

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

**\* Board Submittal Checklist No. 4  
Capital Project – Scope and Budget Revision Submittal  
(Scope and Budget Revision) /1**

Campus: The University of Alabama  
Project Name: University Boulevard Improvements  
Meeting Date: February 8 – 9, 2018

- \*  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 Revised Construction Budget, and Revised Project Budget
- 4. Campus correspondence/photographs providing supplemental project information
- 5. Executive Summary of Proposed Capital Project with and Revised 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

### UNIVERSITY BOULEVARD IMPROVEMENTS

WHEREAS, the University Boulevard Improvements project (“Project”) was approved for a 2008 Transportation Enhancement Grant through the Alabama Department of Transportation (ALDOT) under Provision No. 1, Facilities for Pedestrian and Bicycles, and Provision No. 5, Landscaping and Other Scenic Beautification, at The University of Alabama (“University”) campus and State Highway 215; and

WHEREAS, on November 5, 2009, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Project at a projected cost of \$1,583,684; and

WHEREAS, on February 5, 2010, based on prior design services on adjacent projects and their extensive knowledge of the Project, the Board authorized the University to proceed with engineering services utilizing McGiffert and Associates, LLC, of Tuscaloosa, Alabama, for this Project accepting a fixed fee not to exceed \$96,510; and

WHEREAS, on February 5, 2010, the Board approved the architectural renderings for this Project; and

WHEREAS, on February 4, 2011, the Board approved the revised architectural renderings for the Project; and

WHEREAS, on February 4, 2011, the Board approved a revised scope and budget from \$1,583,684 to \$962,249 based on the removal of landscaped islands from the Project; and

WHEREAS, on April 12, 2013, the University received approval from the Board to award all construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project did not cause the total Project budget to exceed \$962,249; and

WHEREAS, on February 7, 2013, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and REV Construction, Inc., of Tuscaloosa Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$772,562.95; and

WHEREAS, in accordance with ALDOT's grant requirement, on April 12, 2013, the Board authorized the University to award the full amount of the base bid; and

WHEREAS, on February 5, 2016, the Board approved the separation of the remaining construction of this Project into two phases consisting of Phase I: Construction – West Roadway, Landscaping, and Irrigation; and Phase II: Construction – East Roadway, Landscaping, and Irrigation; and

WHEREAS, Phase I: Construction – West Roadway, Landscaping, and Irrigation (Phase I) will consist of the re-construction of the roadway from Sixth Avenue to Second Avenue with two automobile travel lanes, bike lanes, and either a center turn lane or a landscaped median that would occur between Devotie Drive and Second Avenue; and

WHEREAS, Phase II: Construction – East Roadway, Landscaping, and Irrigation (Phase II), which was to be executed in Parts A and B, entailed Part A-the re-construction of the roadway from Second Avenue to Bryant Drive and Part B-from the west end of the Alberta City bridge to just east of the Highway 82 interchange with four automobile travel lanes in addition to the center turn lane or landscaped medians and new or expanded sidewalks; and

WHEREAS, on February 5, 2016 the Board approved a budget revision from \$962,249 to \$11,360,553 to incorporate the revised scope and reflect the division of construction into the additional phases; and

WHEREAS, on February 5, 2016, pursuant to Board Rule 415, the Board approved revised renderings for the Stage III submittal; and

WHEREAS, on February 5, 2016, in order to minimize the disruption to campus and to realize the improved traffic control and safety benefits of the Project, the Board of Trustees approved the University awarding construction contracts for this Project to the lowest responsible bidder so long as the bids did not cause the Project to exceed the total Project budget; and

WHEREAS, on April 12, 2016, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Phase I: West Roadway, Landscaping, and Irrigation and GFC Construction, Inc., of Tuscaloosa Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$4,644,242.80; and

WHEREAS, on February 3, 2017, in order to coordinate with adjacent ALDOT projects and other University initiatives, the Board authorized the

