

**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

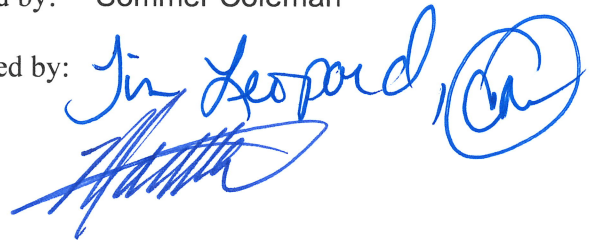
**PROJECT NAME:** University Hall Addition

**MEETING DATE:** April 7-8, 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: Sommer Coleman

Approved by:



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

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

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

March 2, 2022

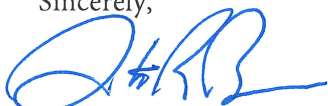
Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

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 University Hall Addition project.

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

### UNIVERSITY HALL ADDITION

WHEREAS, on June 4, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the University Hall Addition project (“Project”) located at 275 Kilgore Lane; and

WHEREAS, the Project entails an approximately 15,067 gross square foot three story addition to the facility to support the relocation of Safe State and other programs within the College of Continuing Studies; and

WHEREAS, on June 4, 2021, due to their having served as architect of record for the recent renovation to University Hall and their familiarity and innate knowledge of the existing facility’s structure and systems and user, the University’s standards and their involvement in the programming of this Project in coordination with the existing facility, the Board approved a Waiver of the Consultant Selection process to proceed with design utilizing the architectural services of Williams Blackstock Architect, Birmingham, Alabama (WBA) accepting of a final design fee of 6.3% of the cost of Construction and Landscaping, less a Credit in the amount of \$25,000; and

WHEREAS, on September 17, 2021, the Stage III submittal for the Project was approved; and

WHEREAS, on February 18, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and WAR Construction, Inc., of Tuscaloosa, Alabama (“WAR”), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$6,308,000, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to WAR Construction, Inc., for a total contract in the amount of \$6,126,077, which is inclusive of \$181,923 in value engineering; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the bid amount less value engineering and associated changes in 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 budget is \$8,046,773 and will be funded from the College of Continuing Studies Reserves in the amount of \$4,000,000 and from University Central Reserves in the amount of \$4,046,773; and

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

<b>BUDGET:</b>	<b>REVISED</b>
<b>Construction</b>	<b>\$ 6,126,077</b>
Landscaping	\$ --
Furniture, Fixtures and Equipment	\$ 648,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency (Lump Sum)	\$ 300,000
UA Project Management Fee (3%)	\$ 192,782
Architect/Engineer Fee-Programming	\$ 28,800
Architect/Engineer Fee (~5.82%)	\$ 356,565
Commissioning	\$ 25,000
Expenses (Geotech, Construction Materials Test)	\$ 125,000
Other Fees and Services (testing, advertising, printing)	\$ 94,549
<b>TOTAL PROJECT COST</b>	<b><u>\$ 8,046,773</u></b>

\*Contingency is based on a lump sum amount.

\*\*UA Project Manager Fee is based on 3% of the costs of Construction and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.2% of the cost of Construction, less a Credit in the amount of \$25,000, plus \$1,748 for design of unawarded alternates.

**Current Package for Contract Award Approval.**

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that The University of Alabama that:

1. The Reallocated Budget for the Project is 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 WAR Construction, Inc. for the Project in accordance with Board Rule 415.



<b>BUDGET</b>	<b>CURRENT</b>	<b>REALLOCATED</b>
<b>Construction</b>	<b>\$ 5,458,840</b>	<b>\$ 6,126,077</b>
Landscaping (bid with Construction)	\$ 250,000	--
Furniture, Fixtures, and Equipment	\$ 840,000	\$ 648,000
Security/Access Control	\$ 75,000	\$ 75,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Contingency (Lump Sum)*	\$ 570,884	\$ 300,000
UA Project Management Fee (3%)**	\$ 188,392	\$ 192,782
Architect/Engineer Fee – Programming	\$ 29,000	\$ 28,800
Architect/Engineer Fee (~5.82%***)	\$ 334,657	\$ 356,565
Commissioning	\$ 25,000	\$ 25,000
Expenses (Geotech, Construction Materials Testing)	\$ 125,000	\$ 125,000
Other Fees and Services (testing, advertising, printing)	\$ 75,000	\$ 94,549
<b>TOTAL PROJECT COST</b>	<b>\$ 8,046,773</b>	<b>\$ 8,046,773</b>

\*Contingency is based on a lump sum amount.

