

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

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama

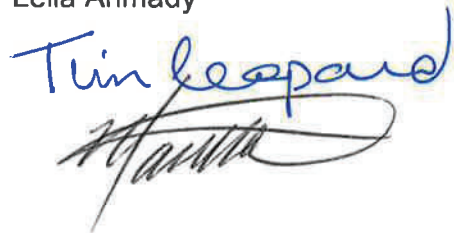
PROJECT NAME: University Services Campus Community Safe Room

MEETING DATE: February 2-3, 2023

- ☒ 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) ^{/2}
- ☒ 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) ^{/3}

Prepared by: Leila Ahmady

Approved by:



^{/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

December 20, 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 for a Stage IV submittal for the University Services Campus Community Safe Room project.

The resolution requests authorization to award the construction contract for the Construction Package B – Building Package, and approval of the reallocated project budget.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on February 2-3, 2023.

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

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION**APPROVAL OF THE REALLOCATED PROJECT BUDGET; PROVIDING
AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR THE
UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM**

WHEREAS, the University Services Campus Community Safe Room project (“Project”) at The University of Alabama (“University”) was approved for the Federal Emergency Management Administration (“FEMA”) Pre-Disaster Mitigation Grant Program (“PDMGP”) through the Alabama Emergency Management Agency (“AEMA”); and

WHEREAS, in accordance with Board Rule 415, on February 5, 2021, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Project located at 1690 Ruby Tyler Parkway on the University Services Campus (“USC”); and

WHEREAS, the Project will be designed in accordance with the requirements of FEMA 361 and International Code Council (ICC) 500 and will serve as a Tornado Safe Shelter for the campus community; and

WHEREAS, on June 4, 2021, the Board approved the Board Rule 406 submittal for EnCompass360, Inc. of Gardendale Alabama to administer and coordinate the Project with the grant management process and ensure compliance with the terms of the grant; and

WHEREAS, on September 17, 2021, due to their previous experience with the East Campus storm shelter project and their concurrent work on the Bryce Lawn Community Safe Room project, the Board approved the Waiver of Consultant Selection Process and authorized the University to proceed with architectural design utilizing services of Adams Stewart Architects, LLC, of Robertsdale, Alabama, and to accept a negotiated final design fee; and

WHEREAS, the University negotiated a revised design fee for the Project based on 6.5% of the cost of Construction, Site Development, and Landscaping, less a 9% discount in the amount of \$23,576, plus \$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus \$67,200 re-design fee; and

WHEREAS, on September 17, 2021, the Board approved renderings for a Stage III submittal including supplemental space proposed to be utilized and funded by the Alabama Department of Mental Health (“ADMH”); and

WHEREAS, on August 16, 2022, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for the University Services Campus Community Safe Room – Early Site Development Package of the Project and CivilWorx Construction, LLC, of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$552,000, which is below the cost threshold requiring approval from the Board; and

WHEREAS, ADMH has elected not to participate in the Project at this time and therefore the Project design has been revised to reduce the size of the facility to 7,480 gross square feet, which will provide for 833 occupants and meets the requirements and scope of the Grant agreement; and

WHEREAS, on November 4, 2022, the Board approved revised renderings for a Stage III submittal showing the reduction in footprint; and

WHEREAS, on November 4, 2022, the Board approved a Revised and Reallocated Budget from \$6,594,221 to \$5,000,000 to reflect the Revised Scope, final negotiated design fees, the Grant Management Fee, the Site Development package bid results and revisions to associated soft costs; and

WHEREAS, on November 15, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the University Services Campus Community Safe Room–Building Package of the Project and J. T. Harrison Construction Co. Inc., of Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsible bidder with an adjusted base bid in the amount of \$3,283,000 as referenced on the certified bid tab; and

WHEREAS, the University desires to accept Alternate #1 totaling \$46,700 to accept the West Elevation Brick scope; and

WHEREAS, the University is requesting approval to award the construction contract for the Building Package to Harrison Construction for a total contract in the amount of \$3,329,700, which includes the adjusted base bid and Alternate 1; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the Building Package bid results and revisions to associated soft costs; and

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

WHEREAS, the total Project cost in the amount of \$5,000,000 will be funded from the FEMA PDMGP in the amount of \$2,099,964 and University Central Reserves in the amount of \$2,900,036; and

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

BUDGET:	REALLOCATED
Construction	\$ 3,329,700
Site Development	\$ 552,000
Landscaping*****	\$ 0
Furniture, Fixtures and Equipment	\$ 172,000
Security/Access Control	\$ 40,000
Telecommunication/Data	\$ 36,000
Contingency* (3%)	\$ 99,891
UA Project Management Fee** (3%)	\$ 119,448
Architect/Engineer Fee*** (~6.5%)	\$ 347,593
Grant Management Fee	\$ 157,320
Other****	\$ 146,048
TOTAL PROJECT BUDGET	\$ 5,000,000

*Contingency is based on 3% of the costs of the main Construction package.

