

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

*** Board Submittal Checklist No. 2
Capital Project – Stage II Submittal/1
(Architect Ranking)/8**

Campus: The University of Alabama
Project Name: Existing Tutwiler Demolition and Site Redevelopment, Phase I
UA Project #: 206-20-2446
Meeting Date: November 12 – 13, 2020

- * ☒ 1. Completed Board Submittal Checklist No. 2
- ☒ 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 Board Resolution requesting approval of Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project. /2
- ☒ 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☒ 7. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
- ☒ 8. Project Planning Report/2
- ☐ 9. Preliminary Business Plan (if applicable)/7
- ☒ 10. Campus map(s) showing Project site

*Interview not conducted. The Interview Outline has been replaced with Qualifications Outline.

Prepared by: Carla Coleman Jones

Approved by: Tim Leaper

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

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

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

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

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

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

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

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration.
Reference Tab 3-O-Board Rule 415, Instructional Guide

* Basic documents required for this Board Submittal Package include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

October 12, 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 November 13, 2020 meeting the following resolution:

- Board Item – Action: Stage II Submittal: Existing Tutwiler Demolition and Site Redevelopment Phase I, UA Project #206-20-2446

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

EXISTING TUTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

WHEREAS, in accordance with Board Rule 415, on September 17, 2020, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”); and

WHEREAS, the Project will consist of the demolition of the existing 270,225 gross square foot Tutwiler Residence Hall and site development to stabilize the area impacted by the demolition, pedestrian pathways, vehicular access, and utilities necessary to service the area; and

WHEREAS, to deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project for Spring 2023, the University has separated the Project into two (2) packages: Package A–Existing Tutwiler Demolition and Package B – Site Redevelopment Phase I; and

WHEREAS, Package A–Existing Tutwiler Demolition will consist of the abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B–Site Redevelopment Phase I; and

WHEREAS, Package B–Site Redevelopment Phase I will entail the construction of pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue.

WHEREAS, the Project will prepare and appropriately stabilize the site until such time that the final purpose for the site is determined; and

WHEREAS, the Consultant Selection Committee, appointed by The University of Alabama (“University”) has completed Part 1 of the Consultant Selection process in accordance with Board Rule 415 and negotiations for the Project will be conducted following Board approval as follows:

Ranking of Top Firms:

1. TurnerBatson Architects, Birmingham, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama

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 Housing and Residential Communities Reserves in the amount of \$10,000,000 and eliminate campus deferred maintenance costs in the amount of approximately \$46,000,000; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET:	CURRENT
Package A – Existing Tutwiler Demolition and Abatement	\$ 4,025,000
Package B – Site Redevelopment Phase I	\$ 3,297,413
Landscaping	\$ 400,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 772,241
UA Project Management Fee** (3%)	\$ 254,840
Architect/Engineer Fee*** (6.1%)	\$ 471,067
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 200,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 479,439
TOTAL PROJECT COST	\$ 10,000,000

*Contingency is based on 10% of the costs of Package A-Existing Tutwiler Demolition and Abatement, Package B-Site Redevelopment Phase I and Landscaping.

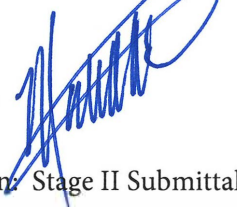
**UA Project Management fee is based on 3% of the costs of Package A, Package B, Landscaping, and Contingency.

***Architect/Engineer fee is based on 6.1% of the costs of Package A, Package B and Landscaping.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or, those officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board to execute an architectural agreement with TurnerBatson Architects, Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for this project.

October 12, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action/ Stage II Submittal:
Existing Tutwiler Demolition and Site Redevelopment Phase I
UA Project #206-20-2446

Pursuant to Board Rule 415, a Consultant Selection Committee, appointed by The University of Alabama (“University”), solicited proposals from qualified architectural firms for the Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”).

The Consultant Committee’s recommendations for the Project were forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration. The University is requesting approval to begin negotiations for the Project with the top ranked firms as follows:

1. TurnerBatson, Birmingham, Alabama
2. Williams Blackstock, Birmingham, Alabama

The Project will be funded from Housing and Residential Communities Reserves in the amount of \$10,000,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$46,000,000.

