

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

*** Board Submittal Checklist No. 4**

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

Campus: The University of Alabama
Project Name: Paty Residence Hall Renovation
Meeting Date: February 7 – 8, 2019

- * ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Resolution requesting approval of 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.

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 September 21, 2018, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, on January 10, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and WAR Construction, Inc., of Tuscaloosa, Alabama (WAR), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$8,580,000; and

WHEREAS, the University desires to accept Alternate 1 in the amount of \$561,330; and

WHEREAS, the University is requesting approval to accept WAR’s adjusted base bid in the amount of \$8,580,000 and Alternate 1 for a total contract award of \$9,141,330; and

WHEREAS, the University is requesting a Budget Revision from \$15,600,000 to \$14,770,000 to reflect the Total Project Cost savings; and

WHEREAS, the University is requesting approval for a budget reallocation to reflect the final cost of Construction 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, 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 \$14,770,000 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
Construction – Renovation	\$ 9,141,330
Window Package	\$ 1,200,000
Landscaping	\$ 100,000
Furniture, Fixtures and Equipment	\$ 550,000
Security/Access Control	\$ 1,000,000
Telecommunication/Data	\$ 400,000
Contingency* (10%)	\$ 1,044,133
UA Project Management Fee** (3%)	\$ 344,564
Architect/Engineer Fee*** (Lump Sum)	\$ 728,875
Expenses (Construction Materials Testing and Special Inspections)	\$ 110,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 151,098
TOTAL PROJECT COST	<u>\$ 14,770,000</u>

*Contingency is based on 10% of the cost of construction, window package, and landscaping.

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

***Architect/Engineer Fee is a lump sum amount pending negotiation of final architect fee.

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 WAR Construction, Inc., of Tuscaloosa, Alabama, for the Project in accordance with Board Rule 415.

January 11, 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

On January 10, 2019, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for the Paty Residence Hall Renovation project (“Project”) and WAR Construction, Inc., of Tuscaloosa, Alabama (WAR), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$8,580,000.

The University of Alabama (“University”) desires to accept Alternate 1 in the amount of \$561,330. The University is requesting approval to accept WAR Construction’s adjusted base bid and Alternate 1 for a total contract amount of \$9,141,330.

Additionally, the University is requesting approval for a Budget Reallocation to reflect the final cost of Construction and the related adjustments to soft cost, and adjustments to Security/Access Control, Furniture, Fixtures, and Equipment and the Window Package to reflect their final projected cost.

Furthermore, the University is requesting approval for a Budget Revision from \$15,600,000 to \$14,770,000 to reflect the Total Project Cost savings.

The Project will be funded from Housing and Residential Communities Reserves in the amount of \$14,770,000 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

W H E R E L E G E N D S A R E M A D E

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 7 – 8, 2019.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Sommer Coleman
Steven Mercado

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

Meeting Date: February 7 – 8, 2019

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 checked="" type="checkbox"/> Stage IV	
<input checked="" type="checkbox"/> Budget Revision and Reallocation	

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

BUDGET	Current	Revised
Construction - Renovation	\$ 11,450,000	\$ 9,141,330
Window Package	\$ 350,000	\$ 1,200,000
Landscaping	\$ 100,000	\$ 100,000
Furniture, Fixtures and Equipment	\$	\$ 550,000
Security/Access Control	\$ 700,000	\$ 1,000,000
Telecommunication/Data	\$ 515,000	\$ 400,000
Contingency* (10%)	\$ 1,190,000	\$ 1,044,133
UA Project Management Fee** (3%)	\$ 392,700	\$ 344,564
Architect/Engineer Fee*** (6.36%/Lump Sum)	\$ 728,875	\$ 728,875
Expenses (Construction Materials Testing, Special Inspections)	\$ 90,000	\$ 110,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 83,425	\$ 151,098
TOTAL PROJECT COST	\$ 15,600,000	\$ 14,770,000

*Contingency is based on 10% of the total cost of construction, window package and landscaping.

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

***Architect/Engineer Fee is a lump sum amount pending final reconciliation of window package and fixed equipment coordination.

