

**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

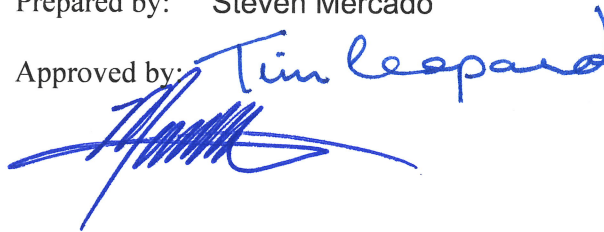
PROJECT NAME: Campus Energy Delivery Optimization and Efficiency Project

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) 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: Steven Mercado

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

March 9, 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 a Campus Energy Delivery Optimization and Efficiency 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

CAMPUS ENERGY DELIVERY OPTIMIZATION AND EFFICIENCY PROJECT

WHEREAS, on November 5, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Campus Energy Delivery Optimization and Efficiency Project (“Project”); and

WHEREAS, as part of the University's master plan for thermal energy distribution, the University has previously completed the East Quad Energy Plant and the interconnection of the system with the Shelby Energy Plant and numerous building connections yielding both operational and capital savings for the Campus; and

WHEREAS, the Tutwiler Parking Deck project included space capacity for future boilers and chillers so that the University could connect to additional buildings in alignment with capital projects and deferred maintenance needs in facilities in an efficient manner by taking advantage of space that could not be used for other purposes under the main ramp; and

WHEREAS, the University was able to secure routing for the thermal piping to the Bryant Conference Center and Moody Music Area across City Right of Way, thereby eliminating the need for a stand alone facility at the Bryant Conference Center which has yielded a substantial cost savings and maintained land for other uses in that critical area; and

WHEREAS, the University desires to proceed with the connection of additional buildings at this time so as to coordinate with the support of new facilities, the need to replace systems that have reached the end of their functional service life, install piping in advance of campus paving and hardscape improvement projects, and to provide heating capacity to buildings prior to the retirement of the steam distribution system; and

WHEREAS, due to the different project delivery schedules to align with shutdowns at the seasonally appropriate time, different geographic areas of campus, and other related project's schedules, the University deemed it appropriate to separate construction into four (4) packages: (1) Package A–Tutwiler Energy Plant-Phase I; (2) Package B–Bryant Conference Center and Moody Music Area Thermal Connections; (3) Package C–Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections (previous Packages C and D combined); (4) proposed scope revision for Package D–North Central Bryce Campus Thermal Energy Connections; and

WHEREAS, in selecting the buildings and recommended work, the University has focused on financial benefit and return on the work, both operating and capital expenses; performance of the system throughout the life cycle; consideration of total life cycle cost; and system resiliency and consistency of operation, while ensuring exceptional service to campus in advancing this project as the next phase of the Campus master plan for thermal energy; and

WHEREAS, in accordance with Board Rule 415, on November 5, 2021, the University requested to waive the Consultant Selection Process and to proceed with engineering design utilizing the services of Burns and McDonnell of Raleigh, North Carolina (“Burns and McDonnell”); and

WHEREAS, Burns and McDonnell were the design-build engineering firm and engineer of record for the East Quad Energy Plant and engineer of record for the Central Campus Thermal Energy Connections projects and, as a result, Burns and McDonnell has exclusive knowledge of the design, construction and goals of this Project as well as detailed information regarding as-installed thermal energy infrastructure locations and configurations; and

WHEREAS, upon completion of negotiations with Burns and McDonnell the University established a final design fee of 5.86% of the cost of construction and equipment plus \$14,000 in additional services, less a credit in the amount of \$100,000; and

WHEREAS, Package A–Tutwiler Energy Plant-Phase I will increase the connected chiller capacity of the central thermal system necessitated by existing and future facilities forecast to be added.; and

WHEREAS, on February 24, 2022, pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for Package A–Tutwiler Energy Plant-Phase I and McAbee Construction Inc., of Tuscaloosa Alabama, was declared the lowest responsible bidder with an adjusted base bid of \$4,837,000; and

WHEREAS, The University desires to accept Alternate 1 for \$89,440; and

WHEREAS, The University is requesting approval to accept McAbee Construction Inc.’s adjusted base bid and Alternate 1 for a total contract amount of \$4,926,440, as referenced on the certified bid tab for Package A, for the associated work for the Package; and

WHEREAS, Package B–Bryant Conference Center and Moody Music Area Thermal Connections will provide chilled water to the buildings in that area of campus which will allow for the decommissioning of the existing chiller equipment once they are connected to the central thermal system; and

WHEREAS, on March 3, 2022, pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for Package B–Bryant Conference Center and Moody Music Area Thermal Connections and Bradley Plumbing and Heating, Inc., of Montgomery Alabama, was declared the lowest responsible bidder with a total base bid of \$4,326,000 as referenced on the certified bid tab for Package B, for the associated work for the Package; and

WHEREAS, The University is requesting approval to accept Bradley Plumbing and Heating Inc.'s base bid for a total contract amount of \$4,326,000, as referenced on the certified bid tab for Package B, for the associated work for the Package; and

WHEREAS, Package C–Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections (formerly packages C and D) will provide hot and chilled water to the buildings, which will allow for the decommissioning of the existing steam and chiller equipment once they are connected to the central thermal system audit will allow for the the future installation of a four (4)-pipe system in the buildings to enhance comfort and air quality for the building occupants; and

WHEREAS, on February 17, 2022, pursuant to Title 39, State Bid Law of Alabama Code, the University received competitive bids for Package C-Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections (former Packages C and D combined) and Bradley Plumbing and Heating, Inc., of Montgomery Alabama, was declared the lowest responsible bidder with an adjusted base bid, less a voluntary deduct of \$122,562, for a total base bid of \$6,767,105 as referenced on the certified bid tab for Package C, for the associated work for the Package ; and

WHEREAS, The University is requesting approval to accept Bradley Heating and Plumbing Inc.'s adjusted base bid for a total contract amount of \$6,767,105 , as referenced on the certified bid tab for Package C, for the associated work for the Package; and

WHEREAS, the cumulative bids for Packages A, B and C are within the approved budgeted amount for the Project; and

WHEREAS, The University proposes the addition of Package D–North Central Bryce Campus Thermal Energy Connections to provide chilled water to the Smart Community and Innovation Building project, Cyber Hall and other master plan projects considered for that area of campus by installing chilled water piping to the north central Bryce side of campus as it will help to better serve the future renovations and new buildings planned for that area; and

WHEREAS, the University is requesting approval for a Revised Budget from \$25,200,000 to \$28,241,406 to reflect the additional scope for Package D-North Central Bryce Campus Thermal Energy Connections and the associated soft costs of the revised scope; and

WHEREAS, the Project will be funded from The University of Alabama Construction, Renovation, and Equipment Quasi Endowment in the amount of \$25,741,406 and the College of Continuing Studies Reserves in the amount of \$2,500,000; and

WHEREAS, the Project will address approximately \$10,000,000 in campus deferred maintenance liabilities; and

WHEREAS, in order to mitigate the schedule impact of increasing delivery times for long lead equipment and materials and to ensure the work can be completed at a time that minimizes the impact to the campus community and the seasonal capacity of the central thermal system, the University prepurchased additional Equipment and materials including the Cooling Towers and electrical gear for Package A and the piping materials for Package B; and

WHEREAS, the University requests approval of a Budget Reallocation to reflect the aforementioned purchase of materials and equipment as reflected in the Equipment budget, which is within the approved budget for the Project; and

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

WHEREAS, the revised budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction–Package A (Tutwiler Energy Plant Phase I)	\$ 4,926,440
Construction–Package B (Bryant Conference Center and Moody Music Area Thermal Connections)	\$ 4,326,000
Construction–Package C (Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections) ****	\$ 6,767,105
Construction–Package D (North Central Bryce Campus Thermal Energy Connections)	\$ 2,250,000
Equipment (Chillers, Transformer, other Electrical Equipment, Thermal Pipe for Package B and Chiller Optimization)	\$ 4,357,197
Landscaping	\$ 700,000
Security/Access Control	\$ 90,000
Telecommunication/Data	\$ 90,000
Contingency* (5%/10%)	\$ 1,281,337
UA Project Management Fee** (3%)	\$ 738,242
Architect/Engineer Fee*** (~5.86%)	\$ 1,281,337
Commissioning Fee	\$ 50,000
Other Fees and Services	\$ 1,310,750
TOTAL PROJECT COST	\$ 28,241,406

*Contingency is based on 5% on Packages A-C, associated Landscaping (\$650,000) and Equipment; 10% on Package D and associated Landscaping (\$50,000).

**UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D, Equipment, Landscaping, and Contingency.

***Architect/Engineer Fee for Packages A-D fee is based on 5.86% of the costs of Construction and Equipment plus \$14,000 in additional services, less a credit in the amount of \$100,000.

****Previous Packages C and D were combined and are now included in Package C. Proposed Package D is now the North Central Bryce Campus Thermal Energy Connections proposed/revised scope.

Current Packages for Contract Award Approval.

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

1. The Revised Scope, Budget and Budget Reallocation as stipulated above is hereby approved.

NOW BE IT FURTHER RESOLVED by the Board of Trustees of The University of Alabama 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 for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute the aforementioned contracts as follows:

2. Package A–Tutwiler Energy Plant-Phase I with McAbee Construction Inc., of Tuscaloosa, Alabama.
3. Package B–Bryant Conference Center and Moody Music Area Thermal Connections with Bradley Plumbing and Heating, Inc., of Montgomery, Alabama.
4. Package C-Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections (former Packages C and D combined) with Bradley Plumbing and Heating, Inc., of Montgomery, Alabama.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 7 - 8, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Campus Energy Delivery Optimization and Efficiency Project

PROJECT NUMBER: UTL-22-2811

PROJECT LOCATION: Tutwiler Energy Plant-Phase I, Bryant Conference Center, Moody Music Area Thermal Connections, Rose Administration and Doster Hall Area Thermal Connections, Gorgas Library, Oliver-Barnard Hall, Tuomey Hall Thermal Connections, and North Central Bryce Campus Thermal Energy Connections

ARCHITECT: Burns and McDonnell

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 4-5, 2021
<input type="checkbox"/> Stage II	November 4-5, 2021
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Stage IV – Packages A, B & C	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Campus Infrastructure	Central Utility & Mechanical	100%	N/A
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	N/A

BUDGET	Current	Proposed
Construction-Package A -Tutwiler Energy Plant-Phase I	\$ 7,000,000	\$ 4,926,440
Construction-Package B - Bryant Conference Center and Moody Music Area Thermal Connections	\$ 4,700,000	\$ 4,326,000
Construction-Package C - Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections****	\$ 5,700,000	\$ 6,767,105
Construction-Package D - North Central Bryce Campus Thermal Energy Connections	\$ 0	\$ 2,250,000
Owner Furnished Contractor Installed Equipment – Chillers, Transformer & Other Electrical Items, and Chiller Optimization	\$ 2,000,000	\$ 4,357,197
Landscaping	\$ 650,000	\$ 700,000
Security/Access Control	\$ 90,000	\$ 90,000
Telecommunication/Data	\$ 90,000	\$ 90,000
Contingency* (5%/10%)	\$ 2,005,000	\$ 1,281,337
UA Project Management Fee** (3%)	\$ 661,650	\$ 738,242
Architect/Engineer Fee*** (~5.86%)	\$ 1,115,200	\$ 1,354,334
Commissioning Fee	\$ 50,000	\$ 50,000
Other Fees and Services	\$ 1,138,150	\$ 1,310,750
Total Project Cost	\$ 25,200,000	\$ 28,241,406

*Contingency is based on 5% on Packages A-C, associated Landscaping (\$650,000) and Equipment; 10% on Package D and associated Landscaping (\$50,000).

**UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D, Equipment, Landscaping, and Contingency.

***Architect/Engineer Fee Packages A-D fee is based on 5.86% of the costs of Construction Packages A, B, C, D and Equipment, plus \$14,000 in additional services, less a credit in the amount of \$100,000 for previously performed work and the waiver credit.

****Previous Packages C and D were combined and are now included in Package C. Proposed Package D is now the North Central Bryce Campus Thermal Energy Connections proposed/revised scope.

Current Packages for Contract Award Approval.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: gsf x~\$ /GSF \$ N/A*

Total Estimated Annual O&M Costs: \$ N/A*

* Central utility O&M costs are neither assigned at a facility level nor by GSF.

FUNDING SOURCE:

Capital Outlay:

The University of Alabama Construction, Renovation, and Equipment Quasi Endowment \$ 25,741,406

College of Continuing Studies Reserves \$ 2,500,000

O&M Costs: University Annual Operating Funds \$ N/A

NEW EQUIPMENT REQUIRED

(2) 1,000 Ton High Efficiency Magnetic Bearing
Chillers w/Associated Cooling Tower and Pumps

Electrical Transformer

Chiller Optimization Hardware and Software

Thermal Pipe for Package B

Total Equipment Costs: \$4,357,197

PROJECT SCOPE:

This project will eliminate approximately \$10,000,000 in campus deferred maintenance liability.

Package A – Tutwiler Energy Plant Phase I is needed to increase the connected chiller capacity on the central thermal capacity necessitated by existing and future facilities forecast to be added. The Project will improve the existing system performance by the addition of two (2) new high- efficiency magnetic bearing chillers and associated high-efficiency pumps.

Package B – Bryant Conference Center and Moody Music Area Thermal Connections is needed to provide chilled water piping to the Bryant Conference Center and Moody Music Building. The existing HVAC equipment in Bryant Conference Center is over thirty years old and is past the end of its functional service life. Package B will connect the buildings to the East Quad Energy Plant to provide an efficient and redundant HVAC system for these important buildings. The package will also remove the existing mechanical yard on the backs of both the Bryant Conference Center and the Moody Music Building, substantially reducing the existing fan- and pump motor noise in and around both buildings. Further, this package will make way for a better landscaped area that will be more visually appealing.

Package C – Rose Administration and Doster Hall Area Thermal Connections and, Gorgas Library, Oliver-Barnard Hall and Tuomey Hall Thermal Connections (former Packages C & D combined) will connect buildings to the central thermal loop and facilitate removal of localized HVAC equipment such as cooling towers and air-cooled chillers. Connection to the loop will allow the University to heat and cool buildings more efficiently and with lower cost of ownership.

Facilities proposed for connection to the central thermal loop are: Rose Administration, Doster and Adams Hall, Fashion and the Design Building, and the New Sorority areas. For Gorgas Library, Oliver-Barnard Hall and Tuomey Hall the water pipes will be installed up to the building. The final connections to the buildings will not take place during this project. Barnard, and Tuomey are also being connected because of their close proximity to Gorgas Library and the piping run. Once the buildings are connected to the campus central thermal loop this will facilitate removal of localized HVAC equipment such as cooling towers and air-cooled chillers and exterior boilers. Connection to the loop will allow the University to heat and cool buildings more efficiently and with lower cost of ownership. It will also reduce the visual impact of the air-cooled chillers and exterior boilers.

Package D - North Central Bryce Campus Thermal Energy Connections is proposed new scope needed to provide chilled water to the SCIB project, Cyber Hall and other master plan projects considered for that area of campus. By installing chilled water piping to the north central Bryce side of campus it will help to better serve the future renovations and new buildings planned for that area. Once the buildings are connected to the campus central thermal loop there is no need for localized HVAC equipment such as less efficient cooling towers and air-cooled chillers.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	July 2021
	% Complete	100%
	Date Completed	August 2021
PRELIMINARY DESIGN:	Date Initiated	October 2021
	% Complete	100%
	Date Completed	November 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2021
	% Complete	50%
	Date Completed	January 2022
BID DATE: (Packages A, B & C)		February & March 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Campus Energy Delivery Optimization and Efficiency Project (“Project”) will improve the teaching, learning, and working environments of campus constituents by providing reliable and efficient thermal energy to facilities by replacing systems which have reached the end of their functional service life. By centralizing equipment in the energy plants, the Project will free campus exterior space currently occupied by existing equipment for other uses including, but not limited to, parking, landscaping, and hardscape improvements. Furthermore, reducing the cost to provide cooling and heating to buildings will support The University of Alabama (“University”) in maintaining a competitive cost of attendance.