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

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**Current Package for Contract Award Approval.**

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
15,067 sf x ~\$7.66/sf	\$ 115,344
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ 115,344</b>

<b>FUNDING SOURCE:</b>	
	College of Continuing Studies Reserves \$ 4,000,000
	University Central Reserves \$ 4,046,773
<b>O&amp;M Costs:</b>	University Annual Operating Funds \$ 115,344

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

**PROJECT SCOPE:**  
The University Hall Addition project ("Project") will increase space capacity on campus and consist of a three-story addition to University Hall aligned with the South facade of the existing building containing approximately 15,067 gross square feet (GSF). The addition will tie into the existing building for egress and many core functions, with the intent to provide a modern fit-out character to support an educational environment. The addition will respect the historical character of the original 1938 three-story building and its single-story annex, while enforcing and extending the character and image of The University of Alabama ("University") on the former Bryce campus.

The addition will support an enhanced training, meeting and conference atmosphere for current and future students and right-size the operational and support space needs appropriate for the building and the users. An existing University Hall first floor training space, located adjacent to the proposed addition with seating capacity of approximately (49) persons, will be utilized for Safe State training programs. An existing third floor University Hall conference room will be available for use by the occupants of the addition by replacing a window with a door opening into the addition.

The Project will also include huddle rooms, a conference room, lobby, reception area, file/copy rooms, workroom/student stations, equipment/material storage areas, three corridor connections to the addition from University Hall, a data room, mechanical/electrical rooms, and stairwells.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	April 2020
	% Complete	100%
	Date Completed	June 2021
PRELIMINARY DESIGN:	Date Initiated	June 2021
	% Complete	100%
	Date Completed	August 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2021
	% Complete	100%
	Date Completed	January 2022
BID DATE:		February 2022

*\*N/A on Stage I Projects*

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

The University Hall Addition project (“Project”) will support an enhanced training, meeting and conference atmosphere for current and future students and right-size the operational and support space needs appropriate for the building and the users.

Approximately 1,884 Square Feet (SF) on the first floor of University Hall will be vacated by relocating these Groups to the third floor of the addition. This move will provide the College of Continuing Studies (CCS) with the ability to expand faculty development efforts on the first floor, particularly related to improving the quality of instruction when distance learning is required and potentially creating a Center for Teaching and Learning in the future. The move will also free up 550 SF of existing office space on the third floor of University Hall.

This space will allow for the relocation of Safe State from Martha Parham West bringing all members of the CCS College Relations group into the Dean’s Office suite.



**TABULATION OF BIDS**

**Project Name**  
University Hall Addition

**Bid Due**  
February 18, 2022 10:00 a.m. local time

**Architect/Engineer**  
Williams Blackstock Architects  
2204 1st Avenue South, Suite 200  
Birmingham, AL 35233  
phone: (205) 252-9811

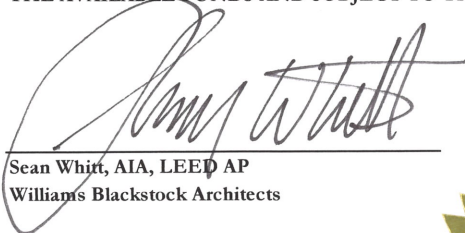
**UA Project No.**  
420-20-2434

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

FUNDS AVAILABLE: Five million, eight hundred thousand dollars (\$5,800,000.00)  
BIDS SHALL BE VALID FOR: Sixty (60) Days  
CONSTRUCTION DURATION: Four Hundred Twenty (420) Calendar Days

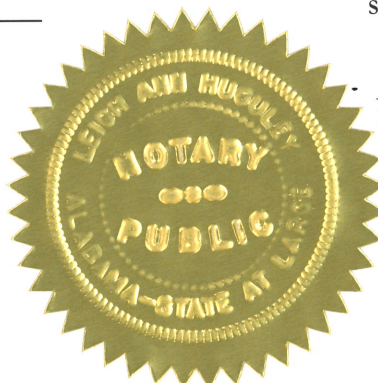
CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	Murray Building Company, Inc.	WAR Construction, Inc.
		P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	1900 28th Ave. S., #100 Birmingham, AL 35209 (205) 802-3917 GC Lic. #44167
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	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Hartford Fire Insurance Co.	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 6,720,000.00	\$ 6,560,000.00	\$ 6,907,680.00	\$ 6,400,000.00
ENVELOPE ADJUSTMENT	(50,000.00)	-	(80,000.00)	(92,000.00)
ADJUSTED BASE BID	6,670,000.00	6,560,000.00	6,827,680.00	6,308,000.00
ALTERNATE #1 <i>Description on back of page</i>	11,300.00	7,000.00	6,890.00	6,646.00
ENVELOPE ADJUSTMENT	-	-	-	-
Subtotal	6,681,300.00	6,567,000.00	6,834,570.00	6,314,646.00
ALTERNATE #2 <i>Description on back of page</i>	1,800.00	2,100.00	4,733.00	1,842.00
ENVELOPE ADJUSTMENT	-	-	-	-
Subtotal	6,683,100.00	6,569,100.00	6,839,303.00	6,316,488.00
ALTERNATE #3 <i>Description on back of page</i>	33,500.00	45,000.00	37,920.00	26,800.00
ENVELOPE ADJUSTMENT	-	-	4,370.00	-
TOTAL BID W/ALTERNATES	\$ 6,716,600.00	\$ 6,614,100.00	\$ 6,881,593.00	\$ 6,343,288.00

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.

