

**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: Gorgas Library Core Support, Phase II

MEETING DATE: September 15 - 16, 2022

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4 |
| <input checked="" type="checkbox"/> | 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees |
| <input checked="" type="checkbox"/> | 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) ^{/2} |
| <input checked="" type="checkbox"/> | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 6. Recommendations for Contract Award by Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site |
| <input type="checkbox"/> | 8. Final Business Plan (if applicable) ^{/3} |

Prepared by: Mary Kathryn Holt

Approved by:

Tim LePore
MR

^{/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



August 16, 2022

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

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Gorgas Library Core Support, Phase II project.

The resolution requests authorization to award the construction contract for the Construction Package B – Addition and Renovation and approval of the revised project budget, funding and the budget reallocation.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on September 15-16, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "SRB", written over the word "Sincerely,".

Stuart R. Bell
President

Enclosure



RESOLUTION

GORGAS LIBRARY CORE SUPPORT, PHASE II

WHEREAS, on November 5, 2021, in accordance with Board Rule 415, The Board of Trustees of the University of Alabama (“Board”) approved the Stage I submittal for the Gorgas Library Core Support, Phase II Project (“Project”) located at 711 Capstone Drive; and

WHEREAS, on November 5, 2021, due to their knowledge of the project, experience with the building and commitment to the Project schedule, the Board approved the Waiver of the Consultant Selection Process and to proceed with design utilizing the services of CMH Architects, Birmingham, Alabama, and to accept a negotiated final design fee of 6% of the cost of construction plus a 1.1 major renovation factor, and \$13,640 for additional services, which represents a discount of \$98,418 or approximately 14% of the standard fee; and

WHEREAS, the Project is a critical step in the realignment of Library space as necessary to support teachings, research, and learning; and

WHEREAS, on April 8, 2022, the Board approved the separation of the Project into two construction packages, to maintain the project schedule and to execute disruptive work over the summer break, including Construction Package A – Demolition and Construction Package B – Renovation and Addition, and approved a budget reallocation to reflect this separation; and

WHEREAS, the Construction Package A – Demolition includes necessary select interior demolition, sitework, and abatement to prepare the Project site; and

WHEREAS, the Construction Package B – Addition and Renovation will include the construction of the service courtyard, fit-out of new data and electrical rooms, and new electrical and select mechanical equipment (including some air handlers) and chase; and

WHEREAS, on April 8, 2022, the Board approved the Stage III submittal for the Project; and

WHEREAS, on April 26, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package A - Demolition of the Project and Cornerstone Restoration, Inc., of Helena, Alabama, was declared lowest responsive and responsible bidder with base bid in the amount of \$660,000, which is below the threshold amount requiring Board approval; and

WHEREAS, Cornerstone Restoration, Inc.'s initial contract amount of \$660,000 is reflected in the Project budget below; and

WHEREAS, on July 26, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package B – Addition and Renovation of the Project and J.T. Harrison Construction Co., Inc. of Northport, Alabama (Harrison Construction) was declared the lowest responsible bidder with an adjusted base bid amount of \$13,554,852 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 \$1,409,800; 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 Construction Package B – Addition and Renovation of the Gorgas Library Core Support Phase II project to J.T. Harrison Construction Co, Inc., in the amount of \$12,145,052 inclusive of the post bid negotiations; 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 University requests approval of a Revised Budget from \$13,738,310 to \$15,773,338 to reflect the bid results and associated Construction Contracts, including post bid negotiations, and related adjustments to soft costs as reflected in the Revised Budget included herein; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$15,773,338; and

WHEREAS, the Project will eliminate approximately \$15,773,338 in campus building and infrastructure deferred maintenance liabilities; and

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

BUDGET:	REVISED
Construction Package A – Demolition	\$ 660,000
Construction Package B – Renovation and Addition	\$ 12,145,052
Furniture, Fixtures, & Equipment	\$ 456,235
Security/Access Control	\$ 92,000
Telecommunication/Data	\$ 230,000
Contingency* (~5%)	\$ 640,253
UA Project Management Fee** (3%)	\$ 403,359
Architect/Engineer Fee*** (~7%)	\$ 931,531
Other****	\$ 214,908
TOTAL PROJECT COST	\$ 15,773,338

*Contingency is based on 5% of the cost of Construction Package A and B.

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

*** Architect/Engineer Fee is based on 5.9% of the cost of Construction Package B plus a 1.1 major renovation factor, \$70,120 for additional services, and 80% of the design fee for revised scope relative to post bid negotiations.

**** Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

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 and revision for the Project are hereby approved as stipulated above.
2. The revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED Stuart R. Bell, President; Matthew M. Fajack, Vice President of Finance and Operations and Treasurer; or those officers named in the most recent Board of Resolutions granting signature authority of 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 contract with J.T. Harrison Construction, Co., Inc., Northport, Alabama for Construction Package B of the Gorgas Library Core Support, Phase II Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	September 15 - 16, 2022
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Gorgas Library Core Support, Phase II
PROJECT NUMBER:	013-21-2678
PROJECT LOCATION:	711 Capstone Drive
ARCHITECT:	CMH Architects, Birmingham, Alabama

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Mechanical	~100%	11,800
<input checked="" type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	11,800

BUDGET	Current	Revised
Construction Package A - Demolition	\$ 950,000	\$ 660,000
Construction Package B – Addition and Renovation	\$ 9,985,402	\$ 12,145,052
Furniture, Fixtures and Equipment	\$ 54,393	\$ 456,235
Security/Access Control	\$ 92,000	\$ 92,000
Telecommunication/Data	\$ 230,000	\$ 230,000
Contingency* (5%)	\$ 1,093,540	\$ 640,253
UA Project Management Fee** (3%)	\$ 360,868	\$ 403,359
Architect/Engineer Fee*** (~7%)	\$ 735,376	\$ 931,531
Expenses (Geotech, Construction Materials Testing)	\$ 143,779	\$ 0
Other****	\$ 92,952	\$ 214,908
TOTAL PROJECT COST	\$ 13,738,310	\$ 15,773,338
Construction Cost per square foot: \$1,139		

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

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

***Architect/Engineer Fee is based on 5.9% of the costs of Construction Package B plus a 1.1 major renovation factor, \$70,120 for additional services, and 80% of the design fee for revised scope relative to post bid negotiations.

****Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

Current Package for Contract Award Approval.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
	\$ NA
Total Estimated Annual O&M Costs:	\$ NA

FUNDING SOURCE:	
	University Central Reserves \$ 15,773,338
O&M Costs:	University Annual Operating Funds \$ NA

*Gorgas Library is an existing Education and General facility and accordingly is already funded and there is no incremental change resulting from this Project.

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The 11,800 square foot renovation will consist of new underground electrical service and service courtyard that will house the pad mounted transformer and mechanical equipment on the north side of the building.

The interior scope includes new mechanical and fire pump rooms to house new campus central thermal connection interface for hot and chilled water and fire water service. New air handlers in select areas of the building that are not impacted by future construction and a new electrical room will provide a service feed to the new main switchboard in the building. A stairwell conversion will provide area inside the building for the new data, electrical and mechanical rooms and mechanical chase.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	November 2021
	% Complete	100%
	Date Completed	February 2022
PRELIMINARY DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2022
	% Complete	100%
	Date Completed	June 2022
BID DATE:		July 26, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed Gorgas Library Core Support, Phase II project (“Project”) is a critical step in the realignment of library space in order to meet the strategic plan of The University of Alabama (“University”) and to transform University libraries as necessary to support the academic mission and the teaching, research and learning environment in the 21st Century. The Project will address deferred maintenance needs and install core infrastructure to support future development in coordination with the Gorgas Library Master Plan.

Increased emphasis on research will increase the demand for areas where graduate students and faculty can create and share knowledge in an age of digital technology and collaboration.

Providing adequate and appropriate space for students to study and collaborate has a direct impact on retention and recruitment.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA[®]

Project Name

Gorgas Library Core Support, Phase II
Renovation and Addition

Bid Due

July 26, 2022 2:00 p.m. local time

Architect/Engineer

CMH Architects, Inc.
1800 International Park Drive, #300
Birmingham, AL 35243
phone: (205) 969-2696

UA Project No.

013-21-2678B

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:

Sixty (60) Days

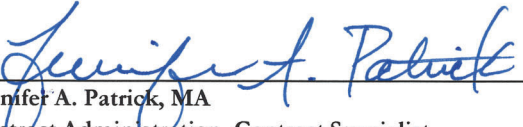
CONSTRUCTION DURATION:

Project Completion: May 26, 2024

CONTRACTOR	J. T. Harrison Construction Co., Inc.	P & M Mechanical, Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	325 North Carson Rd. Birmingham, AL 35215 (205) 925-9486 GC Lic. #19067	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SIX	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Harco National Insurance Co.	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 17,000,000.00	\$ 15,000,000.00	\$ 16,000,000.00
ENVELOPE ADJUSTMENT	(2,902,000.00)	(835,000.00)	(1,601,000.00)
TOTAL BID	\$ 14,098,000.00	\$ 14,165,000.00	\$ 14,399,000.00

Cost Allocations to Other Projects: \$543,148. Total Low Responsive and Responsible Bids Less Cost Allocations to Other Projects: \$13,554,852

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


Jennifer A. Patrick, MA
Contract Administration, Contract Specialist
The University of Alabama



1800 International Park Drive
Suite 300
Birmingham, AL 35243

205 / 969-2696
info@cmharch.com
www.cmharch.com

08/10/22

Mary Kathryn Holt
University of Alabama
413 Cahaba Circle
Tuscaloosa, AL 35404

Re: Gorgas Library Core Support, Phase II
UA Project No 013-21-2678B

Dear Mrs. Holt,

CMH has reviewed the bid proposal for this project. The bid proposal from Harrison Construction of \$14,098,000.00 was the lowest bid presented, they acknowledged all addenda and their bid proposal documents were in line with expectations. CMH recommends Harrison Construction be awarded this project.

Sincerely,

John Wood

A handwritten signature in black ink, appearing to read 'John T. Wood'.

CMH Architects, Inc.

GOR GAS LIBRARY CORE SUPPORT, PHASE II

Existing Northeast Elevation



GORGAS LIBRARY CORE SUPPORT, PHASE II

As Approved April 8, 2022



GORGAS LIBRARY CORE SUPPORT, PHASE II

LOCATION MAP

