

**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

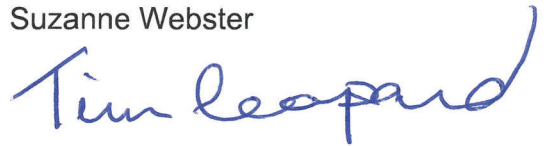
PROJECT NAME: Drummond Lyon Hall (Formerly Fashion and Design Building)

MEETING DATE: June 9 -10, 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) 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: Suzanne Webster

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

May 10, 2022

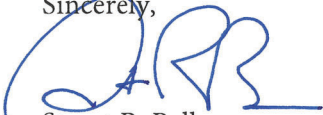
Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents which provide information regarding construction of Drummond Lyon Hall (formerly Fashion and Design Building).

Please place this item on the agenda for the Physical Properties Committee meeting of the June 9-10, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION
DRUMMOND LYON HALL
(FORMERLY FASHION AND DESIGN BUILDING)

WHEREAS, on September 17, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I and Campus Master Plan Amendment submittal for the Drummond Lyon Hall project (formerly Fashion and Design Building) (“Project”) to be located in the area of the current site of Harris Hall on Colonial Drive, south of Doster Hall; and

WHEREAS, on November 5, 2021, the Board approved The University of Alabama to negotiate for architectural services to be provided by Davis Architects of Birmingham, Alabama; and

WHEREAS, the Project will entail construction of a facility of approximately 25,000 gross square feet (gsf) and will also improve the teaching and learning experience and collaboration within the College of Human and Environmental Sciences operations since three of the College’s core buildings (Doster Hall, Adams Hall, and the proposed Project will be in immediate proximity; and

WHEREAS, the removal of Harris Hall and the former Alpha Gamma Delta house will provide for the construction of the new Project and a site for a new sorority; and

WHEREAS, the Board approved the Stage III submittal for the Project on February 4, 2022; and

WHEREAS, on May 3, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and WAR Construction Co. Inc., of Tuscaloosa, Alabama (“WAR Construction”), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$16,420,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept post bid negotiations executed in accordance with Title 39-2-6 of the Code of Alabama to reduce costs in the amount of \$450,000; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, the University is requesting approval to award the construction contract for the Drummond Lyon Hall project to WAR Construction Co. Inc. for a total contract in the amount of \$15,970,000 inclusive of the post bid negotiations; and

WHEREAS, the University is requesting approval for a Revised Budget from \$17,500,000 to \$18,985,400 to reflect the bid results and associated Construction Contract, post bid negotiations and the related adjustments changes to

soft costs as reflected in the Revised Budget included herein; and

WHEREAS, the Project will be funded from Gifts in the amount of \$4,000,000, College of Human and Environmental Sciences Reserves in the amount of \$300,000 and University Central Reserves in the amount of \$14,685,400; 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 Revised and Reallocated Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 15,970,000
Landscaping	\$ 0
Furniture, Fixtures, and Equipment	\$ 641,500
Security/Access Control	\$ 91,000
Telecommunication/Data	\$ 170,000
Contingency	\$ 350,000
UA Project Management Fee (3%)	\$ 489,600
Architect/Engineer Fee (5.7%)	\$ 1,055,440
Commissioning	\$ 50,000
Expenses (Geotech, Construction Materials Testing)	\$ 92,860
Other Fees and Services (testing, advertising, printing)	\$ 75,000
TOTAL PROJECT COST	<u>\$ 18,985,400</u>

*Contingency is based on Lump Sum.

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

***Architect/Engineer Fee is based on 5.8% of the costs of Construction and \$129,180 for Additional Services and Reimbursable Expenses.

Current Package for Contract Award 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. Revised Budget for the Project is hereby approved as stipulated above.
3. The Revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED 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 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 construction contract with WAR Construction Co. Inc. of Tuscaloosa, Alabama for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 9-10, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Drummond Lyon Hall (formerly the Fashion and Design Building)

PROJECT NUMBER: 044-21-2710

PROJECT LOCATION: Current site of Harris Hall on Colonial Drive, south of Doster Hall

ARCHITECT: Davis Architects

THIS SUBMITTAL:

- Stage I
- Stage II
- Campus Master Plan Amendment
- Stage III
- Stage IV

PREVIOUS APPROVALS:

September 17, 2021

November 5, 2021

September 17, 2021

February 4, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Classroom Facilities	~10%	2,424
<input type="checkbox"/> Building Addition	Laboratory Facilities	~ 18%	4,431
<input type="checkbox"/> Building Renovation	Office Facilities	~13%	3,220
<input type="checkbox"/> Equipment	Study Facilities	~ 3%	680
	Special Use Facilities	~ 5%	1,292
	General Use Facilities	~10%	2,539
	Central Service/ Support	~ 15%	3,719
	Circulation Area	~14%	3,473
	Building Service Area	~ 4%	1,012
	Mechanical Area	~9%	2,210
	TOTAL	100%	25,000

