

**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

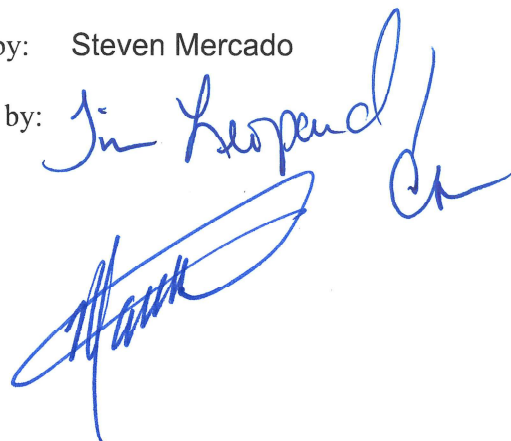
PROJECT NAME: University Club Restoration and Additions

MEETING DATE: April 13-14, 2023

- | | | |
|-------------------------------------|----|--|
| <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: 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, 2023

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 University Club Restoration and Additions project.

The resolution requests authorization to award the construction contract for the Construction - Package A Building Restoration package of the Project and approval of the revised project funding 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 April 13-14, 2023.

Sincerely,

A handwritten signature in dark ink that reads "Stuart R. Bell" followed by a stylized flourish or initials.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

**APPROVAL OF THE REVISED AND REALLOCATED PROJECT BUDGET;
PROVIDING AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT
FOR THE UNIVERSITY CLUB RESTORATION AND ADDITIONS**

WHEREAS, on September 16, 2022, The University of Alabama (“University”) received approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the University Club Restoration and Additions project (“Project”) located at 421 Queen City Avenue Tuscaloosa, Alabama; and

WHEREAS, the Project will provide for the continued operation of the University Club to support the University’s mission and the campus community by providing a premier dining and social establishment for faculty, staff, alumni and visitors and provide space for dining, campus events, special occasions and meetings; and

WHEREAS, the Project will include appropriate attention to restoring and conserving the interior while honoring the building’s historic character; and

WHEREAS, the Project will provide experiential and practical learning opportunities for students in the Hospitality Management program; and

WHEREAS, the Project was previously separated into three (3) packages: Package A – Building Restoration (“Package A”); Package B – Select Interior Demolition (“Package B”); and Package C - Elevators (“Package C”); and

WHEREAS, Package A will consist of a comprehensive restoration of the existing 12,840 gross square feet (GSF) facility including exterior envelope and facade; approximately 2,889 GSF of additions to provide enlarged event space, restrooms, and circulation space; and covered veranda and balcony space and landscaping and hardscape improvements; and

WHEREAS, Package B consisted of select interior demolition and abatement and is necessary to identify concealed conditions and structural configuration and to maintain the project schedule; and

WHEREAS, Package C is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule and coordinate design with specifics of the elevators; and

WHEREAS, two (2) additional packages were added: Package D – Window Restoration (“Package D”); and Package E – Sitework (“Package E”) as appropriate to facilitate future packages and eliminate potential site risks; and

WHEREAS, in order to maintain the original architectural authenticity of the main elevation and to expedite the schedule, Package D restored fifteen original windows, five transom windows and four sidelights; and

WHEREAS, Package E was executed over the winter break as appropriate to avoid impeding traffic flow on University Boulevard during peak times of the year and includes providing stormwater, a new domestic water line, and a new fire water line to the University Club site; and

WHEREAS, the Project will provide the opportunity to bring coherence between the numerous previous additions to the building with intentional and architecturally accurate execution of massing, exterior detailing and attention to elements and materials as appropriate for this significant structure; and

WHEREAS, on September 16, 2022, due to their knowledge of the Project; commitment to the Project schedule; and understanding of the unique restoration scope and historic structure, the Board approved a Waiver of the Consultant Selection Process and authorized the University to proceed with the Project utilizing the design services of Cole & Cole Architects of Montgomery, Alabama accepting a final design fee based on 5.9% of the cost of construction plus a renovation factor of 12.5% less a discount of \$119,093, representing a significant savings to the University of approximately 25.5% of the standard fee; and

