

May 5, 2020

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 June 5, 2020 meeting the following resolution:

- Board Item – Action: Stage III and Budget Reallocation Submittals:
Delta Gamma Renovations and Additions
UA Project No.: 831-19-2164

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

Sincerely,



Stuart R. Bell
President

Enclosure



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

*** Board Submittal Checklist No. 3**

**Capital Project – Stage III and Budget Reallocation Submittals /1
(Architectural Design and Budget Reallocation)**

Campus: The University of Alabama
Project Name: Delta Gamma Renovations and Addition
UA Project #: 831-19-2164
Meeting Date: June 4 – 5, 2020

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 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. Proposed Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☒ 10. Final Business Plans (if applicable) /3

DocuSigned by:
Carla Coleman Jones
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Prepared by: _____

Approved by: Tim Leary

/1 Reference Tab 3H - 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

DELTA GAMMA RENOVATIONS AND ADDITION

WHEREAS, on February 7, 2020, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Delta Gamma Renovations and Addition project (“Project”) for renovations of approximately 3,543 gross square feet (gsf) and an addition of approximately 978 gsf to their existing chapter house located at 625 Judy Bonner Drive; and

WHEREAS, this Project will be comprised of two packages: Package I – Renovations and Package II – Addition; and

WHEREAS, Package I – Renovations will include renovation of the 1,143 gsf serving line area and 2,000 gsf dining area; and

WHEREAS, Package II – Addition will consist of an addition totaling 978 gsf, encompassing 326 gsf each for first, second, and third floors, and a 400 gsf renovation of the kitchen; and

WHEREAS, on February 7, 2020, due to their involvement designing the existing house and their commitment to deliver the Project design by Summer 2020, the Board authorized The University of Alabama (“University”) to utilize the architectural services of Ellis Architects, Inc., of Tuscaloosa, Alabama, accepting a final negotiated a design fee of 7.7% of the cost of construction of Package I - Renovations and 7.4% of the cost of construction of Package II - Addition, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed; and

WHEREAS, on March 26, 2020, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and Snow-Blakeney Construction, Inc., of Tuscaloosa, Alabama (Snow-Blakeney) was declared the lowest responsive and responsible bidder with a base bid in the amount of \$440,000, which is below the cost threshold requiring Board approval; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final construction contract for Package I – Renovations to Construction Package II- Addition and the associated changes to soft costs; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

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 will be funded from Chapter Reserves in the amount of \$2,000,000; and

WHEREAS, $\Delta\Gamma$ is current on its loan and has an outstanding note balance of \$6,657,318 as of March 31, 2020 with a monthly payment of \$39,190, maintains a strong chapter membership and has shown through its National Housing Operations Balance Sheet that the chapter has funds available; and

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

BUDGET:	REVISED
Construction Package I – Renovations	\$ 440,000
Construction Package II – Addition	\$ 1,057,000
Security/Access Control	\$ 20,000
Telecomm/Data	\$ 25,000
Contingency* (10%)	\$ 149,700
UA Project Management Fee** (3%)	\$ 49,401
Architect/Engineer Fee*** (~9.25%)	\$ 138,476
Expenses (Surveys, Testing, Inspections)	\$ 60,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 60,423
TOTAL PROJECT COST	\$ 2,000,000

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

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

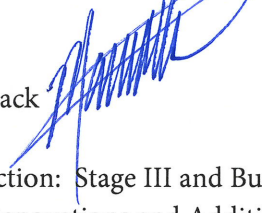
***Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed.

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

1. The Budget Reallocation for the Project is approved as stipulated above.
2. The Stage III submittal for the Project is hereby approved.

May 4, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III and Budget Reallocation submittals:
Delta Gamma Renovations and Addition
UA Project #831-19-2164

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Delta Gamma Renovations and Addition project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

The Project is comprised of two construction packages: Package I – Renovations and Package II – Addition.

On March 26, 2020, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Package I – Renovations. Snow-Blakeney Construction, Inc., of Tuscaloosa, Alabama (Snow-Blakeney) was declared the lowest responsive and responsible bidder with a base bid in the amount of \$440,000, which is less than the threshold requiring Board approval.

Accordingly, the University is requesting a Budget Reallocation to reflect the construction cost savings for Package I – Renovations to Construction Package II- Addition and the associated changes to soft costs.

The Project will be funded from Chapter Reserves in the amount of \$2,000,000. $\Delta\Gamma$ is current on its loan and has an outstanding note balance of \$6,657,318 as of March 31, 2020 with a monthly payment of \$39,190, maintains a strong chapter membership, and has shown through its National Housing Operations Balance Sheet that the chapter has funds available.