BUDGET	Current	Revised
Construction	\$ 13,847,784	\$ 15,970,000
Landscaping (Bid with Construction)	\$ 100,000	\$ 0
Furniture, Fixtures and Equipment	\$ 1,057,473	\$ 641,500
Security/Access Control	\$ 75,000	\$ 91,000
Telecommunication/Data	\$ 220,080	\$ 170,000
Contingency* (Lump Sum)	\$ 697,389	\$ 350,000
UA Project Management Fee**(3%)	\$ 439,355	\$ 489,600
Architect/Engineer Fee***	\$ 822,919	\$ 1,055,440
Commissioning	\$ 50,000	\$ 50,000
Expenses (Geotech, Construction Materials Testing, Inspections)	\$ 140,000	\$ 92,860
Other Fees and Services (Postage, Advertising, Printing)	\$ 50,000	\$ 75,000
TOTAL PROJECT COST	\$ 17,500,000	\$ 18,985,400

*Contingency is based on Lump Sum

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

***Architect/Engineer Fee is based on 5.8% of the costs of Construction plus additional services and reimbursables of \$129,180

Current Package for Contract Award Approval.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
25,000 sf x ~\$7.11/sf	\$ 177,866
Total Estimated Annual O&M Costs:	\$ 177,866

FUNDING SOURCE:	
	Gifts \$ 4,000,000
	College of Human and Environmental Sciences Reserves \$ 300,000
	University Central Reserves \$ 14,685,400
O&M Costs:	University Annual Operating Funds \$ 177,866

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The Drummond Lyon Hall (formerly Fashion and Design Building) (“Project”) involves the construction of a three-story brick veneer building and a full basement (four floors total), to be located at the north end of the site of the existing Harris Hall location, on Colonial Drive and south of Doster Hall. The demolition of Harris Hall will be necessary to provide a site for the Project and a future sorority site.

The proposed 25,000 gross square foot (GSF) facility will support the goal of enhancing the teaching and learning experience of the Clothing, Textiles and Interior Design Department and the Fashion Archive, as well as adding the necessary features to accommodate the expected growth and teaching needs of these programs.

With the additional space provided by the Project, The Fashion Archive will vacate 1,925 square feet (sf) in Mary Harmon Bryant Hall, which will then be utilized by the University Museums Department of Research and Collections for the future growth in faculty offices and research labs. The Project will also allow the Department of Clothing, Textiles and Interior Design’s main office, a small pocket laboratory, and the Apparel and Textiles faculty offices to vacate 1,733 sf in Doster Hall, which will then be utilized as either a new classroom or for the future growth in faculty or staff offices. In addition, improved efficiency of operations within the College of Human Environmental Sciences will be achieved through the location of three of the College’s core buildings (Doster Hall, Adams Hall, and the proposed Project in immediate proximity).

The Project will include a dual lecture hall/storm shelter, exhibition galleries, studio lab/classroom space, a library, conservation lab space, conference room, faculty/staff offices, student work areas, a four-stop elevator, an outdoor terrace and balcony, and other supporting areas. The exterior architecture and materials of the facility will be consistent with the surrounding buildings and will maintain the desired three-story massing above grade that is consistent with University campus academic buildings in that immediate area. The University is evaluating the reuse of the brick from Harris Hall on the facility too, which matches Doster Hall and would further ensure the blending with the building with its’ environment. The basement will accommodate a high-density storage area for The Fashion Archive along with a walk-in cold storage unit, a photography studio, and a collections storage area.

In accordance with State Law, the Project will also include an International Code Council 500 compliant storm shelter into the lecture hall space for the building’s occupants with an occupancy of approximately 163.

The Project will provide students in Apparel and Textiles, as well as those from a variety of diverse disciplines, the opportunity to access The Fashion Archive’s valuable collection of material culture housed in a state-of-the-art facility.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	September 2021
	% Complete	100%
	Date Completed	November 2021
PRELIMINARY DESIGN:	Date Initiated	November 2021
	% Complete	100%
	Date Completed	December 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	December 2022
	% Complete	10%
	Date Completed	April 2022
BID DATE:		May 3, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Drummond Lyon Hall (formerly Fashion and Design Building) (“Project”) will allow The University of Alabama to provide significant benefits for the student experience on campus by providing students in Apparel and Textiles, as well as those from a variety of diverse disciplines, the opportunity to access this valuable collection of material culture housed in a state-of-the-art facility that will include exhibition galleries, laboratories, workrooms, a library, and a workshop/lecture/reception space. Further, this visible proposed Project location will be a vibrant site, seen by a wider community, that will integrate scholarly research, teaching, and creative activities.