  
Sean Whitt, AIA, LEED AP  
Williams Blackstock Architects

Sworn to and subscribed before me this 18<sup>th</sup> day of February, 2022.

Largh Ann Huguley Notary Public April 2, 2023 My Commission Expires



**Alternate Descriptions:**

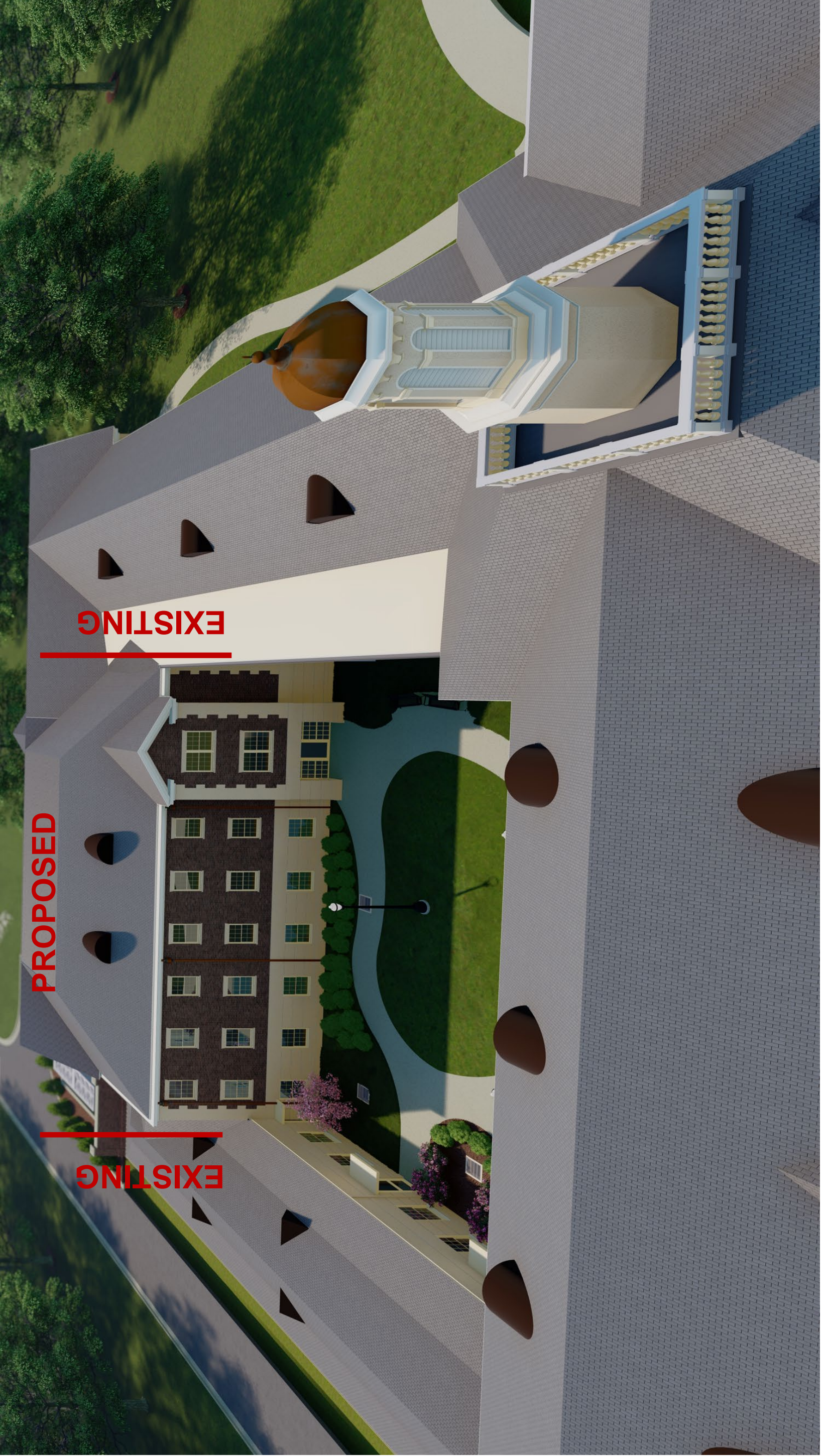
**Alternate #1: Brick Pavers on Crushed Limestone Setting Bed**

**Alternate #2: Foster Hollies in Lieu of No Such Plantings**

**Alternate #3: Replace Existing Wall Scone Light Fixtures**

# UNIVERSITY HALL ADDITION

North Elevation - Aerial From North Looking South  
(as approved September 2021)



# UNIVERSITY HALL ADDITION

## LOCATION MAP