The Project will allow the University to condition buildings more efficiently and reduce the quantity of equipment that requires maintenance thereby reducing HVAC system downtime and increasing occupant comfort. Removal of localized equipment such as cooling towers and air-cooled chillers will lower ambient noise facilities and improve campus appearance. Most importantly, this Project will increase capacity for the entire campus in an efficient and effective manner.

The Project will address significant campus deferred maintenance liabilities by replacing numerous independent systems, which are nearing or have surpassed expected service life, and will aid in the decommissioning of the steam plant.

TABULATION OF BIDS



Project Name
Tutwiler Parking Deck
Thermal Energy Plant

Bid Due
February 24, 2022 3:00 p.m. local time

Architect/Engineer
Burns & McDonnell
5511 Capital Center Drive, Suite 450
Raleigh, NC 27606
phone: (919) 900-1862
fax: (919) 854-6149

UA Project No.
UTL-22-2811A

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Six million dollars and 00/100 (\$6,000,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Base Bid Completion - December 31, 2022; Alternate #1 Completion - July 31, 2022

CONTRACTOR	Bradley Plumbing and Heating, Inc.	McAbee Construction, Inc.
		431 Hackel Drive Montgomery, AL 36117 (334) 271-0700 GC Lic. #6442
Addenda ONE - FOUR	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
BONDING COMPANY OR BID DEPOSIT	Cincinnati Insurance Co.	Hartford Fire Insurance Co.
BASE BID ON PROPOSAL	\$ 5,256,000.00	\$ 4,987,000.00
ENVELOPE ADJUSTMENT	-	(150,000.00)
ADJUSTED BASE BID	5,256,000.00	4,837,000.00
ALTERNATE #1 <i>Description on back of page</i>	110,200.00	89,440.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATE	\$ 5,366,200.00	\$ 4,926,440.00

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

Andrea Pearson Tyner

Andrea Pearson Tyner, J.D.
Contract Administrator, Contract Administration
The University of Alabama

Alternate Description:

Alternate #1: Build out West half of Cooling Tower steel support platform.



February 28, 2022

Mr. Steven Mercado
The University of Alabama
Construction Administration
1205 14th Street
Tuscaloosa, Alabama 35401

Re: UA Project No. UTL-22-2811A
Tutwiler Parking Deck Thermal Energy Plant

Dear Steven,

The University of Alabama received competitive bids for Tutwiler Parking Deck Thermal Energy Plant on February 24, 2022 at 3:00 PM local time. Two General Contractors submitted bids.

McAbee Construction, Inc. of Tuscaloosa, Alabama was the responsible and responsive low bidder on the project. The available funds for the project were identified as \$6,000,000.00. Their Adjusted Base Bid was \$4,837,000.00. Alternate No. 1 total was \$89,440.00, making the Total Bid Amount, including Alternate 1, \$4,962,440.

It is our understanding that the University will accept Alternate 1 as the Base Bid and Alternate 1 are within the Funds Available.

Based on the defined UA qualification criteria, McAbee Construction, Inc. was on the prequalified list of bidders without further action required. Therefore, it is our recommendation that McAbee Construction, Inc. be awarded a contract for the construction of the above mentioned project.

Please contact me if you have any questions,

Sincerely,

A handwritten signature in black ink that reads "Jim Harris".

Jim Harris, PE
Associate Mechanical Engineer
Burns & McDonnell Engineering, Inc.

TABULATION OF BIDS

Project Name
Campus Energy Delivery to Bryant
Conference Center and Moody Music
Area

Bid Due
March 3, 2022 11:00 a.m. local time

Architect/Engineer
Burns & McDonnell
5511 Capital Center Drive, Suite 450
Raleigh, NC 27606
phone: (919) 900-1862
fax: (919) 854-6149

UA Project No.
UTL-22-2811C

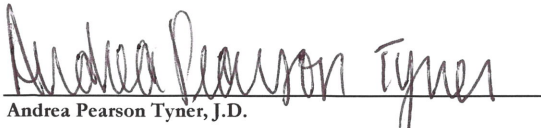
Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Three million, three hundred fifty thousand dollars and 00/100 (\$3,350,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: August 5, 2022

CONTRACTOR	Bradley Plumbing and Heating, Inc.	McAbee Construction, Inc.	Dixie Mechanical, Inc.
	431 Hackel Drive Montgomery, AL 36117 (334) 271-0700 GC Lic. #6442	5724 21st Street Tuscaloosa, AL 35401 (205) 349-2212 GC Lic. #7738	2645 18th Street Tuscaloosa, AL 35403 (205) 248-8888 GC Lic. #39330
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	Cincinnati Insurance Co.	Hartford Fire Insurance Co.	
BASE BID ON PROPOSAL	\$ 4,326,000.00	\$ 4,567,000.00	Non-Responsive
ENVELOPE ADJUSTMENT	-	(15,300.00)	
ADJUSTED BASE BID	4,326,000.00	4,551,700.00	
ALTERNATE #1 <i>Description on back of page</i>	466,000.00	462,000.00	
ENVELOPE ADJUSTMENT	-	-	
Subtotal	4,792,000.00	5,013,700.00	
ALTERNATE #2 <i>Description on back of page</i>	111,000.00	140,200.00	
ENVELOPE ADJUSTMENT	-	-	
Subtotal	4,903,000.00	5,153,900.00	
ALTERNATE #3 <i>Description on back of page</i>	235,000.00	212,189.00	
ENVELOPE ADJUSTMENT	-	-	
TOTAL BID W/ALTERNATES	\$ 5,138,000.00	\$ 5,366,089.00	Non-Responsive

Note: Unit Price Bid Schedule verified and accurate by Project Engineer.

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



Andrea Pearson Tyner, J.D.
Contract Administrator, Contract Administration
The University of Alabama

Alternate Descriptions:

Alternate #1: Extend 6" Chilled water Supply and Return taps North across University Blvd to ATO fraternity.

Alternate #2: Provide 14" Chilled Water taps in University Boulevard for future use.

Alternate #3: Extend 14" Chilled Water taps from Alternate #2 across University Boulevard.



March 3, 2022

Mr. Steven Mercado
The University of Alabama
Construction Administration
1205 14th Street
Tuscaloosa, Alabama 35401

Re: UA Project No. UTL-22-2811B
Campus Energy Delivery to Bryant Conference Center and Moody Music Area

Dear Steven,

The University of Alabama received competitive bids for Campus Energy Delivery to Bryant Conference Center and Moody Music Area on March 3, 2022 at 11:00AM local time. Three General Contractors submitted bids.

Bradley Plumbing and Heating, Inc. of Montgomery, Alabama was the responsible and responsive low bidder on the project. The available funds for the project were identified as \$3,350,000.00. Their Adjusted Base Bid was \$4,326,000.00. This includes the Total Unit Price for items in the Base Bid. Alternate No. 1 total was \$466,000.00, Alternate No. 2 total was \$111,000.00, Alternate No. 3 total was 235,000.00 making the Total Bid Amount, including all Alternates, \$5,138,000.00

It is our understanding that the University may discuss the option of additional funding for the project to be within available funds and potentially accept Alternates. If any the Alternates are accepted, the status of the low bidder does not change.

Based on the defined UA qualification criteria, Bradley Plumbing and Heating Inc. was on the prequalified list of bidders without further action required. Therefore, it is our recommendation that Bradley Plumbing and Heating, Inc. be awarded a contract for the construction of the above mentioned project.

Please contact me if you have any questions,

Sincerely,

A handwritten signature in black ink that reads "Jim Harris". The signature is written in a cursive, flowing style.

Jim Harris, PE
Associate Mechanical Engineer
Burns & McDonnell Engineering, Inc.

