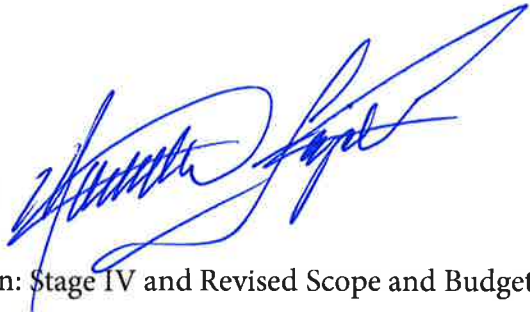




July 9, 2018

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage IV and Revised Scope and Budget submittals:
University Hall

On, May 3, 2018, pursuant to Title 39, State Bid Law of Alabama Code, The University of Alabama (“University”) received competitive bids for the Construction – Utilities and Infrastructure package for the University Hall project (“Project”) and L & D Moore Contracting, LLC, of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$1,240,676.

As a reminder, construction for this Project was originally separated into three packages: 1) Construction – Demolition and Abatement, 2) Construction – Stabilization, and 3) Construction – Fitout. On February 9, 2018, the Board approved The University’s request to combine costs of Construction – Stabilization and Fit-out, and the separation of Construction – Utilities and Infrastructure, to connect the facility to the University’s electrical grid and to provide a thermal energy plant that can be expanded in the future to accommodate development in the area.

The University is requesting approval to award the Construction – Utilities and Infrastructure package of the Project to L & D Moore Contracting, LLC for a total contract amount of \$1,240,676.

Additionally, the University is requesting approval for a revised scope to include a Studio Fitout package and Studio Equipment that will provide a large and small production studio for use by the College of Continuing Studies (CCS) in the production of online course content. The studios will include digital video recording and audio-visual equipment, scenic/greenscreen backdrops, acoustical treatments, and broadcast lighting systems. The equipment will include dedicated controls and editing equipment. Both studios will be fitout within the existing structure of University Hall in shell space that was not included in the previous Project scope. This work is being funded by CCS. Their

current equipment is beyond its' functional service life and does not meet current technology standards for high resolution digital production.

Furthermore, the University is requesting approval for a revised budget from \$25,923,159 to \$27,967,170 to reflect the contract amount for the Construction – Utilities and Infrastructure package, final cost of the Construction – Demolition and Abatement package, and the revised scope to include the Construction – Studio Fitout package and Studio Equipment costs.

The Project is funded by 2017 General Revenue Bonds in the amount of \$25,543,908 (previously \$25,923,159) and University Funds in the amount of \$2,423,262. The reduction in Bond funding is due to the bid results being lower than the budgeted amount for the original scope funded by bonds. The College of Continuing Studies is funding the Studio Fitout as studio equipment is not appropriate for bond funds due to the highly depreciable nature. As the College has identified funding for the Studio Fitout, they have requested to incorporate this work now in order to most efficiently complete the work in coordination with the ongoing construction.

The University is requesting consideration of the Contract Award for the Utilities and Infrastructure package by Executive Committee in order to procure long lead materials as necessary to avoid a delay in starting the work to allow for HVAC installation and startup so that interior finishes can be properly installed and to coordinate with other work on site.

This Project location and program have been reviewed and are consistent with University Design Standards and the principles contained therein. I have attached a Certified 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 upcoming Executive Committee meeting.

MMF/ccj

pc w/atcmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Tom Love
 Ben Youngblood

RESOLUTION

UNIVERSITY HALL

WHEREAS, on September 13, 2013, The Board of Trustees of The University of Alabama (“Board”) approved The University of Alabama’s (“University”) 2013-2014 Annual Capital Development Plan that included the Stage I submittal for the University Hall (formerly Bryce Women’s Old Admissions Center) project (“Project”) located on the Peter Bryce campus at a projected cost of \$22,920,848; and

WHEREAS, the construction was separated into three packages: 1) Construction-Demolition and Abatement, 2) Construction-Stabilization, and 3) Construction-Fitout, and

WHEREAS, on September 18, 2015, the Board approved a revised budget from \$22,920,848 to \$25,923,159 to reflect an estimated escalation in the cost of construction since the 2013 approval of this Project; and

WHEREAS, in accordance with Board Rule 415, on September 18, 2015, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with the top ranked firm of Williams Blackstock Architects, Birmingham, Alabama, the University has established a final negotiated design fee based on 5.6% of the total cost of construction plus a 25% major renovation factor, \$7,600 for an additional demolition package, \$11,500 for programming, \$50,860 for testing and abatement specifications, less credits of \$10,000 for University interior design, \$3,500 for landscape architecture, and \$13,500 for major renovation simplification; and

