

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

**\* Board Submittal Checklist No. 4**

**Capital Project – Stage IV, Revised Scope and Budget Submittals/1  
(Construction Contract Award, Revised Scope and Budget)/8**

Campus: The University of Alabama  
Project Name: Environmental Health and Safety Warehouse  
UA Project #: 1018-19-2021  
Meeting Date: April 8 – 9, 2021

- \* ☒ 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/photos providing supporting 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. Campus map(s) showing Project site  
☐ 10. Final Business Plan (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 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N - Board Rule 415 Instructional Guide

/7 Reference Tab 3V - Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration.  
Reference Tab 3-O-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.

March 2, 2021

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

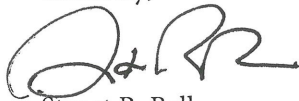
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its April 9, 2021 meeting the following resolution:

- Board Item – Action: Stage IV, Revised Scope and Budget submittals:  
Environmental Health and Safety Warehouse  
UA Project #1018-10-2021

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

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### ENVIRONMENTAL HEALTH AND SAFETY WAREHOUSE

WHEREAS, on November 7, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Environmental Health and Safety (EHS) Warehouse project (“Project”) located at 1470 Warrior Drive at University Services Campus; and

WHEREAS, this Project will serve as the University’s Chemical Storage Facility (CSF) and provide additional space to consolidate varying equipment, support items and technical supplies that EHS utilizes in order to fulfill its mission of providing comprehensive environmental, health and safety programs and services for the University community and provide for general University storage; and

WHEREAS, in accordance with Board Rule 415, on February 7, 2020, the Board approved the top ranked architectural firm and authorized officials of the University to proceed with negotiations; and

WHEREAS, the University has accepted a final negotiated fee based on 6.21% of the cost of construction, plus a 1.10 Renovation Factor and \$11,265 for additional services with Payne Design Group Architects, LLC, Montgomery, Alabama; and

WHEREAS, during the course of design and evaluation and alignment with EHS operational protocols, it was determined that an additional high hazard fume hood and glove boxes were required to ensure safe, code compliant operations; and

WHEREAS, on December 10, 2020, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and J. T. Harrison Construction Company, Inc. Tuscaloosa, Alabama (Harrison Construction) was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$2,056,000; and

WHEREAS, the University desires to accept Alternates #1, #2, #4, #5 and, #6 totaling \$176,745 for a total construction contract award of \$2,232,745; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to Harrison Construction for a total contract amount of \$2,232,745; and

WHEREAS, the University is requesting approval for a Revised Budget to reflect the revised scope, final negotiated architect fee, construction contract, associated 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 \$2,939,034 and will address approximately \$500,000 in campus deferred maintenance liabilities; and

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

BUDGET:	REVISED
Construction	\$ 2,232,745
Furniture, Fixtures and Equipment	\$ 53,950
Security/Access Control	\$ 54,250
Telecommunication/Data	\$ 40,000
Contingency* (10%)	\$ 223,275
UA Project Management Fee** (3%)	\$ 73,680
Architect/Engineer Fees – Programming	\$ 25,000
Architect/Engineer Fee*** (~7.3%)	\$ 163,784
Expenses (Surveys, Testing, Inspections)	\$ 20,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 52,350
<b>TOTAL PROJECT COST</b>	<b>\$ 2,939,034</b>

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management Fee is based on 3% of the cost of construction and contingency.

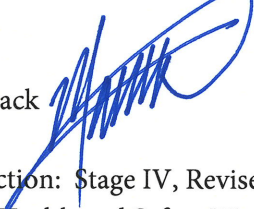
\*\*\*Architect/Engineer Fee is based on 6.2% of the cost of construction plus a 1.10 renovation factor and \$11,265 for additional services.

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 Finance and Operations and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board in executing the aforementioned contract with J. T. Harrison Construction Company, Inc. of Tuscaloosa, Alabama, for the Project.

NOW, BE IT FURTHER RESOLVED that the Revised Scope and Budget is approved as stipulated above.

February 26, 2021

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage IV, Revised Scope and Budget submittals:  
Environmental Health and Safety Warehouse  
UA Project #1018-19-2021

On December 10, 2020, pursuant to Title 39, State Bid Law of Alabama Code, The University of Alabama (“University”) received competitive bids for the Environmental Health and Safety Warehouse project (“Project”) and J. T. Harrison Construction Company, Inc., Tuscaloosa, Alabama (Harrison Construction) was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$2,056, 000.