**UA Project Management Fee is based on 3% of the costs of Construction, Site Development, and Contingency.

*** Architect/Engineering Fees are based on 6.5% of the cost of Construction (including OFCI items of \$41,652 included in FFE), Site Development, plus 80% of the basic fee for the design of unawarded Alternates (\$6,942), less a 9% discount in the amount of \$23,576, plus \$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus a \$67,200 re-design fee.

**** Other includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs, as applicable.

*****Landscaping scope is included in the Construction 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.
2. 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 Co. Inc., Tuscaloosa, Alabama for the University Services Campus Community Safe Room – Building Package for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: February 2-3, 2023

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Services Campus Community Safe Room

PROJECT NUMBER: 1037-20-2320

PROJECT LOCATION: University Services Campus, 1690 Ruby Tyler Pkwy, southeast of the Human Resources Building, and immediately north of Ruby Tyler Parkway

ARCHITECT: Adams Stewart Architects, Robertsedale, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III – Revised Scope, Budget and Renderings
- ☒ Stage IV

PREVIOUS APPROVALS:

February 5, 2021

September 17, 2021

September 17, 2021

November 4, 2022

February 3, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	General Use Facilities	~61%	4,526
<input type="checkbox"/> Building Addition	Central Service/Support	~ 8%	617
<input type="checkbox"/> Building Renovation	Circulation Area	~11%	831
<input type="checkbox"/> Equipment	Building Service Area	~ 8%	611
	Mechanical Area	~ 12%	895
TOTAL		100%	7,480

BUDGET	Current	Reallocated
Construction	\$ 2,854,600	\$ 3,329,700
Site Development	\$ 552,000	\$ 552,000
Landscaping*****	\$ 109,000	\$ 0
Furniture, Fixtures and Equipment	\$ 245,000	\$ 172,000
Security/Access Control	\$ 75,000	\$ 40,000
Telecommunication/Data	\$ 60,000	\$ 36,000
Contingency* (3%)	\$ 175,780	\$ 99,891
UA Project Management Fee** (3%)	\$ 110,741	\$ 119,448
Architect/Engineer Fee*** (6.5%)	\$ 317,157	\$ 347,593
Grant Management Fee	\$ 157,320	\$ 157,320
Other****	\$ 343,402	\$ 146,048
TOTAL PROJECT COST	\$ 5,000,000	\$ 5,000,000
Construction Cost per square foot: \$532		

*Contingency is based on 3% of the costs of the main Construction package.

**UA Project Management Fee is based on 3% of the costs of Construction, Site Development, and Contingency.

***Architect/Engineer Fees are based on 6.5% of the cost of Construction (including OFCI items of \$41,652 included in FFE), Site Development, plus 80% of the basic fee for unawarded Alternates (\$6,942), less a 9% discount in the amount of \$23,576, plus \$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus \$67,200 re-design fee.

**** Other includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs, as applicable.

*****Landscaping scope included in Construction package.

Requesting approval of contract with this package.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

7,480 gsf x ~\$2.77/gsf \$ 20,720

Total Estimated Annual O&M Costs: \$ **20,720**

FUNDING SOURCE:

FEMA \$ 2,099,964

University Central Reserves \$ 2,900,036

O&M Costs: University Annual Operating Funds \$ 20,720

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The Project will consist of the construction of an above ground tornado and extended severe weather event facility designed in accordance with the requirements of FEMA 361 and ICC 500. The 7,480 gross square feet facility will support approximately 833 occupants and meets the requirements and scope of the Grant agreement.

Key design elements that will be included in the Project are restrooms sized to accommodate design occupancy, emergency generator sized to run building systems, impact resistant construction, and a structure designed to resist wind speeds up to 250 miles per hour.

Once ADMH elected not to participate in the project scope revisions were necessary to reduce the size of the facility from 14,772 gross square feet to 7,480 gross square feet. Revisions include removal of the North and South Wing from the Project design as well as roof and other envelope adjustments.

