

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>/1</sup>  
(Construction Contract Award)**

**CAMPUS:** The University of Alabama

**PROJECT NAME:** Smart Communities And Innovation Building

**MEETING DATE:** June 9-10, 2022

- 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) <sup>/2</sup>
- 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) <sup>/3</sup>

Prepared by: Tommy Alfano

Approved by:




<sup>/1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3V - Board Rule 415 Instructional Guide

THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup> | Office of the  
President

May 4, 2022

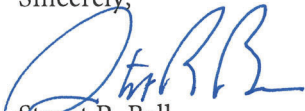
Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents which provide information regarding the Smart Communities and Innovation Building project.

Please place this item on the agenda for the Physical Properties Committee meeting of the June 9-10, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

## SMART COMMUNITIES AND INNOVATION BUILDING

WHEREAS, on June 4, 2020, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved of the Stage I submittal for the Smart Communities and Innovation Building project (“Project”) to be located on the Peter Bryce Campus; and

WHEREAS, the Project will be utilized by the Alabama Transportation Institute (ATI) and strategic partners including the Alabama Department of Transportation (ALDOT) and City of Tuscaloosa; and

WHEREAS, ATI has been extremely successful in obtaining research awards, leveraging existing partner relationships, and increasing general growth of the program; and

WHEREAS, ALDOT’s regional Transportation Systems Management Operations collaboration, currently a component of ATI, has been successful and has functionally outgrown its space; and

WHEREAS, the Project will provide critically needed space for transportation related planning, research and cooperative initiatives and will engage community partners, faculty, undergraduate, graduate, and post-doctoral students in those efforts; and

WHEREAS, on November 13, 2020, the Board approved the initial renderings as submitted; and

WHEREAS, on July 23, 2021, Governor Kay Ivey announced an additional \$16,500,000 Public School and College Authority (PSCA) allocation to the University for the Project and this allocation supports the partnership between the State, the University, Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI) in establishing the Alabama Mobility and Power initiative (AMP); and

WHEREAS, this partnership seeks to create a world-class research and development hub for creating and sustaining modern mobility and power technologies, development, and deployment of charging infrastructure, and managing power delivery to support large scale growth in electric vehicles; and

WHEREAS, on September 17, 2021 the Board approved a Revised Scope and Budget to include the necessary infrastructure (including medium voltage grid improvements and service to the facility), research technology, and support equipment to fit-out the balance of the building (first and second floor of the west wing) as necessary for AMP service and support including a screened research and support service yard and an approximately 4,000 GSF garage lab addition and all associated lab soft costs; and

WHEREAS, on September 17, 2021, in order to facilitate the design and installation of the smart grid components, electrical service relocation to the facility and the conversion of APCO facilities in the area from overhead to underground, the Board authorized the University to complete all necessary agreements with APCO for the aforementioned work; and

WHEREAS, due to other existing commitments and changes in the structure of Ward Scott Architecture, Inc., of Tuscaloosa, Alabama, on September 17, 2021, the Board authorized the University to transition the design of the Project to the qualified firm of Davis Architects of Birmingham, Alabama (“Davis Architects”) as the principal design firm for the Project accepting a final negotiated design fee of \$903,600; and

WHEREAS, on September 17, 2021, the Board approved a Revised Budget from \$19,500,000 to \$37,594,500 to reflect the costs of the Revised Architect Fee, Revised Scope, and associated soft costs; and

WHEREAS, on February 28, 2021, pursuant to Title 39, State Bid law of Alabama Code, competitive bids were received for the Demolition Package of the Project and MAK Environmental, LLC, of Northport, Alabama, was declared the lowest responsive and responsible bidder in the amount of \$567,000 which is below the threshold amount requiring Board approval; and

WHEREAS, MAK Environmental, LLC’s final contract amount was \$553,132 as reflected in the Project budget below; and

WHEREAS, on August 3, 2021, pursuant to Title 39, State Bid law of Alabama Code, competitive bids were received for the Elevator Package of the Project and Diversified Elevator & Equipment Co., Inc., of Millbrook, Alabama, was declared the lowest responsive and responsible bidder with a base bid in the amount of \$234,220, which is below the threshold amount requiring Board approval; and

WHEREAS, on February 4, 2022, the Board approved the award of the construction contract for the Utilities and Infrastructure Package to Premier Service Company, Inc. for a total contract amount of \$1,627,904 as reflected on the certified bid tab; and

WHEREAS, on February 4, 2022, the Board approved a budget reallocation to reflect the contract amounts for the Demolition Package, the Elevator Package and the Utilities and Infrastructure Package; and

WHEREAS, on April 8, 2022, the Board approved the revised renderings, which included the support space for the AMP program as submitted; and

WHEREAS, on April 8, 2022, the Board approved a revised budget from \$37,594,500 to \$38,194,500 to reflect the cost of the additional generator capacity as part of the Smart Grid and Alternative Energy Package; and

WHEREAS, on April 8, 2022, the Board approved a budget reallocation to reflect the breakout of the Smart Grid And Alternative Energy Package; and

WHEREAS, in accordance with Title 39, State Bid law of Alabama Code, on April 14, 2022, the University received competitive bids for the Building Addition and Renovation Package and J.T. Harrison Construction Co., Inc. of Tuscaloosa, AL, was declared the lowest responsible bidder for the project with an adjusted base bid amount of \$27,741,084 as referenced on the certified bid tab, for the work related to the project; and