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 \$ 14,770,000

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 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 proposed revised scope provides for 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 7 – 8, 2019

Project Summary

PATY RESIDENCE HALL RENOVATION

The Paty Residence Hall (Paty Hall) Renovation project (“Project”), located at 210 McCorvey Drive, will entail the renovation of 90,384 gross square feet including select interior demolition, interior fit-up, lighting upgrades, restroom and plumbing renovations, security and access control upgrades, and selected exterior improvements. Paty Hall currently houses 488 residents but will be programmed for approximately 400 following the renovation.

With the renovation, Housing and Residential Communities (HRC) will be able to make targeted improvements to the restroom facilities, shower areas, residential living spaces, and common study spaces that will offer students more amenities in the building. HRC will also be able to offer an increased number of desirable single spaces in the building through this Project, which will attract students to reside in Paty Hall. This renovation will allow 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 will facilitate the razing of Friedman in Summer 2019.

Through the creation of a faculty-in-residence apartment and the ability to make the building co-ed by wing, due to added access points and security measures, Paty Hall will become The University of Alabama’s (“University”) first fully updated traditional residence hall on campus. This renovation will be the first in a series of renovations to address needs in other existing HRC facilities. Lastly, the reinvestment of Paty Hall is needed to continue to offer students a lower price point for living on campus. This renovation will allow 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 will be a critical component 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 will include renovated casework in the bedrooms, wall furring to conceal exposed wire mold, and finish upgrades. Existing lighting will be replaced with LED fixtures

throughout the building. Plumbing upgrades will replace existing fixtures in all showers and restroom areas.

Finish upgrades will occur throughout the building. Common areas will be upgraded to current University design standards for materials and colors in line with other residential facilities. Some enhanced layout in the common spaces will be considered to provide improved student gathering spaces.

The select exterior improvements include window replacement, re-working the south loading dock area, and landscaping and irrigation.

The facility will be upgraded to meet all current codes and standards. ADA access will also be 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 will remain open during the renovation and is not included in the scope of the Project.

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

INITIAL REPORT
INTERIM REPORT
X FINAL REPORT
2 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	October-18
	% COMPLETE	70%
	* DATE COMPLETED (Projected)	November-18
B. PRELIMINARY DESIGN:	DATE INITIATED	November-18
	% COMPLETE	0%
	* DATE COMPLETED	December-18
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	December-18
	% COMPLETE	0%
	* DATE COMPLETED	January-19
D. SCHEDULED BID DATE:	* DATE COMPLETED	January-19

5. CURRENT PROJECT BUDGET:

	CURRENT	REVISED
A. CONSTRUCTION - RENOVATION	\$ 11,450,000	\$ 9,141,330
B. WINDOW PACKAGE	\$ 350,000	\$ 1,200,000
C. LANDSCAPING	\$ 100,000	\$ 100,000
D. FURNITURE, FIXTURES AND EQUIPMENT	\$ 100,000	\$ 550,000
E. SECURITY/ACCESS CONTROL	\$ 700,000	\$ 1,000,000
F. TELECOMMUNICATION/DATA	\$ 515,000	\$ 400,000
G. CONTINGENCY* (10%)	\$ 1,190,000	\$ 1,044,133
H. UA PROJECT MANAGEMENT FEE** (3%)	\$ 392,700	\$ 344,564
I. ARCHITECT/ENGINEER FEE*** (6.36%/LUMP SUM)	\$ 728,875	\$ 728,875
J. EXPENSES (CONSTRUCTION MATERIALS TESTING, SPECIAL INSPECTIONS)	\$ 90,000	\$ 110,000
K. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 83,425	\$ 151,098
L. TOTAL PROJECT COST	\$ 15,700,000	\$ 14,770,000

*Contingency is based on 10% of the costs of construction, window package and landscaping.

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

***Architect/Engineer Fee is a lump sum amount pending final reconciliation of window package and fixed equipment coordination

6. FUNDING/RESOURCES: Housing and Residential Communities Reserves - \$14,770,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Shepard

LOCATION MAP

Paty Residence Hall Renovation

