

**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: Tom Barnes Hall - Addition and Renovation for Literacy Center

MEETING DATE: June 9 - 10, 2022

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

Prepared by: Mary Katherine Holt

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

THE UNIVERSITY OF
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President

May 4, 2022

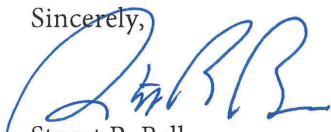
Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents which provide information regarding the Tom Barnes Hall – Addition and Renovation for Literacy Center project.

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

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 Tom Barnes Hall – Renovation and Addition for Literacy Center Project (“Project”) to be located at Tom Barnes Hall at 260 Kilgore Lane on the Peter Bryce Campus; and

WHEREAS, the Project is designed to broaden and help enliven the work of the Belser-Parton Literacy Center, whose mission is associated with training teachers, assisting families with home literacy programs, conducting research on reading, and providing clinical support for struggling readers; and

WHEREAS, the Project will also support the mission of The Fayard Endowed Chair in Literacy Education enabled through the generous gift of Gary P. Fayard and Nancy S. Fayard; and

WHEREAS, the Project will consist of the renovation of the existing 2,465 square foot (sf) gymnasium into classroom space and a 1,570-sf addition at the northwest side of the building; and

WHEREAS, in accordance with Board Rule 415, on February 4, 2022, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with CMH Architects, Birmingham, Alabama, the University has established a final design fee of 7.2% of the cost of Construction plus a 1.15 Renovation Factor and \$1,725 in additional services; and

WHEREAS, on April 8, 2022, the Board approved the renderings submitted for the Project; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on April 28, 2022, the University received competitive bids for the Project and Snow Blakeney Construction, Inc., Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with a revised bid (base bid less unit cost reconciliation) of \$1,293,000 as referenced on the certified bid tab; and

WHEREAS, the University is requesting approval for a Revised Budget from \$1,800,000 to \$1,825,000 to reflect the bid results and the related adjustments to soft costs as reflected in the Revised Budget below; and

WHEREAS, the Project will be funded from College of Education Reserves in the amount of \$800,000, the Office of Academic Affairs Reserves in the amount of \$525,000, and University Central Reserves in the amount of \$500,000; and

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

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

BUDGET:	REVISED
Construction	\$ 1,293,000
Furniture, Fixtures, and Equipment	\$ 115,455
Security/Access Control	\$ 12,583
Telecommunication/Data	\$ 25,000
Contingency (Lump Sum)*	\$ 50,000
UA Project Management Fee (3%)**	\$ 40,290
Architect/Engineer Fee (~8.3%***)	\$ 108,785
Expenses (Geotech, Construction Materials Testing)	\$ 104,327
Other Fees and Services (Testing, Advertising, Printing)	\$ 75,560
TOTAL PROJECT COST	\$ 1,825,000

*Contingency is a lump sum cost.

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

***Architect/Engineer Fee is based on 7.2% of the cost of Construction plus a 1.15 Renovation Factor and \$1,725 in additional services.

Request for Approval of this Submittal.

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

1. The Revised Funding and Budget for the Project is hereby approved as stipulated above.
2. 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 Snow Blakeney Construction, Inc., Tuscaloosa, Alabama for the Tom Barnes Hall Renovation and Addition for Literacy Center Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	June 9 – 10, 2022
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Tom Barnes Hall – Renovation and Addition for Literacy Center
PROJECT NUMBER:	426-21-2631
PROJECT LOCATION:	Tom Barnes Hall at 260 Kilgore Lane, Peter Bryce Campus
ARCHITECT:	CMH Architects, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 5, 2021
<input type="checkbox"/> Stage II	February 4, 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	April 8, 2022
<input checked="" type="checkbox"/> Stage IV and Budget Revision & Reallocation	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom Facilities	~49%	2,000
<input checked="" type="checkbox"/> Building Addition	Office Facilities	~20%	800
<input checked="" type="checkbox"/> Building Renovation	Central Service / Support	~ 3%	120
<input type="checkbox"/> Equipment	Circulation Area	~28%	1,115
	TOTAL	100%	4,035

BUDGET	Current	Revised
Construction	\$ 1,230,000	\$ 1,293,000
Furniture, Fixtures and Equipment	\$ 250,000	\$ 115,455
Security/Access Control	\$ 5,000	\$ 12,583
Telecommunication/Data	\$ 10,000	\$ 25,000
Contingency (Lump Sum)	\$ 123,000	\$ 50,000
UA Project Management Fee (3%)	\$ 40,590	\$ 40,290
Architect/Engineer Fee (~8.3%)	\$ 101,844	\$ 108,785
Expenses (Geotech, Construction Materials Testing)	\$ 24,567	\$ 104,327
Other Fees and Services (Testing, Advertising, Printing)	\$ 14,999	\$ 75,560
TOTAL PROJECT COST	\$ 1,800,000	\$ 1,825,000

*Contingency is based on a Lump Sum.