WHEREAS the University desires to accept Alternate #1 totaling \$375,000 and post bid negotiations executed in accordance with Title 39-2-6 of the Code of Alabama to reduce costs in the amount \$2,180,466; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, the University is requesting approval to award the construction contract for the Construction main package of this Project to Harrison Construction for a total contract amount of \$25,935,619 inclusive of Alternate #1 and the post bid negotiations; and

WHEREAS, the University is requesting approval of a Revised Budget from \$38,194,500 to \$42,073,570 to reflect the bid results and associated Construction Contract, the post bid negotiations, Alternate #1 and the related adjustments to soft costs as reflected in the Revised Budget included herein; 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, the Project will be funded with 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$36,000,000, University Central Reserves in the amount of \$5,473,570, and \$600,000 from the Office for Research and Economic Development (ORED) Reserves; and

WHEREAS, the Project will eliminate approximately \$16,000,000 in campus building and infrastructure deferred maintenance liability; and

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

BUDGET		Revised
<b>Construction</b>	<b>\$</b>	<b>25,935,619</b>
<i>Demolition</i>	\$	553,132
Elevator	\$	234,220
Utilities and Infrastructure	\$	1,508,138
Smart Grid And Alternative Energy	\$	5,258,193
Power Line Burial (APCO, Comcast, ATT)	\$	511,217
Owner Furnished Contractor Install Equipment	\$	443,452
Landscaping	\$	0
Owner Furnished Equipment – A/V Video Wall	\$	350,516
Security/Access Control	\$	179,270
Telecommunication/Data	\$	475,000
Contingency*(Lump Sum)	\$	1,597,778
UA Project Management Fee**(3%)	\$	1,081,252
Architect/Engineer Fee***	\$	1,029,810
<i>Architect/Engineer Fee****(~3.3%)</i>	\$	903,006
Non-PSCA Eligible Expenses	\$	1,169,500
Expenses (Geotech, Construction Materials Testing, Inspections)	\$	670,590
Other Fees and Services (Postage, Advertising, Printing)	\$	172,877
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>42,073,570</b>

\*Contingency is based on Lump Sum.

\*\*UA Project Management Fee is based on 3% of the total costs of Construction, Demolition, Elevator, Utilities and Infrastructure, Power Line Burial, Smart Grid and Alternative Energy, Owner Furnished Contractor Installed Equipment, and Contingency.

\*\*\*WSA Architect/Engineer Final negotiated Fee.

\*\*\*\*Davis Architect/Engineer Fee is based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of construction budget)], plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

*Work Completed. Final Contract/Agreement Amount.*

**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.
2. The revised scope and budget are hereby approved as stipulated above.
3. The revised funding 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 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 of The University of Alabama in executing the aforementioned contract with J. T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama for the Construction Package of the Project in accordance with Board Rule 415.

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

<b>MEETING DATE:</b>	June 9 – 10, 2022
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	Smart Communities and Innovation Building
<b>PROJECT NUMBER:</b>	430-20-2412
<b>PROJECT LOCATION:</b>	South of Kirkbride Lane and east of Randall Way on the Peter Bryce Campus
<b>ARCHITECT:</b>	Davis Architects, Inc.

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	June 4, 2020
<input type="checkbox"/> Stage II, Waiver	June 4, 2020
<input type="checkbox"/> Stage III	November 13, 2020
<input type="checkbox"/> Revised Stage II, Waiver of Consultant Process	September 17, 2021
<input type="checkbox"/> Revised Scope and Budget	September 17, 2021
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage IV (Utilities & Infrastructure)	February 4, 2022
<input type="checkbox"/> Revised Stage III	April 8, 2022
<input checked="" type="checkbox"/> Stage IV (Construction Package)	June 10, 2022
<input checked="" type="checkbox"/> Revised Scope and Budget	June 10, 2022

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> New Construction	Office	~43%	31,479
<input checked="" type="checkbox"/> Building Addition	Conference and Meeting Room	~15%	11,275
<input checked="" type="checkbox"/> Building Renovation	Circulation and Support Areas	~32%	23,086
<input type="checkbox"/> Equipment	Operations Center	~5%	3,660
<input type="checkbox"/> Other	Garage Lab	~5%	3,861
	<b>TOTAL</b>	<b>100%</b>	<b>73,361</b>



BUDGET	Current	Revised
<b>Construction</b>	<b>\$ 20,157,079</b>	<b>\$ 25,935,619</b>
<i>Demolition</i>	\$ 553,132	\$ 553,132
Elevator	\$ 234,220	\$ 234,220
Utilities and Infrastructure	\$ 1,508,138	\$ 1,508,138
Smart Grid And Alternative Energy	\$ 5,258,193	\$ 5,258,193
Power Line Burial (APCO, Comcast, ATT)	\$ 551,217	\$ 511,217
Owner Furnished Contractor Install Equipment	\$ 91,483	\$ 443,452
Landscaping (Bid with Construction)	\$ 250,000	\$ 0
Owner Furnished Equipment – A/V Video Wall	\$ 675,000	\$ 350,516
Security/Access Control	\$ 250,000	\$ 179,270
Telecommunication/Data	\$ 550,400	\$ 475,000
Contingency*(Lump Sum)	\$ 2,805,033	\$ 1,597,778
UA Project Management Fee**(3%)	\$ 942,254.85	\$ 1,081,252
Architect/Engineer Fee***	\$ 1,029,810	\$ 1,029,810
<i>Architect/Engineer Fee****(~3.3%)</i>	\$ 903,006	\$ 903,006
Non-PSCA Eligible Expenses	\$ 1,594,500	\$ 1,169,500
Expenses (Geotech, Construction Materials Testing, Inspections)	\$ 668,157	\$ 670,590
Other Fees and Services (Postage, Advertising, Printing)	\$ 172,877	\$ 172,877
<b>TOTAL PROJECT COST</b>	<b>\$ 38,194,500</b>	<b>\$ 42,073,570</b>

\* Contingency is based on a Lump Sum.