The 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, Location map and Renderings 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 June 4 – 5, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Suzanne Webster

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 4 – 5, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Delta Gamma Renovations and Addition

PROJECT LOCATION: 625 Judy Bonner Drive

ARCHITECT: Ellis Architects, Inc., Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>February 7, 2020</u>
<input type="checkbox"/> Stage II, Waiver	<u>February 7, 2020</u>
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Budget Reallocation	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Addition	Sorority	~22%	978
<input checked="" type="checkbox"/> Renovation		~78%	3,543
TOTAL		100%	4,521

BUDGET	Preliminary	Revised
Construction Package I – Renovations	\$ 600,000	\$ 440,000
Construction Package II – Addition	\$ 897,000	\$ 1,057,000
Security/Access Control	\$ 20,000	\$ 20,000
Telecomm/Data	\$ 25,000	\$ 25,000
Contingency* (10%)	\$ 149,700	\$ 149,700
UA Project Management Fee** (3%)	\$ 49,401	\$ 49,401
Architect/Engineer Fee*** (~9.29%/~9.25%)	\$ 139,042	\$ 138,476
Expenses (Surveys, Testing, Inspections)	\$ 60,000	\$ 60,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 59,857	\$ 60,423
TOTAL PROJECT COST	\$ 2,000,000	\$ 2,000,000

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

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

*** Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ N/A*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ N/A*

FUNDING SOURCE:

Capital Outlay:

Chapter Reserves \$ 2,000,000

O&M Costs:

*O&M Costs

\$ N/A

*O&M costs will be funded by the chapter from rental income and other charges to sorority members.

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

An increase in the size of the Delta Gamma sorority house will allow the chapter to comfortably accommodate the projected chapter size and the growing Greek community.

This Project will allow the chapter to better compete and to enhance the living experience for existing student members as well as future members.

The facility will provide space more appropriate to current trends in Greek life and will enhance both functional and programmatic use.

ATTACHMENT NO. 1

Project: Delta Gamma Renovations and Addition
BOT Submittals: Stage III and Budget Reallocation
Meeting Date: June 4 – 5, 2020

Project Summary**DELTA GAMMA RENOVATIONS AND ADDITION**

The Delta Gamma ($\Delta\Gamma$) Renovations and Addition project (“Project”) will be located at 625 Judy Bonner Drive. The current $\Delta\Gamma$ house opened in 2011 as part of Phase I of the Sorority Expansion Master Plan. The house is 36,157 gross square feet (gsf) with a bed capacity of 66. There are four (4) levels comprised of a basement and three (3) floors. In 2015, a porch addition was constructed to the south elevation of the house.

The Project will include two packages: Package I – Renovations and Package II – Addition.

Package I – Renovations will include the renovation of the 1,143 square foot (sf) serving line area and 2,000 sf dining area as necessary to improve functionality for the growing chapter.

Package II – Addition will consist of an addition totaling 978 gsf, encompassing 326 gsf for each first, second, and third floors, and a 400 gsf renovation of the kitchen. The renovation on the first floor will enhance the serving efficiency to the growing number of members and provide additional work areas for staff.

The second and third floors will include a combination of study rooms and break rooms. The exterior and interior finishes will match the existing materials.

The addition will not extend to the basement and will not extend beyond the approved variance of 8’ to The University of Alabama setbacks.

Delta Gamma FHC

Balance Sheet

		Actual 3/31/2020
079 - Beta Psi House Corporation		
Assets		
079-00-000-1515	Deferred Expense - Beta Psi	\$13,910.33
079-00-000-1710	Land Improvements - Beta Psi	\$15,830.00
079-00-000-1715	Buildings - Beta Psi	\$375,702.93
079-00-000-1720	Leaseholder Improvements - Beta Psi	\$8,411,060.83
079-00-000-1725	Interior Improvements/Furniture - Beta Psi	\$961,166.78
079-00-000-1730	Computer Equipment - Beta Psi	\$3,389.10
079-00-000-1735	Electronics & Minor Appliances - Beta Psi	\$83,347.63
079-00-000-1750	Land Improvements 2 - 5K - Beta Psi	\$1,950.00
079-00-000-1755	Building Improvements 2 - 5K - Beta Psi	\$167,852.98
079-00-000-1810	Accumulated Depreciation - Beta Psi	(\$3,845,741.16)
079-00-001-1985	Required Cash Reserve - Beta Psi	\$513,935.00
079-00-001-1990	Available Cash Balance - Beta Psi	\$2,116,082.07
Total Assets		\$8,818,486.49
Liabilities and Fund Balance		
Liabilities		
079-00-000-2410	University of Alabama -Note 1- Beta Psi	\$1,993,615.10
079-00-000-2420	University of Alabama -Note 2- Beta Psi	\$1,676,287.54
079-00-000-2430	University of Alabama -Note 3- Beta Psi	\$2,987,415.85
Total Liabilities		\$6,657,318.49
Fund Balance		
079-00-000-3700	Fund Balance 6/30 - Beta Psi	\$2,161,168.00
Total Fund Balance		\$2,161,168.00
Total Liabilities and Fund Balance		\$8,818,486.49

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

Delta Gamma Servery Renovation

Bid Due

March 26, 2020 1:00 p.m. local time

Architect/Engineer

Ellis Architects
1490 Northbank Parkway, Suite 212
Tuscaloosa, AL 35406
phone: (205) 752-4420

UA Project No.

