

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ¹
(Construction Contract Award)

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Reese Phifer Radio & Satellite Farm Relocation

MEETING DATE: February 1 - 2, 2024

- 1. Board Submittal Checklist No. 4
- 2. Transmittal Letter to Chancellor from Campus President requesting 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- 4. 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
- 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- 6. Recommendations for Contract Award by Architect/Construction Manager
- 7. Campus Map(s) showing project site
- 8. Final Business Plan (if applicable) ³

Prepared by: Shawn Templeton

Approved by:

Ja Leopold (AM)
MT

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

December 19, 2023

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 approval under Board Rule 415 the attached documents for a Stage IV submittal for the Reese Phifer Radio & Satellite Farm Relocation.

The resolution requests authorization to award the construction contract and approval of the reallocated project budget.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on February 1 - 2, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approval of the reallocated project budget; providing authorization to execute a construction contract for the Reese Phifer Radio and Satellite Farm Relocation

RESOLUTION

WHEREAS, in accordance with Board Rule 415, on September 6, 2019, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Reese Phifer Radio and Satellite Farm Relocation project (“Project”); and

WHEREAS, the Project previously included the relocation of existing satellite dishes and antennas from the Reese Phifer Hall area to the Satellite Farm at the University of Alabama Police Department (“UAPD”) Tower Site and the removal and disposal of the Reese Phifer Communications Tower; and

WHEREAS, in accordance with Board Rule 415, on February 7, 2020, the Board authorized The University of Alabama (“University”) to proceed with engineering services utilizing LBYD, Inc., Birmingham, Alabama (“LBYD”); and

WHEREAS, upon completion of negotiations with LBYD, the University established a final design fee of 7.6% of the costs of construction and demolition; and

WHEREAS, in accordance with Board Rule 415, on June 5, 2020, the Board approved renderings for the Stage III submittal for the Project; and

WHEREAS, the Project was suspended at that time in alignment with pandemic budget curtailment and material inflation has been realized during the suspension period; and

WHEREAS, certain necessary scope additions were identified during the design process and in consultation with the end user given the unique nature of this work including: a larger site built equipment shelter due to lead times for prefabricated shelters and changes in the shelter market; the requirement to continuously maintain broadcast operations for multiple departments during this Project and the extended outage necessary for testing and acceptance of new installations required by the FCC emphasizes the need for replacement equipment in lieu of reinstallation of existing equipment; changes in technology and continued degradation of the existing equipment; and additional consulting services to coordinate equipment and to complete all required existing UAPD radio tower recertifications at the conclusion of the project; and

WHEREAS, on July 11, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package A - Construction and Hall-Taylor Construction Co., Inc., Tuscaloosa Alabama, (“Hall-Taylor Construction”) was declared the lowest responsible bidder with a base bid in the amount of \$1,950,000 as referenced on the certified bid tab; and

WHEREAS, on September 1, 2023, the Board approved the award of the construction contract for Package A - Construction to Hall-Taylor Construction for a contract amount of \$1,950,000; and

WHEREAS, on September 1, 2023, the Board approved a Revised and Reallocated Budget from \$1,500,000 to \$3,953,665 to reflect scope revisions, the construction bid results, demolition costs, equipment items, associated revisions to soft costs and construction escalation from March 2020 to July 2023; and

WHEREAS, on December 12, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package B – Reese Phifer Tower Demolition and D.H. Griffin Wrecking Co., Inc., Birmingham Alabama, (“D.H Griffin”) was declared the lowest responsible bidder with a base bid in the amount of \$275,000 as referenced on the certified bid tab; and

WHEREAS, the University desires to accept Alternate 1 – Tower Guy Anchor and Dish Foundation Demolition at a cost of \$10,000; and

WHEREAS, the total proposed contract award of \$285,000 exceeds the budgeted amount of \$200,000 included in the previously approved project budget; and

WHEREAS, in accordance with BR415, Attachment A.11, the University is requesting approval to award the construction contract for Package B – Reese Phifer Tower Demolition to D.H Griffin in the total contract amount of \$285,000 inclusive of Alternate 1; and

WHEREAS, this work will be executed over Spring Break 2024 so as to minimize the impact to campus operations and to maximize safety as campus will be at a minimal occupancy; and

WHEREAS, the University is requesting approval of a Reallocated Budget to reflect the construction bid results and associated revisions to soft costs; 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 University Central Reserves in the amount of \$3,953,665; and

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

BUDGET:	REALLOCATED
Package A - Construction	\$ 1,950,000
Package B – Reese Phifer Tower Demolition	\$ 285,000
Equipment	\$ 1,043,432
Security/Access Control	\$ 30,000
Telecommunication/ Data	\$ 75,000
Contingency* (5%)	\$ 111,750
UA Project Management Fee** (3%)	\$ 70,403
Architect/Engineer Fee***	\$ 201,126
Expenses (Surveys, Consulting, Inspections)	\$ 136,954
Other****	\$ 50,000
TOTAL PROJECT COST	\$ 3,953,665

* Contingency is based on 5% of the costs of Package A - Construction and Package B – Reese Phifer Tower Demolition.