\*\*UA Project Management Fee is based on 3% of the total costs of Construction, Demolition, Elevator, Utilities and Infrastructure, Power Line Burial, Smart Grid and Alternative Energy, Owner Furnished Contractor Installed Equipment, and Contingency.

\*\*\*WSA Architect/Engineer Final negotiated Fee.

\*\*\*\*Davis Architect/Engineer Fee is based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of construction budget)], plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

*Work Completed. Actual Contract Amount.*

**Current Package for Approval.**

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
73,361 GSF x ~\$6.19/GSF:	\$ 454,827
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$ 454,827</b>
<b>FUNDING SOURCE:</b>	
2020 Alabama Public Schools and Colleges Authority Bond	\$ 36,000,000
University Central Reserves	\$ 5,473,570
Office for Research and Economic Development (ORED)	\$ 600,000
<b>O&amp;M Costs: University Annual Operating Funds, Lease Income, State Appropriations</b>	<b>\$ 454,827</b>

<b>NEW EQUIPMENT REQUIRED</b>	
<b>Total Equipment Costs:</b>	N/A

**PROJECT SCOPE:**  
 The Smart Communities and Innovation Building (formerly Alabama Transportation Center) project (“Project”) involves a comprehensive exterior and interior renovation of an approximately 66,500 GSF three (3) story building. The renovation will include the installation of all new building systems including life safety, HVAC, elevator, electrical, information technology, security and access control, and other systems as required to bring the facility in line with The University of Alabama (“University”) enterprise systems and current code and to meet the functional needs of the programs. A building envelope assessment was performed, and issues are being addressed as appropriate. The roof will be replaced as part of the Project. The Project will eliminate approximately \$16,000,000 in campus building and infrastructure deferred maintenance liability.

A newly established Alabama Mobility and Power initiative (AMP), a partnership between the University, Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI) will provide the critical research infrastructure needed to transform the transportation industry in Alabama and make the State a national leader in innovation relating to mobility and power and connecting smart and resilient communities. This initiative will have a profound impact on workforce development and economic development in a targeted industry area vital to Alabama. As such, the University will co-locate AMP with the Alabama Transportation Institution (ATI) and ALDOT in the Smart Communities and Innovation Building to appropriately reflect its mission and opportunity. This strategic co-location will also foster unique opportunities for collaboration between operational, research and applied technology partners.

The scope will include all necessary infrastructure work, smart and resilient grid technology planned in conjunction with APCO, small scale alternative electric generation including solar, battery testing equipment, fitting out the balance of the building, constructing new AMP service

and support space and all necessary research and support equipment inclusive of an approximate 3,851 GSF garage lab.

Also, there will be a service yard enclosed with a brick screen wall at the south elevation of the building to visually screen the area from Peter Bryce Boulevard and Randall Way.

Critically needed space for transportation related planning, research and cooperative initiatives is needed to engage community partners, faculty, undergraduate, graduate, and post-doctoral students. To achieve this initiative, students will be co-located with faculty members, researchers, and practitioners from ALDOT.

The research teams are expected to include participants from other colleges such as Engineering, Business, and Arts and Sciences. The integrated setting will help attract and retain top notch students from across the country and globally, which will in turn help increase enrollment and enhance the quality of our academic and research impacts.

ATI has been extremely successful in obtaining research awards, leveraging existing partnerships and increasing general growth of the program and supporting the mission. ATI continues to lead and support regional and state-wide transportation planning initiatives and this project will provide the appropriate environment to support those efforts.

The structure and single column bay layout of the building is ideally suited to open office format. This format provides for flexible future program and space use and yields a lower cost of construction.

Site enhancements will include creating a distinct entrance with a covered drop off and a designated parking area for visitors and accessible spaces for the building in the area immediately northwest of the building along with providing drive access to the loading dock and service area for the building. The site will be landscaped to University standards, all service areas will be appropriately screened, and appropriate pedestrian connectivity and lighting will be included.

The facility will also include significant network infrastructure and connectivity to support research and operational needs including the regional Transportation Systems Management and Operations (TSMO) Center.

The Project also includes approximately 3,000 GSF of addition for an enhanced lobby space and vertical circulation at the main entrance to the building.

Finally, to complement the campus milieu, the building façade will be reworked while also addressing building envelope issues.

As part of the post bid negotiations and value engineering, the 3<sup>rd</sup> floor of the facility will be shelled. This space, along with the majority of the 2<sup>nd</sup> floor, is allocated for ATI. ATI will retain some space in Cyber Hall and the adjacency necessary to enhance collaboration between ATI and AMP will not be impaired by this. The main administrative and leadership suite will be adjacent to AMP on the 2<sup>nd</sup> floor to provide appropriate support.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	July 2018
	% Complete	100%
	Date Completed	August 2020
PRELIMINARY DESIGN:	Date Initiated	September 2020
	% Complete	100%
	Date Completed	December 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	December 2021
	% Complete	100%
	Date Completed	March 2022
	(Projected)	
BID DATE:		April 14, 2022

*\*N/A on Stage I Projects*

#### **RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The University, APCO, and MBUSI, signed a Memorandum of Understanding to establish the AMP. This partnership seeks to create a world-class research and development hub for creating and sustaining modern mobility and power technologies, development of a charging infrastructure, and managing power delivery to support large scale growth in electric vehicles.

