

**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:** February 3-4, 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 / CM*

Approved by: *Jim Leopold / CM*  
*MJE*

<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

January 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 to be located on the Peter Bryce Campus.

Please 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 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 \$513,132 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, in accordance with Title 39, State Bid Law of Alabama Code, on December 21, 2021, the University received competitive bids for the Utilities and Infrastructure Package and Premier Service Company, Inc. (Premier) of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with a base bid amount of \$1,642,904, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University has negotiated a deduct of \$15,000 with Premier with no associated change in scope; and

WHEREAS, The University is requesting approval to accept Premier’s base bid for work related to the Project less post-bid negotiations of \$15,000 for a total contract amount of \$1,627,904 which is within the budgeted amount for the work; 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 University requests approval of a budget reallocation to reflect the costs of the Power Line Burial, Premier’s proposed contract amount and the current Construction budget; and

WHEREAS, the Project will be funded with 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$36,000,000 and University Central Reserves in the amount of \$1,594,500; and

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

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

BUDGET:	REVISED
Construction	\$ 24,704,009
<i>Demolition</i>	\$ 513,132
Elevator	\$ 234,220
<b>Utilities and Infrastructure</b>	<b>\$ 1,627,904</b>
Power Line Burial (APCO, Comcast/ATT)	\$ 551,217
Owner Furnished Contractor Installed Equipment	\$ 91,483
Landscaping	\$ 250,000
Owner Furnished Equipment – A/V Video Wall	\$ 675,000
Security/Access Control	\$ 250,000
Telecommunication/Data	\$ 550,400
Contingency (10%)*	\$ 2,745,883
UA Project Management Fee (3%)**	\$ 921,535
Architect/Engineer Fee (~6.5%/~4.17%***)	\$ 1,062,607
Architect/Engineer Fee****(~3.3%)	\$ 903,006
Non-PSCA Eligible Expenses	\$ 1,594,500
Expenses (Geotech, Construction Materials Testing, Inspections)	\$ 669,927
Other Fees and Services	\$ 249,677
<b>TOTAL PROJECT COST</b>	<b>\$ 37,594,500</b>

\*Contingency is based on 10% of the total costs of Construction, Elevator, Utilities and Infrastructure, Landscaping, Power Line Burial, and Owner Furnished Contractor Installed Equipment.

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

\*\*\*WSA Architect/Engineer Fee is based on 5.7% of the cost of Construction in the amount of \$16,711,930, plus a 1.18 Renovation Factor, \$333,939 for design changes and Additional Services, less Credits in the amount of \$86,264, \$56,202 for Contract Procurement not performed, and \$224,809 for Construction Administration not performed, and \$28,101 for final submittal not performed.

\*\*\*\*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 the Construction budget)], plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, 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.**

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.

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 Premier Service Company, Inc., of Tuscaloosa, Alabama for the Project in accordance with Board Rule 415.

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

Meeting Date: February 3 – 4, 2022

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

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

**PROJECT NUMBER:** 430-20-2412

**PROJECT LOCATION:** South of Kirkbride Lane and east of Randall Way  
Former 1 North Building on the Peter Bryce Campus

**ARCHITECT:** 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"/> Revised Stage III	
<input checked="" type="checkbox"/> Stage IV	

