

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

**BOARD SUBMITTAL CHECKLIST NO. 13
CAPITAL PROJECT - STAGE III & IV with
REVISED SCOPE AND BUDGET SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama

PROJECT NAME: Existing Tutwiler Demolition & Site Redevelopment

MEETING DATE: April 7-8, 2022

- ☒ 1. Board Submittal Checklist
- ☒ 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 to proceed with Construction Contract Award, and a Revised Scope and Budget by the Board of Trustees
- ☒ 4. Executive Summary - Proposed Capital Project with final Contract Construction Budget and Project (include all proposed project funding for movable equipment and furnishings)
- ☒ 5. Tabulation of competitive bids - certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 8. Campus map(s) showing project site

Prepared by: Terrence Craven

Approved by: Jim Leopold RC

^{/1} Reference Tab 3I - Board Rule 415 Instructional Guide

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

^{/3} Reference Tab 3V - Board Rule 415 Instructional Guide

^{/4} Reference Tab 3H - Board Rule 415 Instructional Guide

March 7, 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 demolition of the existing Tutwiler Hall and consequent site development.

Please place this item on the agenda for the Physical Properties Committee meeting of the April 7-8, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

EXISTING TUTWILER DEMOLITION AND SITE REDEVELOPMENT

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 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 improve 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; 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; and

WHEREAS, Package B–Site Redevelopment initially entailed the construction of pedestrian pathways to service the perimeter area, utility improvements, road and infrastructure improvements, site lighting, stabilization of the site and traffic signals along 10th Avenue; and

WHEREAS, in accordance with Board Rule 415, on November 12, 2020, the Board approved the top ranked architectural firms and authorized the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with TurnerBatson Architects, Birmingham, Alabama, the University established a final design fee of 6.2% of the total cost of all the construction packages and landscaping, plus \$36,280 for additional services; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on January 25, 2022, the University received competitive bids for Package A – Existing Tutwiler Demolition and Abatement and D.H. Griffin Wrecking Company, Inc., Birmingham, Alabama (D.H. Griffin), was declared the lowest responsible bidder for the Project with a base bid of \$ 4,664,447; and

WHEREAS, The University is requesting approval to accept D.H. Griffin Wrecking Company Inc.’s base bid for a contract amount of \$ 4,664,447, as referenced on the certified bid tab, for the work related to Package A-Existing Tutwiler Demolition and Abatement; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on March 3, 2022, the University received competitive bids for Package B – Site Redevelopment and John Plott Company, Inc., Tuscaloosa, Alabama was declared the lowest responsible bidder for the Project with a base bid of \$ 3,935,503; and

WHEREAS, The University desires to accept Alternate 1 totaling \$ 1,816,617; and

WHEREAS, The University is requesting the approval to accept John Plott Company, Inc.'s base bid and Alternate 1 for a total contract amount of \$ 5,752,120 (not including Alternate 2), as referenced on the certified bid tab, for the work related to Package B- Site Redevelopment; and

WHEREAS, the original Project scope and budget did not include the fit-out of the space until the final purpose for the site was determined; and

WHEREAS, University officials are proposing the space be provided as green space for use by and enjoyment of the students; and

WHEREAS, the University is requesting approval of a Revised Scope to include a complete redevelopment of the site to reflect this use including providing appropriate lighting and security measures, constructing internal pedestrian pathways that will connect New Tutwiler and surrounding facilities to the core of campus, extending the brick and ornamental metal fence along 10th Avenue, updating the traffic controller equipment at Bryant Drive and Colonial Drive, and installing a chamber detention system to hold approximately 950,000 gallons of storm surge water; and

WHEREAS, the University is requesting approval for a Revised Budget from \$10,000,000 to \$12,740,000 to reflect the Revised Scope, final negotiated architect fees, and the revisions to associated soft costs; and

WHEREAS, this Project will be funded from Housing and Residential Communities Reserves in the amount of \$10,000,000 and University Central Reserves in the amount of \$2,740,000 for a Total Project Budget in the amount of \$ 12,740,000, and will eliminate campus deferred maintenance costs in the amount of approximately \$46,000,000; and

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

WHEREAS, the Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein; and

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

BUDGET:	REVISED
Package A – Existing Tutwiler Demolition and Abatement	\$ 4,664,447
Package B – Site Redevelopment	\$ 5,752,120
Owner Furnished Contractor Installed Equipment	\$ 385,000
Landscaping (bid with Site Redevelopment)	\$ 0
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 115,000
Contingency* (~3.4%)	\$ 350,000
UA Project Management Fee** (3%)	\$ 334,547
Architect/Engineer Fee*** (~6.3%)	\$ 684,374
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 100,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 304,512
TOTAL PROJECT COST	\$ 12,740,000

*Contingency is based on ~3.4% of the costs of Package A-Existing Tutwiler Demolition and Abatement and Package B-Site Redevelopment.