I have attached an Executive Summary Consultant Selection process – Part 1, Letter of Approval from the Physical Properties Committee Chair and Vice Chancellor for Finance and Administrations, Qualifications Outline, Resolution, Executive Summary, Project Summary, Project Planning Report and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for November 12 – 13, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Youngblood

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 12 – 13, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Existing Tutwiler Demolition and Site Redevelopment Phase I

PROJECT LOCATION: 901 Paul W. Bryant, southeast corner of the intersection of Paul W. Bryant Drive and 10th Avenue

ARCHITECT: Requesting in this submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>September 17, 2020</u>
<input checked="" type="checkbox"/> Stage II	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other – Demolition	Housing	<u>100%</u>	<u>(270,225)</u>
TOTAL		100%	(270,225)

BUDGET	Current
Package A – Existing Tutwiler Demolition	\$ 4,025,000
Package B – Site Redevelopment Phase I	\$ 3,297,413
Landscaping	\$ 400,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 772,241
UA Project Management Fee** (3%)	\$ 254,840
Architect/Engineer Fee*** (6.1%)	\$ 471,067
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 200,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 479,439
TOTAL PROJECT COST	\$ 10,000,000

*Contingency is based on 10% of the costs of Package A-Existing Tutwiler Demolition, Package B-Site Redevelopment, and Landscaping.

**UA Project Management fee is based on 3% of the costs of Package A-Existing Tutwiler Demolition, Package B-Site Redevelopment, Landscaping, and Contingency.

*** Architect/Engineer fee is based on 6.1% of the costs of Package A-Existing Tutwiler, Package B-Site Redevelopment, and Landscaping.

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:

Housing and Residential Communities Reserves \$ 10,000,000

O&M Costs:

*O&M Costs \$ N/A

*This project will result in a significant net decrease in O&M cost as the existing Tutwiler is experiencing increased costs due to the age and condition of the facility. Costs for the redeveloped lot will be minimal until such time that the site is fully redeveloped.

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

The Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”) will enable The University of Alabama (“University”) to redevelop the former site of Tutwiler Hall for vehicular and pedestrian support of the new development and an appropriate purpose as to be determined.

This proposed Project will also include the construction of a surface drop off parking lot to serve the New Tutwiler Hall and a bus loop for improved traffic flow in the area. Site lighting and a traffic signal along 10th Avenue will be included to address traffic in the area.

The removal of the existing Tutwiler Hall will provide a site for appropriate redevelopment of a facility or space that more closely reflects campus and the new Tutwiler Hall will provide modern space that meets the current needs and expectations of students.

ATTACHMENT NO. 1

Project: Existing Tutwiler Demolition and

Site Redevelopment Phase I

BOT Submittal: Stage II

Meeting Date: November 12 – 13, 2020

Project Summary

EXISTING TUTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

The Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”), to occur at 901 Paul W. Bryant Drive, on the southeast corner of the intersection of Paul W. Bryant Drive (“Bryant Drive”) and 10th Avenue, will enable The University of Alabama (“University”) to redevelop the former site of Tutwiler Hall for vehicular and pedestrian support of the new development and an appropriate purpose as to be determined.

The Existing Tutwiler Hall was constructed in 1968 and has a housing capacity of 966. The building has significant deferred maintenance needs that cannot be easily or economically addressed given its existing structure and configuration.

This Project will include demolition of the 270,225 gross square foot existing residence hall, site development to stabilize the area impacted by the demolition of the existing residence hall, pedestrian pathways, and utilities necessary to service the area. This Project will also include the construction of a drop off surface lot to serve the New Tutwiler Residence Hall and a bus loop for better traffic flow in the area. Site lighting and a traffic signal along 10th Avenue will be included to address traffic in the area. Utilities including temporary storm drainage and rerouting of existing electrical and telecommunication service will be included in the Project.

To deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project for Spring 2023, the University is separating the Project into two (2) packages: Package A – Existing Tutwiler Demolition and Package B – Site Redevelopment Phase I.

Package A – Existing Tutwiler Demolition will include abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B – Site Redevelopment.

Package B – Site Redevelopment Phase 1 will include pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue. Phase I will only stabilize the area of the existing residence hall and provide temporary drainage.

This Project will eliminate a deferred maintenance liability in the amount of approximately \$46,000,000.

