

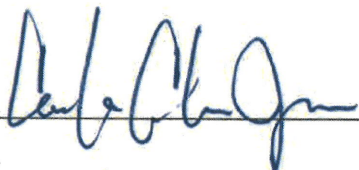
University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria

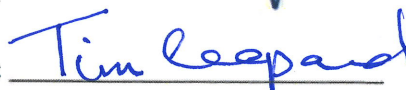
* Board Submittal Checklist No. 4

Capital Project – Stage IV and Revised Budget Submittals /1
(Construction Contract Award and Budget Revision and Reallocation)

Campus: The University of Alabama
Project Name: Paty Residence Hall Renovation
UA Project #: 247-18-1818
Meeting Date: February 6 – 7, 2020

- * ☒ 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 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 Plan (if applicable) /3

Prepared by: 

Approved by: 

/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.

December 18, 2019

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

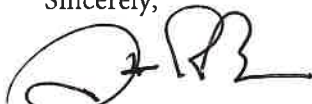
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its February 7, 2020 meeting the following resolution:

- Board Item - Action: Stage IV and Budget Revision and Reallocation Submittals;
Paty Residence Hall Renovation
UA Project #: 247-18-1818

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

PATY RESIDENCE HALL RENOVATION

WHEREAS, in accordance with Board Rule 415, on September 21, 2018, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Paty Residence Hall Renovation project (“Project”) consisting of 90,384 gross square feet located at 210 McCorvey Drive; and

WHEREAS, the Project will assist The University of Alabama (“University”) in providing capacity for high demand on-campus housing while meeting the needs and expectations of students and providing a safe environment; and

WHEREAS, in accordance with Board Rule 415, on November 9, 2018, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, on February 8, 2019, the Board authorized the University to accept WAR Construction, Inc.’s, Tuscaloosa, Alabama (WAR), adjusted base bid in the amount of \$8,580,000 and Alternate 1 for a total contract award of \$9,141,330 for the Construction – Renovation package of the Project; and

WHEREAS, on February 8, 2019, the Board approved a Budget Revision from \$15,600,000 to \$14,770,000 to reflect the Total Project Cost savings resulting from the bid amount for the Construction-Renovation package; and

WHEREAS, on February 8, 2019, the Board approved a Budget Reallocation to reflect the final cost of Construction – Renovation and the related soft cost, and adjustments to Security/Access Control, Furniture, Fixtures and Equipment and the Window Package to reflect their final projected cost; and

WHEREAS, on November 7, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Window Package of the Project and J. T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama, (Harrison Construction) was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$1,430,000, which is within funds available for the package; and

WHEREAS, the University desires to accept Alternate 1 in the amount of \$42,000 for landscaping for a contract award of \$1,472,000; and

WHEREAS, the University is requesting approval to award the Window Package for the Project to Harrison Construction Company for a total contract amount of \$1,472,000; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final cost of the Construction – Renovation package for the Project, the Window Package contract award and the associated adjustments to soft cost as reflected in the Revised Budget below; and

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

WHEREAS, the Project will be funded from Housing and Residential Communities Reserves in the amount of \$14,370,000 and will address \$14,820,000 in campus deferred maintenance liability; and

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

BUDGET:	REVISED
<i>Construction – Renovation</i>	\$ 9,867,599
Window Package	\$ 1,472,000
Landscaping	\$ 13,755
Furniture, Fixtures and Equipment	\$ 554,780
Security/Access Control	\$ 796,157
Telecommunication/Data	\$ 292,225
Contingency* (10%)	\$ 147,200
UA Project Management Fee** (3%)	\$ 345,017
Architect/Engineer Fee*** (~6.15%/Lump Sum)	\$ 607,135
Expenses (Construction Materials Testing and Special Inspections)	\$ 150,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 124,132
TOTAL PROJECT COST	<u>\$ 14,370,000</u>

Work Completed – Actual Contract Amount

*Contingency is based on 10% of the cost of the window package.

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

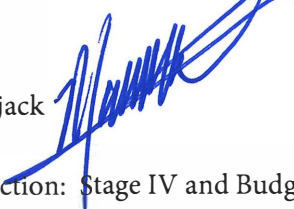
***Architect/Engineer Fee is a final lump sum fee the project recognizing the final cost of the work for the Construction Renovation Package. Window Package design services were completed by University internal professional staff.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Budget Revision and Reallocation for this Project is approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees of the University of Alabama in executing the aforementioned contract with J. T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama, for the Project in accordance with Board Rule 415.