**UA Project Management fee is based on 3% of the costs of Package A, Package B, Owner Furnished Contractor Installed Equipment, and Contingency.

***Architect/Engineer fee is based on 6.0% of the costs of Package A, Package B, and Owner Furnished Contractor Installed Equipment, plus \$36,280 for additional services.

Current Packages for Contract Award Approval.

NOW BE IT RESOLVED by the Board of Trustees of The University of Alabama that Stuart R. Bell, President, Matthew M. Fajack; Vice President of 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 to execute the aforementioned contracts with D.H. Griffin Wrecking Company, Inc., Birmingham, Alabama for Package A – Existing Tutwiler Demolition and Abatement and John Plott Company, Inc. for Package B – Site Redevelopment for this Project in accordance with Board Rule 415.

BE IT FURTHER RESOLVED that:

1. The Stage III submittal for this Project is hereby approved.
2. The Revised Scope and Budget for the Project as stipulated above are hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	April 7-8, 2022
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Existing Tutwiler Demolition & Site Redevelopment
PROJECT NUMBER:	206-20-2446
PROJECT LOCATION:	901 Paul W. Bryant Drive, southeast corner of the intersection at Paul W. Bryant Drive and 10 th Avenue
ARCHITECT:	TurnerBatson Architects

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	September 17, 2020
<input type="checkbox"/> Stage II	November 12-13, 2020
<input checked="" type="checkbox"/> Stage III and Revised Scope and Budget	
<input checked="" type="checkbox"/> Stage IV	

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

BUDGET	Current	Revised
Package A – Existing Tutwiler Demolition and Abatement	\$ 4,025,000	\$ 4,664,447
Package B – Site Redevelopment	\$ 3,297,413	\$ 5,752,120
Owner Furnished Contractor Installed Equipment	\$	\$ 385,000
Landscaping (bid with Site Redevelopment)	\$ 400,000	\$ 0
Security/Access Control	\$ 50,000	\$ 50,000
Telecommunication/Data	\$ 50,000	\$ 115,000
Contingency* (~3.4%)	\$ 772,241	\$ 350,000
UA Project Management Fee** (3%)	\$ 254,840	\$ 334,547
Architect/Engineer Fee*** (~6.3%)	\$ 471,067	\$ 684,374
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 200,000	\$ 100,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 479,439	\$ 304,512
TOTAL PROJECT COST	\$ 10,000,000	\$ 12,740,000

*Contingency is based on ~3.4% of the costs of Package A-Existing Tutwiler Demolition and Abatement plus Package B – Site Redevelopment.

**UA Project Management fee is based on 3% of the costs of Package A, Package B, Owner Furnished Contractor Installed Equipment, and Contingency.

***Architect/Engineer fee is based on 6.0% of the costs of Package A, Package B, Owner Furnished Contractor Installed Equipment, plus \$36,280 for additional services.

Current Packages for Contract Award Approval.

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
University Central Reserves	\$ 2,740,000
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.

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:
<p>The Existing Tutwiler Demolition and Site Redevelopment 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.</p> <p>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.</p> <p>This Project will include demolition of the 270,225 gross square foot existing residence hall, site development to improve 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 surface parking lot to serve the New Tutwiler Residence Hall and a bus loop for better traffic flow in the area. Site lighting and traffic signals along 10th Avenue will be included to address traffic in the area. Utilities and Infrastructure including storm surge chambers and rerouting of the existing duct bank for electrical and telecommunication service will be included in the Project.</p> <p>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.</p>

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 will complete the existing Tutwiler Hall site. The original scope only included work at the perimeter of the internal site including a traffic signal along 10th Avenue, utility improvements, road and infrastructure improvements, perimeter pedestrian pathways, and stabilization. The proposed additional scope includes pedestrian pathways internal to the site to connect New Tutwiler and surrounding facilities to the core of campus, appropriate landscaping, site lighting and security, updated traffic controller equipment at Bryant Drive and Colonial Drive, and an extended brick and ornamental metal fence along Bryant Drive and down 10th Avenue. The project will improve storm drainage by providing an approximately 950,000-gallon underground storm surge chamber capacity.