Part 1
EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 12 – 13, 2020

Campus: The University of Alabama

Project Name: Existing Tutwiler Demolition and Site Redevelopment Phase I

Project Location: 901 Paul W. Bryant, southeast corner of the intersection of Paul W. Bryant Drive and 10th Avenue/Colonial Drive

Prepared By: Vince Dooley/Carla Coleman Jones Date: September 28, 2020

Project Type	Range of Construction Costs
<input type="checkbox"/> Building Renovations	\$ _____ to \$ _____
<input type="checkbox"/> Building Addition	\$ _____ to \$ _____
<input type="checkbox"/> New Construction	\$ _____ to \$ _____
<input type="checkbox"/> Campus Infrastructure	\$ _____ to \$ _____
<input type="checkbox"/> Equipment	\$ _____ to \$ _____
<input checked="" type="checkbox"/> Other – Demolition and Site Redevelopment	\$ 6,000,000 to \$ 8,000,000

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/> Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/> Simple Loft Type Structure	_____ %
<input type="checkbox"/> Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	_____ %
<input type="checkbox"/> Exhibit Halls	_____ %
<input type="checkbox"/> Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/> Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/> Printing Plants	_____ %
<input type="checkbox"/> Service Garage/Facility	_____ %
<input type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	_____ %

Building Type – Group III		Percentage of Project
<input type="checkbox"/>	College Classroom Facilities	_____ %
<input type="checkbox"/>	Convention Facilities	_____ %
<input type="checkbox"/>	Extended Care Facilities	_____ %
<input type="checkbox"/>	Gymnasiums	_____ %
<input type="checkbox"/>	Hospitals	_____ %
<input type="checkbox"/>	Institutional Dining Halls	_____ %
<input type="checkbox"/>	Laboratories	_____ %
<input type="checkbox"/>	Libraries	_____ %
<input type="checkbox"/>	Medical Schools	_____ %
<input type="checkbox"/>	Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/>	Mental Institutions	_____ %
<input type="checkbox"/>	Office Buildings (with tenant improvements)	_____ %
<input type="checkbox"/>	Parks	_____ %
<input type="checkbox"/>	Playground and Recreational Facilities	_____ %
<input type="checkbox"/>	Public Health Centers	_____ %
<input type="checkbox"/>	Research Facilities	_____ %
<input type="checkbox"/>	Stadiums	_____ %
<input type="checkbox"/>	Central Utilities Plants	_____ %
<input type="checkbox"/>	Water Supply and Distribution Plants	_____ %
<input type="checkbox"/>	Sewage Treatment and Underground Systems	_____ %
<input checked="" type="checkbox"/>	Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	100 %

Building Type – Group IV		Percentage of Project
<input type="checkbox"/>	Aquariums	_____ %
<input type="checkbox"/>	Auditoriums	_____ %
<input type="checkbox"/>	Art Galleries	_____ %
<input type="checkbox"/>	College Buildings with special features	_____ %
<input type="checkbox"/>	Communications Buildings	_____ %
<input type="checkbox"/>	Special Schools	_____ %
<input type="checkbox"/>	Theaters and similar facilities	_____ %
<input type="checkbox"/>	Other	_____ %

Building Type – Group V		Percentage of Project
<input type="checkbox"/>	Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/>	Other	_____ %

Repetitive Design or Duplication of Facilities

Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees? ☐ Yes ☒ No

Building Program Development

Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees? ☐ Yes ☒ No

Construction Consultant Services

Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees? ☐ Yes ☒ No

Multiple Prime Trade Contracts

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E? ☒ Yes ☐ No

Design Build Services

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees? ☐ Yes ☒ No

Architect/Engineer Project Notifications

- ☐ Advertised through State Building Commission
- ☐ Local/State Trade Journals
- ☒ Posted on Campus Web Pages
- ☒ Direct Contact with A/E Companies/Firms
- ☒ Other: Newspaper and email distribution list

Appointed Consultant Selection Committee (CSC): (Name and Title)

1. Jason Bigelow, University Architect
2. Vince Dooley, Architectural Design Coordinator
3. Trent Hall, Senior Project Manager
4. Ben Youngblood, Project Manager
5. Bonner Lee, University Landscaping Architect
6. Richard Powell, University Engineer