831-19-2119

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:


Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: July 24, 2020

CONTRACTOR	K & A Builders, Inc.	Kyser Construction, LLC	RCI Contractors & Engineers, Inc.	Snow-Blakeney Construction, Inc.
	2420 12th Street Tuscaloosa, AL 35401 (205) 349-3126 GC Lic. #40146	P. O. Box 331 Northport, AL 35475 (205) 366-3530 GC Lic. #42467	2315 14th Street Tuscaloosa, AL 35401 (205) 752-0333 GC Lic. #18041	3519 Greensboro Ave. Tuscaloosa, AL 35401 (205) 454-2100 GC Lic. #50742
Addenda ONE - THREE	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Harco National Insurance Co.	Ohio Casualty Ins. Co.	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 594,000.00	\$ 585,000.00	\$ 427,999.00	\$ 440,000.00
ENVELOPE ADJUSTMENT	(75,000.00)	(15,000.00)	18,000.00	-
TOTAL BID	\$ 519,000.00	\$ 570,000.00	\$ 445,999.00	\$ 440,000.00

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


Dan Rodgers
Director, Contract Administration
The University of Alabama

DATE: JUNE 4 - 5, 2020

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: Delta Gamma Renovations and Addition

2. LOCATION: 625 Judy Bonner Drive

3. ARCHITECT/ENGINEER: Ellis Architects, Inc., Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN

DATE INITIATED

September-19

% COMPLETE

100%

* DATE COMPLETED

December-19

B. PRELIMINARY DESIGN:

DATE INITIATED

December-19

% COMPLETE

100%

* DATE COMPLETED

May-20

C. CONSTRUCTION DOCUMENTS:

DATE INITIATED

May-20

% COMPLETE

90%

* DATE COMPLETED

June-20

D. SCHEDULED BID DATE:

July-20

5. CURRENT PROJECT BUDGET:

A. CONSTRUCTION PACKAGE I - RENOVATIONS

PRELIMINARY

\$ 600,000

REVISED

\$ 440,000

B. CONSTRUCTION PACKAGE II - ADDITION

\$ 897,000

\$ 1,057,000

C. SECURITY/ACCESS CONTROL

\$ 20,000

\$ 20,000

D. TELECOMM/DATA

\$ 25,000

\$ 25,000

E. CONTINGENCY* (10%)

\$ 149,700

\$ 149,700

F. UA PROJECT MANAGEMENT FEE** (3%)

\$ 49,401

\$ 49,401

G. ARCHITECT/ENGINEER FEE*** (~9.29%/~9.25%)

\$ 139,042

\$ 138,476

H. EXPENSES (SURVEYS, TESTING, INSPECTIONS)

\$ 60,000

\$ 60,000

I. OTHER FEES AND SERVICES (ADVERTISING, PRINTING,

\$ 59,857

\$ 60,423

J. TOTAL PROJECT COST

\$ 2,000,000

\$ 2,000,000

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

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

***Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit of \$1,500 for previous work performed.

6. FUNDING/RESOURCES: Chapter Reserves - \$2,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leopold

DELTA GAMMA RENOVATIONS AND ADDITION

LOCATION MAP



DELTA GAMMA RENOVATIONS AND ADDITION

Vantage Points



DELTA GAMMA RENOVATIONS AND ADDITION

Vantage Point 1
Southwest looking Northeast



DELTA GAMMA RENOVATIONS AND ADDITION

Vantage Point 1 Alternate
Southwest looking Northeast



DELTA GAMMA RENOVATIONS AND ADDITION

Vantage Point 2
Southeast looking Northwest



DELTA GAMMA RENOVATIONS AND ADDITION

Massing Study

Name of Building	Height from Finish Floor to Roof Ridge	Width	Depth
Kappa Alpha Theta	50 feet	160 feet	86 feet
Alpha Omicron Pi	50 feet	143 feet	78 feet
Zeta Tau Alpha	50 feet	155 feet	76 feet
Kappa Delta	48 feet	157 feet	114 feet
Delta Delta Delta	50 feet	155 feet	114 feet
Phi Mu	50 feet	138 feet	76 feet
Gamma Phi Beta	50 feet	127 feet	113 feet
Alpha Chi Omega	50 feet	128 feet	162 feet
Kappa Kappa Gamma	50 feet	150 feet	75 feet
Chi Omega	50 feet	134 feet	127 feet
Harris Hall	45 feet	224 feet	85 feet
Delta Gamma	52 feet	124 feet	122 feet