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

***Architect/Engineer Fee is based on 7.2% of the costs of Construction plus a 1.15 Renovation Factor and \$1,725 for additional services.

Request for Approval This Submittal

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

1,570 sf x ~\$6.03/sf \$ 9,467

Total Estimated Annual O&M Costs: \$ 9,467

FUNDING SOURCE:

Office of Academic Affairs Reserves \$ 525,000

College of Education Reserves \$ 800,000

University Central Reserves \$ 500,000

O&M Costs: University Annual Operating Funds \$ 9,467

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

PROJECT SCOPE:

The Tom Barnes Hall– Renovation and Addition for Literacy Center Project (“Project”), located at 260 Kilgore Lane, will address space needs for the College of Education and related renovation work as necessary to support the Belser-Parton Literacy Center and the work of the Fayard Endowed Chair in Literacy Education.

The Project will renovate the existing 2,465 square foot (sf) gymnasium into classroom space. The new classrooms will seat approximately 25 people each when used separately. An operable partition dividing the classrooms will allow for simultaneous use for approximately 50 people when opened. The classrooms will be fitted with new audio-visual technology as well as mobile furniture to facilitate individual or group work.

The Project will also include a 1,570-sf addition at the northwest side of the building that includes six faculty offices and a work room. The addition has been intentionally designed with respect to maintaining appropriate setbacks from the nearby Peter Bryce Boulevard, and existing site utilities. The location of the offices will have direct adjacency and connectivity to the renovated classrooms.

The exterior materials of the addition will be carefully and intentionally selected to blend with the existing building. There is sufficient heating and cooling capacity in the current system, therefore no change of major building infrastructure will be required.

The Project will address approximately \$61,625 in deferred maintenance liabilities.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	February 2022
PRELIMINARY DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	March 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2022
	% Complete	100%
	Date Completed	April 2022
BID DATE:		April 28, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Tom Barnes Hall – Renovation and Addition for Literacy Center Project (“Project”) will allow the Belser-Parton Literacy Center (“Center”) to grow its reputation as an interventionist agency that will produce grant and contract related resources that will strengthen options for recruiting and supporting graduate students in literacy related research.

The renovated site will also be a center for teacher development. The intent is that the Center can positively affect enrollment in teacher education because of its connection to schools and families and its focus on teaching children how to read.

The renovation is designed to broaden the work of the Center, whose mission is associated with training teachers, assisting families with home literacy programs, conducting research on reading, and providing clinical support for struggling readers. Each of these purposes is tied to the University’s mission of advancing teaching, research, and service. The renovated space will provide the program the necessary square footage needed to expand services to the community.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

Tom Barnes Hall - Addition and
Renovation for Literacy Center

Bid Due

April 28, 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.

426-21-2631

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:

Sixty (60) Days


CONSTRUCTION DURATION:

Project Completion: April 7, 2023

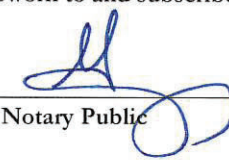
CONTRACTOR	Kyser Construction, LLC	Snow-Blakeney Construction, Inc.
	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	3519 Greensboro Ave. Tuscaloosa, AL 35401 (205) 454-2100 GC Lic. #50742
Addenda ONE - THREE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
BONDING COMPANY OR BID DEPOSIT	Cincinnati Insurance Co.	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 1,797,000.00*	\$ 1,497,000.00*
ENVELOPE ADJUSTMENT	158,000.00	93,000.00
TOTAL BID	\$ 1,955,000.00	\$ 1,590,000.00

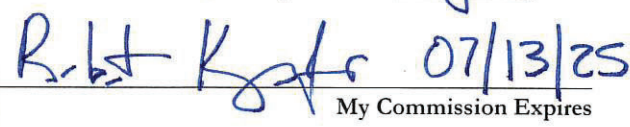
* Base bid totals are reflective of a corrected math error in the unit price bid schedule for both bidders. Schedule attached. After the bid, pursuant to Section 39-2-6 of the Code of Alabama, UA negotiated with the low bidder to reduce Unit Price 9 to \$6.00/lf resulting in a revised base bid of \$1,293,000.00

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.


John T. Wood, NCARB, LEED AP
Vice President
CMH Architects, Inc.

Sworn to and subscribed before me this 2 day of May, 2022.


Notary Public

 07/13/25
My Commission Expires



TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

Approved April 8, 2022



CENTER

LOCATION MAP

