

**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 Medical Center - Northport Clinic

**MEETING DATE:** February 3-4, 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: Joshua Bollinger

Approved by:

*Jim Leopold*  
*CM*  
*MP*

<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

January 3, 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 consideration by the Board of Trustees at its February 3, 2022 meeting the following resolution:

- Board Item -Action: Stage IV, Revised budget and Budget Reallocation Submittals –University Medical Center – Northport Clinic UA Project #: 820-21-2643.

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

Sincerely,

  
Stuart R. Bell

President

Enclosure



## RESOLUTION

### UNIVERSITY MEDICAL CENTER - NORTHPORT CLINIC

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 submittal for the University Medical Center (UMC) – Northport Clinic Project (“Project”) to be located on the recently acquired 11.6 acres on the south side of U.S. Highway 82 West and east of Airport Road, Northport, Alabama; and

WHEREAS, on September 17, 2021, the Board approved architectural services to be provided by Lucy Design Associates, Inc. of Birmingham, Alabama (LDA) accepting a final design fee in a lump sum amount not-to-exceed \$270,000, which includes a credit in the amount of \$25,000 for previously completed work and reflects a fee savings in the amount of \$35,920 or an approximately 12% reduction off the standard basic fee for this type of project; and

WHEREAS, this Project will be separated in to two (2) packages: Package A - Site Preparation, and Package B - Building Construction; and

WHEREAS, Package A - Site Preparation will consist of preparation of the building site and facility infrastructure; and

WHEREAS, Package B - Building Construction will include the construction of a 15,000 gross square foot medical clinic facility; and

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

WHEREAS, on November 23, 2021, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Package A - Site Preparation and GFC Construction, Inc., of Duncanville, Alabama, was declared the lowest responsive and responsible bidder with a base bid in the amount of \$795,604.88, which is below the cost threshold requiring approval from the Board; and

WHEREAS, on December 22, 2021, 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 amount of \$5,002,000, 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 Package B – Building Construction to WAR for a total contract in the amount of \$4,956,524, which is inclusive of \$45,476 in value engineering; and

WHEREAS, the University is requesting approval of a Revised Budget to reflect the bid amount and associated changes in soft costs; and

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

WHEREAS, the Project will be funded from Capstone Health Services Foundation (CHSF) in the amount of \$2,000,000, CCHS College Support Fund in the amount of \$746,355, and University Central Reserves in the amount of \$4,253,645; and

WHEREAS, Project costs will be recovered from a lease agreement with CHSF; and

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

BUDGET	REVISED
Package A – Site Preparation	\$ 795,605
Package B – Construction	\$ 4,956,524
Furniture, Fixtures and Equipment	\$ 422,500
Security/Access Control	\$ 80,000
Telecommunication/Data	\$ 118,233
Contingency (~1.7%)	\$ 100,000
UA Project Management Fee (3%)	\$ 175,564
Architect/Engineer Fee (~3.18%)	\$ 271,000
Expenses (Geotech, Construction Materials Testing)	\$ 60,574
Other Fees and Services (testing, advertising, printing)	\$ 20,000
<b>TOTAL PROJECT COST</b>	<b>\$ 7,000,000</b>

\*Contingency is based on 5% of the costs of Construction Packages A and B.

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

\*\*\*Architect/Engineer Fee is a lump sum not-to-exceed \$270,000, plus \$1,000 reimbursable expenses.

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

1. The Revised 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. of Tuscaloosa, Alabama for the Project in accordance with Board Rule 415.

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

Meeting Date: February 3-4, 2022

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** University Medical Center – Northport Clinic

**PROJECT NUMBER:** 820-21-2643

**PROJECT LOCATION:** 11.6 acres located on the south side of U.S. Highway 82 West and east of Airport Road, Northport, Alabama

**ARCHITECT:** Lucy Design Associates, Inc., Birmingham, 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	
<input type="checkbox"/> Stage III	November 5, 2021
<input checked="" type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Clinical Space	~70%	10,519
<input type="checkbox"/> Building Addition	Office/Support Space	~ 28%	4,145
<input type="checkbox"/> Building Renovation	Conference Room	~2%	336
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100%</b>	<b>15,000</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Package A – Site Preparation	\$730,000	\$ 795,605
Package B - Construction	\$4,050,000	\$ 4,956,524
Landscaping	\$50,000	\$ 0
Furniture, Fixtures and Equipment	\$506,000	\$ 422,500
Security/Access Control	\$80,000	\$ 80,000
Telecommunication/Data	\$114,000	\$ 118,233
Contingency (Lump Sum)	\$241,500	\$ 100,000
UA Project Management Fee (3%)	\$152,145	\$ 175,564
Architect/Engineer Fee (3.18%)	\$270,000	\$ 271,000
Expenses (Geotech, Construction Materials Testing)	\$40,000	\$ 60,574
Other Fees and Services (testing, advertising, printing)	\$20,000	\$ 20,000
<b>TOTAL PROJECT COST</b>	<b>\$6,253,645</b>	<b>\$ 7,000,000</b>

\*Contingency is Lump Sum.

