

**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:** Bryce Lawn Community Safe Room

**MEETING DATE:** September 15 - 16, 2022

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4  |
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees  |
| <input checked="" type="checkbox"/> | 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>          |
| <input type="checkbox"/>            | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager   |
| <input type="checkbox"/>            | 6. Recommendations for Contract Award by Architect/Construction Manager   |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site   |
| <input type="checkbox"/>            | 8. Final Business Plan (if applicable) <sup>/3</sup>  |

Prepared by: Leila Ahmady

Approved by:

*Ju Lopez d/c*

<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

THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup> | Office of the  
President

August 8, 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 revised scope and budget submittal for the Bryce Lawn Community Safe Room construction project.

The resolution requests authorization for a budget and scope revision to include the patio cover (originally bid as Alternate #3) at the east side courtyard to enhance that area and provide additional functional outdoor space for building users, and to provide for more event and meeting space to enhance utilization of the facility.

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 of The University of Alabama at their regular meeting on September 15-16, 2022.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### BRYCE LAWN COMMUNITY SAFE ROOM

WHEREAS, The Bryce Lawn 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, on September 17, 2021, in accordance with Board Rule 415, the Board Trustees of the University of Alabama (“Board”) approved an amendment to the Campus Master Plan and Stage I submittal for the Bryce Lawn safe room located on Campus Drive East, northwest corner of recreation fields near Bryce Lawn Apartments (“Bryce Lawn”); 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 commitment to completing the design to allow the Safe Rooms to proceed as scheduled in Spring 2022 with completion by Spring 2023, the Board approved the Waiver of Consultant Selection Process and authorized the University to proceed with architectural design utilizing the services of Adams Stewart Architects, LLC, of Robertsdale, Alabama and to accept a negotiated final design fee; and

WHEREAS, the Project will consist of the construction of an approximately 12,671 gross square foot multipurpose safe shelter suitable to accommodate 1,000 occupants during severe weather events and designed to be flexible for group sizes and needs and will include spaces with operable partitions which can be easily adjusted for events, meetings and study groups; and

WHEREAS, as the Project’s primary use and purpose is a Tornado Safe Shelter, the University will operate the facility under appropriate policies and procedures to ensure availability of the shelter during severe weather events in accordance with the terms of the PDMGP; 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 intended occupants; and

WHEREAS, the Project will be programmed for priority use by National Pan-Hellenic Council (NPHC) and Alabama United Greek Council (UGC) chapters for meetings, events, study groups and other uses during non-storm periods; and

WHEREAS, on November 5, 2021, the Board approved the Stage III submittal for the Project; and

WHEREAS, on March 2, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and J. T. Harrison Construction Co. Inc., of Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$7,569,178; and

WHEREAS, on April 8, 2022, the Board approved the Stage IV submittal, allowing the University to award the construction contract for the Bryce Lawn Community Safe Room to J. T. Harrison Construction Co. Inc. for a total contract amount of \$7,569,178 and approved a Budget Reallocation to reflect the contract amount, the Grant Management Fee and the related changes to associated soft costs; and

WHEREAS, the University is proposing to include the Patio Cover - Alternate #3 to provide additional functional outdoor space and to provide for more event and meeting space to enhance utilization of the facility; and

WHEREAS, the University is requesting approval for a Revised Budget from \$9,657,971 to \$9,793,825 to reflect a reduction in square footage of 1,086 sf and the inclusion of the patio cover that was competitively bid as Alternate #3 as well as the associated design fee and soft cost revisions; 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 \$9,793,825 will be funded from the FEMA PDMGP in the amount of \$3,565,669 and University Central Reserves in the amount of \$6,228,156 (+\$135,854 from previous submittal); and

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

<b>BUDGET</b>		<b>REVISED</b>
Construction	\$	7,691,178
Landscaping (bid with Construction)	\$	0
Furniture, Fixtures and Equipment	\$	113,200
Owner Furnished Contractor Installed Equipment	\$	119,986
Security/Access Control	\$	100,000
Telecommunication/Data	\$	225,000
Contingency* (5%)	\$	384,559
UA Project Management Fee** (3%)	\$	245,872
Architect/Engineer Fee*** (~6.2%)	\$	525,736
Grant Management Fee	\$	300,127
Other****	\$	88,167
<b>TOTAL PROJECT BUDGET</b>	<b>\$</b>	<b>9,793,825</b>

\*Contingency is based on 5% of Construction.

\*\*UA Project Management fee is based on 3% of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

\*\*\*Architect/Engineer fee is based on 6.2% of the cost of Construction and Owner Furnished Contractor Installed Equipment (OFCI), plus 80% of the 6.2% basic fee for design of unawarded Alternates (\$776,100), less a 9% fee discount in the amount of \$47,050 plus \$40,000 for FEMA documentation, and \$10,000 for reimbursable expenses.

\*\*\*\*Includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Revised Scope and Budget for the Project as stipulated above are hereby approved.

