

**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, Tuscaloosa

PROJECT NAME: Chi Omega Bedroom Renovation

MEETING DATE: November 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) ^{/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: Michael Hand

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

September 30, 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 and revised scope and budget for the Chi Omega Bedroom Renovation project.

The resolution requests authorization to award the construction contract and approval of the revised project funding, scope and budget.

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 at their regular meeting on November 3-4, 2022.

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

CHI OMEGA BEDROOM RENOVATION

WHEREAS, on September 16, 2022, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Chi Omega Bedroom Renovation project (“Project”) to be located at 901 Magnolia Drive; and

WHEREAS, the Project will allow for the renovation of forty-three (43) bedroom units, both single and double occupancy, at the Chi Omega Sorority House (“Chapter”), providing the Chapter members with an enhanced living environment and increasing the Chapter’s recruiting potential for future membership growth; and

WHEREAS, on September 16, 2022, due to their knowledge of the design and prior due diligence for the Project, the Board authorized The University of Alabama (“University”) to utilize the architectural services of TRI Architecture + Interior Design, Birmingham, Alabama (TRI), accepting a final negotiated design fee of 7.1% of the cost of construction, no additional renovation factor, and a credit of \$25,000, which represents a 28% discount of the standard design fee total; and

WHEREAS, on September 27, 2022, pursuant to Title 39 State Bid law of Alabama Code, competitive bids were received for the Project and Kyser Construction, LLC, of Tuscaloosa, Alabama was declared the lowest responsible bidder with an adjusted base bid in the amount of \$1,279,000; and

WHEREAS, the University, on behalf of the Chapter, now desires to add replacing the bedroom lighting and including tack boards to the scope of the Project to further enhance the living environment for the residents; and

WHEREAS, The University desires to accept Alternates #1 and #2 totaling \$87,000 for the aforementioned scope additions; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to Kyser Construction, LLC in a total contract amount of \$1,366,000 including the adjusted base bid and Alternates #1 and #2; and

WHEREAS, the University is requesting approval of a Revised Budget to reflect the construction contract and associated design fee and soft cost revisions; and

WHEREAS, the Project will be funded from Chi Omega Chapter Reserves in the amount of \$1,577,315, including the budget increase amount, and which the University has verified funding availability; and

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

BUDGET:	REVISED
Construction	\$ 1,366,000
Contingency* (5%)	\$ 68,300
UA Project Management Fee** (3%)	\$ 43,029
Architect/Engineer Fee*** (7.1%)	\$ 71,986
Other****	\$ 28,000
TOTAL PROJECT COST	\$ 1,577,315

*Contingency is based on 5% of the costs of Construction.

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

***Architect/Engineer Fee is based on 7.1% of the costs of Construction less a \$25,000 credit.

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

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

1. The Revised Scope, Budget and Funding for the Project are hereby 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 be, and hereby are, authorized to act for and on behalf of the Board to execute the aforementioned contract with Kyser Construction, LLC, of Tuscaloosa, Alabama, for this Project in accordance with Board Rule 415.

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

MEETING DATE: November 3-4, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Chi Omega Bedroom Renovation

PROJECT NUMBER: 910-22-2938

PROJECT LOCATION: 901 Magnolia Drive, Tuscaloosa, Al 35401

ARCHITECT: TRI Architecture + Interior Design

<p>THIS SUBMITTAL:</p> <p><input type="checkbox"/> Stage I</p> <p><input checked="" type="checkbox"/> Stage II, waiver request</p> <p><input type="checkbox"/> Campus Master Plan Amendment</p> <p><input type="checkbox"/> Stage III</p> <p><input checked="" type="checkbox"/> Stage IV – Revised Scope & Budget</p>	<p>PREVIOUS APPROVALS:</p> <p>September 15-16, 2022</p> <p>September 15-16, 2022</p>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Sorority	~100%	9,438
<input type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	9,438*

*Scope includes bedroom furniture renovation. GSF reflects bedroom space only.

BUDGET	Current	Revised
Construction	\$1,258,138	\$1,366,000
Contingency* (5%)	\$62,907	\$68,300
UA Project Management Fee** (3%)	\$39,631	\$43,029
Architect/Engineer Fee*** (7.1%)	\$64,328	\$71,986
Other****	\$75,000	\$28,000
TOTAL PROJECT COST	\$1,500,000	\$1,577,315
Construction Cost per square foot: \$152/SF		

*Contingency is based on 5% of the costs of Construction.