WHEREAS, on November 4, 2022, the Board approved renderings for the Stage III submittal for the Project; and

WHEREAS, on October 25, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package C – Elevators of this Project and Diversified Elevator Service & Equipment Co., Inc. of Millbrook, Alabama was declared the lowest responsible bidder with a cost for the package of \$554,213; and

WHEREAS, the base bid for Construction Package C – Elevators is below the threshold amount requiring Board approval; and

WHEREAS, on October 27, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package D – University Club Window Restoration of this Project and Old House Specialists, LLC of Montgomery, Alabama was declared the lowest responsible bidder with a cost for the package of \$181,000; and

WHEREAS, the base bid for Construction Package D – Window Restoration is below the threshold amount requiring Board approval; and

WHEREAS, on November 15, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package E – Sitework of this Project and Dominion Construction Company, Inc. of Duncanville, Alabama was declared the lowest responsible bidder with a cost for the package of \$219,274.15; and

WHEREAS, the base bid for Construction Package E – Sitework is below the threshold amount requiring Board approval; and

WHEREAS, on March 8, 2023, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package A – Building Restoration and J.T. Harrison Construction Co., Inc. of Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsible bidder with an adjusted base bid amount of \$11,215,000, as referenced on the certified bid tab; and

WHEREAS, the University desires to accept Alternate #1: Completion Date of April 1, 2024 in the amount of \$58,000; Alternate #2: Add Balcony B200 in the amount of \$47,000; and Alternate #3: Add Landscaping for the parking area in the amount of \$43,000; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Building Restoration to Harrison Construction for a total contract amount of \$11,363,000 inclusive of Alternates #1, #2, and #3; and

WHEREAS, the University is requesting approval for a Budget Revision from \$13,000,000 to \$17,430,000 to reflect the contract amounts for Packages A – E and associated revisions to soft costs; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$17,430,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$5,000,000; and

WHEREAS, the University is evaluating potential options for operating the facility and will return to the Board for approval of any agreement; and

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

BUDGET:	REVISED
Construction – Package A Building Restoration	\$ 11,363,000
<i>Construction – Package B Select Interior Demolition</i>	<i>\$ 29,092</i>
Construction – Package C Elevators	\$ 554,213
<i>Construction – Package D Window Restoration</i>	<i>\$ 181,000</i>
Construction – Package E Sitework	\$ 219,274
Equipment Owner Furnished Contractor Installed	\$ 570,782
Furnishings	\$ 1,300,000
Landscaping (Bid with Package A)	\$ 0
Security/Access Control	\$ 47,593
Telecommunication/Data	\$ 91,648
Audio Visual	\$ 430,488
Contingency* (~9.1%)	\$ 1,036,300
UA Project Management Fee** (3%)	\$ 418,610
Architect/Engineer Fee*** (~5.9%)	\$ 605,124
Other****	\$ 582,876
TOTAL PROJECT COST	\$ 17,430,000

*Contingency is based on ~9.1% of the costs of Construction Package A.

**UA Project Management Fee is based on 3% of the costs of Construction Packages A - E, Equipment OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 80% (Services A – D) of the 6% fee for the originally estimated costs of construction plus 20% (Services E) of the 5.90% fee of Construction Packages A – E and Equipment OFCI, plus a 12.5% renovation factor for both, less a credit of \$119,093.

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

Work Completed. Final Contract Amount.

Current Package for Contract Award Approval.