TABULATION OF BIDS

Project Name
Campus Energy Delivery to Rose Administration and Gorgas Library Areas

Architect/Engineer
Burns & McDonnell
5512 Capital Center Drive, Suite 450
Raleigh, NC 27607
phone: (919) 859-5952
fax: (919) 854-6150

Bid Due
Thursday, February 17, 2022 at 3:00 pm

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Five million, seven hundred thousand dollars and 00/100 (\$5,700,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Calendar Days

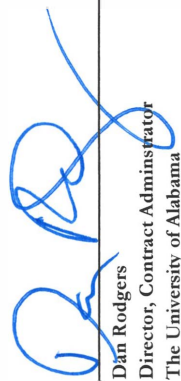
CONSTRUCTION COMPLETION DATE: July 31, 2022

CONTRACTOR	Bradley Plumbing & Heating, Inc. 431 Hackel Drive Montgomery, AL 36117 GC Lic. # 6442 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	McAbee Construction, Inc. 5724 21st Street Tuscaloosa, AL 35401 GC Lic. # 7738 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dixie Mechanical, Inc. 2645 18th Street Tuscaloosa, AL 35401 GC Lic. # 39330 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Addenda ONE - FIVE	<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	The Cincinnati Insurance Company	Hartford Fire Insurance Co.	The Cincinnati Insurance Company
TOTAL UNIT PRICE ITEMS - BASE BID <i>See Pages 2-6.</i>	\$ 3,577,251.20	\$ 3,053,158.67	\$ 5,648,311.38
TOTAL UNIT PRICE ITEMS - ALTERNATE #1 <i>See Page 6.</i>	\$ 114,306.65	\$ 116,652.30	\$ 96,342.50
BASE BID ON PROPOSAL	\$ 7,234,000.00	\$ 7,451,720.00	\$ 11,069,428.41
ENVELOPE ADJUSTMENT	\$ -	\$ -	\$ -
UNIT PRICE ERRORS ADJUSTMENT	\$ 122,561.71	\$ 100.69	\$ 14,743.50
ADJUSTED BASE BID	\$ 7,356,561.71	\$ 7,451,820.69	\$ 11,084,171.91
ALTERNATE #1	\$ 163,800.00	\$ 159,980.00	\$ 165,600.00
ENVELOPE ADJUSTMENT	\$ -	\$ -	\$ -
UNIT PRICE ERRORS ADJUSTMENT	\$ 0.07	\$ 399.92	\$ 104.00
TOTAL BID W/ ALTERNATES	\$ 7,520,361.78	\$ 7,612,200.61	\$ 11,249,875.91

• Indicates Corrected Total

Cost Allocations to Other Projects: \$466,894.53. Total Low Responsive and Responsible Bid Less Cost Allocations to Other Projects: \$7,053,467.25.

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


Dan Rodgers
Director, Contract Administrator
The University of Alabama

Sworn to and subscribed before me this 3rd day of March, 2022
Leigh Ann Huguley
Notary Public
My Commission Expires April 2, 2023

LEIGH ANN HUGULEY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 02, 2023

Line No.	Estimated Quantity	Unit	Description	Bradley Plumbing & Heating, Inc.		McAbee Construction, Inc.		Dixie Mechanical, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
CONTRACTOR									
				431 Hackel Drive Montgomery, AL 36117 GC Lic. # 6442		5724 21st Street Tuscaloosa, AL 35401 GC Lic. # 7738		2645 18th Street Tuscaloosa, AL 35401 GC Lic. # 39330	
ROSE AREA THERMAL IMPROVEMENTS - CIVIL/SITE ITEMS									
100	1	l.s.	Mobilization / Demobilization	\$ 23,000.00	\$ 23,000.00	\$ 22,732.50	\$ 22,732.50	\$ 10,000.00	\$ 10,000.00
101	1	l.s.	Construction Layout	\$ 15,120.00	\$ 15,120.00	\$ 14,175.00	\$ 14,175.00	\$ 2,500.00	\$ 2,500.00
102	1	l.s.	As-Built Drawings	\$ 10,080.00	\$ 10,080.00	\$ 9,450.00	\$ 9,450.00	\$ 1,200.00	\$ 1,200.00
103	1	l.s.	U.A. Bronze Utility Marker Installation	\$ 1,500.00	\$ 1,500.00	\$ 26.25	\$ 26.25	\$ 1,105.00	\$ 1,105.00
104	1	l.s.	Demolition	\$ 13,915.00	\$ 13,915.00	\$ 12,705.00	\$ 12,705.00	\$ 12,100.00	\$ 12,100.00
105	50	c.y.p.	Existing Reinforced Concrete Foundation Removal (Size Varies)	\$ 212.75	\$ 10,637.50	\$ 195.30	\$ 9,765.00	\$ 185.00	\$ 9,250.00
106	4	each	Existing Steam Manhole Removal	\$ 3,680.00	\$ 14,720.00	\$ 3,360.00	\$ 13,440.00	\$ 3,200.00	\$ 12,800.00
107	400	l.f.	Existing Steam Tunnel/Piping Removal	\$ 40.25	\$ 16,100.00	\$ 69.25	\$ 27,700.00	\$ 35.00	\$ 14,000.00
108	100	l.f.	Existing Steam Piping Insulation Abatement (Less than 6" Diameter)	\$ 13.54	\$ 1,354.00	\$ 0.37	\$ 37.00	\$ 35.00	\$ 3,500.00
109	340	l.f.	Existing Steam Piping Insulation Abatement (6" Diameter)	\$ 13.54	\$ 4,603.60	\$ 0.12	\$ 40.80	\$ 40.00	\$ 13,600.00
110	340	l.f.	Existing Steam Piping Insulation Abatement (12" Diameter)	\$ 13.54	\$ 4,603.60	\$ 0.15	\$ 51.00	\$ 50.00	\$ 17,000.00
111	6	each	Cut and Cap Existing Steam Tunnel/Piping	\$ 632.50	\$ 3,795.00	\$ 887.50	\$ 5,325.00	\$ 550.00	\$ 3,300.00
112	1	each	Cut and Cap Existing 6" City of Tuscaloosa Watermain	\$ 2,875.00	\$ 2,875.00	\$ 2,625.00	\$ 2,625.00	\$ 2,500.00	\$ 2,500.00
113	24	each	Steel Bollards, Fixed	\$ 1,006.25	\$ 24,150.00	\$ 380.00	\$ 9,120.00	\$ 825.00	\$ 19,800.00
114	2	each	Steel Bollards, Removable	\$ 1,592.75	\$ 3,185.50	\$ 380.00	\$ 760.00	\$ 535.50	\$ 1,071.00
115	10	s.f.	Remove and Replace Ramp Wall at Rose	\$ 747.50	\$ 7,475.00	\$ 682.50	\$ 6,825.00	\$ 650.00	\$ 6,500.00
116	40	l.f.	Remove and Replace Handrail at Rose (Includes Repaint)	\$ 15.00	\$ 600.00	\$ 75.00	\$ 3,000.00	\$ 40.00	\$ 1,600.00
117	160	l.f.	2" PVC Electrical Conduit Routed from Traffic Gate to Mechanical Room (Includes Rigid Conduit Long Sweeps at Each End)	\$ 20.13	\$ 3,220.80	\$ 18.38	\$ 2,940.80	\$ 65.74	\$ 10,518.40
118	1	l.s.	Traffic Gate Island Removal/Replacement per Detail (Includes Conduits, Concrete, Bollards, Junction Box, etc.)	\$ 9,315.00	\$ 9,315.00	\$ 9,765.00	\$ 9,765.00	\$ 3,500.00	\$ 3,500.00
119	100	each	Sand Bags	\$ 6.04	\$ 604.00	\$ 5.51	\$ 551.00	\$ 5.25	\$ 525.00
120	10	each	Erosion Control Inlet Protection	\$ 517.50	\$ 5,175.00	\$ 472.50	\$ 4,725.00	\$ 450.00	\$ 4,500.00
121	500	l.f.	Erosion Control Wattle	\$ 5.75	\$ 2,875.00	\$ 5.25	\$ 2,625.00	\$ 5.00	\$ 2,500.00
122	1	l.s.	Construction Exit Pad(s) with Vehicle Wash Rack	\$ 10,194.75	\$ 10,194.75	\$ 9,308.25	\$ 9,308.25	\$ 8,865.00	\$ 8,865.00
123	1	l.s.	Thermal Piping Excavation - Open Cut (Includes removal and off-site disposal of excess materials, select backfill, shoring, compaction, etc.)	\$ 601,440.00	\$ 601,440.00	\$ 577,500.00	\$ 577,500.00	\$ 563,000.00	\$ 563,000.00
124	500	c.y.p.	Unsuitable Material Removal / Replacement	\$ 15.75	\$ 7,875.00	\$ 15.75	\$ 7,875.00	\$ 15.00	\$ 7,500.00
125	500	s.y.p.	Geotextile Fabric (To Be Used Only as Directed by the Owner's Representative)	\$ 2.88	\$ 1,440.00	\$ 2.63	\$ 1,315.00	\$ 2.50	\$ 1,250.00
126	1	l.s.	Landscape Replacement (Shrubs, Trees, Plants, Mulch, Etc.)	\$ 12,992.00	\$ 12,992.00	\$ 14,910.00	\$ 14,910.00	\$ 3,000.00	\$ 3,000.00
127	1	l.s.	Irrigation Repair/Replacement	\$ 2,240.00	\$ 2,240.00	\$ 2,100.00	\$ 2,100.00	\$ 2,500.00	\$ 2,500.00
128	200	l.f.	Orange "Snow" Fencing (To be Installed as Directed by Owner's Representative)	\$ 3.45	\$ 690.00	\$ 3.15	\$ 630.00	\$ 3.00	\$ 600.00
129	1,000	l.f.	Site Constraint Fencing (Post Driven with Wind Screen)	\$ 20.13	\$ 20,130.00	\$ 18.38	\$ 18,380.00	\$ 21.59	\$ 21,590.00
130	104	l.f.	Site Constraint Fencing - Traffic Jersey Barriers (Water Filled Yo-Docks with Fence Panels, No Windscreen)	\$ 53.30	\$ 5,543.20	\$ 75.39	\$ 7,840.56	\$ 175.00	\$ 18,200.00
131	2	each	20' Wide Double Hung Gate	\$ 460.00	\$ 920.00	\$ 420.00	\$ 840.00	\$ 400.00	\$ 800.00
132	2	each	5' Wide Pedestrian Gate	\$ 230.00	\$ 460.00	\$ 210.00	\$ 420.00	\$ 125.00	\$ 250.00
133	200	s.f.	Temporary Traffic and Pedestrian Control Signage	\$ 9.20	\$ 1,840.00	\$ 6.30	\$ 1,260.00	\$ 41.00	\$ 8,200.00