University to modify the scope of Phase II to include the addition of widening the roadway between Hillard Drive and Bryant Drive to approximately 16 feet to accommodate additional left turn lanes for west bound traffic at the intersection of Hillard Drive; construction of a connector road between University Boulevard the Johnny Stallings Drive adjacent to the Capstone College or Nursing; and the conversion of overhead power lines underground along the north side of University Boulevard from Second Avenue to Hackberry Lane; and

WHEREAS, on February 3, 2017, the Board authorized the University to execute agreements with respective utilities as necessary to execute the conversion of the overhead power lines to underground; and

WHEREAS, on February 3, 2017, the Board approved a scope and budget revision from \$11,360,553 to \$13,657,227 to reflect the final construction cost for Phase I, the cost of converting overhead power lines and other utilities to underground, and the revised scope for Phase II; and

WHEREAS, the University desires to add Phase III to the Project that was previously identified as Phase II, Part B-just east of the Highway 82 interchange to the west end of the Alberta City bridge; and

WHEREAS, Phase III, will consist of the roadway just east of the Highway 82 interchange to just east of Helen Keller Boulevard; and

WHEREAS, a Phase IV, which will consist of roadway from Helen Keller Boulevard to the west end of the Alberta City bridge, will be deferred to a later date and is not reflected in the Project at this time; and

WHEREAS, the total Project will be funded from a previously funded ALDOT Transportation Enhancement Grant in the amount of \$8,617, ALDOT Reimbursement in the amount of \$473,192 and University funds in the amount of \$7,463,994, of which \$5,039,939 was previously funded; and

WHEREAS, the University is requesting a scope and budget revision from \$13,657,227 to \$16,554,474 to reflect the final construction cost for initial Construction, Phase I, and Phase II, and the revised scope for Phase III; and

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

BUDGET:	REVISED
Construction (completed)	\$ 772,563
Phase I: Construction – West Roadway, Landscaping, and Irrigation (completed)	\$ 5,086,536
Phase II: Construction – East Roadway, Landscaping, and Irrigation (completed)	\$ 3,915,477
Phase III: Construction – East McFarland Roadway, Landscaping and Irrigation	\$ 3,207,185
Landscaping	\$ 240,000
Alabama Power Underground Conversion	\$ 981,500
Contingency* (5%)	\$ 160,359
Architect/Engineer Fee**	\$ 878,372
UA Project Management Fee*** (3%)	\$ 430,909
Other Expenses (survey, testing)	\$ 844,073
Other Fees (advertising and postage)	\$ 37,500
<b>TOTAL PROJECT COST</b>	<b>\$ 16,554,474</b>

\*Contingency is based on 5% of the cost of Phase III.

\*\*Architect/Engineer Fee is based on 6% of the cost of Phase III (less \$11,412 for landscaping and irrigation design services performed by UA), plus not to exceed \$12,245 for additional services and reimbursable expenses and \$685,108 for previous phase design services.

\*\*\*UA Project Management Fee is based on 3% of all construction costs, landscaping, Alabama Power underground conversion, and contingency.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the scope and budget revision for the Project is approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs 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 to execute all necessary agreements with the Utilities as required to execute the Project.




Division of  
Financial Affairs

# MEMO

January 10, 2018

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Scope and Budget Revisions submittal:  
University Boulevard Improvements

Initial work to the University Boulevard Improvements project (“Project”) was completed in 2013. Phase I of the Project, that consisted of roadway from Sixth Avenue to just west of Anna Avenue, was completed summer 2016. Phase II – Part A, from just west of Anna Avenue to Bryant Drive along with the construction of a connector road from University Boulevard to Johnny Stallings Drive, was completed July 31, 2017.

The University of Alabama (“University”) is requesting to initiate work on Phase II – Part B. This phase, which consisted of the roadway just east of the Highway 82 interchange to the west end of the Alberta City bridge, was deferred in order to coordinate with projects that the Alabama Department of Transportation (ALDOT) had in process. Furthermore, the University now desires to separate Phase II-Part B into two Phases, Phase III and Phase IV.

Phase III will consist of roadway improvements consistent with the previous phases and the limits will be from just east of the Highway 82 interchange to Helen Keller Boulevard. Phase IV will consist of roadway improvements from Helen Keller Boulevard to the west end of the Alberta City bridge and will be deferred to a later date and is not reflected in the Project at this time.