December 16, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage IV and Budget Revision and Reallocation Submittals:
Paty Residence Hall Renovation
UA Project #: 247-18-1818

On November 7, 2019, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for the Window Package of the Paty Residence Hall Renovation project (“Project”) and J. T. Harrison Construction, Inc., of Tuscaloosa, Alabama (Harrison Construction), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$1,430,000, which is within funds available for the Project. The University of Alabama (“University”) also desires to accept Alternate 1 for landscaping totaling \$42,000 thus the University is requesting approval to accept Harrison Construction’s adjusted base bid and Alternate 1 for a total contract amount of \$1,472,000.

Accordingly, the University is requesting approval for a Budget Reallocation to reflect the final cost of the Construction – Renovation package, the contract amount for the Window Package and the related adjustments to soft costs.

Furthermore, the University is requesting approval for a Budget Revision from \$14,770,000 to \$14,370,000 to reflect the Total Project Cost savings.

The Project is funded from Housing and Residential Communities Reserves in the amount of \$14,370,000 and will address approximately \$14,820,000 in campus deferred maintenance liability.

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 Bid Tabulation, Resolution, Executive Summary, Project Summary, Project Planning Report, 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 February 6 – 7, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Steven Mercado

WHERE LEGENDS ARE MADE

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 6 – 7, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Paty Residence Hall Renovation

PROJECT LOCATION: 210 McCorvey Drive

ARCHITECT: Ward Scott Architecture, Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>September 21, 2018</u>
<input type="checkbox"/> Stage II	<u>November 9, 2018</u>
<input type="checkbox"/> Stage III	<u>Not required: Interior Renovation</u>
<input type="checkbox"/> Stage IV (Construction-Renovation)	<u>February 8, 2019</u>
<input type="checkbox"/> Budget Revision and Reallocation	<u>February 8, 2019</u>
<input checked="" type="checkbox"/> Stage IV (Window Package)	
<input checked="" type="checkbox"/> Budget Revision and Reallocation	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	Residential Facility	<u>100%</u>	<u>90,384</u>
	TOTAL	100%	90,384

BUDGET	Current	Revised
<i>Construction - Renovation</i>	\$ 9,141,330	\$ 9,867,599
Window Package	\$ 1,200,000	\$ 1,472,000
Landscaping	\$ 100,000	\$ 13,755
Furniture, Fixtures and Equipment	\$ 550,000	\$ 554,780
Security/Access Control	\$ 1,000,000	\$ 796,157
Telecommunication/Data	\$ 400,000	\$ 292,225
Contingency* (10%)	\$ 1,044,133	\$ 147,200
UA Project Management Fee** (3%)	\$ 344,564	\$ 345,017
Architect/Engineer Fee*** (6.15%/Lump Sum)	\$ 728,875	\$ 607,135
Expenses (Construction Materials Testing, Special Inspections)	\$ 110,000	\$ 150,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 151,098	\$ 124,132
TOTAL PROJECT COST	\$ 14,770,000	\$ 14,370,000

Work Completed – Actual Contract Amount

*Contingency is based on 10% of the window package.

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

***Architect/Engineer Fee is a final lump sum fee for the project recognizing the final cost of the work for the Construction-Renovation Package. Window Package design services were completed by University internal professional staff.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ 0*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ 0*

*There is not an anticipated increase in O&M cost relative to this project. Increases in HVAC operating cost due to compliance with current code will be offset by the use of energy efficient LED lighting and improved windows.

FUNDING SOURCE:

Capital Outlay: Housing and Residential Communities Reserves \$ 14,370,000

Deferred Maintenance: This Project will address a current deferred maintenance liability in the amount of \$14,820,000.

O&M Costs: \$ N/A*

*Paty Residence Hall is an existing Auxiliary facility and accordingly O&M is already funded. Ongoing O&M costs are funded from the annual operating budget for Housing and Residential Communities.

NEW EQUIPMENT REQUIRED:

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Paty Residence Hall (“Paty”) Renovation (“Project”) will assist The University of Alabama (“University”) with addressing the high demand for on-campus housing. The renovated 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 Project will address several areas that impact enrollment. Offering students, a cost-effective on-campus housing option (traditional, mixture of double and single occupancy with community bath) is optimal to the ability to provide various price points for housing as the suite-style accommodations are more costly. Updates in Paty will address that demand for affordable on-campus housing that is appealing to students.