The University also desires to accept Alternates 1, 2, 4, 5, and 6 totaling \$176, 745 for a total construction contract in the amount of \$2,232,745.

During the course of design, evaluation, and alignment with Environmental Health and Safety operational protocols, it was determined that an additional high hazard fume hood and glove boxes were required to ensure safe operations. This also necessitated an increase in the HVAC system to supply make up air. Therefore, the University is requesting approval for a Revised Budget from \$2,500,000 to \$2,939,034 to reflect these changes, the final negotiated architect fee, construction contract, and associated soft costs.

The Project will be funded from University Central Reserves in the amount of \$2,939,034. The Project will address approximately \$500,000 in campus deferred maintenance liabilities.

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 Resolution, Executive Summary, Certified Bid Tab, Checklist, 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 April 8 – 9. 2021.

MMF/ccj

pc w/atchmts: Michael Rodgers  
Michael Lanier

Cheryl Mowdy  
Tim Leopard

Danny Collins

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

Meeting Date: April 8 – 9, 2021

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Environmental Health and Safety Warehouse

**PROJECT LOCATION:** 1470 Warrior Drive at University Services Campus

**ARCHITECT:** Payne Group Architects, LLC, Montgomery, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 8, 2019</u>
<input type="checkbox"/> Stage II	<u>February 7, 2020</u>
<input type="checkbox"/> Stage III	<u>Not required: Interior Renovation</u>
<input checked="" type="checkbox"/> Stage IV	<u></u>
<input checked="" type="checkbox"/> Revised Scope and Budget	<u></u>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	Support Facilities – Warehouse	<u>100%</u>	<u>11,000</u>
<b>TOTAL</b>		<b>100%</b>	<b>11,000</b>

BUDGET	CURRENT	REVISED
Construction	\$ 1,850,000	\$ 2,232,745
Furniture, Fixtures and Equipment	\$ 53,950	\$ 53,950
Security/Access Control	\$ 30,000	\$ 54,250
Telecommunication/Data	\$ 70,000	\$ 40,000
Contingency* (10%)	\$ 185,000	\$ 223,275
UA Project Management Fee**( 3%)	\$ 61,050	\$ 73,680
Architect/Engineer Fees – Programming	\$ 50,000	\$ 25,000
Architect/Engineer Fee*** (~7.3%)	\$ 127,650	\$ 163,784
Expenses (Surveys, Testing, Inspections)	\$ 20,000	\$ 20,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 52,350	\$ 52,350
<b>TOTAL PROJECT COST</b>	<b>\$ 2,500,000</b>	<b>\$ 2,939,034</b>

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management Fee is based on 3% of the cost of construction and contingency.

\*\*\*Architect/Engineer Fee is based on 6.21% of the cost of construction plus a 1.15 renovation factor and \$11,265 for additional services.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

11,000 GSF x ~\$5.54/GSF	\$	61,096
--------------------------	----	--------

<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>61,096</b>
--	-----------	---------------

**FUNDING SOURCE:**

Capital Outlay:

University Central Reserves	\$	2,939,034
-----------------------------	----	-----------

O&M Costs: University Annual Operating Funds	\$	61,096
--	----	--------

**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The University of Alabama's ("University") current Chemical Storage Facility (CSF) is located within a former building on the Peter Bryce Campus, which is slated to be renovated for other purposes. This Environmental Health and Safety (EHS) Warehouse project ("Project") will allow relocation of the CSF to be in close proximity of the recently relocated EHS office building.

The Project will enhance efficiency within EHS operations by its closeness to the department's administrative and personnel offices, thereby alleviating both safety and logistical concerns of having the CSF at a different location than the rest of the EHS staff. In addition, the Project will afford EHS the opportunity to consolidate the technical and support items required for its numerous safety specializations into one location.

Approximately 3,000 square feet of the building's space will be designated as general University storage allowing for efficient management of surplus furniture and the appropriate storage of other items of use to the University.

Providing efficient services and safety compliance oversight are critical to supporting the teaching and research environment. A robust and supportive research environment is critical to attracting top tier researchers and engaged students.