AMP will be co-located with ATI and ALDOT in the Smart Communities and Innovation Building. Within five years, AMP is projected to have nearly 100 new employees and bring annually up to 1,000 trainees from all over the globe to the University's campus. Therefore, this initiative will have a profound impact on workforce development and economic development in a targeted industry area vital to Alabama. This strategic co-location will also foster unique opportunities for collaboration between operational, research and applied technology partners.

Critically needed space for transportation related planning, research and cooperative initiatives is needed to engage community partners, faculty, undergraduate, graduate, and post-doctoral students. To achieve this initiative, students will be co-located with faculty members, researchers, and practitioners from ALDOT. The research teams are expected to include participants from other colleges such as Engineering, Business, and Arts and Sciences. The integrated setting will help attract and retain top notch students from across the country and globally, which will in turn help increase enrollment and enhance the quality of our educational and research impacts.

ATI has been extremely successful in obtaining research awards, leveraging existing partnerships and increasing general growth of the program and supporting the mission. ATI continues to lead and support regional and state-wide transportation planning initiatives and this project will provide the appropriate environment to support those efforts.

**TABULATION OF BIDS**



**Project Name**  
Smart Communities and Innovation Building - Building Renovation and Addition

**Bid Due**  
April 14, 2022 3:00 p.m. local time

**Architect/Engineer**  
Davis Architects, Inc.  
120 Twenty Third Street South  
Birmingham, Alabama 35233  
phone: (205) 322-7482  
fax: (205) 322-7485

**Project Number:**  
UA No. 430-20-2412A  
DCM No. 2020680  
PSCA No. 2012-014P

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

**FUNDS AVAILABLE:** Twenty one million, eight hundred seven thousand, eight hundred eighty-five dollars and 00/100 (\$21,807,885.00)

**COST ALLOCATIONS TO OTHER PROJECTS:** Four hundred eight thousand, nine hundred sixteen dollars and 00/100 (\$408,916.00) - To UTL-22-2811 Campus Energy Delivery Optimization & Efficiency

**BOT BUDGET (THIS PACKAGE):** Building Renovation and Addition Package \$27,741,084

**BIDS SHALL BE VALID FOR:** Sixty (60) Days

**CONSTRUCTION DURATION:** Project Completion: October 6, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SEVEN	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.

BASE BID ON PROPOSAL	\$ 29,700,000.00	\$ 30,000,000.00
ENVELOPE ADJUSTMENT	\$ (1,550,000.00)	\$ (1,420,000.00)
ADJUSTED BASE BID	\$ 28,150,000.00	\$ 28,580,000.00
ALTERNATE #1 <i>Description on back of page</i>	\$ 375,000.00	\$ 297,000.00
ENVELOPE ADJUSTMENT	\$ -	\$ -
Subtotal	\$ 28,525,000.00	\$ 28,877,000.00
ALTERNATE #2 <i>Description on back of page</i>	\$ 340,000.00	\$ 329,000.00
ENVELOPE ADJUSTMENT	\$ -	\$ -
Total Bid W / ALTERNATES	\$ 28,865,000.00	\$ 29,206,000.00

**Cost Allocations to Other Projects: \$408,916. Total Low Responsive and Responsible Bid Less Cost Allocations to Other Projects: \$27,741,084.00**

Unit Price Bid Schedule accurate and verified by Project Engineer. Schedule attached.  
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

COURTNEY PITTMAN

Sworn to and subscribed before me this 2 day of May, 2022.

Courtney Pittman  
Davis Architects, Inc.

  
Notary Public My Commission Expires



**Alternate Descriptions:**

**Alternate #1: Exterior Improvements east façade**

**Alternate #2: Parking canopy at main entry**



**TABULATION OF UNIT PRICE BIDS**

**Project Name: Smart Communities & Innovation Building Renovation & Addition**

**UA Project No.: 430-20-2412A**

**Bid Date: April 14, 2022**

**Bid Time: 3:00 PM**

<b>CONTRACTOR</b>	<b>J.T. Harrison Construction Co., Inc.</b>	<b>WAR Construction, Inc.</b>
	P. O. Box 21300 Tuscaloosa, AL 35402 GC Lic. # 20245	P.O. Box 1218 Tuscaloosa, AL 35403 GC Lic. # 6418
<b>Addenda ONE - SEVEN</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>LICENSE # ON ENVELOPE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>BONDING COMPANY OR BID DEPOSIT</b>	Travelers Casualty and Surety Company of America	The Cincinnati Insurance Company