WHEREAS, on July 20, 2017, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction – Demolition Abatement of this Project and Montgomery Environmental, Incorporated, of Birmingham, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$543,000; and

WHEREAS, the base bid was below the \$750,000 threshold amount required for Board approval; and

WHEREAS, on December 7, 2017, pursuant to Title 39, State Bid Law of Alabama Code, combined competitive bids were received for Construction – Stabilization and Fitout of this Project and Bailey-Harris Construction Company, Incorporated, of Auburn, Alabama (“Bailey-Harris”), was declared the lowest responsible bidder with a base bid in the amount of \$16,595,000; and

WHEREAS, on February 9, 2018, the Board authorized the University to award the construction contract for Construction – Stabilization and Fitout for this Project to Bailey-Harris accepting Alternates 2 through and including 5 for a total contract amount of \$17,254,502; and

WHEREAS, on February 9, 2018 the Board approved a budget reallocation to reflect the final negotiated architect fee, the final cost of Construction – Demolition and Abatement in the amount of \$710,000, the combined costs of Construction – Stabilization and Fitout and the separation of Construction – Utilities and Infrastructure; and

WHEREAS, on May 3, 2018, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Construction – Utilities and Infrastructure package of this Project and L & D Moore Contracting, LLC, of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$1,240,676; and

WHEREAS, the University is requesting approval to award the construction contract for the Construction – Utilities and Infrastructure package for the Project to L & D Moore Contracting, LLC for a total contract amount of \$1,240,676; and

WHEREAS, the University is requesting approval for a revised scope to include Studio Fitout Package and Studio Equipment for the production of online course content by the College of Continuing Studies; and

WHEREAS, the University is requesting approval for a revised budget from \$25,923,159 to \$27,967,170 to reflect the contract amount for the Construction – Utilities and Infrastructure package, final cost of the Construction – Demolition and Abatement package, and the revised scope to include the Construction – Studio Fitout Package and Studio Equipment and associated soft costs; and

WHEREAS, the reduction in Bond funding is due to the bid results being lower than the budgeted amount for the original scope funded by bonds; and

WHEREAS, the College of Continuing Studies is funding the Studio Fitout as studio equipment is not appropriate for bond funds due to the highly depreciable nature; and

WHEREAS, as the College has identified funding for the Studio Fitout, they have requested to incorporate this work now in order to most efficiently complete the work in coordination with the ongoing construction.

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, this Project is funded by 2017 General Revenue Bonds in the amount of \$25,543,908 (previously \$25,923,159) and University Funds in the amount of \$2,423,262; and

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

BUDGET:	REVISED
Construction – Demolition and Abatement	\$ 739,622
Construction – Stabilization and Fitout	\$ 17,254,502
Construction – Utilities and Infrastructure	\$ 1,240,676
Construction – Studio Fitout	\$ 1,168,704
Studio Equipment	\$ 791,624
Furniture, Fixtures, and Equipment	\$ 2,200,000
Security/Access Control	\$ 260,000
Telecommunication/Data	\$ 588,115
Contingency* (Lump Sum)	\$ 800,000
UA Project Management Fee** (3%)	\$ 659,854
Architect/Engineer Fee*** (~7.5%)	\$ 1,547,321
Expenses (Geotech, Construction Materials Testing)	\$ 321,713
Other Fees and Services (surveys, testing, elevator)	\$ 395,039
TOTAL PROJECT COST	\$ 27,967,170

*Contingency is a lump sum in the amount of \$800,000.

**UA Project Management fee is based on 3% of all construction costs, Studio Equipment, and Contingency.

***Architect/Engineer fee is based on 5.6% of the cost of construction (Demolition and Abatement, Stabilization and Fitout, and Utilities and Infrastructure) *plus* a 25% major renovation factor, a lump sum in the amount of \$157,925 for the Studio Fitout package, \$7,600 for an additional demolition package, \$11,500 for programming, \$50,860 for testing and abatement

specifications, *less* credits of \$10,000 for University interior design, \$3,500 for landscape architecture, and \$13,500 for major renovation simplification (*represents a negotiated credit for UA providing existing information on the building*).

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President, Matthew M. Fajack, Vice President for Financial Affairs 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 for the Construction – Utilities and Infrastructure package of the Project with L & D Moore Contracting, LLC, of Tuscaloosa, Alabama, for the Project in accordance with Board Rule 415.

NOW BE IT FURTHER RESOLVED that the revised scope and budget for the Project as stipulated above is approved.