CONTRACTOR					Bradley Plumbing & Heating, Inc.		McAbee Construction, Inc.		Dixie Mechanical, Inc.	
					431 Haekel Drive Montgomery, AL 36117 GC Lic. # 6442		5724 21st Street Tuscaloosa, AL 35401 GC Lic. # 7738		2645 18th Street Tuscaloosa, AL 35401 GC Lic. # 39330	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	
134	50	each	Traffic Control Channelizing Drums	\$ 51.75	\$ 2,587.50	\$ 39.38	\$ 1,969.00	\$ 11.55	\$ 577.50	
135	2	each	Traffic Control, Portable Message Boards	\$ 2,875.00	\$ 5,750.00	\$ 1,837.50	\$ 3,675.00	\$ 4,000.00	\$ 8,000.00	
136	10	each	Traffic Control, Type II Barricades	\$ 143.75	\$ 1,437.50	\$ 183.75	\$ 1,837.50	\$ 41.00	\$ 410.00	
137	4	each	Traffic Control, Type III Barricades	\$ 275.00	\$ 1,100.00	\$ 131.25	\$ 525.00	\$ 68.00	\$ 272.00	
138	20	l.f.	Traffic Markings, Class I, Type 'A', Stop Bar	\$ 5.23	\$ 104.60	\$ 4.99	\$ 99.80	\$ 110.00	\$ 2,200.00	
139	4	each	Traffic Markings, Class I, Type 'A', Arrows	\$ 27.50	\$ 110.00	\$ 26.25	\$ 105.00	\$ 110.00	\$ 440.00	
140	200	l.f.	Traffic Striping, Solid, Class I, Type 'A' (Color Varies)	\$ 0.83	\$ 166.00	\$ 0.79	\$ 158.00	\$ 110.00	\$ 22,000.00	
141	220	sy.i.p.	Sidewalk (Includes Portions with Integral 6" Curb)	\$ 91.43	\$ 20,114.60	\$ 83.48	\$ 18,365.60	\$ 79.50	\$ 17,490.00	
142	350	sy.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B', (4" Compacted Thickness) at Sidewalks and Concrete Paving	\$ 10.06	\$ 3,521.00	\$ 9.19	\$ 3,216.50	\$ 15.00	\$ 5,250.00	
143	50	l.f.	Concrete Curb, 6" Stand-Up and Type 'N'	\$ 40.25	\$ 2,012.50	\$ 36.75	\$ 1,837.50	\$ 35.00	\$ 1,750.00	
144	100	l.f.	24" Curb and Gutter	\$ 40.25	\$ 4,025.00	\$ 36.75	\$ 3,675.00	\$ 35.00	\$ 3,500.00	
145	130	sy.i.p.	Concrete Pavement (Min. 7" Thick, 4500 psi Concrete with Tufmax or Approved Equal Fiber Reinforcement at 3 lbs/cy of Concrete)	\$ 99.19	\$ 12,894.70	\$ 90.56	\$ 11,772.80	\$ 86.25	\$ 11,212.50	
146	70	l.f.	3' Concrete Valley Gutter (Includes Stone Base)	\$ 48.30	\$ 3,381.00	\$ 44.10	\$ 3,087.00	\$ 42.00	\$ 2,940.00	
147	32	l.f.	15" Diameter Storm Sewer	\$ 86.25	\$ 2,760.00	\$ 78.75	\$ 2,520.00	\$ 75.00	\$ 2,400.00	
148	50	l.f.	Post Construction CCTV of Storm Sewer	\$ 2,500.00	\$ 125,000.00	\$ 84.00	\$ 4,200.00	\$ 125.00	\$ 6,250.00	
149	1	each	Storm Structure, Curb Catch Basin Inlet (Triple)	\$ 7,935.00	\$ 7,935.00	\$ 7,245.00	\$ 7,245.00	\$ 6,800.00	\$ 6,800.00	
150	1	each	Remove/Replace Existing Junction Box	\$ 7,245.00	\$ 7,245.00	\$ 6,615.00	\$ 6,615.00	\$ 6,300.00	\$ 6,300.00	
151	2	each	Existing Sign Remove/Relocate (Includes Repaint)	\$ 250.00	\$ 500.00	\$ 1,050.00	\$ 2,100.00	\$ 1,500.00	\$ 3,000.00	
152	2,600	sy.i.p.	Milling of Existing Asphalt	\$ 6.35	\$ 16,510.00	\$ 2.25	\$ 5,850.00	\$ 9.62	\$ 25,012.00	
153	100	ton	Crushed Limestone for Temporary Use (ALDOT 825 Type 'B') (10 Bc Used Only at Direction of UA)	\$ 36.80	\$ 3,680.00	\$ 33.60	\$ 3,360.00	\$ 50.00	\$ 5,000.00	
154	2,000	sy.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B' (8" Compacted Thickness Placed in Two (2) Equal Layers)	\$ 17.86	\$ 35,720.00	\$ 18.84	\$ 37,680.00	\$ 9.68	\$ 19,360.00	
155	100	sy.i.p.	Improved Bituminous Concrete Wearing Surface ALDOT 424A, 3/8" Maximum Aggregate Size Mix, includes Tack Coat (1.5" Compacted Thickness)	\$ 20.13	\$ 2,013.00	\$ 21.17	\$ 2,117.00	\$ 174.00	\$ 17,400.00	
156	2,000	sy.i.p.	Improved Bituminous Concrete Binder Layer, ALDOT 424B, 1" Maximum Aggregate Size Mix (3" Compacted Thickness)	\$ 20.24	\$ 40,480.00	\$ 16.54	\$ 33,080.00	\$ 174.00	\$ 348,000.00	
157	50	ton	Improved Bituminous Concrete Wearing Surface ALDOT 424A, Leveling, 3/8" Maximum Aggregate Size Mix	\$ 201.25	\$ 10,062.50	\$ 132.25	\$ 6,612.50	\$ 157.50	\$ 7,875.00	
SUB-TOTAL ROSE AREA THERMAL IMPROVEMENTS - CIVIL/SITE ITEMS					\$ 1,153,778.85	\$ 962,466.36	\$ 1,312,563.40			
GORGAS AREA THERMAL IMPROVEMENTS - CIVIL/SITE ITEMS										
200	1	l.s.	Mobilization / Demobilization	\$ 23,000.00	\$ 23,000.00	\$ 23,205.00	\$ 23,205.00	\$ 21,645.00	\$ 21,645.00	
201	1	l.s.	Construction Layout	\$ 12,075.00	\$ 12,075.00	\$ 11,025.00	\$ 11,025.00	\$ 2,500.00	\$ 2,500.00	
202	1	l.s.	As-Built Drawings	\$ 8,740.00	\$ 8,740.00	\$ 7,980.00	\$ 7,980.00	\$ 1,200.00	\$ 1,200.00	
203	1	l.s.	UA Bronze Utility Marker Installation	\$ 1,500.00	\$ 1,500.00	\$ 26.25	\$ 26.25	\$ 1,105.00	\$ 1,105.00	
204	1	l.s.	Demolition	\$ 16,445.00	\$ 16,445.00	\$ 15,015.00	\$ 15,015.00	\$ 14,300.00	\$ 14,300.00	
205	3	each	Steel Bollards, Fixed	\$ 1,006.25	\$ 3,018.75	\$ 380.00	\$ 1,140.00	\$ 2,500.00	\$ 7,500.00	
206	1	l.s.	Remove and Replace Gate/Bollards at McCorvey Drive (Includes Repaint)	\$ 1,437.50	\$ 1,437.50	\$ 1,312.50	\$ 1,312.50	\$ 5,500.00	\$ 5,500.00	
207	1	l.s.	Intercept Existing Electrical and OIT Feed to Traffic Gate in 13"x17" Polymer Concrete Junction Box (Field Located)	\$ 5,175.00	\$ 5,175.00	\$ 4,725.00	\$ 4,725.00	\$ 6,466.00	\$ 6,466.00	