\*UA Project Management Fee is based on 3% of the costs of Construction (Package A & B) and Contingency.

\*\*\*Architect/Engineer Fee is Lump Sum not to exceed \$270,000 plus \$1,000 reimbursable expenses.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
15,000 sf x ~\$5.95/sf		\$ 89,396
<b>Total Estimated Annual O&amp;M Costs:</b>		<b>\$ 89,396</b>

<b>FUNDING SOURCE:</b>		
	Capstone Health Services Foundation	\$ 2,000,000
	University Central Reserves	\$ 4,253,645
	CCHS College Support Fund	\$ 746,355
<b>O&amp;M Costs:</b>	Capstone Health Services Foundation annual operating funds	\$ 89,396

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

**PROJECT SCOPE:**

The University Medical Center-Northport Clinic, a primary care medical center, project (“Project”) involves construction of a 1-story, 15,000 square foot (sf) facility on the 11.6-acre property recently purchased by The University of Alabama (“University”) from the 1871 L.L.C. The facility will provide Northport, Tuscaloosa, and other west Alabama communities with family and internal medicine, OBGYN, neurology and behavioral health services. The space will also be utilized to support the current operations and future growth of the University of Alabama Tuscaloosa Family Medicine Residency Program as well as other medical education programs.

The Project will include 19 examination rooms; two (2) nursing stations; two (2) large procedure rooms; an isolation room, restrooms for patients and staff, treatment rooms, doctor’s offices, a break room, and conference rooms. The entry lobby will seat 52 with a small well-child waiting area for eight (8). The lobby will also include a large check-in desk with adjacent work area and two (2) separate check-out areas. Additionally, the clinic will feature a separate surge/off hours clinic with a separate entry and waiting area and three (3) examination rooms.

The facility will be sited to provide for a future 5,000 sf addition on the south end and the site plan has been carefully coordinated with the future development masterplan. A covered patient drop-off area, ambulance loading bay, enclosed dumpster and medical waste storage, and appropriate parking for clinic patients and staff will also be provided.

The building will feature red brick, a shingle roof, and classical architectural elements similar to campus. A large wayfinding element will also be featured to further identify the location from U.S. 82 (McFarland Boulevard) and Airport Road. The site will be appropriately landscaped.

The site will require minimal work as utilities are already into the site and the site pad has been rough graded. As part of the purchase agreement, there is no “on parcel” stormwater detention required as there is a development detention basin with capacity reserved for the University’s parcel. Electrical service is underground.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	3/25/2020
	% Complete	100%
	Date Completed	6/30/2021
PRELIMINARY DESIGN:	Date Initiated	7/30/2021
	% Complete	100%
	Date Completed	8/20/2021
CONSTRUCTION DOCUMENTS:	Date Initiated	8/20/2021
	% Complete	100%
	Date Completed	12/9/2021
SCHEDULED BID DATE:		12/22/2021

*\*N/A on Stage I Projects*

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

The University Medical Center (UMC) – Northport Clinic will replace and expand the current location of the Fitness One building, which is scheduled to be demolished at the end of 2022. The College of Community Health and Sciences (CCHS) has one of the largest and most respected Family Medicine Training Programs in the Nation. The residency program utilizes this site to train residents, engage undergraduate students in shadowing and scribe opportunities and serve our outlying communities. This facility will be large enough to account for additional growth in the graduate medical education programs which are funded, in part, by the federal government.



**TABULATION OF BIDS**



**Project Name**  
University Medical Center - Northport

**Bid Due**  
December 22, 2021 11:00 a.m. local time

**Architect/Engineer**  
Lucy Design Associates, Inc.  
2917 Central Avenue, Suite 101  
Homewood, AL 35209  
phone (205) 423-0404


**UA Project No.**  
820-21-2643B

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

**FUNDS AVAILABLE:** Four million, fifty thousand dollars and 00/100 (\$4,050,000.00)  
**BIDS SHALL BE VALID FOR:** Sixty (60) Days  
**CONSTRUCTION DURATION:** Project Completion: October 15, 2022

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	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	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - THREE	<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.	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 5,500,000.00	\$ 5,000,000.00	\$ 5,100,000.00
ENVELOPE ADJUSTMENT	(351,000.00)	430,000.00	(98,000.00)
TOTAL BID	\$ 5,149,000.00	\$ 5,430,000.00	\$ 5,002,000.00

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.

  
 Timothy M. Lucy, AIA, LEED AP  
 Owner/Principal  
 Lucy Design Associates, Inc.