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

1. The revised budget for the Project is hereby approved as stipulated above.
2. The revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or those offices named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of The Board of Trustees of The University of Alabama in executing the aforementioned construction contract with J.T. Harrison Construction Co., Inc. of Northport, Alabama for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 13-14, 2023

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Club Restoration and Additions

PROJECT NUMBER: 207-22-3017

PROJECT LOCATION: 421 Queen City Avenue, Tuscaloosa, Alabama

ARCHITECT: Cole & Cole Architects, Montgomery, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	September 16, 2022
<input type="checkbox"/> Stage II – CSP Waiver	September 16, 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	November 4, 2022
<input checked="" type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Food Facilities (Dining & Event Spaces)	~51%	8,059
<input checked="" type="checkbox"/> Building Addition	Lounge	~ 4%	590
<input checked="" type="checkbox"/> Building Renovation	Meeting Room	~ 4%	580
<input type="checkbox"/> Equipment	Common Area	~ 17%	2,700
	Elevator & Stairs	~ 2%	300
	Restrooms	~ 5%	660
	Custodial Area	~ 0%	20
	Office Area	~ 8%	1,300
	Special Use Facility	~ 0%	70
	Mechanical Area	~ 9%	1,450
TOTAL		100%	*15,729

*Includes 2,889 GSF of Addition and 12,840 GSF of Restoration

BUDGET	Current	Revised
Construction – Package A Building Restoration	\$ 7,513,902	\$ 11,363,000
<i>Construction - Package B Select Interior Demolition</i>	<i>\$ 100,000</i>	<i>\$ 29,092</i>
Construction – Package C Elevators	\$ 600,000	\$ 554,213
<i>Construction – Package D Window Restoration</i>	<i>\$ 0</i>	<i>\$ 181,000</i>
Construction – Package E Sitework	\$ 0	\$ 219,274
Equipment Owner Furnished Contractor Installed	\$ 850,000	\$ 570,782
Furnishings	\$ 800,000	\$ 1,300,000
Landscaping (Bid with Package A)	\$ 372,000	\$ 0
Security/Access Control	\$ 60,000	\$ 47,593
Telecommunication/Data	\$ 100,000	\$ 91,648
Audio Visual	\$ 200,000	\$ 430,488
Contingency* (~9.1%)	\$ 943,590	\$ 1,036,300
UA Project Management Fee** (3%)	\$ 311,385	\$ 418,610
Architect/Engineer Fee*** (~5.9%)	\$ 571,830	\$ 605,124
Other****	\$ 577,293	\$ 582,876
TOTAL PROJECT COST	\$ 13,000,000	\$ 17,430,000
Construction Cost per square foot: \$851		

*Contingency is based on ~9.1% of the costs of Construction Package A.

**UA Project Management Fee is based on 3% of the costs of Construction Packages A - E, Equipment OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 80% (Services A – D) of the 6% fee for the originally estimated costs of construction plus 20% (Services E) of the 5.9% fee of Construction Packages A – E and Equipment OFCI, plus a 12.5% renovation factor for both, less a credit of \$119,093.

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

Work completed. Final Contract Amount.

Current Package for Contract Award Approval.

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*

*All O & M costs are proposed to be the responsibility of the Operating Company

FUNDING SOURCE:

University Central Reserves \$ 17,430,000

O&M Costs:

Operating Company Expense \$ N/A*

NEW EQUIPMENT REQUIRED

Electrical Equipment, HVAC Equipment, Fire Alarm Devices, Storm Sewer Material, Controls Equipment	Equipment OFCI	\$	570,782
Total Equipment Costs:		\$	570,782

PROJECT SCOPE:**Package A Building Restoration**

The University Club is a historic two-story Greek Revival structure with stucco veneer over solid masonry walls and a slate roof. Several additions have been added over the years. The scope of the proposed project involves a full restoration of the facility, excluding the kitchen, service yard and administrative wings.

The existing reception, dining and special event spaces will be renovated and will continue to be used in similar capacities following the restoration. The existing south parlor will be repurposed as a lounge, casual dining area, and bar. The future south and east additions will include enhanced vertical circulation, additional dining space, a stairwell, expanded restrooms, and event space. The existing north parlor will be repurposed as a workspace with a similar concept to a hotel lobby. A boardroom will be added to the second floor. The south elevation of the building will feature a spacious balcony that overlooks the south garden and University Boulevard.