CONTRACTOR		Bradley Plumbing & Heating, Inc.		McAbee Construction, Inc.		Dixie Mechanical, Inc.	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total
208	1	l.s.	Traffic Gate Island Removal/Replacement per Detail (Includes Conduits, Concrete, Bollards, Junction Box, etc.)	\$ 7,590.00	\$ 7,590.00	\$ 8,190.00	\$ 8,190.00
209	100	each	Sand Bags	\$ 6.04	\$ 604.00	\$ 5.51	\$ 551.00
210	10	each	Erosion Control Inlet Protection	\$ 517.50	\$ 5,175.00	\$ 472.50	\$ 4,725.00
211	1,000	l.f.	Erosion Control Waffle	\$ 5.75	\$ 5,750.00	\$ 5.25	\$ 5,250.00
212	1	l.s.	Construction Exit Pad(s) with Vehicle Wash Rack	\$ 16,232.25	\$ 16,232.25	\$ 9,308.25	\$ 9,308.25
213	1	l.s.	Thermal Piping Excavation - Open Cut (Includes removal and off-site disposal of excess materials, select backfill, shoring, compaction, etc.)	\$ 616,000.00	\$ 616,000.00	\$ 591,937.50	\$ 591,937.50
214	1,000	c.y.p.	Unsuitable Material Removal / Replacement	\$ 15.75	\$ 15,750.00	\$ 15.75	\$ 15,750.00
215	1,000	s.y.p.	Geotextile Fabric (To Be Used Only as Directed by the Owner's Representative)	\$ 2.88	\$ 2,880.00	\$ 2.63	\$ 2,630.00
216	1	l.s.	Landscape Replacement (Shrubs, Trees, Plants, Mulch, Etc.)	\$ 1,725.00	\$ 1,725.00	\$ -	\$ -
217	1	l.s.	Irrigation Repair/Replacement	\$ 7,820.00	\$ 7,820.00	\$ 315.00	\$ 315.00
218	200	s.y.p.	Solid Sod	\$ 13.80	\$ 2,760.00	\$ 15.75	\$ 3,150.00
219	200	l.f.	Orange "Snow" Fencing (To be Installed as Directed by Owner's Representative)	\$ 3.45	\$ 690.00	\$ 3.15	\$ 630.00
220	3,500	l.f.	Site Constraint Fencing (Post Driven with Wind Screen)	\$ 20.13	\$ 70,455.00	\$ 18.38	\$ 64,330.00
221	400	l.f.	Site Constraint Fencing - Traffic Jersey Barriers (Water Filled Yo-Docks with Fence Panels; No Windscreen)	\$ 53.30	\$ 21,320.00	\$ 75.39	\$ 30,156.00
222	4	each	20' Wide Double Hung Gate	\$ 460.00	\$ 1,840.00	\$ 420.00	\$ 1,680.00
223	4	each	5' Wide Pedestrian Gate	\$ 230.00	\$ 920.00	\$ 210.00	\$ 840.00
224	200	s.f.	Temporary Traffic and Pedestrian Control Signage	\$ 9.20	\$ 1,840.00	\$ 6.30	\$ 1,260.00
225	100	each	Traffic Control Channelizing Drums	\$ 51.75	\$ 5,175.00	\$ 39.38	\$ 3,938.00
226	2	each	Traffic Control, Portable Message Boards	\$ 2,875.00	\$ 5,750.00	\$ 1,837.50	\$ 3,675.00
227	10	each	Traffic Control, Type II Barricades	\$ 143.75	\$ 1,437.50	\$ 183.75	\$ 1,837.50
228	10	each	Traffic Control, Type III Barricades	\$ 287.50	\$ 2,875.00	\$ 262.50	\$ 2,625.00
229	1	each	Traffic Legends, Class 1, Type 'A' (Four Bus Only)	\$ 60.50	\$ 60.50	\$ 57.75	\$ 57.75
230	10	each	Traffic Markings, Class 1, Type 'A', ADA Symbol	\$ 38.50	\$ 385.00	\$ 36.75	\$ 367.50
231	5	each	Traffic Markings, Class 1, Type 'A', Bike Symbol	\$ 71.50	\$ 357.50	\$ 68.25	\$ 341.25
232	150	l.f.	Traffic Markings, Class 1, Type 'A', Stop Bar	\$ 4.95	\$ 742.50	\$ 4.73	\$ 709.50
233	320	l.f.	Traffic Markings, Class 1, Type 'A', Crosswalk	\$ 11.61	\$ 3,715.20	\$ 11.08	\$ 3,545.60
234	4	each	Traffic Markings, Class 1, Type 'A', Arrows	\$ 27.50	\$ 110.00	\$ 26.25	\$ 105.00
235	100	l.f.	Traffic Striping, Dashed White, Class 1, Type 'A'	\$ 0.08	\$ 8.00	\$ 0.74	\$ 74.00
236	3,500	l.f.	Traffic Striping, Solid, Class 1, Type 'A' (Color Varies)	\$ 0.55	\$ 1,925.00	\$ 0.53	\$ 1,855.00
237	100	s.y.p.	Remove and Replace Existing Sidewalk	\$ 91.43	\$ 9,143.00	\$ 83.48	\$ 8,348.00
238	100	s.y.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B', (4" Compacted Thickness) at Sidewalks	\$ 10.06	\$ 1,006.00	\$ 9.19	\$ 919.00
239	100	l.f.	Remove and Replace Existing Concrete Median Island	\$ 46.00	\$ 4,600.00	\$ 42.00	\$ 4,200.00
240	100	l.f.	Remove and Replace Existing 24" Curb and Gutter	\$ 40.25	\$ 4,025.00	\$ 36.75	\$ 3,675.00
241	4,200	s.y.p.	Milling of Existing Asphalt (Approx. 1.5" Thick)	\$ 4.20	\$ 17,640.00	\$ 2.48	\$ 10,416.00
242	150	ton	Crushed Limestone for Temporary Use (ALDOT 825 Type 'B') (To Be Used Only at Direction of UA)	\$ 36.80	\$ 5,520.00	\$ 33.60	\$ 5,040.00
243	2,100	s.y.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B', (12.5" Compacted Thickness Placed in Two (2) Equal Layers)	\$ 28.46	\$ 59,766.00	\$ 28.88	\$ 60,648.00

