES					6,771,263	6,999,401	7,209,383	7,425,664	7,648,434	16,989,383
GROSS DEBT SERVICE & FEES					6,753,070	6,753,070	6,753,070	6,753,070	6,753,070	0
DEBT COVERAGE RATIO					1.00	1.04	1.07	1.10	1.13	0.00
Subordinated Management Fee					0	0	0	0	0	0
CASH SURPLUS					18,193	246,331	456,313	672,595	895,365	16,989,383
Funding of Operating Reserve Fund					0	0	0	0	0	0
Income Growth Rate		3.0%								
Expense Growth Rate		3.0%								
Assumes FY18/19 approved rental rates for Blount/Freshman Hall with annual 2.8% increases through FY22/23 and 3.0% thereafter.										

NEW TUTTWILER RESIDENCE HALL

Paul W. Bryant Drive Looking South

Approved April 12, 2019



NEW TUTTWILER RESIDENCE HALL

LOCATION MAP