**THE FOLLOWING AMOUNTS SHALL BE ADDED TO THE BID AMOUNT. REFER TO SECTION 012100 ALLOWANCES AND 012200 UNIT PRICES.**

Item No.	Allowance Included in Base Bid	Unit	Description	Unit Cost	Total	Unit Cost	Total
<b>Smart Communities &amp; Innovation Building</b>							
<b>Unit Price Allowances</b>							
1	1,500	c.y.i.p.	Unsuitable Soils (Removal/Offsite Disposal/Replacement with Offsite Borrow)	\$26.00	\$39,000.00	\$26.00	\$39,000.00
2	60	c.y.i.p.	Concrete	\$400.00	\$24,000.00	\$150.00	\$9,000.00
3	3	ton	Reinforcing Steel	\$2,100.00	\$6,300.00	\$2,000.00	\$6,000.00
4	5	ton	Structural Steel	\$8,500.00	\$42,500.00	\$10,000.00	\$50,000.00
5	500	l.f.	Steel Angle	\$23.52	\$11,760.00	\$30.00	\$15,000.00
6	5	24x24 section	Existing Concrete Slab Removal and Replacement	\$245.00	\$1,225.00	\$500.00	\$2,500.00
7	1,000	s.f.	Brick Masonry Repointing	\$30.00	\$30,000.00	\$30.00	\$30,000.00
8	25	24 x 24 section	Brick Masonry Repair	\$150.00	\$3,750.00	\$150.00	\$3,750.00
9	20	per opening	Infiling Existing Openings in Elevated Slab - Large Existing Holes	\$1,200.00	\$24,000.00	\$1,300.00	\$26,000.00
10	50	per opening	Infiling Existing Openings in Elevated Slab - Small Existing Holes	\$600.00	\$30,000.00	\$1,000.00	\$50,000.00
11	50	per opening	Infiling Existing Openings in Elevated Slab - Small existing holes / top chord embedded.	\$700.00	\$35,000.00	\$1,250.00	\$62,500.00
12	150	per stud	Added sistered metal studs at damaged studs in perimeter wall	\$52.43	\$7,864.50	\$53.00	\$7,950.00
13	50	b.f.	2x6 pressure treated Wood blocking at existing windows	\$3.20	\$160.00	\$20.00	\$1,000.00
14	10	c.f.	infill concrete slab with non-shrink self leveling compound	\$200.00	\$2,000.00	\$150.00	\$1,500.00
				<b>Total</b>	<b>\$257,559.50</b>	<b>Total</b>	<b>\$304,200.00</b>

**LUMP SUM ALLOWANCES SHALL BE INCLUDED IN THE BID AMOUNT REFER TO SECTION 012100 ALLOWANCES**

Item No.	Allowance No.	Description	Unit Cost	Total	Unit Cost	Total
<b>Smart Communities &amp; Innovation Building</b>						
<b>Lump Sum Allowances</b>						
15	Allowance No. 23	City of Tuscaloosa Water and Sewer Fees	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
16		Overhead & Profit Associated with Allowance No. 23 (Item No. 15)	\$0.00	\$0.00	\$2,500.00	\$2,500.00
			<b>Total</b>	<b>\$50,000.00</b>	<b>Total</b>	<b>\$52,500.00</b>

**CYBER HALL CHILLED WATER IMPROVEMENT UNIT PRICES:**

The Bidder agrees to perform the Work in the stated quantities of the unit prices so bid, the cumulative total of which constitutes the base bid set forth below, and to accept final payment for the work performed under this project as herein specified the extension of each such unit price for the quantities actually installed as determined by the Owner's Representative in accordance with the following unit price schedule. The Bidders unit prices are as follow:

Item No.	Estimated Quantity	Unit	Description	Unit Cost	Total	Unit Cost	Total
<b>Cyber Hall Chilled Water Piping Improvements</b>							
17	1	l.s.	New Chilled Water Lines from New Pump House to Cyber Hall (includes all new chilled water piping, fittings, backfill, demolition of existing Cyber Hall mechanical yard and associated piping, reconnection to the Cyber Hall chilled water system, and any other necessary equipment and work associated with these improvements as outlined in the Mechanical Plans)(See Plan Sheet C801 also for reference)	\$318,000.00	\$318,000.00	\$251,000.00	\$251,000.00
18	130	s.y.i.p.	Ex. Concrete Sidewalk Saw-cutting and Removal associated with New Chilled Water Line installation)	\$8.00	\$1,040.00	\$8.00	\$1,040.00
19	130	s.y.	UA Concrete Sidewalk (includes stone base)	\$8.00	\$1,040.00	\$117.08	\$15,220.40
20	1	l.s.	Permanent Stabilization for for areas disturbed associated with Cyber Hall Chilled Water Piping Improvements (includes grading, cleanup, sodding, etc.)	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
				<b>Total</b>	<b>\$324,680.00</b>	<b>Total</b>	<b>\$271,860.40</b>



**CIVIL UNIT PRICES:**

The Bidder agrees to perform the Work in the stated quantities of the unit prices so bid, the cumulative total of which constitutes the base bid set forth below, and to accept final payment for the work performed under this project as herein specified the extension of each such unit price for the quantities actually installed as determined by the Owner's Representative in accordance with the following unit price schedule. The Bidders unit prices are as follow:

Item No.	Estimated Quantity	Unit	Description	J.T. Harrison Construction Co., Inc.		WAR Construction, Inc.	
				Unit Cost	Total	Unit Cost	Total
<b>Smart Communities &amp; Innovation Building</b>							
<b>General, Demolition, Clearing, Grubbing, and Earthwork</b>							
21	1	l.s.	Mobilization and Demobilization for Civil Site Improvements	\$5,950.00	\$5,950.00	\$14,000.00	\$14,000.00
22	1	l.s.	Construction Staking	\$49,300.00	\$49,300.00	\$49,300.00	\$49,300.00
23	1	l.s.	GPS of Utilities and As-Built Drawings	\$14,100.00	\$14,100.00	\$14,100.00	\$14,100.00
24	1	l.s.	UA Bronze Utility Marker Installation	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
25	1	l.s.	Demolition, Clearing, and Grubbing	\$16,186.00	\$16,186.00	\$66,186.00	\$66,186.00
26	2,050	l.f.	Construction Fencing (includes gates and locks)	\$19.50	\$39,975.00	\$18.00	\$36,900.00
27	2,379	s.y.i.p.	Saw-Cut and Remove Existing Pavements (Asphalt and Concrete)	\$5.72	\$13,607.88	\$5.72	\$13,607.88
28	2,500	l.f.	Removal/Stone Backfill of Existing Pipe (4" & larger, all material)	\$73.47	\$183,675.00	\$73.47	\$183,675.00
29	7	each	Remove Ex. Storm/Sanitary Sewer Structures (includes stone backfill)	\$1,263.00	\$8,841.00	\$1,263.00	\$8,841.00
30	35	each	Remove Existing Trees and Stump/Stone Backfill	\$600.00	\$21,000.00	\$600.00	\$21,000.00
31	1	l.s.	Earthwork (includes all Borrow and/or Offsite Disposal of Excess)	\$354,300.00	\$354,300.00	\$374,300.00	\$374,300.00
32	1	l.s.	Topsoil - Stripping/Stockpiling	\$26,000.00	\$26,000.00	\$26,000.00	\$26,000.00
33	1	l.s.	Topsoil - Re-spread Onsite & Offsite Disposal of Excess	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00
34	500	s.y.	Triaxial Geogrid (TriAx TX-5 or equal) (As Directed by the Owner's Representative Only)	\$13.60	\$6,800.00	\$13.60	\$6,800.00
35	500	s.y.	Woven Geotextile Fabric (Miraflex HP270 or equal) (As Directed by the Owner's Representative Only)	\$6.52	\$3,260.00	\$6.52	\$3,260.00
36	450	l.f.	4" PVC Sch 40 Sleeve	\$20.74	\$9,333.00	\$20.74	\$9,333.00
37	450	l.f.	6" PVC Sch 40 Sleeve	\$26.17	\$11,776.50	\$26.17	\$11,776.50
<b>Base and Pavement Improvements</b>							
38	3,200	s.y.	Milling/Planing Existing Pavement (1.5" Thick)	\$4.50	\$14,400.00	\$4.48	\$14,336.00
39	1,705	s.y.	Roadbed Processing	\$1.50	\$2,557.50	\$1.04	\$1,773.20
40	3,069	s.y.	Crushed Aggregate Stone Base, 825B (4" Thickness) (Concrete Pavement)	\$8.00	\$24,552.00	\$12.20	\$37,441.80
41	1,705	s.y.	Crushed Aggregate Stone Base, 825B (12.5" Thickness)(Heavy Duty Asphalt)	\$22.50	\$38,362.50	\$22.50	\$38,362.50
42	1,705	s.y.	Bituminous Treatment A	\$0.10	\$170.50	\$0.10	\$170.50
43	305	gal	Tack Coat (0.10 gal/sy)	\$4.00	\$1,220.00	\$3.93	\$1,198.65
44	4,726	s.y.	Superpave Bituminous Concrete Wearing Surface Layer, 1/2" Maximum Aggregate Size (ALDOT 424A) (1.5" Compacted Thickness)	\$10.40	\$49,150.40	\$10.21	\$48,252.46
45	1,526	s.y.	Superpave Bituminous Concrete Binder Upper Layer, 1" Maximum Aggregate Size (ALDOT 424B) (2" Compacted Thickness)	\$12.05	\$18,388.30	\$10.44	\$15,931.44
46	1,526	s.y.	Superpave Bituminous Concrete Binder Lower Layer, 1" Maximum Aggregate Size (ALDOT 424B) (2" Compacted Thickness)	\$12.05	\$18,388.30	\$10.31	\$15,733.06
47	200	s.y.	Asphalt Patching	\$61.00	\$12,200.00	\$61.00	\$12,200.00
48	10	l.f.	2' Combination Curb and Gutter	\$50.00	\$500.00	\$50.00	\$500.00
49	795	l.f.	6" Standup Curb	\$29.00	\$23,055.00	\$24.06	\$19,127.70
50	1,752	s.y.	UA Concrete Sidewalk (includes stone base, bike rack pads, & steps)	\$81.25	\$142,350.00	\$117.08	\$205,124.16
51	261	s.y.	UA Concrete Sidewalk with Integral Curb (includes stone base)	\$85.25	\$22,250.25	\$117.08	\$30,557.88
52	96	l.f.	6' Concrete Valley Gutter	\$48.00	\$4,608.00	\$131.00	\$12,576.00
53	3,069	s.y.	Concrete Pavement (8" Thickness)	\$87.30	\$267,923.70	\$63.23	\$194,052.87
54	250	s.y.	Brick Pavers (includes concrete bands & sub-base, stone bedding and stone base, WWF, rebar, etc.)	\$162.24	\$40,560.00	\$153.47	\$38,367.50
55	939	s.y.	Gravel Equipment Area (Includes 6" Thick 825B & 4" Thick No. 57 Stone)	\$22.00	\$20,658.00	\$22.00	\$20,658.00
56	4	each	Handicap Ramps	\$1,000.00	\$4,000.00	\$1,000.00	\$4,000.00
57	2	each	UA Standard Bike Racks	\$2,500.00	\$5,000.00	\$1,108.00	\$2,216.00
<b>Storm Drainage System Improvements</b>							
58	240	l.f.	6" PVC SDR 26 Roof Drain Collection Pipe (incl. fittings, reducers, caps, cleanouts, backfill, etc.)	\$76.00	\$18,240.00	\$76.00	\$18,240.00
59	280	l.f.	8" PVC SDR 26 Roof Drain Collection Pipe (incl. fittings, reducers, caps, cleanouts, backfill, etc.)	\$77.00	\$21,560.00	\$77.00	\$21,560.00
60	42	l.f.	12" PVC SDR 26 Roof Drain Collection Pipe (incl. fittings, reducers, caps, cleanouts, backfill, etc.)	\$171.00	\$7,182.00	\$171.00	\$7,182.00
61	569	l.f.	15" R.C. Pipe, Class 3 (includes req'd backfill)	\$139.00	\$79,091.00	\$139.00	\$79,091.00
62	241	l.f.	18" R.C. Pipe, Class 3 (includes req'd backfill)	\$123.00	\$29,643.00	\$123.00	\$29,643.00
63	214	l.f.	24" R.C. Pipe, Class 3 (includes req'd backfill)	\$152.00	\$32,528.00	\$152.00	\$32,528.00
64	12	each	Grate Inlet (all grate types)	\$3,631.00	\$43,572.00	\$3,631.00	\$43,572.00
65	2	each	UA Special Curb/Grate Inlet	\$6,309.00	\$12,618.00	\$6,309.00	\$12,618.00
66	3	each	Concrete Junction Box	\$4,396.00	\$13,188.00	\$4,396.00	\$13,188.00
67	4	each	18" Drain Basin	\$2,517.00	\$10,068.00	\$2,517.00	\$10,068.00
68	57	l.f.	Trench Grate (include grate/frames, concrete trench, structures, etc.)	\$295.00	\$16,815.00	\$295.00	\$16,815.00
69	1,024	l.f.	Storm Drain Video Inspection	\$7.00	\$7,168.00	\$7.00	\$7,168.00
70	2	each	Tie to Existing Storm Structure	\$3,000.00	\$6,000.00	\$3,000.00	\$6,000.00
<b>Sanitary Sewer Improvements</b>							
71	500	l.f.	6" PVC SDR 26 Sanitary Sewer Main (incl. fittings, reducers, caps, cleanouts, backfill, etc.)	\$77.00	\$38,500.00	\$77.00	\$38,500.00
72	3	each	Standard Precast Concrete Sanitary Sewer Manhole	\$3,651.00	\$10,953.00	\$3,651.00	\$10,953.00
73	500	l.f.	Sanitary Sewer Air/Mandrel Testing and Video Inspection	\$10.00	\$5,000.00	\$10.00	\$5,000.00
74	1	each	Memphis Tee (includes all fittings, reinforcement, concrete, anchors, etc.)	\$2,242.00	\$2,242.00	\$2,242.00	\$2,242.00