The facility will be constructed to be complementary to the surrounding facilities including a brick and EIFS façade, gabled portico and appropriate landscaping. The building is sited symmetrically around the oval between the Human Resources Building and the Campus Support Services building so that the Campus Support Services building, and the Storm Shelter will frame the Human Resources building in an appropriate composition of the space and structures.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	May 2021
PRELIMINARY DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	August 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2021
	% Complete	100%
	Date Completed	October 2022
BID DATE (main package):		November 15, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed University Services Campus Community Safe Room project (“Project”) will enhance safety and security during severe weather events for students, staff, and visitors in the vicinity of the University Services Campus. The location was selected to serve the overall area as there is a high density of employees on the University Services Campus as well as students in the surrounding housing complexes along Helen Keller Boulevard. It will also provide convenient access due to several existing parking lots in the area.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
University Services Campus
Community Safe Room -
Building Package
UA Project No.
UA #1037-20-2320B; DCM #2021718

Bid Due
November 15, 2022 2:00 p.m. local time

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

Architect/Engineer
Adams Stewart Architects, LLC
22615 Highway 59 North
Robertsdale, AL 36567
phone(251) 947-3864


FUNDS AVAILABLE: Two million, seven hundred thousand dollars and 00/100 (\$2,700,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

CONSTRUCTION DURATION: Project Completion: December 1, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	P & M Mechanical, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	325 Carson Road N Birmingham, AL 35215 (205) 925-9486 GC Lic. #19067
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Harco National Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 6,000.00	\$ 5,500.00	\$ 8,000.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 8.45	\$ 10.00	\$ 8.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 1.10	\$ 3.00	\$ 2.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 109.00	\$ 200.00	\$ 135.00
BASE BID ON PROPOSAL	\$ 3,400,000.00	\$ 4,000,000.00	\$ 4,000,000.00
ENVELOPE ADJUSTMENT	(117,000.00)	(417,000.00)	(412,000.00)
ADJUSTED BASE BID	3,283,000.00	3,583,000.00	3,588,000.00
ALTERNATE #1 <i>Description on back of page</i>	46,700.00	60,000.00	75,000.00
ENVELOPE ADJUSTMENT	-	-	(18,000.00)
Subtotal	3,329,700.00	3,643,000.00	3,645,000.00
ALTERNATE #2 <i>Description on back of page</i>	138,500.00	100,000.00	125,000.00
ENVELOPE ADJUSTMENT	-	-	9,500.00
Subtotal	3,468,200.00	3,743,000.00	3,779,500.00
ALTERNATE #3 <i>Description on back of page</i>	48,500.00	65,000.00	50,000.00
ENVELOPE ADJUSTMENT	(15,000.00)	-	23,000.00
TOTAL BID W/ALTERNATES	\$ 3,501,700.00	\$ 3,808,000.00	\$ 3,852,500.00

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


Jennifer A. Patrick, M.A.
Contract Specialist, Contract Administration
The University of Alabama

Unit Price Description:

Unit Price #1: Temporary Generator Rental. Price per month.

Unit Price #2: Bermuda Sod. Price per square yard.

Unit Price #3: Seeding. Price per square yard.

Unit Price #4: Sidewalks. Price per square yard.

Alternate Descriptions:

Alternate #1: West Elevation Brick

Alternate #2: North, South, and East Elevation Brick

Alternate #3: Acoustical Ceiling Tile

Architecture, Planning
Interiors, Construction Administration

P.O. Box 529
Robertsdale, Alabama 36567

Telephone 251.947.3864
Fax 251.947.3138

ADAMS STEWART
ARCHITECTS, LLC

November 17, 2022,

Mrs. Leila Ahmady
Project Manager
The University of Alabama, Construction Administration
413 Cahaba Circle
Tuscaloosa, AL 35404

Re: Bid Recommendation
University Services Campus – Community Safe Room- Building Package
UA Project #356-21-2318

Mrs. Ahmady,

Bid proposals for this project were received on November 15, 2022, at 2:00 pm CST. From the list of Pre-qualified General Contractors, Three (3) GC's submitted proposals. Available funds were announced as \$2,700,000.00. Each of the sealed proposals were opened and read aloud at the specified time and location.

Upon review of each proposal, J.T. Harrison Construction Company Inc. is the lowest responsible and responsive bidder, with a Total Base Bid of \$3,283,000.00. Alternate bids were as follows: Alternate One: \$46,700.00, Alternate Two: \$138,500.00, Alternate Three: \$33,500.00. The total of the base bid including all alternates is \$3,501,700.00. I have verified that their GC license is in good standing and that their bid limit is classified as "unlimited."

I recommend that the University of Alabama accept the base bid proposal and award the construction contract to JT Harrison Construction Company, Inc. Alternates can be accepted if other funds are available at the University's discretion.

Please do not hesitate to contact me if you have any questions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Todd F. Stewart", followed by a horizontal line.

Todd F. Stewart, AIA/NCARB
Adams Stewart Architects, LLC

UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

West Elevation Alternate 1 - Approved November 2022



UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Southwest Elevation Alternate 1 - Approved November 2022



UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

LOCATION MAP