The Project will also allow Housing and Residential Communities (HRC) the opportunity to offer the students development opportunities through the Living-Learning Communities program that will attract a broad range of users.

Lastly, this Project will permit HRC to retain Paty in its inventory and remain a viable revenue generator. If investments are not made, Paty will not be a residence hall of choice for future students.

Furthermore, safety and security of the residents will be improved through the incorporation of security and access control upgrades and the incorporation of current life safety technology.

The scope also includes owner furnished lobby and common area furniture and bedroom wardrobes.

ATTACHMENT NO. 1

Project: Paty Residence Hall Renovation

BOT Submittal: Stage IV and

Budget Revision and Reallocation

Meeting Date: February 6 – 7, 2020

Project Summary

PATY RESIDENCE HALL RENOVATION

The Paty Residence Hall (Paty Hall) Renovation project (“Project”), located at 210 McCorvey Drive, entailed the renovation of 90,384 gross square feet including select interior demolition, interior fit-up, lighting upgrades, restroom, plumbing and exhaust renovations, security and access control upgrades, and selected exterior improvements. Paty Hall previously housed 488 residents and now houses approximately 400 with completion of the renovation.

With the renovation, Housing and Residential Communities (HRC) was able to make targeted improvements to the restroom facilities, shower areas, residential living spaces, and common study spaces to offer students more amenities in the building and to bring the building in line with other HRC facilities. HRC has also offered an increased number of desirable single spaces in the building through this Project, which has attracted students to reside in Paty Hall. This renovation has also allowed HRC to open the building to other opportunities such as the relocation of the Culverhouse Business Living Learning Community (LLC) to Paty Hall. The relocation of the Culverhouse LLC facilitated the razing of Friedman in Summer 2019.

Through the creation of a faculty-in-residence apartment and making the building co-ed by wing, due to added access points and security measures, Paty Hall has become The University of Alabama’s (“University”) first fully updated traditional residence hall on campus. This renovation allows the University to maintain traditional rates at a level that provides students with a variety of price points when making their housing selection.

Security and access control enhancements have been critical components of the Project with new closed-circuit television cameras, building entrance card swipe, and keyless unit entry door locks included in the scope of the Project.

The interior fit-up included renovated casework in the bedrooms, wall furring to conceal exposed wire mold, and finish upgrades. Existing lighting has been replaced with LED fixtures throughout the building. Plumbing upgrades have replaced existing fixtures in all showers and restroom areas.

Finish upgrades have occurred throughout the building. Common areas have been upgraded to current University design standards for materials and colors in line with other residential facilities. Some enhanced layout in the common spaces were also included to provide improved student gathering spaces.

The facility has been upgraded to meet all current codes and standards. ADA access has also been addressed. The Paty Hall structural system is robust and the floor to floor elevations allow for adequate ceiling heights. The Project will primarily address deferred maintenance issues and essentially “reset” the life of the building. Given the central location, Paty Hall will efficiently serve the University community in a manner that meets students’ expectations for years to come.

The former dining hall space, most recently a computer lab, is not currently included in the renovation. That area is being programmed for potential academic use and will be considered at a later date.

Raising Cane’s has remained open during the renovation and was not included in the scope of the Project.

The select exterior improvements include window replacement, re-working the south loading dock area, and landscaping and irrigation. This work is being executed as a distinct package from the main renovation package due to the lead time for the windows not allowing the work to be completed with the Construction-Renovation package. The landscape is included in this package so that any damage resulting from the window installation will be addressed with the refresh of the Paty landscape.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: February 6 - 7, 2020

INITIAL REPORT

INTERIM REPORT

X FINAL REPORT3 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Paty Residence Hall Renovation

2. LOCATION: 210 McCorvey Drive

3. ARCHITECT/ENGINEER: Ward Scott Architecture, Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN:	DATE INITIATED	September-18
	% COMPLETE	100%
	* DATE COMPLETED (Projected)	October-18
B. PRELIMINARY DESIGN:	DATE INITIATED	October-18
	% COMPLETE	100%
	* DATE COMPLETED	November-18
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	August-19
	% COMPLETE	100%
	* DATE COMPLETED	October-19
D. SCHEDULED BID DATE: (Window Package)	* DATE COMPLETED	November-19