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

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	November-20
	% Complete	100%
	Date Completed	April-21
PRELIMINARY DESIGN:	Date Initiated	April-21
	% Complete	100%
	Date Completed	July-21
CONSTRUCTION DOCUMENTS:	Date Initiated	July-21
	% Complete	100%
	Date Completed	February-2022
BID DATE: COMPLETE		March 3, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Existing Tutwiler Demolition and Site Redevelopment 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.

This proposed Project will also include the construction of a surface parking lot to serve the New Tutwiler Hall and a bus loop for improved traffic flow in the area. Site lighting and traffic signals 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 space that more closely reflects the campus, and the new Tutwiler Hall will provide modern space that meets the current needs and expectations of students.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Existing Tutwiler Demolition

Bid Due
January 25, 2022 3:00 p.m. local time

Architect/Engineer
TURNERBATSON
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

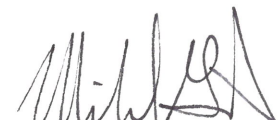
UA Project No.
206-20-2446

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Four million, twenty-five thousand dollars and 00/100 (\$4,025,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: August 18, 2022

CONTRACTOR	D. H. Griffin Wrecking Co., Inc.	Sabre Demolition Corporation	Spirtas Company, Inc.	Trifecta Services Company Corporation	Environmental Abatement, Inc.
	104 Shannon Court Birmingham, AL 35211 (205) 403-4642 GC Lic. #12285	115 Railroad Street Warners, NY 13164 (315) 320-4233 GC Lic. #47160	951 N. Skinker Pkwy. St. Louis, MO 63112 (314) 862-9800 GC Lic. #48930	1722 Toal Street Charlotte, NC 28206 (704) 900-1977 GC Lic. #53759	340 Rockland Road Hendersonville, TN (615) 264-2711 GC Lic. #44251
Addenda ONE - FOUR	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	
LICENSE # ON ENVELOPE	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	<u>X</u> Yes <u> </u> No	
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Great Midwest Insurance Co.	Philadelphia Indemnity Ins. Co.	U. S. Specialty Insurance Co.	
UNIT PRICE #1 <i>Description on back of page</i>	\$ 1.75	\$ 2.00	\$ 7.00	\$ 5.00	
BASE BID ON PROPOSAL	\$ 4,664,447.00	\$ 8,545,000.00	\$ 6,989,980.00	\$ 5,693,300.00	
ENVELOPE ADJUSTMENT	-	-	-	-	
TOTAL BID	\$ 4,664,447.00	\$ 8,545,000.00	\$ 6,989,980.00	\$ 5,693,300.00	Non-Responsive

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 CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.


Michael Goswick, LEED AP BD+C, NCARB
Project Architect, Associate
TURNERBATSON

Sworn to and subscribed before me this 25th day of January, 2022.

Leigh Ann Huguley
Notary Public

April 2, 2023
My Commission Expires



Unit Price Description:

Unit Price #1: Asbestos Abatement of flooring material beneath built-in cabinets in resident units. Price per SF.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
North Site Development

Bid Due
March 3, 2022 3:00 p.m. local time

Architect/Engineer
TURNERBATSON
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

UA Project No.
206-20-2446B

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Four million, sixty-seven thousand, one hundred fifty-four dollars and 00/100 (\$4,067,154.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: January 6, 2023

CONTRACTOR	Dominion Construction Company, Inc.	John Plott Company, Inc.
	P. O. Box 70 Duncanville, AL 35456 (205) 342-2030 GC Lic. #44290	P. O. Box 20183 Tuscaloosa, AL 35402 (205) 345-5678 GC Lic. #9266
Addenda ONE - FIVE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
BONDING COMPANY OR BID DEPOSIT	Hudson Insurance Co.	Western Surety Co.
BASE BID ON PROPOSAL	\$ 5,812,969.33	\$ 4,935,502.79
ENVELOPE ADJUSTMENT	-	-
ADJUSTED BASE BID	5,812,969.33	4,935,502.79
ALTERNATE #1 <i>Description on back of page</i>	1,867,933.50	1,816,617.24
ENVELOPE ADJUSTMENT	-	-
Subtotal	7,680,902.83	6,752,120.03
ALTERNATE #2 <i>Description on back of page</i>	70,000.00	72,800.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 7,750,902.83	\$ 6,824,920.03

Note: Unit Price Bid Schedule verified and accurate.

Cost Allocations to Other Projects: \$1,000,000.00. Total Low Responsive and Responsible Bid Less Cost Allocations to Other Projects: \$5,824,920.03.

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


Dan Rodgers
Director, Contract Administration
The University of Alabama

Sworn to and subscribed before me this 3rd day of March, 2022.