Qualified Firms/Companies Submitted:

1. TurnerBatson, Birmingham, Alabama
2. Williams Blackstock, Birmingham, Alabama

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. TurnerBatson, Birmingham, Alabama
2. Williams Blackstock, Birmingham, Alabama

Reviewed and approved by:

DocuSigned by:

Vince Dooley

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Chairman of Consultant Selection Committee


Vice President for Finance and Operations and Treasurer

The University of Alabama
Architectural Presentation Outline
Existing Tutwiler Demolition and Site Redevelopment Phase I

Part 1

ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS *(Score 1 – 5)*

- A. Describe your firm's experience working with other universities and state agencies.
- B. Describe your firm's experience working with The University of Alabama ("University").
 - o The University desires to have input in the procurement of consultants once the top ranked firm is selected.
- C. The University encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. Describe your firm's approach in soliciting certified minority-owned or women-owned firms and consultants.

TWO: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS *(Score 1 – 10)*

- A. Identify and describe the proposed team's past experience providing services that are **identical or similar** to this project. List the projects in order of priority, with the most relevant project listed first.
- B. Provide references (for each project listed above, identify the following):
 - o The Owner's name and their representative who served as the day-to-day liaison during the design and construction phases of the project, including current contact information.

The Owner may contact these references during this qualification process.
- C. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.

THREE: LITIGATION AND CLAIMS *(Score 1 – 5)*

- A. Does your firm/organization or any of its officers currently have any judgments, claims, and arbitration or mediation proceedings pending or outstanding? If yes, please give pertinent details and outcome(s).
- B. Has your firm/organization within the past seven (7) years filed any lawsuits or requested arbitration or mediation proceedings regarding any of your construction projects? If yes, please give pertinent details and outcome(s).

FOUR: RESPONDENT'S ABILITY TO MEET INSURANCE REQUIREMENTS *(Score 1 – 5)*

- A. Does your firm/organization have the ability to meet all the University's insurance requirements? (see attached)
- B. What is your process for managing any claims of the contractors during the project?

FIVE: PROJECT SPECIFIC CRITERIA *(Score 1 – 10)*

- A. Describe and provide examples of your firm's involvement with razed building (particularly by way of controlled implosion) and your engagement and interactions with demolition contractors.
 - 1. Describe your firm's management philosophy and approach.
- B. Describe your firm's ability handling projects with extensive environmental challenges (i.e. asbestos abatement, hazardous material removal etc.) and working with various environmental agencies and/or consultants.
- C. Discuss your firm's involvement with developing green spaces, pedestrian pathways and site improvements.

Oral Interview Criteria/Focus

Existing Tutwiler Demolition and Site Development Phase I

UA Project No. 206-20-2446

Date: September 16, 2020

1. **Welcome/Introduction** (*time allotted = 5 minutes*)
 - a. Design Team
 - i. Brief introduction of your firm.
 - ii. Proposed consultants (engineers and specialty consultants are not required to be present at interviews).
2. **Demolition, Abatement, and Site Development Expertise** *10 points max (time allotted = 10 minutes)*
 - a. Describe your team's expertise and approach to leading a project of this nature.
 - i. Discuss your approach and method of engaging the right consultants.
 - ii. What are any challenges and lesson learned (if any)?
 - iii. What makes you best qualified to handle this project?
3. **Design Opportunities/Feedback** - *20 points max (time allotted = 25 minutes)*
 - a. Please review the project description (below) and concept site plan. Provide design feedback and ideas that you feel could enhance this project.

September 28, 2020

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Karen Brooks
Chair, Physical Properties Committee
2555 14th Street, East
Tuscaloosa, AL 35404

RE: Consultant Selection Process – Part 1
Existing Tutwiler Demolition and Site Redevelopment Phase I
UA Project #: 206-20-2446

Dear Dr. Keith and Trustee Brooks,

Pursuant to Board Rule 415, on September 17, 2020, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”) located at 901 Paul W. Bryant, southeast corner of the intersection of Paul W. Bryant Drive and 10th Avenue/Colonial Drive at a projected total Project cost of \$10,000,000.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project program, location, and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database and posted on The University of Alabama (“University”) campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by August 31, 2020.