Item No.	Estimated Quantity	Unit	Description	J.T. Harrison Construction Co., Inc.		WAR Construction, Inc.	
				Unit Cost	Total	Unit Cost	Total
<b>Water Distribution and Fire Protection System Improvements</b>							
75	30	l.f.	3/4" Type "K" Copper Water Service Line (incl. fittings, bends, backfill, etc.)	\$28.00	\$840.00	\$28.00	\$840.00
76	25	l.f.	4" D.I. CL350 Compression Joint Irrigation Main (incl. fittings, reducers, bends, thrust blocks, backfill, etc.)	\$96.00	\$2,400.00	\$96.00	\$2,400.00
77	50	l.f.	4" D.I. CL350 Compression Joint Watermain (incl. fittings, reducers, bends, thrust blocks, backfill, etc.)	\$96.00	\$4,800.00	\$96.00	\$4,800.00
78	1,250	l.f.	8" D.I. CL 350 Compression Joint Watermain (incl. fittings, reducers, bends, thrust blocks, backfill, etc.)	\$76.00	\$95,000.00	\$76.00	\$95,000.00
79	1	each	3/4" Direct Tap for Service Line	\$600.00	\$600.00	\$600.00	\$600.00
80	OMIT	OMIT	OMIT				
81	2	each	4" Gate Valve and Valve Box	\$853.00	\$1,706.00	\$853.00	\$1,706.00
82	4	each	8" Gate Valve and Valve Box (includes end plug where required)	\$1,615.00	\$6,460.00	\$1,615.00	\$6,460.00
83	1	each	8" Detector Check Assembly and Vault	\$12,930.00	\$12,930.00	\$12,930.00	\$12,930.00
84	1	each	Fire Department Connection w/Knox Plugs (Siamese Post and Vault)	\$10,549.00	\$10,549.00	\$10,549.00	\$10,549.00
85	1	each	3/4" Domestic Meter Assembly	\$400.00	\$400.00	\$400.00	\$400.00
86	1	each	3" Domestic Meter Assembly	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
87	1	each	2" Irrigation Meter Assembly	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
88	2	each	Fire Hydrant Assembly (includes 6" D.I. CL350 Pipe, 6" Gate Valve and Valve Box, etc.)	\$4,832.00	\$9,664.00	\$4,832.00	\$9,664.00
89	2	each	Tie to Existing Watermain (incl. fittings, reducers, bends, thrust blocks, backfill, etc.)	\$1,971.00	\$3,942.00	\$1,971.00	\$3,942.00
90	OMIT	OMIT	OMIT				
91	5	each	Cut/Cap Existing Watermain (All Sizes)	\$160.00	\$800.00	\$160.00	\$800.00
92	1	l.s.	Pressure Testing and Disinfection (For Entire System)	\$3,500.00	\$3,500.00	\$23,500.00	\$23,500.00
<b>Gas Main Improvements</b>							
93	285	l.f.	2" SDR 11 Medium Density Polyethylene Gas Main (includes fittings, caps, meters, etc.)	\$21.40	\$6,099.00	\$21.41	\$6,101.85
94	1	each	Connection to Existing Gas Main	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00
95	1	l.s.	Gas Main Cleaning and Air Testing (24-hr Test)	\$400.00	\$400.00	\$400.00	\$400.00
<b>Erosion Control</b>							
96	1	l.s.	Erosion Control Management and Maintenance (includes all BMP's, ADEM Permitting and Inspections, etc.)	\$45,425.00	\$45,425.00	\$26,440.00	\$26,440.00
<b>Traffic Control</b>							
97	1	l.s.	Traffic Control and Construction Signs	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
<b>Permanent Signing and Striping</b>							
98	375	l.f.	Solid White, Paint, Reflective Traffic Stripe (4" Wide)(2 coats)	\$1.05	\$393.75	\$1.06	\$397.50
99	870	l.f.	Solid Blue, Paint, Reflective Traffic Stripe (4" Wide)(2 coats)	\$1.10	\$957.00	\$1.10	\$957.00
100	3,031	l.f.	Solid Yellow, Paint, Reflective Traffic Stripe (4" Wide)(2 coats)	\$1.10	\$3,334.10	\$1.10	\$3,334.10
101	14	l.f.	Yield Bar (Traffic Control Markings, Thermoplastic, Reflective)	\$55.00	\$770.00	\$15.72	\$220.08
102	36	l.f.	2' Stop Bar (Traffic Control Markings, Thermoplastic, Reflective)	\$26.00	\$936.00	\$26.00	\$936.00
103	105	l.f.	Crosswalk (Traffic Control Markings, Thermoplastic, Reflective)(noted length is for the width of the crosswalk across the road)	\$26.00	\$2,730.00	\$26.00	\$2,730.00
104	4	each	Arrow (Traffic Control Markings, Thermoplastic, Reflective)	\$340.00	\$1,360.00	\$340.00	\$1,360.00
105	9	each	Handicap Symbols (Traffic Control Markings, Paint, Reflective)(2 coats)	\$30.00	\$270.00	\$30.00	\$270.00
106	1	each	Remove/Relocate Existing Traffic Sign	\$450.00	\$450.00	\$400.00	\$400.00
107	21	each	UA Standard Sign & Post in Bollard (various signage)(incl. bollard)	\$800.00	\$16,800.00	\$1,970.00	\$41,370.00
108	5	each	UA Standard Sign & Post with Newell Post Ball with Traffic Sign (various signage)	\$500.00	\$2,500.00	\$750.00	\$3,750.00
109	11	each	4" Bollards	\$400.00	\$4,400.00	\$980.00	\$10,780.00
				<b>Civil Total</b>	<b>\$2,085,482.68</b>	<b>Civil Total</b>	<b>\$2,194,864.63</b>
				<b>Include in Base Bid Total</b>	<b>\$2,717,722.18</b>	<b>Include in Base Bid Total</b>	<b>\$2,823,425.03</b>