<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>

<b>BUDGET</b>		<b>Current</b>		<b>Revised</b>
Construction	\$	24,569,024	\$	24,704,009
Demolition	\$	340,000	\$	513,132
Elevator	\$	350,000	\$	234,220
<b>Utilities and Infrastructure</b>	<b>\$</b>	<b>2,411,628</b>	<b>\$</b>	<b>1,627,904</b>
Power Line Burial (APCO, Comcast, ATT)	\$	0	\$	551,217
Owner Furnished Contractor Install Equipment	\$	0	\$	91,483
Landscaping	\$	250,000	\$	250,000
Owner Furnished Equipment – A/V Video Wall	\$	675,000	\$	675,000
Security/Access Control	\$	250,000	\$	250,000
Telecommunication/Data	\$	550,400	\$	550,400
Contingency*(10%)	\$	2,792,065	\$	2,745,883
UA Project Management Fee**(3%)	\$	921,382	\$	921,535
Architect/Engineer Fee***(~6.5%/~4.17%)	\$	1,062,607	\$	1,062,607
Architect/Engineer Fee****(~3.3%)	\$	903,006	\$	903,006
Non-PSCA Eligible Expenses	\$	1,594,500	\$	1,594,500
Expenses (Geotech, Construction Materials Testing, Inspections)	\$	669,927	\$	669,927
Other Fees and Services (Postage, Advertising, Printing)	\$	254,961	\$	249,677
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>37,594,500</b>	<b>\$</b>	<b>37,594,500</b>

\* Contingency is based on 10% of the total costs of Construction, Elevator, Utilities and Infrastructure, Landscaping, and Power Line Burial (APCO, Comcast, ATT), and Owner Furnished Contractor Installed Equipment.

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

\*\*\*WSA Architect/Engineer Fee is based on 5.7% of the cost of Construction in the amount of \$16,711,930, plus a 1.18 Renovation Factor, \$333,939 for design changes and Additional Services, less Credits in the amount of \$86,264, \$56,202 for Contract Procurement not performed, \$224,809 for Construction Administration not performed, and \$28,101 for final submittal not performed.

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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	\$		1,594,500
<b>O&amp;M Costs: University Annual Operating Funds, Lease Income, State Appropriations</b>	<b>\$</b>		<b>454,827</b>



<b>NEW EQUIPMENT REQUIRED</b>
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<b>Total Equipment Costs:</b>
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N/A
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**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 will be performed, and issues 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 addressing building envelope issues.

**PROJECT STATUS**

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	50%
	Date Completed (Projected)	March 2022
	SCHEDULED BID DATE:	April 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.

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**TABULATION OF BIDS**



**Project Name**  
Smart Communities and  
Innovation Building Utilities &  
Infrastructure Package  
**Project Number**  
UA No. 430-20-2412D  
PSCA No. 2012-14P  
DCM No. 2020680

**Bid Due**  
December 21, 2021 2:00 p.m. local time

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

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

**FUNDS AVAILABLE:** Two million three hundred seven thousand four hundred six dollars and 00/100 (2,307,406)

**COST ALLOCATIONS TO OTHER PROJECTS:** Five hundred forty-six nine hundred ninety-five dollars and 17/100 (\$546,995) - To Natural Gas Distribution System Modernization UTL-22-2799, ACTION Grant (ATI) A20-0048; and USGS project.

**BOT BUDGET (THIS PACKAGE):** Utilities & Infrastructure Package - \$1,760,411

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

**CONSTRUCTION DURATION:** Base Bid Completion - August 15, 2022

<b>CONTRACTOR</b>	Premier Service Company, Inc.  1201 15th Street Tuscaloosa, AL 35401 (205) 752-6332 GC Lic. #19627	N/A
<b>Addenda ONE - TWO</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>LICENSE # ON ENVELOPE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>BONDING COMPANY OR BID DEPOSIT</b>	Travelers Casualty & Surety Co. of America	
<b>BASE BID ON PROPOSAL</b>	\$ 2,189,899.18	
<b>ENVELOPE ADJUSTMENT</b>	-	
<b>TOTAL BID</b>	\$ 2,189,899.18	

Cost Allocations to Other Projects: \$546,995. Total Low Responsive and Responsible Bid Less Cost Allocations to Other Projects: \$1,642,904

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

\_\_\_\_\_  
Courtney Pittman  
Davis Architects, Inc.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public My Commission Expires \_\_\_\_\_

# SMART COMMUNITIES AND INNOVATION BUILDING

Approved November 2020



**SMART COMMUNITIES AND INNOVATION BUILDING**

**LOCATION MAP**