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

<b>MEETING DATE:</b>	September 15-16, 2022
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	Bryce Lawn Community Safe Room
<b>PROJECT NUMBER:</b>	356-21-2318
<b>PROJECT LOCATION:</b>	Campus Drive East (Northwest corner of Recreation Fields by Bryce Lawn Apartments)
<b>ARCHITECT:</b>	Adams Stewart Architects, LLC, Robertsedale, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	September 17, 2021
<input type="checkbox"/> Stage II	September 17, 2021
<input type="checkbox"/> Campus Master Plan Amendment	September 17, 2021
<input type="checkbox"/> Stage III	November 5, 2021
<input type="checkbox"/> Stage IV	April 8, 2022
<input checked="" type="checkbox"/> Revised Scope and Budget	

<b>TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Office	~1%	121
<input type="checkbox"/> Building Addition	Other (All Purpose)	~39%	7,566
<input type="checkbox"/> Building Renovation	Meeting Rooms	~14%	2,108
<input type="checkbox"/> Equipment	Telecommunications	~1%	78
	Service and Support Space	~45%	2,798
<b>TOTAL</b>		<b>100%</b>	<b>12,671</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
<b>Construction</b>	<b>\$ 7,569,178</b>	<b>\$ 7,691,178</b>
Landscaping (bid with Construction)	\$ 0	\$ 0
Furniture, Fixture and Equipment	\$ 113,200	\$ 113,200
Owner Furnished Contractor Installed Equipment	\$ 119,986	\$ 119,986
Security/Access Control	\$ 100,000	\$ 100,000
Telecommunication/Data	\$ 225,000	\$ 225,000
Contingency* (5%)	\$ 378,459	\$ 384,559
UA Project Management Fee ** (3%)	\$ 242,028	\$ 245,872
Architect/Engineer Fee*** (~6.2%)	\$ 521,826	\$ 525,736
Grant Management Fee	\$ 300,127	\$ 300,127
Expenses (Geotech, Construction Materials Testing)	\$ 60,717	\$ 0
Other****	\$ 27,450	\$ 88,167
<b>TOTAL PROJECT COST</b>	<b>\$ 9,657,971</b>	<b>\$ 9,793,825</b>
<b>Construction Cost per square foot: \$647</b>		

\*Contingency is based on 5% of the cost of Construction.

\*\*UA Project Management fee is based on 3% of the cost of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

\*\*\*Architect/Engineer fee is based on 6.2% of the cost of Construction and Owner Furnished Contractor Installed Equipment (OFCEI), plus 80% of the 6.2% basic fee for design of unawarded Alternates (\$776,100), less a 9% fee discount in the amount of \$47,050, plus \$40,000 for FEMA documentation, and \$10,000 for reimbursable expenses.

\*\*\*\* Includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

12,671 sf x ~\$4.1sf \$ 51,951

Total Estimated Annual O&M Costs: \$ **51,951**

#### **FUNDING SOURCE:**

Federal Emergency Management Administration-Pre-Disaster Mitigation Grant \$ 3,565,669  
Program

University Central Reserves \$ 6,228,156

**O&M Costs:** University Annual Operating Funds \$ NA



<b>NEW EQUIPMENT REQUIRED</b>	
<b>Total Equipment Costs:</b>	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. Of the 12,671 gross square feet facility, approximately 1,000 occupants will be supported in the space.

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. Other enhancements to support alternative uses within the terms of the grant include equipment upgrades and security gates at the protected entries, carpet installation, painting of walls and ceilings.

The University is proposing to include the patio cover (originally bid as Alternate #3) at the east side courtyard to enhance that area and to provide additional functional outdoor space for building users.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	July 2021
PRELIMINARY DESIGN:	Date Initiated	July 2021
	% Complete	100%
	Date Completed	October 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2021
	% Complete	100%
	Date Completed	February 2022
BID DATE:		March 2, 2022

*\*N/A on Stage I Projects*



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

The Bryce Lawn Community Safe Room project (“Project”) will enhance safety and security during severe weather events for students, staff, and visitors in the vicinity of the Bryce Lawn area. The location was selected to serve the overall area as there is a high density of employees in the area and students in the surrounding housing complexes and fraternity houses along University Boulevard and Jefferson Avenue. The Project will also provide quick access due to several existing parking lots in the area.

The University is proposing to include the patio cover (originally bid as Alternate #3) at the east side courtyard to enhance that area and to provide additional functional outdoor space for building users and to provide for more event and meeting space to enhance utilization of the facility.

Furthermore, the adjacency of the outdoor Recreation fields to this Project will provide for sheltering of patrons of the fields as needed for inclement weather events.

Finally, the facility will be multipurpose and prioritized for use by National Pan-Hellenic Council (NPHC) and Alabama United Greek Council (UGC) chapters for meetings, events, study groups and other uses. The plans have been reviewed with the student and alumni leadership of these groups to ensure the facility will meet their needs. The space has been designed to be flexible for group sizes and needs and will feature spaces with operable partitions so that room configurations can be easily adjusted. The Project will provide additional opportunities for programming by these groups and will enhance and enrich the student experience and the relationships of the members and community.

# BRYCE LAWN COMMUNITY SAFE ROOM

Approved November 2021



# BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Patio Cover  
West Elevation





# BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Patio Cover  
Southeast Elevation



# BRYCE LAWN COMMUNITY SAFE ROOM

## LOCATION MAP