**ATTACHMENT NO. 1**

Project: Environmental Health and Safety Warehouse

BOT Submittal: Stage IV, Revised Scope and Budget

Meeting Date: April 8 – 9, 2021

**Project Summary****ENVIRONMENTAL HEALTH AND SAFETY WAREHOUSE**

The Environmental Health and Safety (EHS) Warehouse project (“Project”) will entail renovating the former 11,000 square foot Alabama Department of Mental Health Warehouse (Building 1018) located at 1470 Warrior Drive on the University Services Campus. The Project will serve as The University of Alabama’s (“University”) Chemical Storage Facility (CSF) and provide additional space to consolidate varying equipment, support items and technical supplies that EHS utilizes in order to fulfill its mission of providing comprehensive environmental, health and safety programs and services for the University community.

The Project is immediately adjacent to the recently renovated EHS office building (Building 1017) which was used to relocate EHS operations to the University Services Campus. The colocation of services will provide for operational efficiencies and enhanced safety.

The building will be retrofitted to house the CSF in accordance with Department of Homeland Security, Environmental Protection Agency and Alabama Department of Environmental management requirements that include appropriate ventilation, temperature control, and radiation protection. The facility will allow proper segregation for different hazardous waste types, including acids, regulated chemicals, flammables, and batteries regulated as hazardous waste. Safety showers and eyewash stations will be installed for decontamination along with areas for specialized hands-on safety training.

In addition, this Project will provide EHS with consolidated storage space for equipment and technical and support materials for its other safety specializations including radiation safety, asbestos testing and abatement services, storm water, fire safety, laser safety, industrial hygiene services, indoor air quality testing, and emergency response.

During the course of design and evaluation and alignment with EHS operational protocols, it was determined that an additional high hazard fume hood and glove boxes were required to ensure safe operations. This also necessitated a slight increase in the HVAC system to supply make up air.

The Project will include a new roof, appropriate loading dock facilities and exterior paint and façade repairs and address general facility deferred maintenance liabilities. The building will also include approximately 3,000 square feet of separated storage and warehouse space for general University use.



☐ INITIAL REPORT  
☐ INTERIM REPORT  
☒ 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: Environmental Health and Safety Warehouse

2. LOCATION: 1470 Warrior Drive at University Services Campus

3. ARCHITECT/ENGINEER: Payne Design Group Architecture, LLC, Montgomery, AL

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	March-19
	% COMPLETE	100%
	* DATE COMPLETED	August-19
B. PRELIMINARY DESIGN:	DATE INITIATED	February-20
	% COMPLETE	100%
	* DATE COMPLETED	March-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	March-20
	% COMPLETE	100%
	* DATE COMPLETED	April-20
D. BID DATE:		December 10, 2020

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 1,850,000	\$ 2,232,745
B. FURNITURE, FIXTURES AND EQUIPMENT	\$ 53,950	\$ 53,950
C. SECURITY/ACCESS CONTROL	\$ 30,000	\$ 54,250
D. TELECOMMUNICATION/DATA	\$ 70,000	\$ 40,000
E. CONTINGENCY* (10%)	\$ 185,000	\$ 223,275
F. UA PROJECT MANAGEMENT FEE** (3%)	\$ 61,050	\$ 73,680
G. ARCHITECT/ENGINEER FEES - PROGRAMMING	\$ 50,000	\$ 25,000
H. ARCHITECT/ENGINEER FEE*** (6.9%/~7.3%)	\$ 127,650	\$ 163,784
I. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 20,000	\$ 20,000
J. OTHER FEES AND SERVICES (ADVERTISING, PRINTING,	\$ 52,350	\$ 52,350
<b>K. TOTAL PROJECT COST</b>	<b>\$ 2,500,000</b>	<b>\$ 2,939,034</b>

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management Fee is based on 3% of cost of construction and contingency.

\*\*\*Architect/Engineer fee is based on 6.2% of cost of construction, plus a 1.10 renovation factor and \$11,265 for additional services.