**UA Project Management Fee is based on 3% of the costs of Package A - Construction, Package B – Reese Phifer Tower Demolition, and Contingency.

*** Architect/Engineer Fee is based on the sum of:

- 1) 6.5% of the costs of Package A – Construction and \$74,367 of Equipment, plus \$46,742 in additional services.
- 2) 8% of costs of Package B – Reese Phifer Tower Demolition

**** Other includes Geotechnical, Materials Testing, UA Work Orders, Campus Bird, Advertising, Printing, and Construction Transportation and other associated project costs, as applicable.

Current Package for Contract Award Approval.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Budget Reallocation for the Project is hereby 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 Resolution granting signature authority for the University 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 D.H. Griffin Wrecking Co., Inc., Birmingham Alabama, for Package B - Reese Phifer Tower Demolition project in accordance with Board Rule 415.

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

MEETING DATE: February 1 - 2, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Reese Phifer Radio & Satellite Farm Relocation

PROJECT NUMBER: 000-18-1481

PROJECT LOCATION: 901 University Boulevard and Campus Drive East

ARCHITECT: LBYD, Inc., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	September 6, 2019
<input type="checkbox"/> Stage II	February 7, 2020
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	June 5, 2020
<input checked="" type="checkbox"/> Stage IV, Reallocated Budget	September 1, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Other	Equipment Shelter Structure	~ 100%	480
TOTAL		100%	480

BUDGET		Current	Reallocated
Package A - Construction	\$	1,950,000	\$ 1,950,000
Package B – Reese Phifer Tower Demolition	\$	200,000	\$ 285,000
Equipment	\$	1,036,751	\$ 1,043,432
Security/Access Control	\$	50,000	\$ 30,000
Telecommunication/Data	\$	75,000	\$ 75,000
Contingency* (5%)	\$	161,250	\$ 111,750
UA Project Management Fee** (3%)	\$	69,338	\$ 70,403
Architect/Engineer Fee***	\$	196,326	\$ 201,126
Expenses (Surveys, Consulting, Inspections)	\$	165,000	\$ 136,954
Other ****	\$	50,000	\$ 50,000
TOTAL PROJECT COST	\$	3,953,665	\$ 3,953,665
Total Construction Cost per square foot: N/A			

*Contingency is based on 5% of the costs of Package A - Construction and Package B – Reese Phifer Tower Demolition.

**UA Project Management Fee is based on 3% of the costs of Package A – Construction and Package B – Reese Phifer Tower Demolition and Contingency.

***Architect/Engineer Fee is based on the sum of:

1) 6.5% of the costs of Package A – Construction and \$74,367 of Equipment, plus \$46,742 in additional services.

2) 8% of costs of Package B – Reese Phifer Tower Demolition

****Other fees and expenses include Geotech, Construction Materials Testing, Tower Inspections and Certifications, Advertising, Printing, and other associated project costs, as applicable.

Current Package for Contract Award Approval.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:			
(Utilities, Housekeeping, Maintenance, Insurance, Other)			
GSF x ~\$/GSF:		\$	N/A
	Total Estimated Annual O&M Costs:	\$	N/A*
FUNDING SOURCE:			
		University Central Reserves	\$ 3,953,665
	O&M Costs:	University Annual Operating Funds	\$ N/A*

*This Project entails the relocation of existing communications equipment from the central core of campus and, as such, will not require additional funding as the O&M costs are already funded from the annual operating budget.

NEW EQUIPMENT REQUIRED

RF Systems Equipment:	\$ 180,120
Satellite Systems Equipment:	\$ 788,945
Generator Equipment:	\$ 74,367
Total Equipment Costs:	\$ 1,043,432

PROJECT SCOPE:

The Reese Phifer Radio & Satellite Farm Relocation project (“Project”) is necessary to relocate the existing satellite dishes and antennas from the Reese Phifer area and tower to the existing University of Alabama Police Department (UAPD) tower site on Campus Drive East. The tower located adjacent to Reese Phifer was erected in 1955 and is owned by Alabama Public Television (APT). Due to the age and type of the tower, recurring maintenance is required and APT is dependent on state funding and limited donations to maintain the tower. The location in the core of campus is not optimal.

The UAPD tower site, located east of campus, was constructed with space reserved on the tower to accommodate the antennas currently residing on the Reese Phifer tower. In addition, there is undeveloped land, located to the west of the UAPD tower site, available for constructing a satellite farm to house the satellite dishes being relocated and their respective supporting equipment.

This Project includes all necessary network and fiber connections, site development, infrastructure, equipment relocation, and generator required to support the facility and to maintain operational effectiveness. Following relocation, the existing radio tower and remaining satellite dishes will be removed from the area immediately adjacent to Reese Phifer and the area will be available for redevelopment. This will greatly improve the aesthetics of the Reese Phifer Hall common grounds and the Colonial Drive area as well as improve the campus visuals.