Therefore, The University is requesting approval of a revised scope to incorporate Phase III.

Additionally, the University is requesting a revised budget from \$13,657,227 to \$16,554,474 to reflect the final construction cost for initial Construction, Phase I, and Phase II, and the revised scope for Phase III.

The total Project funding will consist of an ALDOT Transportation Enhancement Grant previously funded in the amount of \$8,617,288, ALDOT Reimbursement in the amount of \$473,192, and University funds in the amount of \$7,463,994 of which \$5,039,939 was previously funded.

University Boulevard Improvements  
January 10, 2018  
Page 2

I have attached an Executive Summary, Project Summary, Project Planning Report, Location Map and Resolution 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 8 - 9, 2018.

LG/ccj

**Attachments**

pc w/atcmts:        Michael Rodgers  
                         Michael Lanier  
                         Tim Leopard  
                         Tom Love  
                         David Welch

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: February 8 – 9, 2018

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama  
**PROJECT NAME:** University Boulevard Improvements  
**PROJECT LOCATION:** University Blvd, east of the McFarland Blvd East ramp to the east side of the intersection of Helen Keller Blvd  
**ARCHITECT:** McGiffert and Associates, LLC., Tuscaloosa, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>November 5, 2009</u>
<input type="checkbox"/> Stage II – Waiver	<u>February 5, 2010</u>
<input type="checkbox"/> Stage III	<u>February 5, 2010</u>
<input type="checkbox"/> Revised Stage III	<u>February 4, 2011</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 4, 2011</u>
<input type="checkbox"/> Stage IV and Budget Reallocation	<u>April 12, 2013</u>
<input type="checkbox"/> Revised Stage III	<u>February 5, 2016</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 5, 2016</u>
<input type="checkbox"/> Stage IV, Not to Exceed Contract Award	<u>February 5, 2016</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 3, 2017</u>
<input checked="" type="checkbox"/> Scope and Budget Revision	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Renovations	Instructional		
<input type="checkbox"/> Building Addition	Auxiliaries		
<input type="checkbox"/> New Construction	Fraternity House		
<input checked="" type="checkbox"/> Campus Infrastructure	Other	<u>N/A</u>	<u>N/A</u>
	<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>

<b>BUDGET</b>	<b>CURRENT</b>	<b>REVISED</b>
Construction	\$ 772,563	\$ 772,563
Phase I: Construction–West Roadway, Landscaping and Irrigation	\$ 5,086,536	\$ 5,086,536
Phase II: Construction–East Roadway, Landscaping and Irrigation	\$ 4,976,925	\$ 3,915,477
Phase III: Construction–East McFarland Roadway, Landscaping, and Irrigation	\$ -	\$ 3,207,185
Landscaping	\$ -	\$ 240,000
Alabama Power Underground Conversion	\$ 902,000	\$ 981,500
Contingency* (5%)	\$ 293,946	\$ 160,359
Architect/Engineer Fee** (6%/–6.8%)	\$ 691,918	\$ 878,372
UA Project Management Fee*** (3%)	\$ 360,959	\$ 430,909
Other Expenses (survey, testing)	\$ 547,380	\$ 844,073
Other Fees (advertising and postage)	\$ 25,000	\$ 37,500
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 13,657,227</b>	<b>\$ 16,554,474</b>

\*Contingency is based on 5% of the cost of Phase III.

\*\*Architect/Engineer Fee is based on 6% of the cost of Phase III construction (less \$11,412 for landscaping and irrigation design services performed by UA), plus not to exceed \$12,245 for additional services and reimbursable expenses and \$685,108 for previous phase design services.

\*\*\*UA Project Management Fee is based on 3% of all construction costs, landscaping, Alabama Power underground conversion, and contingency.



<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
GSF: N/A (See "New Equipment Required" below.)		
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>15,450</b>

<b>FUNDING SOURCE:</b>		
Capital Outlay:		
	ALDOT Transportation Enhancement grant	\$ 8,617,288
	ALDOT Reimbursement	\$ 473,192
	University funds	\$ 7,463,994
O&M Costs:		
	University funds	\$ 15,450

**NEW EQUIPMENT REQUIRED:**  
 Decorative signal poles and mast arms for one intersection. The cost of the materials will be equally paid for by The University of Alabama, the City of Tuscaloosa.