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

***Architect/Engineer Fee is based on 7.1% of the costs of Construction, less \$25,000 credit.

****Includes Inspections, Advertising, Printing, and other associated project costs as applicable.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
0 sf x ~\$0.00/sf		\$ N/A
Total Estimated Annual O&M Costs:		\$ N/A*

*O & M costs will be funded by the chapter from rental income and other charges to sorority members. There is no projected change in O & M costs resulting from this project scope.

FUNDING SOURCE:		
Capital Outlay:		
	Chapter Funds \$	1,577,315
O & M Costs:		N/A
NEW EQUIPMENT REQUIRED		
	Total Equipment Costs:	N/A

PROJECT SCOPE:

Chi Omega is requesting to replace their existing bedroom furniture with built-in beds, dressers, storage and closets to provide more space and enhance the function of the rooms for the members. This will help bring the house up to current trends in Greek life and aid in future recruitment and chapter growth.

The Project will include replacing existing freestanding furniture with painted built-in beds, storage and updated closets.

The bedroom walls and ceilings will also be painted.

There will be no work in the facility outside of the bedrooms.

At this time the Chapter is requesting to add replacing the bedroom lighting (Alternate #1) and tack boards (Alternate #2) to the scope of the Project and that is reflected in the increased budget and will be funded by Chapter funds.

PROJECT STATUS*

SCHEMATIC DESIGN:	Date Initiated	March 2022
	% Complete	100%
	Date Completed	June 2022
PRELIMINARY DESIGN:	Date Initiated	June 2022
	% Complete	100%
	Date Completed	July 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2022
	% Complete	100%
	Date Completed	September 2022
BID DATE:		September 27, 2022

**Due to the nature and minimal scope of this project, and at the request of the Chapter, it was necessary for design to be advanced further than normal before accurate cost estimates could be performed. Original project budget targets were under \$1,000,000 but were increased as programming advanced.*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed project will enhance the student-life experience for existing and future members by providing additional space and storage within the bedrooms, increasing room functionality, and bringing the house up to current trends in Greek life.

TABULATION OF BIDS



Project Name
Chi Omega Bedroom Renovation

Bid Due
September 27, 2022 2:00 p.m. local time

Architect/Engineer
TRI Architecture & Interior Design, LLC
2627 Aberdeen Road
Birmingham, AL 35223
phone: (205) 290-2757

UA Project No.
910-22-2938

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: One million, five hundred fifty-eight thousand, four hundred thirty-three dollars and 00/100 (\$1,558,433.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: July 3, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	N C Morgan Construction Co., Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Rd E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	1008 J. Harrison Jr. Pkwy. Tuscaloosa, AL 35405 (205) 553-7720 GC Lic. #15820	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
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	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
BASE BID ON PROPOSAL	\$ 1,350,000.00	\$ 1,400,000.00	\$ 1,432,000.00	\$ 1,500,000.00
ENVELOPE ADJUSTMENT	(42,500.00)	(121,000.00)	-	(100,001.00)
ADJUSTED BASE BID	1,307,500.00	1,279,000.00	1,432,000.00	1,399,999.00
ALTERNATE #1 <i>Description on back of page</i>	54,500.00	65,000.00	47,900.00	50,000.00
ENVELOPE ADJUSTMENT	(4,550.00)	(21,000.00)	-	(14,320.00)
Subtotal	1,357,450.00	1,323,000.00	1,479,900.00	1,435,679.00
ALTERNATE #2 <i>Description on back of page</i>	33,500.00	43,000.00	35,000.00	40,000.00
ENVELOPE ADJUSTMENT	-	-	-	(8,080.00)
TOTAL BID W/ALTERNATES	\$ 1,390,950.00	\$ 1,366,000.00	\$ 1,514,900.00	\$ 1,467,599.00

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.

Teresa Rivadencira, AIA
Principal
TRI Architecture & Interior Design, LLC

Sworn to and subscribed before me this 27th day of September, 2022.



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

Alternate Descriptions:

Alternate #1: Retrofit Existing Bedrooms Lighting

Alternate #2: Tack Boards

Handwritten notes:
Change the
tack board to be made of wood

CHI OMEGA BEDROOM RENOVATION

LOCATION MAP