Proposed scope additions and enhancements were identified during the evaluation of the programming documents and design process after reengaging the Project. These include:

- A larger site-built equipment shelter in lieu of prefabricated at the UAPD tower site dedicated to support the equipment being located onsite. Lead times for prefabricated shelters have markedly increased due to the increase in the telecom industry related to broadband fiber deployment and the loss of a key fabricator.
- Replacement Satellite equipment (including dishes and supporting equipment) in lieu of relocating existing equipment due to technology changes during the time of suspension of the project.
- Additional consulting services required to coordinate new and existing equipment on the existing cell tower, and to complete all required tower recertifications at the conclusion of the project.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	November 2019
	% Complete	100%
	Date Completed	December 2019
PRELIMINARY DESIGN:	Date Initiated	March 2020
	% Complete	100%
	Date Completed	May 2020
CONSTRUCTION DOCUMENTS:	Date Initiated	May 2020
	% Complete	100%
	Date Completed	October 2023
BID DATE:		December 12, 2023

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The equipment currently located at Reese Phifer Hall supports Alabama Public Television and Alabama Public Radio with significant connectivity to the Digital Media Center, located at Bryant-Denny Stadium. The current availability of fiber connectivity and infrastructure between The University of Alabama Police Department (UAPD) tower site and the Digital Media Center allows space for satellite dishes, antennas and supporting electronic equipment to be installed off campus without impairing operations. Optical fiber has significant advantages over copper wiring and allows connectivity over long distances without sacrificing signal loss or bandwidth.

The existing tower behind Reese Phifer Hall is over 60 years old and is approaching the end of its useful life expectancy. The tower is not constructed to current code standards and represents a potential safety issue for the campus. Moving the functionality supported by this tower to the newer UAPD tower will allow the University to demolish the Reese Phifer tower, enhancing the aesthetics of the immediate area and improving safety. This also coordinates with other campus capital projects planned in the future for the site under and adjacent to the Reese Phifer tower.

The existing satellite dishes, antennas and supporting electronic equipment currently installed at the Reese Phifer Hall site are beyond or near the service life of the equipment. Many of the components are no longer supported by the respective manufacturer. These systems also support Alabama Public Television, Alabama Public Radio and WVUA broadcasts who would be operationally and financially impacted if required to turn off these systems for an extended duration while existing equipment is removed from the existing site, reinstalled at the new site, and re-certified as required for Federal Communications Commission (FCC) compliance. Installing new equipment at the UAPD site is the best solution for minimizing impact to campus operations and ensuring a functional system for years to come.

Locating the electronic equipment that supports the antennas and satellite dishes in a central location off campus and connecting to the Digital Media Center via fiber connectivity will provide space to allow for growth of the College of Communication and Information Sciences, both at the Digital Media Center and at Reese Phifer Hall.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Reese Phifer Hall Tower and Dish
Demolition

Bid Due
December 12, 2023 2:00 p.m. local time

Architect/Engineer
LBYD, Inc.
800 Montclair Road, Suite 600
Birmingham, AL 35213
phone (205) 251-4500


UA Project No.
000-18-1481B

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

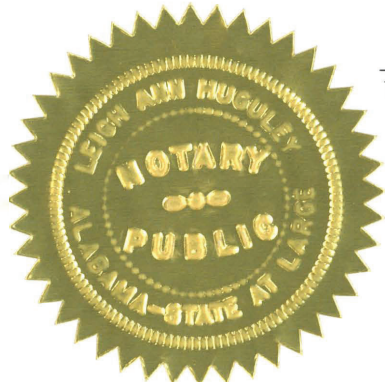
FUNDS AVAILABLE: Two hundred fifty thousand dollars and 00/100 (\$250,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: May 19, 2024

CONTRACTOR	D. H. Griffin Wrecking Co., Inc.	N/A
	104 Shannon Court Birmingham, AL 35211 (205) 403-4642 GC Lic. #12285	
Addendum ONE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	
BASE BID ON PROPOSAL	\$ 275,000.00	
ENVELOPE ADJUSTMENT	-	
ADJUSTED BASE BID	275,000.00	
ALTERNATE #1 <i>Description on back of page</i>	10,000.00	
ENVELOPE ADJUSTMENT	-	
TOTAL BID W/ALTERNATE	\$ 285,000.00	

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.


Dean Nakos
LBYD, Inc.

Sworn to and subscribed before me this 12th day of December, 2023.



Leigh Ann Hogueley
Notary Public April 4, 2027
My Commission Expires

Alternate Description:

Alternate #1: Demolition of four tower guy anchor foundations and two concrete satellite dish foundations. Backfill to existing grade and temporary repair of removed sidewalks and curbs and gutters.

REESE PHIFER RADIO & SATELLITE FARM RELOCATION

Approved June 5, 2020

Corner of University Boulevard and Magnolia Drive
Northeast looking Southwest

Existing



Proposed



REESE PHIFER RADIO & SATELLITE FARM RELOCATION

LOCATION MAP