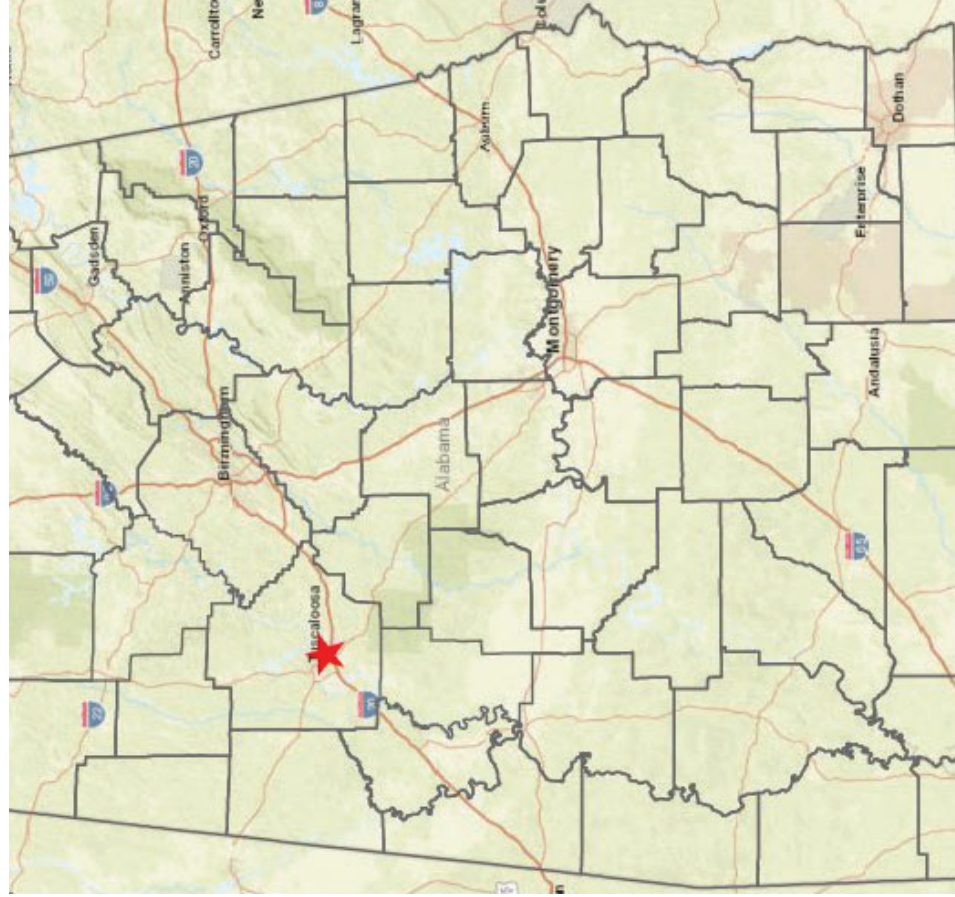
Sworn to and subscribed before me this 22<sup>nd</sup> day of December, 2021.

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



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## LOCATION MAP



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## LOCATION MAP



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## SITE AERIAL



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## EAST ELEVATION

Approved November 4, 2021



**Projected  
 Expansion**

**Revenue**

Charges- Ambulatory	3,451,798	4 New Residents, 3 New Faculty
Charges- Hospital	700,284	Increased Delivery Projection for 1 New FMOB
Revenue deductions	<u>(1,577,791)</u>	

Net Patient Care Revenue 0.62	2,574,291
Other Income	68,186

<b>Total Revenue</b>	<u><u>2,642,477</u></u>
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**CHSF Funding**

Restricted Operations Reserve Fund (1.25%)	33,031
College Development Reserve Fund (3.5%)	92,487
Initiatives Reserve Fund (.5%)	13,212
Facilities Enhancement Reserve Fund (3%)	79,274
Clinical Oportunities/Quality Enhancement Reserve Fund (4%)	105,699
Giving Reserve Fund (.25%)	6,606
Departmental Reserve Fund (2%)	52,850
Cash Account (.5%)	<u>13,212</u>
<b>Total CHSF Funding</b>	<u>396,372 *</u>

**Expenses**

<b>Salaries &amp; Benefits</b>	
Salaries - Productivity	513,965 Addition of 3 New Faculty
Salaries - Staff, OT, Stipends, Directorships, Contracts	464,681 Addition of 1 LPN, MA & Receptionist
Benefits	209,216
<b>Total Salaries &amp; Benefits</b>	<u>1,187,862</u>

**Operating Expense**

Professional Expenditure/CME	23,605
Professional liability/Insurance	80,726
Travel & Entertainment	10,000
Continuing Education	-
Licenses and fees	10,000
Contracted Services	-
Drugs	293,399
Supplies	65,157
Information Technology	-
Professional services	35,000 Increase for Additional Space
Equipment expense	-
Repairs and Maintenance	-
Promotional/Advertising	-
Utilities	75,000 Doubled for Increase Utilities Estimate
Rent	603,600 15,000 SqFt @ \$33 per, & Pickens Lease
Other Operating Expense	-
<b>Total Operating Expense</b>	<u>1,196,488</u>

**Overhead**

Administration	76,608
Business Office Expense	12,408
CMO	70,264
Information Technology	53,454
Medical records	3,843
Residency	19,780
Lab	(32,693)
Depreciation	17,899
Debt service	-

<b>Total Overhead</b>	<u>221,563</u>
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<b>Total Expense</b>	<u>3,002,284</u>
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<b>Surplus (Deficit)</b>	<u><u>(359,807)</u></u>
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<b>Surplus (Less Reserves)</b>	<u><u>36,564</u></u>
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Notes:

- 1.] Reserves - Waived up to 3 years post start up
- 2.] Plan to expand residency by 4.