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**  
 As the primary entrance to the University, this project will greatly improve the "first impression" for campus visitors and provide an appearance that is consistent with the quality associated with other areas of the University. The University Boulevard Improvement project "(Project)" will improve the traffic flow on University Boulevard and enhance the aesthetics of the area by planting shade and ornamental trees along both sides of the road.  
 In addition, safety for pedestrians will be heightened by providing additional lighting to the existing sidewalk on the south side of University Boulevard and installing crosswalks and pedestrian signals at the intersection of Fifth Avenue and University Boulevard. Safety will be further enhanced with the extension of the mixed-use bicycle and pedestrian trail and the addition of landscaped medians in certain areas. Consistent directional signage will also be installed to provide improved wayfinding to students, visitors, faculty, and staff.

## Project Summary

### UNIVERSITY BOULEVARD IMPROVEMENTS

The University Boulevard Improvements project (“Project”) has been an ongoing Project for The University of Alabama (“University”) in conjunction with, and support from, The Alabama Department of Transportation (ALDOT), to improve the aesthetic and functionality of University Boulevard.

The initial work, completed in 2013, included:

- adding pedestrian lighting beside the existing sidewalk along the south side of University Boulevard;
- planting shade and ornamental trees along both sides of this section of the State Highway;
- providing site furnishings along the mixed-use path on the north side of the roadway for users;
- extending the current 10 feet wide mixed-use bicycle and pedestrian trail, located on the north side of University Boulevard, approximately 800 feet to the east and installing crosswalks and pedestrian signals at the intersection of Fifth Avenue and University Boulevard where none currently exists.

Phase I, from Sixth Avenue to just west of Anna Avenue, completed summer 2016, included:

- narrowing the roadway from a five-lane section to a two-lane section with turn lanes and landscaped and irrigated medians from Hackberry Lane to Second Avenue; and
- modifying the roadway from a five-lane section to a four-lane section with turn lanes and landscaped irrigated medians from Second Avenue to just west of Anna Avenue.

Phase II, from just west of Anna Avenue to Bryant Drive along with the construction of a connector road from University Boulevard to Johnny Stallings Drive completed July 31, 2017, included:

- a roadway with similar features to those installed with Phase I east of 2<sup>nd</sup> Avenue with four automobile travel lanes, bike lanes, and either a center turn lane or a landscaped median from Anna Avenue to Hillard Drive, and six automobile lanes and turn lanes from Hillard Drive to Bryant Drive.
- removal and replacement of the existing concrete paving with asphalt paving, including replacing existing curb with new integral concrete curb and gutter;
- installation of new irrigated and landscaped medians from Anna Avenue to the west edge of the University Medical Center;
- rebuilding/replacement of storm inlet structures as needed to accommodate roadway improvements;

- rebuilding/widening of University Boulevard from Hillard Drive to Bryant Drive as necessary to coordinate with adjacent ALDOT projects;
- burial of overhead AT&T, Alabama Power, and Comcast lines near Anna Avenue and from Hackberry to 2<sup>nd</sup> Avenue; and
- replacement of traffic signals with new decorative traffic signals at the intersections of Hillard Drive, Bryant Drive, the west and east ramp of McFarland Boulevard and the intersection of Bryant Drive at Hillard Drive all along University Boulevard. These signals were installed by ALDOT and the cost of the materials was paid equally by the University, the City of Tuscaloosa and DCH Reginal Medical Center.
- construction of a connector road from University Boulevard to Johnny Stallings Drive.

The University is proposing to divide the originally planned Phase III, which was from just east of Highway 82 interchange to the west end of the Alberta City bridge, into two phases, Phase III and Phase IV.