**DAVIS**

Tommy Alfano, Project Manager  
University of Alabama  
Office of Construction Administration  
1205 14<sup>th</sup> Street  
Tuscaloosa, AL 35401

May 2, 2022

**RE: Letter of Recommendation**

Smart Communities & Innovation Building – Renovation & Addition  
University of Alabama  
UA Project #430-20-2412A / DAI Project #3957/P1.3

Mr. Alfano:

We have reviewed the bids submitted for the Smart Communities & Innovation Building – Renovation & Addition (#430-20-2412A) on Thursday, April 14, 2022, at 3 PM local time. We certify that the attached Bid Tabulation is true and accurate to the best of our knowledge.

The lowest Responsible and Responsive bidder was J.T. Harrison Construction Co., Inc., whose Base Bid was Twenty-Eight Million One Hundred Fifty Thousand Dollars (\$28,150,000.00) and Alternate #1 was Three Hundred Seventy-Five Thousand Dollars (\$375,000). Post-bid VE items are currently being considered for the above referenced project, subject to approval by the Board of Trustees of the University of Alabama and the Alabama Division of Construction Management (DCM). It is our recommendation that the Base Bid and Alternate #1 from J.T. Harrison Construction Co., Inc. be accepted by the University.

Sincerely,

**DAVIS ARCHITECTS, INC.**

**COURTNEY PITTMAN**

Courtney Pittman, AIA  
Vice President, Director of Architecture

cc: Jeff Menasco, Davis Architects, Inc.

Attachment: Bid Tabulation, dated April 14, 2022– 1 page



**SMART COMMUNITIES AND INNOVATION BUILDING**  
As Approved April 8, 2022



# SMART COMMUNITIES AND INNOVATION BUILDING

## LOCATION MAP