5. CURRENT PROJECT BUDGET:

	CURRENT	REVISED
A. CONSTRUCTION - RENOVATION	\$ 9,141,330	\$ 9,867,599
B. WINDOW PACKAGE	\$ 1,200,000	\$ 1,472,000
C. LANDSCAPING	\$ 100,000	\$ 13,755
D. FURNITURE, FIXTURES AND EQUIPMENT	\$ 550,000	\$ 554,780
E. SECURITY/ACCESS CONTROL	\$ 1,000,000	\$ 796,157
F. TELECOMMUNICATION/DATA	\$ 400,000	\$ 292,225
G. CONTINGENCY* (10%)	\$ 1,044,133	\$ 147,200
H. UA PROJECT MANAGEMENT FEE** (3%)	\$ 344,564	\$ 345,017
I. ARCHITECT/ENGINEER FEE*** (~6.15%/Lump Sum)	\$ 728,875	\$ 607,135
J. EXPENSES (CONSTRUCTION MATERIALS TESTING, SPECIAL INSPECTIONS)	\$ 110,000	\$ 150,000
K. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 151,098	\$ 124,132
L. TOTAL PROJECT COST	\$ 14,770,000	\$ 14,370,000

Work Completed - Actual Contract Amount

*Contingency is based on 10% of the costs of the window package.

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

***Architect/Engineer Fee is a final lump sum fee for the project recognizing the final cost of the work. Window Package design services were completed by University internal professional staff.

6. FUNDING/RESOURCES: Housing and Residential Communities Reserves - \$14,370,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Copeland

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

Paty Hall Exterior and Stairwell
Improvements

Bid Due

November 7, 2019 11:00 a.m. local time

Architect/Engineer

Construction Administration
The University of Alabama

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

UA Project No.
247-18-1818B

FUNDS AVAILABLE:

One million dollars and 00/100 (\$1,000,000.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: July 24, 2020

CONTRACTOR	Bond Construction, LLC	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC
	P. O. Box 388 Northport, AL 35476 (205) 349-1560 GC Lic. #51854	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 331 Northport, AL 35475 (205) 366-3530 GC Lic. #42467
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	Merchants National Bonding, Inc.	Travelers Casualty & Surety Co. of America	International Fidelity Ins. Co.
UNIT PRICE #1 (F1) <i>Description on back of page</i>	\$ 50.00	\$ 65.00	\$ 90.00
UNIT PRICE #2 (F2) <i>Description on back of page</i>	\$ 65.00	\$ 65.00	\$ 175.00
UNIT PRICE #3 (SR) <i>Description on back of page</i>	\$ 65.00	\$ 125.00	\$ 150.00
UNIT PRICE #4 (SH) <i>Description on back of page</i>	\$ 85.00	\$ 75.00	\$ 150.00
BASE BID ON PROPOSAL	\$ 1,700,000.00	\$ 1,550,000.00	\$ 1,800,000.00
ENVELOPE ADJUSTMENT	(70,410.00)	(120,000.00)	(146,000.00)
ADJUSTED BASE BID	1,629,590.00	1,430,000.00	1,654,000.00
ALTERNATE #1 <i>Description on back of page</i>	31,235.00	42,000.00	33,000.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ ALTERNATE	\$ 1,660,825.00	\$ 1,472,000.00	\$ 1,687,000.00

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.

Bryan T. Wood
Bryan T. Wood, PE, PhD
Construction Administration
The University of Alabama



Sworn to and subscribed before me this 7th day of November, 2019.

Judith Elizabeth Adkins
Notary Public

My Commission Expires

Exps: 2/01/21

Unit Price Descriptions:

Unit Price #1 (F1): Install Window Frame Filler Bar, 1" High. Price per Bar.

Unit Price #2 (F2): Install Window Frame Filler Bar, 1-1/2" High. Price per Bar.

Unit Price #3 (SR): Reset Existing Window Stool. Price per Stool.

Unit Price #4 (SH): Irrigation Sprinkler Head Repair. Price per Head.

Alternate Description:

Alternate #1: Install new Landscaping on the East, West and South of building.

PATY RESIDENCE HALL RENOVATION

LOCATION MAP