Phase III, from just east of McFarland Boulevard to just east of Hellen Keller Boulevard will include:

- A roadway with similar features to those installed with Phase I and II with four automobile travel lanes and either a center turn lane or a landscaped median;
- Removal and replacement of existing concrete paving with asphalt paving, including replacing existing curb with new integral concrete curb and gutter;
- Rebuilding/replacement of storm inlet structures as needed to accommodate roadway improvements;
- Replacement of traffic signals with new decorative traffic signals at the intersection of Hellen Keller Boulevard
- Replacement of the overhead sign structure in front of DCH with a decorative sign structure (the University will furnish structure and ALDOT will install)
- Installation of landscaping, sidewalks, and appropriate lighting

Phase IV will begin east of Helen Keller Boulevard and extend to the west terminus of the Alberta City bridge. This phase will be deferred to a later date, and is not reflected in the budget at this time.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: February 8 - 9, 2018

INITIAL REPORT  
 INTERIM REPORT  
 FINAL REPORT  
 6 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: University Boulevard Improvements

2. LOCATION: University Blvd, east of the McFarland Blvd East ramp to the East side of the intersection of Helen Keller Blvd

3. ARCHITECT/ENGINEER: McGiffert and Associates, LLC, Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>Sep-16</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Sep-16</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Nov-17</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Mar-18</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Dec-17</u>
	% COMPLETE	<u>90%</u>
	* DATE COMPLETED	<u>Apr-18</u>
D. SCHEDULED BID DATE:		<u>April 24, 2018</u>

	CURRENT	REVISED
5. CURRENT PROJECT BUDGET:		
A. CONSTRUCTION	\$ <u>772,563</u>	\$ <u>772,563</u>
B. PHASE I: CONSTRUCTION		
WEST ROADWAY, LANDSCAPING, AND IRRIGATION	\$ <u>5,086,536</u>	\$ <u>5,086,536</u>
C. PHASE II: CONSTRUCTION		
EAST ROADWAY, LANDSCAPING, AND IRRIGATION	\$ <u>4,976,925</u>	\$ <u>3,915,477</u>
D. PHASE III: CONSTRUCTION		
EAST McFARLAND ROADWAY, LANDSCAPING, AND IRRIGATION	\$ <u>-</u>	\$ <u>3,207,185</u>
E. LANDSCAPING	\$ <u>-</u>	\$ <u>240,000</u>
F. ALABAMA POWER UNDERGROUND CONVERSION	\$ <u>902,000</u>	\$ <u>981,500</u>
G. CONTINGENCY** (5%)	\$ <u>293,946</u>	\$ <u>160,359</u>
H. ARCHITECT/ENGINEER FEE*** (6%/~6.8%)	\$ <u>691,918</u>	\$ <u>878,372</u>
I. UA PROJECT MANAGEMENT FEE**** (3%)	\$ <u>360,959</u>	\$ <u>430,909</u>
J. OTHER EXPENSES (SURVEYING, TESTING)	\$ <u>547,380</u>	\$ <u>844,073</u>
K. OTHER FEES (ADVERTISING AND POSTAGE)	\$ <u>25,000</u>	\$ <u>37,500</u>
<b>L. TOTAL PROJECT BUDGET</b>	<b>\$ <u>13,657,227</u></b>	<b>\$ <u>16,554,474</u></b>

\*Contingency is based on 5% of the cost of Phase III.

\*\*Architect/Engineer Fee is based on 6% of the cost of Phase III construction (less \$11,412 for landscaping and irrigation design services performed by UA), plus not to exceed \$12,245 for additional services and reimbursable expenses and \$685,108 for previous phase design services.

\*\*\*UA Project Management Fee is based on 3% of all construction costs, landscaping, Alabama Power underground conversion and, contingency.