6. FUNDING/RESOURCES: University Central Reserves - \$2,939,034

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY: Tim Leasure

# TABULATION OF BIDS

THE UNIVERSITY OF  
**ALABAMA**

**Project Name**  
Environmental Health  
and Safety Warehouse

**Bid Due**  
December 10, 2020 2:00 p.m. local time

**Architect/Engineer**  
Payne Design Group Architects, LLC  
1 Court Square, Suite 322  
Montgomery, AL 36104  
phone (334) 272-2180

**UA Project No.**  
1018-19-2021

**Bid Location**  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

One million, eight hundred ninety-seven thousand, four hundred dollars and 00/100 (\$1,897,400.00)

BIDS SHALL BE VALID FOR:

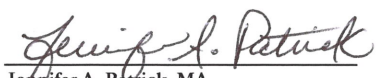
Sixty (60) Days

CONSTRUCTION DURATION:

One hundred fifty (150) Calendar Days from Notice to Proceed

CONTRACTOR	Hall-Taylor Construction Co., Inc.	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	P & M Mechanical, Inc.	Paramount Construction Group, LLC
	5126 McFarland Blvd. E. Tuscaloosa, AL 35405 (205) 758-8265 GC Lic. #13714	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	325 North Carson Rd. Birmingham, AL 35215 (205) 925-9486 GC Lic. #19067	230 Highpoint Dr. Ridgeland, MS 39157 (601) 427-5454 GC Lic. #55351
Addenda ONE - SEVEN	<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	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	RLI Insurance Company	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Harco National Insurance Co.	Western Surety Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 48.00	\$ 60.00	\$ 62.00	\$ 40.00	\$ 66.00
BASE BID ON PROPOSAL	\$ 2,300,000.00	\$ 2,200,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,669,990.00
ENVELOPE ADJUSTMENT	(85,000.00)	(144,000.00)	67,000.00	327,000.00	(50,000.00)
ADJUSTED BASE BID	2,215,000.00	2,056,000.00	2,067,000.00	2,327,000.00	2,619,990.00
ALTERNATE #1 <i>Description on back of page</i>	155,000.00	88,700.00	121,000.00	250,000.00	172,500.00
ENVELOPE ADJUSTMENT	13,000.00	12,335.00	-	(149,000.00)	-
Subtotal	2,383,000.00	2,157,035.00	2,188,000.00	2,428,000.00	2,792,490.00
ALTERNATE #2 <i>Description on back of page</i>	50,000.00	45,200.00	45,800.00	50,000.00	50,250.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	2,433,000.00	2,202,235.00	2,233,800.00	2,478,000.00	2,842,740.00
ALTERNATE #3 <i>Description on back of page</i>	N/A	N/A	N/A	N/A	N/A
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	2,433,000.00	2,202,235.00	2,233,800.00	2,478,000.00	2,842,740.00
ALTERNATE #4 <i>Description on back of page</i>	4,000.00	33,600.00	25,700.00	10,000.00	29,700.00
ENVELOPE ADJUSTMENT	27,000.00	-	-	30,000.00	-
Subtotal	2,464,000.00	2,235,835.00	2,259,500.00	2,518,000.00	2,872,440.00
ALTERNATE #5 <i>Description on back of page</i>	1,200.00	10.00	4,500.00	10,000.00	2,875.00
ENVELOPE ADJUSTMENT	1,400.00	-	-	-	-
Subtotal	2,466,600.00	2,235,845.00	2,264,000.00	2,528,000.00	2,875,315.00
ALTERNATE #6 <i>Description on back of page</i>	(8,000.00)	(3,100.00)	10,300.00	10,000.00	10,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
TOTAL BID W/ALTERNATES	\$ 2,458,600.00	\$ 2,232,745.00	\$ 2,274,300.00	\$ 2,538,000.00	\$ 2,885,315.00

I CERTIFY THAT THIS IS A TRUE AND ACCURATE TABULATION OF THE BIDS RECEIVED ON THE CAPTIONED PROJECT.

  
Jennifer A. Patrick, MA  
Contract Specialist, Contract Administration  
The University of Alabama

**Unit Price Description:**

Unit Price #1: For more or less stone fill in new utility trenches. Price per CY.

**Alternate Descriptions:**

Alternate #1: Add new PVC roof membrane/insulation/flashings

Alternate #2: Add new freeze/cooler

Alternate #3: DELETED

Alternate #4: Add metal casework and Glove Box at Room 1028

Alternate #5: Remove existing electrical service

Alternate #6: Shop fabricated steel service stair



# ENVIRONMENTAL HEALTH AND SAFETY WAREHOUSE

## University Services Campus

LOCATION MAP