The Fashion Archive, established in the 1930s, has grown over the last 90 years and has been housed in three different locations on campus. The objects in the collection range in date from the fifteenth century to present day, and represent global, national, and local perspectives of fashion. Since 1995, it has been housed in Mary Harmon Bryant Hall in spaces and storage units that are not constructed in a manner that is supportive of current collections management procedures and practices. There is no room for a conservation workroom or laboratory as most of the space has been allocated for storage with extremely limited room for scholarly engagement and interaction. And, from a curatorial standpoint, there is currently no dedicated exhibition or gallery space.

As students are developing their aesthetic, specifically for those with an entrepreneurial vision, we have committed space within this gallery for our students to practice real-world simulation by developing their own pop-up shop from the ground up. We hope to partner with other disciplines across campus such as The Edge and the Alabama Entrepreneurship Institute as they bring their creative visions from the classroom to the marketplace.

This facility will help enormously in recruitment efforts for the Apparel and Textiles major as well as growth of our graduates’ areas of study. The conservation lab will enable us to add a graduate concentration in collections management and curatorial practices, subject to appropriate Board of Trustees approvals.

TABULATION OF BIDS



Project Name
Drummond Lyon Hall

Bid Due
May 3, 2022 1:00 p.m. local time

Architect/Engineer
Davis Architects, Inc.
120 Twenty Third Street South
Birmingham, AL 35233
phone: (205) 322-7482
fax: (205) 322-7485

UA Project No.
044-21-2710

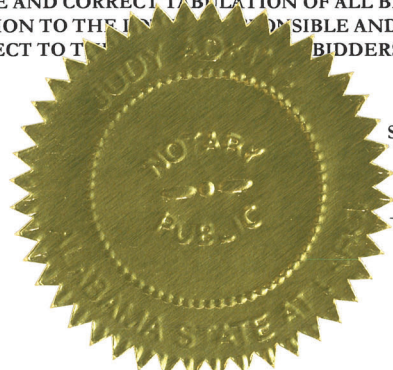
Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Thirteen million, seven hundred thousand and 00/100 (\$13,700,000)
 BIDS SHALL BE VALID FOR: Sixty (60) Days
 CONSTRUCTION DURATION: Project Completion: July 14, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Stone Building, LLC	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	8011 Liberty Parkway Vestavia Hills, AL 35242 (205) 328-8300 GC Lic. #51438	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SIX	<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 and Surety Co. of America	Fidelity and Deposit Co. of Maryland	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 20.00	\$ 20.00	\$ 20.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 370.00	\$ 150.00	\$ 300.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 2,275.00	\$ 2,100.00	\$ 2,000.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 450.00	\$ 750.00	\$ 200.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 20.00	\$ 15.00	\$ 20.00
BASE BID ON PROPOSAL	\$ 17,000,000.00	\$ 18,500,000.00	\$ 17,000,000.00
ENVELOPE ADJUSTMENT	(564,000.00)	(217,000.00)	(580,000.00)
ADJUSTED BASE BID	16,436,000.00	18,283,000.00	16,420,000.00
ALTERNATE #1 <i>Description on back of page</i>	132,000.00	137,200.00	130,000.00
ENVELOPE ADJUSTMENT	10,000.00	-	29,000.00
Subtotal	16,578,000.00	18,420,200.00	16,579,000.00
ALTERNATE #2 <i>Description on back of page</i>	8,600.00	9,200.00	9,800.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	16,586,600.00	18,429,400.00	16,588,800.00
ALTERNATE #3 <i>Description on back of page</i>	8,000.00	11,200.00	13,500.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	16,594,600.00	18,440,600.00	16,602,300.00
ALTERNATE #4 <i>Description on back of page</i>	50,000.00	52,590.00	51,000.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 16,644,600.00	\$ 18,493,190.00	\$ 16,653,300.00

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

Courtney Pittman
Courtney Pittman, AIA, LEED AP BD+C
Davis Architects, Inc.



Sworn to and subscribed before me this 3rd day of May, 2022.
Judy Adkins
Notary Public
 My Commission Expires 12/1/2025

Unit Price Descriptions:

- Unit Price #1: Undercutting/Wasting offsite borrow material. Price per CY.
- Unit Price #2: Undercutting/Waste offsite/backfill with flowable fill. Price per CY.
- Unit Price #3: Reinforcing Steel. Price per Ton.
- Unit Price #4: Structural Concrete. Price per CY.
- Unit Price #5: Structural Steel. Price per Ton.
- Unit Price #6: Miscellaneous Steel. Price per LF.

Alternate Descriptions:

- Alternate #1: Generator
- Alternate #2: Additional landscaping
- Alternate #3: Infinity wall
- Alternate #4: Type E Windows

DRUMMOND LYON HALL (FORMERLY FASHION AND DESIGN BUILDING)

As Approved February 4, 2022



DRUMMOND LYON HALL (FASHION AND DESIGN BUILDING)

LOCATION MAP