6. FUNDING/RESOURCES: ALDOT Transportation Enhancement Grant - \$8,617,288  
ALDOT Reimbursement - \$473,192  
University Funds - \$7,463,994 (\$5,039,939 previously funded)

7. REMARKS: All work completed on Construction, Phase I:Construction, Phase II:Construction

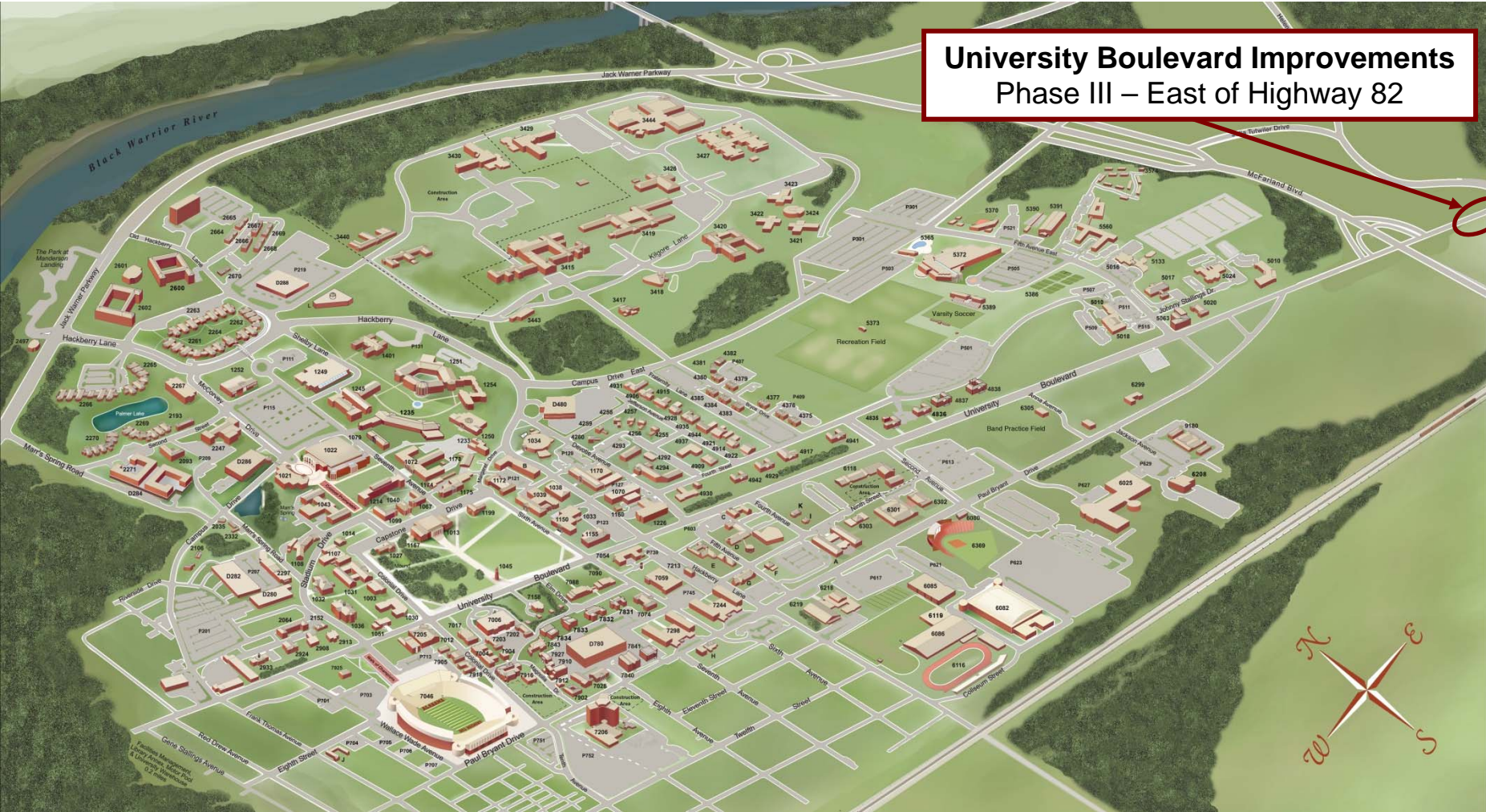
\* FINAL AGENCY APPROVAL

SUBMITTED BY: 1 of 1

Tim Leopard

# LOCATION MAP

**University Boulevard Improvements  
Phase III – East of Highway 82**



# UNIVERSITY BOULEVARD IMPROVEMENTS

## Site Plan



Highway 82 – McFarland

Alberta City Bridge