This Project will also provide the opportunity to bring coherence between the numerous additions to the building while providing architecturally accurate execution of the massing, exterior detailing, elements, and materials as appropriate for this significant structure.

Package B Select Interior Demolition

The select interior demolition package will open up the ceilings, walls and floors to aid in design by exposing the building's structure for evaluation and to facilitate future work. This package will also include the protection of elements which will stay in place during construction. The interior demolition will also expedite the building restoration by allowing the contractor to start immediately on advancing work.

Package C Elevators

The elevator package is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule. Two elevators will be provided in the facility so as to separate service and patron use.

Package D Window Restoration

The window restoration package is needed to maintain the original architectural authenticity of the original front elevation and to expedite the construction of Package A's restoration work. This package restored fifteen original windows, five transom windows and four sidelights.

Package E Sitework

The sitework package provided the stormwater, a new domestic water line, and a new fire water line to the University Club site. This work was scheduled to take place over the winter break to avoid work on University Boulevard so as to minimize the disruption to the campus community.

The Project will address significant deferred maintenance needs including building envelope and building support systems and infrastructure. The Project will include careful and appropriate attention to restoring and conserving the interior while honoring the building's historic character.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	June 2022
	% Complete	100%
	Date Completed	July 2022
PRELIMINARY DESIGN:	Date Initiated	August 2022
	% Complete	100%
	Date Completed	September 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2022
	% Complete	100%
	Date Completed	December 2022
BID DATE (Package A):		March 8, 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS
<p>The Project will bring the facility in line with other leading establishments in the industry, enabling the University to provide club membership opportunities to visitors, faculty, staff, and alumni.</p> <p>One of the goals for this Project is to make the University Club the premier private dining establishment in Tuscaloosa, serving the University community breakfast, lunch, and dinner options. The Club will also have private event spaces upstairs that can be rented out for special occasions.</p> <p>The proposed Project will allow the University Club to continue to provide opportunities for the College of Human and Environmental Sciences Hospitality majors to have hands-on experience in the hospitality industry with a top-of-the-line dining and event space managed by a premier operator. Finally, the Project will provide for the continuing operation of the University Club to support the University's mission and campus community by providing a location for dining, private and campus events, and meetings and to support a collegial and engaging atmosphere.</p>

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
University Club Restoration and
Addition

Bid Due
March 8, 2023 3:00 p.m. local time

Architect/Engineer
Cole and Cole Architects, Inc.
3120 Zelda Court
Montgomery, AL 36106
phone (334) 213-0094

UA Project No.
207-22-3017A


Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Six million, eight hundred fifty thousand dollars and 00/100 (\$6,850,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

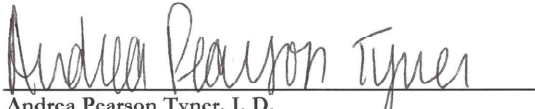
CONSTRUCTION DURATION: Base Bid Completion - July 12, 2024; Alternates 1-3 Completion - April 1, 2024