A Consultant Selection Committee, appointed by the University, in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on September 16, 2020 evaluated the following architectural firms:

- TurnerBatson, Birmingham, Alabama
- Williams Blackstock Architects, Birmingham, Alabama

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. TurnerBatson, Birmingham, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama

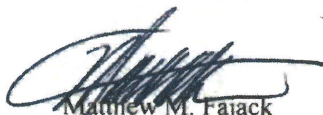
The primary selection criteria used in the ranking of the firms included the following:

1. Familiarity with the Project site and surrounding developments.
2. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them.
3. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
4. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings for the Physical Properties Committee for review and approval.

If you have any questions or concerns, please feel free to contact me.


Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/ccj

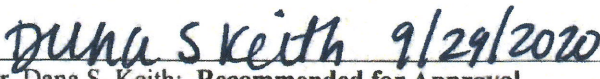
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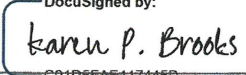
pc w/atchmts: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Ben Youngblood

The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the Physical Properties Committee.


Dr. Dana S. Keith: **Recommended for Approval**
Vice Chancellor for Finance and Administration

DocuSigned by:

C91D5FAE117445D...
Trustee Karen Brooks: **Approval Recommended**
Chair of the Physical Properties Committee

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: NOVEMBER 12 - 13, 2020

X INITIAL REPORT
— INTERIM REPORT
— FINAL REPORT
1 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:	<u>Existing Tutwiler Hall Demolition and Redevelopment Phase I</u>		
2. LOCATION:	<u>901 Paul W. Bryant, southeast corner of the intersection of Paul W. Bryant Drive and 10th Avenue</u>		
3. ARCHITECT/ENGINEER:	<u>Requesting in this submittal</u>		
4. PROJECT STATUS:		PACKAGE A	PACKAGE B
A. SCHEMATIC DESIGN	DATE INITIATED	<u>November-20</u>	<u>November-20</u>
	% COMPLETE	<u>0%</u>	<u>0%</u>
	* DATE COMPLETED	<u>December-20</u>	<u>December-20</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>December-20</u>	<u>December-20</u>
	% COMPLETE	<u>0%</u>	<u>0%</u>
	* DATE COMPLETED	<u>January-21</u>	<u>January-21</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>January-21</u>	<u>January-21</u>
	% COMPLETE	<u>0%</u>	<u>0%</u>
	* DATE COMPLETED	<u>July-21</u>	<u>November-21</u>
D. SCHEDULED BID DATE:		<u>September-21</u>	<u>December-21</u>
5. CURRENT PROJECT BUDGET:		CURRENT	
A. PACKAGE A - EXISTING TUTWILER DEMOLITION		\$	<u>4,025,000</u>
B. PACKAGE B - SITE REDEVELOPMENT PHASE I		\$	<u>3,297,413</u>
C. LANDSCAPING		\$	<u>400,000</u>
D. SECURITY/ACCESS CONTROL		\$	<u>50,000</u>
E. TELECOMMUNICATION/DATA		\$	<u>50,000</u>
F. CONTINGENCY* (10%)		\$	<u>772,241</u>
G. UA PROJECT MANAGEMENT FEE ** (3%)		\$	<u>254,840</u>
H. ARCHITECT/ENGINEER FEE*** (6.1%)		\$	<u>471,067</u>
I. EXPENSES (SURVEYS, TESTING, INSPECTIONS)		\$	<u>200,000</u>
J. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)		\$	<u>479,439</u>
K. TOTAL PROJECT COST		\$	<u>10,000,000</u>

*Contingency is based on 10% of the costs of Package A-Existing Tutwiler Demolition, Package B-Site Redevelopment, and Landscaping.

**UA Project Management Fee is based on 3% of costs of Package A-Existing Tutwiler Demolition, Package B-Site Redevelopment, Landscaping, and Contingency.

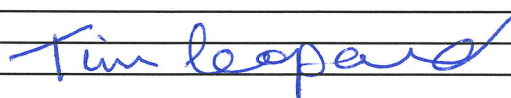
***Architect/Engineer fee is based on 6.1% of costs of Package A-Existing Tutwiler Demolition and Package B-Site Redevelopment, and Landscaping.

6. FUNDING/RESOURCES: Housing and Residential Communities Reserves - \$10,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

SITE MAP



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

LOCATION MAP