Line No.	Estimated Quantity	Unit	Description	Bradley Plumbing & Heating, Inc.		McAbee Construction, Inc.		Dixie Mechanical, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
CONTRACTOR				431 Hackel Drive Montgomery, AL 36117 GC Lic. # 6442		5724 21st Street Tuscaloosa, AL 35401 GC Lic. # 7738		2645 18th Street Tuscaloosa, AL 35401 GC Lic. # 39330	
244	6,000	sq.y.p.	Improved Bituminous Concrete Wearing Surface ALDOT 424A, 3/8" Maximum Aggregate Size Mix, includes Tack Coat (1.5" Compacted Thickness)	12.19	\$ 73,140.00	10.90	\$ 65,400.00	174.00	\$ 1,044,000.00
245	2,200	sq.y.p.	Improved Bituminous Concrete Binder Layer, ALDOT 424B, 1" Maximum Aggregate Size Mix (4" Compacted Thickness Placed in Two (2) Equal Layers)	30.33	\$ 66,726.00	23.26	\$ 51,172.00	174.00	\$ 382,800.00
246	100	ton	Improved Bituminous Concrete Binder Layer, Leveling, ALDOT 424B, 1" Maximum Aggregate Size Mix	133.40	\$ 13,340.00	115.37	\$ 11,537.00	157.50	\$ 15,750.00
SUB-TOTAL GORGAS AREA THERMAL IMPROVEMENTS - CIVIL/SITE ITEMS				\$	1,128,189.70	\$	1,045,617.60	\$	2,802,583.00
ROSE AREA ELECTRICAL/OIT IMPROVEMENTS									
300	1	l.s.	Mobilization / Demobilization	11,000.00	\$ 11,000.00	11,760.00	\$ 11,760.00	37,523.50	\$ 37,523.50
301	1	l.s.	Construction Layout	2,185.00	\$ 2,185.00	1,995.00	\$ 1,995.00	2,500.00	\$ 2,500.00
302	1	l.s.	As-Built Drawings	5,175.00	\$ 5,175.00	4,725.00	\$ 4,725.00	1,200.00	\$ 1,200.00
303	1	l.s.	UA Bronze Utility Marker Installation	1,500.00	\$ 1,500.00	26.25	\$ 26.25	1,105.00	\$ 1,105.00
304	1	l.s.	Electrical/OIT Improvements (As per Sheets EP101, EP201, EP202, ES301, EP401, EP402)	768,320.00	\$ 768,320.00	615,300.00	\$ 615,300.00	849,685.00	\$ 849,685.00
305	1	l.s.	Demolition	27,600.00	\$ 27,600.00	25,200.00	\$ 25,200.00	52,775.00	\$ 52,775.00
306	50	each	Sand Bags	6.04	\$ 302.00	5.51	\$ 275.50	5.25	\$ 262.50
307	200	sq.y.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B' (8" Compacted Thickness Placed in Two (2) Equal Layers)	23.00	\$ 4,600.00	31.25	\$ 6,250.00	15.00	\$ 3,000.00
308	200	sq.y.p.	Improved Bituminous Concrete Binder Layer, ALDOT 424B, 1" Maximum Aggregate Size Mix (3" Compacted Thickness)	38.53	\$ 7,706.00	19.09	\$ 3,818.00	174.00	\$ 34,800.00
SUB-TOTAL ROSE AREA ELECTRICAL/OIT IMPROVEMENTS				\$	828,388.00	\$	669,349.75	\$	982,851.00
ROSE TRANSFORMER REPLACEMENT									
400	1	l.s.	Mobilization / Demobilization	5,750.00	\$ 5,750.00	6,510.00	\$ 6,510.00	10,633.00	\$ 10,633.00
401	1	l.s.	Construction Layout	1,380.00	\$ 1,380.00	1,260.00	\$ 1,260.00	2,500.00	\$ 2,500.00
402	1	l.s.	As-Built Drawings	1,380.00	\$ 1,380.00	1,260.00	\$ 1,260.00	1,200.00	\$ 1,200.00
403	1	l.s.	UA Bronze Utility Marker Installation	1,500.00	\$ 1,500.00	26.25	\$ 26.25	1,105.00	\$ 1,105.00
404	1	l.s.	Electrical Improvements (As per Sheets ES301, ES501, and ES502)	263,200.00	\$ 263,200.00	246,750.00	\$ 246,750.00	363,963.00	\$ 363,963.00
405	1	l.s.	Conduit Rework for Thermal Installation (See Sheet ES501)	13,800.00	\$ 13,800.00	12,600.00	\$ 12,600.00	50,235.00	\$ 50,235.00
406	1	l.s.	Demolition	12,650.00	\$ 12,650.00	11,550.00	\$ 11,550.00	22,524.00	\$ 22,524.00
407	50	each	Sand Bags	6.04	\$ 302.00	5.51	\$ 275.50	5.25	\$ 262.50
408	100	l.f.	Erosion Control Wattic	5.75	\$ 575.00	5.25	\$ 525.00	5.00	\$ 500.00
409	25	sq.y.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B', (4" Compacted Thickness) at Concrete Paving	10.06	\$ 251.50	9.19	\$ 229.75	8.75	\$ 218.75
410	25	sq.y.p.	Concrete Pavement (Min. 7" Thick, 4500 psi Concrete with Tufmax or Approved Equal Fiber Reinforcement at 3 lbs/cy of Concrete)	99.19	\$ 2,479.75	90.56	\$ 2,264.00	86.25	\$ 2,156.25
411	30	sq.y.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type 'B' (8" Compacted Thickness Placed in Two (2) Equal Layers)	23.00	\$ 690.00	38.66	\$ 1,159.80	9.68	\$ 290.40
412	30	sq.y.p.	Improved Bituminous Concrete Binder Layer, ALDOT 424B, 1" Maximum Aggregate Size Mix (3" Compacted Thickness)	46.00	\$ 1,380.00	26.67	\$ 797.10	174.00	\$ 5,220.00
413	104	l.f.	Site Constraint Fencing - Traffic Jersey Barriers (Water Filled Yo-Docks with Fence Panels, No Windscreen)	53.30	\$ 5,543.20	75.39	\$ 7,840.56	127.27	\$ 13,236.08
414	20	l.f.	Remove and Replace Existing 24" Curb and Gutter	40.25	\$ 805.00	36.75	\$ 735.00	35.00	\$ 700.00
SUB-TOTAL ROSE TRANSFORMER REPLACEMENT				\$	311,686.45	\$	293,782.96	\$	474,743.98