Laila Ann Hugulay April 2, 2023
Notary Public My Commission Expires



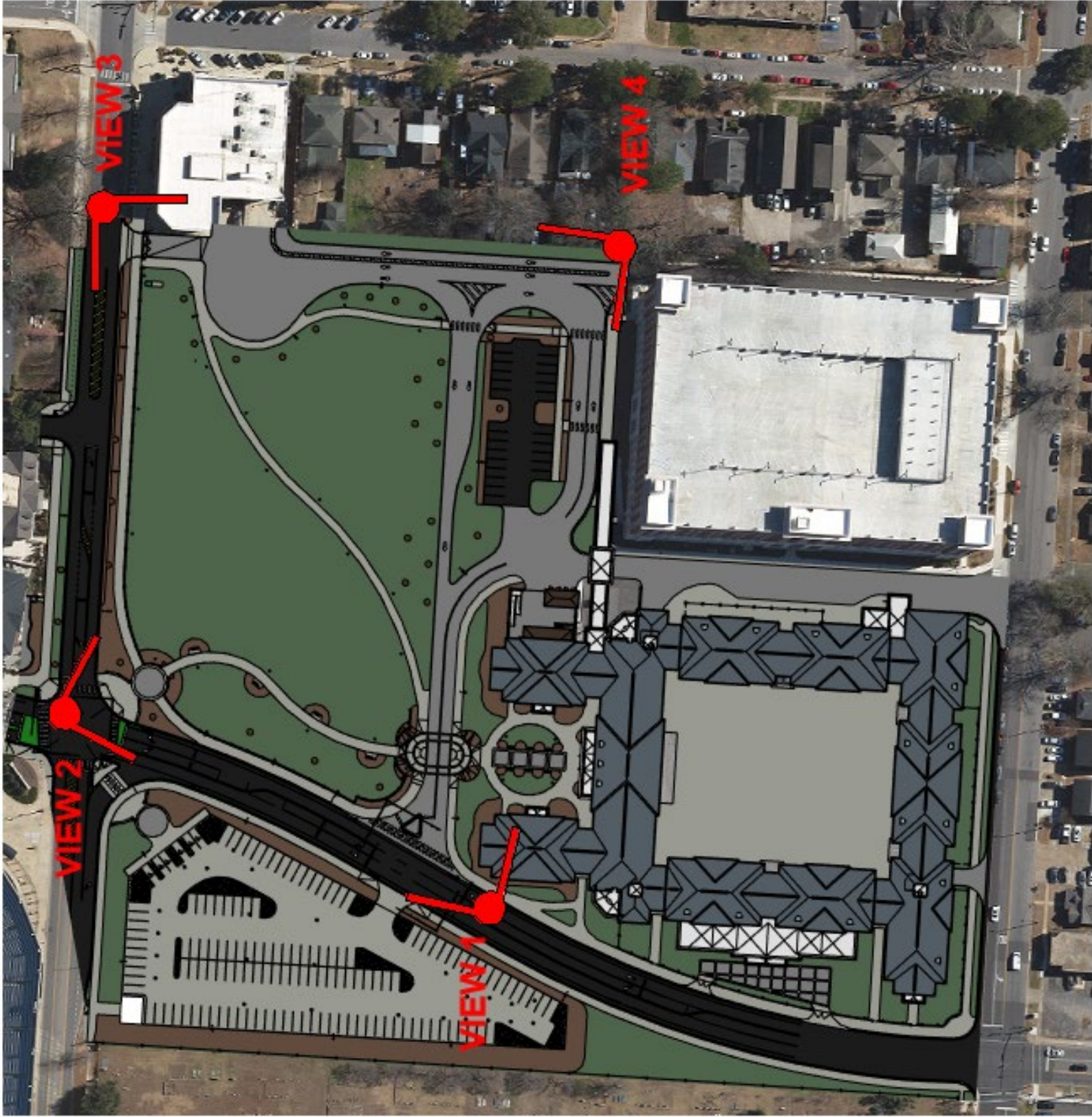
Alternate Descriptions:

Alternate #1: Provide underground detention/storm surge

Alternate #2: Southern Live Oak "Schedule Size

EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

Vantage Points



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

View 1 – Looking Northeast From 10th Avenue



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

View 1A – Looking North from Entrance of New Tuttwiler



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

View 2 – Looking Southeast from Colonial Drive and Paul W Bryant Drive



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

View 3 – Looking Southwest from Paul W Bryant Drive



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

View 4 – Looking Northwest from Tutwiler Parking Deck



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT

LOCATION MAP