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - 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	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 25.00	\$ 50.00	\$ 39.35
UNIT PRICE #2 <i>Description on back of page</i>	\$ 2,200.00	\$ 3,500.00	\$ 2,200.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 3,500.00	\$ 4,500.00	\$ 3,500.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 5.25	\$ 5.00	\$ 5.25
UNIT PRICE #5 <i>Description on back of page</i>	\$ 5.12	\$ 7.00	\$ 5.12
UNIT PRICE #6 <i>Description on back of page</i>	\$ 5.39	\$ 10.00	\$ 5.39
UNIT PRICE #7 <i>Description on back of page</i>	\$ 5.87	\$ 10.00	\$ 6.32
UNIT PRICE #8 <i>Description on back of page</i>	\$ 6.32	\$ 12.00	\$ 6.32
UNIT PRICE #9 <i>Description on back of page</i>	\$ 63.00	\$ 200.00	\$ 46.27
UNIT PRICE #10 <i>Description on back of page</i>	\$ 6.32	\$ 15.00	\$ 6.82
UNIT PRICE #11 <i>Description on back of page</i>	\$ 55.00	\$ 65.00	\$ 50.00
UNIT PRICE #12 <i>Description on back of page</i>	\$ 20.00	\$ 85.00	\$ 20.00
UNIT PRICE #13 <i>Description on back of page</i>	\$ 3.80	\$ 8.00	\$ 3.80
UNIT PRICE #14 <i>Description on back of page</i>	\$ 156.00	\$ 500.00	\$ 156.00
UNIT PRICE #15 <i>Description on back of page</i>	\$ 134.00	\$ 500.00	\$ 134.00
UNIT PRICE #16 <i>Description on back of page</i>	\$ 25.00	\$ 35.00	\$ 25.00
UNIT PRICE #17 <i>Description on back of page</i>	\$ 140.25	\$ 500.00	\$ 500.00
UNIT PRICE #18 <i>Description on back of page</i>	\$ 1,490.00	\$ 10,000.00	\$ 2,266.00


Initials

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	WAR Construction, Inc.
BASE BID ON PROPOSAL	\$ 12,000,000.00	\$ 12,000,000.00	\$ 13,000,000.00
ENVELOPE ADJUSTMENT	(785,000.00)	1,125,000.00	(663,000.00)
ADJUSTED BASE BID	11,215,000.00	13,125,000.00	12,337,000.00
ALTERNATE #1 <i>Description on back of page</i>	100,000.00	500,000.00	200,000.00
ENVELOPE ADJUSTMENT	(42,000.00)	-	40,387.00
Subtotal	11,273,000.00	13,625,000.00	12,577,387.00
ALTERNATE #2 <i>Description on back of page</i>	47,000.00	165,000.00	56,132.00
ENVELOPE ADJUSTMENT	-	-	4,620.00
Subtotal	11,320,000.00	13,790,000.00	12,638,139.00
ALTERNATE #3 <i>Description on back of page</i>	43,000.00	45,000.00	40,599.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 11,363,000.00	\$ 13,835,000.00	\$ 12,678,738.00

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


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

Unit Price Descriptions:

Unit Price #1: Removal and Replacement of Unsuitable/Unconsolidated Materials. Price per CYIP.

Unit Price #2: Reinforcing steel in-place. Price per TP/IP.

Unit Price #3: Structural steel in-place. Price PT/IP.

Unit Price #4: Plywood decking in-place. Price per SF/IP.

Unit Price #5: 2x4 dimensional lumber in-place. Price per LF/IP.

Unit Price #6: 2x6 dimensional lumber in-place. Price per LF/IP.

Unit Price #7: 2x8 dimensional lumber in-place. Price per LF/IP.

Unit Price #8: 2x10 dimensional lumber in-place. Price per LF/IP.

Unit Price #9: Bituminous pavement patch. Price per SY/IP.

Unit Price #10: Rough blocking in-place. Price per LF/IP.

Unit Price #11: Mortar tuck-pointing in-place. Price per LF/IP.

Unit Price #12: Portland stucco in-place. Price per SF/IP.

Unit Price #13: Sealant in-place in base bid. Price per LF/IP.

Unit Price #14: 1st floor cornice in-place. Price per LF/IP.

Unit Price #15: 2nd floor cornice in-lace. Price per LF/IP.

Unit Price #16: Oak flooring, subfloor and support in-place. Price per SF/IP.

Unit Price #17: 7' helical pier/anchor extension.

Unit Price #18: Additional helical piers/anchors.

Alternate Descriptions:

Alternate #1: Completion Date of 4/1/2024

Alternate #2: Add Balcony B200

Alternate #3: Add Landscaping

UNIVERSITY CLUB RESTORATION AND ADDITIONS

Approved November 4, 2022

Queen City Elevation



UNIVERSITY CLUB RESTORATION AND ADDITIONS

LOCATION MAP