CONTRACTOR		Bradley Plumbing & Heating, Inc.		McAbee Construction, Inc.		Dixie Mechanical, Inc.	
		431 Hackel Drive Montgomery, AL 36117 GC Lic. # 6442		5724 21st Street Tuscaloosa, AL 35401 GC Lic. # 7738		2645 18th Street Tuscaloosa, AL 35401 GC Lic. # 39330	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total
UA NATURAL GAS MAIN EXTENSION							
500	1	l.s.	Mobilization / Demobilization	\$ 1,000.00	\$ 1,000.00	\$ 2,100.00	\$ 2,100.00
501	1	l.s.	Construction Layout	\$ 2,530.00	\$ 2,530.00	\$ 2,310.00	\$ 2,310.00
502	1	l.s.	As-Built Drawings	\$ 2,875.00	\$ 2,875.00	\$ 2,625.00	\$ 2,625.00
503	1	l.s.	UA Bronze Utility Marker Installation	\$ 1,500.00	\$ 1,500.00	\$ 1,050.00	\$ 1,050.00
504	1	l.s.	Demolition	\$ 1,000.00	\$ 1,000.00	\$ 3,150.00	\$ 3,150.00
505	60	l.f.	3" UA Natural Gas Main - Directional Bore (Includes Fittings)	\$ 195.50	\$ 11,730.00	\$ 94.50	\$ 5,670.00
506	360	l.f.	3" UA Natural Gas Main - Open Cut (Includes Fittings)	\$ 172.50	\$ 62,100.00	\$ 57.75	\$ 20,790.00
507	160	l.f.	2" UA Natural Gas Main - Open Cut (Includes Fittings)	\$ 172.50	\$ 27,600.00	\$ 47.25	\$ 7,560.00
508	80	l.f.	1" UA Natural Gas Main - Open Cut (Includes Fittings)	\$ 115.00	\$ 9,200.00	\$ 45.15	\$ 3,612.00
509	1	each	3" UA Natural Gas Main Hot Tap Connection	\$ 17,250.00	\$ 17,250.00	\$ 4,725.00	\$ 4,725.00
510	2	each	3" UA Natural Gas Main Valve with Valve Box	\$ 2,875.00	\$ 5,750.00	\$ 1,575.00	\$ 3,150.00
511	2	each	2" UA Natural Gas Main Valve with Valve Box	\$ 2,300.00	\$ 4,600.00	\$ 1,365.00	\$ 2,730.00
512	1	each	1" UA Natural Gas Main Valve with Valve Box	\$ 1,150.00	\$ 1,150.00	\$ 1,260.00	\$ 1,260.00
513	104	l.f.	Site Constraint Fencing - 1 Traffic Jersey Barriers (Water Filled Yo-Docks with Fence Panels; No Windscreen)	\$ 53.30	\$ 5,543.20	\$ 183.75	\$ 19,110.00
514	100	s.y.i.p.	Solid Sod	\$ 13.80	\$ 1,380.00	\$ 21.00	\$ 2,100.00
SUB-TOTAL UA NATURAL GAS MAIN EXTENSION				\$	155,208.20	\$	81,942.00
TOTAL UNIT PRICE ITEMS - BASE BID				\$	3,577,251.20	\$	3,053,158.67
				\$		\$	5,648,311.38

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ALTERNATE No. 1: THERMAL PIPING EXTENSION TO EAST ANNEX - CIVIL/SITE ITEMS		Description		Total		Total	
Line No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total
1000	1	l.s.	Construction Layout	\$ 2,645.00	\$ 2,645.00	\$ 2,415.00	\$ 2,415.00
1001	1	l.s.	As-Built Drawings	\$ 1,380.00	\$ 1,380.00	\$ 1,260.00	\$ 1,260.00
1002	1	l.s.	UA Bronze Utility Marker Installation	\$ 1,500.00	\$ 1,500.00	\$ 26.25	\$ 26.25
1003	1	l.s.	Demolition	\$ 1,265.00	\$ 1,265.00	\$ -	\$ -
1004	50	each	Sand Bags	\$ 6.04	\$ 302.00	\$ 5.51	\$ 275.50
1005	250	l.f.	Erosion Control Wattic	\$ 5.75	\$ 1,437.50	\$ 5.25	\$ 1,312.50
1006	1	l.s.	Thermal Piping Excavation - Open Cut (Includes removal and off-site disposal of excess materials, select backfill, shoring, compaction, etc.)	\$ 78,470.25	\$ 78,470.25	\$ 71,646.75	\$ 71,646.75
1007	1	l.s.	Landscape Replacement (Shrubs, Trees, Plants, Mulch, Etc.)	\$ 9,775.00	\$ 9,775.00	\$ 14,385.00	\$ 14,385.00
1008	1	l.s.	Irrigation Repair/Replacement	\$ 7,475.00	\$ 7,475.00	\$ 2,100.00	\$ 2,100.00
1009	104	l.f.	Site Constraint Fencing - Traffic Jersey Barriers (Water Filled Yo-Docks with Fence Panels; No Windscreen)	\$ 53.30	\$ 5,543.20	\$ 183.75	\$ 19,110.00
1010	20	s.y.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type "B", (4" Compacted Thickness)	\$ 10.06	\$ 201.20	\$ 9.19	\$ 183.80
1011	20	s.y.i.p.	Remove and Replace Brick Pavers (Includes Concrete Base)	\$ 74.75	\$ 1,495.00	\$ 68.25	\$ 1,365.00
1012	70	l.f.	Remove and Replace Existing 24" Curb and Gutter	\$ 40.25	\$ 2,817.50	\$ 36.75	\$ 2,572.50
TOTAL CIVIL/SITE ITEMS - ALTERNATE No. 1				\$	114,306.65	\$	116,652.30
Indicates Corrected Total							
+ Indicates Summation Error							
* Indicates No Unit Price Provided with Bid							



P.O. Box 210007 – 431 Hackel Drive
Montgomery, AL 36121-0007
(334) 271-0700 – Fax (334) 271-0006
HVAC Lic # 15016



596F Oliver Road
Montgomery, AL 36117
Telephone: (334) 279-6933
HVAC Lic # 10183
Refrig Lic # 51769

February 23, 2022

The University of Alabama
Construction Administration

Mr. Steven Mercado

RE: Campus Energy Delivery to Rose Administration and Gorgas Library Areas
UTL-22-2811C

We offer a voluntary deduct of \$122,561.71 off the base bid proposal for the Campus Energy Delivery to Rose Administration and Gorgas Library Areas project, UA Project No. UTL-22-2811B to correct the error in unit pricing. The base bid price will be \$7,234,000.00.

Please contact me if you have any questions.

Sincerely,

Bradley Plumbing & Heating, Inc.

A handwritten signature in black ink that reads "Paul Allen". The signature is written in a cursive, flowing style.

Paul Allen



February 21, 2022

Mr. Steven Mercado
The University of Alabama
Construction Administration
1205 14th Street
Tuscaloosa, Alabama 35401

Re: UA Project No. UTL-22-2811C
Campus Energy Delivery to Rose Administration and Gorgas Library Areas

Dear Steven,

The University of Alabama received competitive bids for Campus Energy Delivery to Rose Administration and Gorgas Library Areas on February 17, 2022 at 3:00 PM local time. Three General Contractors submitted bids.

Bradley Plumbing and Heating, Inc. of Montgomery, Alabama was the responsible and responsive low bidder on the project. The available funds for the project were identified as \$5,700,000.00. Their Adjusted Base Bid was \$7,356,561.71. This includes the Total Unit Price for items in the Base Bid of \$3,577,251.20. The Adjusted Base Bid above includes a Unit Price Error Adjustment of \$122,561.71. Alternate No. 1 total was \$163,800.00, including Total Unit Price for Alternate 1 of \$114,306.65 making the Total Bid Amount, including Alternate 1, \$7,520,361.78.

It is our understanding that the University will discuss the option of additional funding for the project in order to accept Alternate 1. If the Alternate is accepted the status of the low bidder does not change.

Based on the defined UA qualification criteria, Bradley Plumbing and Heating Inc. was on the prequalified list of bidders without further action required. Therefore, it is our recommendation that Bradley Plumbing and Heating, Inc. be awarded a contract for the construction of the above mentioned project.

Please contact me if you have any questions,

Sincerely,

A handwritten signature in black ink that reads "Jim Harris".

Jim Harris, PE
Associate Mechanical Engineer
Burns & McDonnell Engineering, Inc.

CAMPUS ENERGY DELIVERY OPTIMIZATION AND EFFICIENCY PROJECT

LOCATION MAP

