

**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: Alston Hall Renovation

MEETING DATE: April 13 - 14, 2023

- 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: Brittany Kyles

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 10, 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 Alston Hall Renovation project.

The resolution requests authorization to award the construction contract for Package C- Main Renovation and approval of the revised project funding, budget, and 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 at their regular meeting on April 13-14, 2023.

Sincerely,

Handwritten signature of Stuart R. Bell in black ink, with the initials "mer" written below the name.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

APPROVAL OF THE REVISED PROJECT BUDGET; AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR THE ALSTON HALL RENOVATION

WHEREAS, on November 4, 2022, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Alston Hall Renovation (“Project”) located at 361 Stadium Drive Tuscaloosa, AL; and

WHEREAS, the Project will include the interior renovation of select student and administrative areas on all floors of Alston Hall and will address deferred maintenance needs such as replacing flooring, windows, mechanical equipment, electrical equipment, and installing fire protection; and

WHEREAS, the Project will create needed space to support high-quality business education by increasing collaboration spaces and additional administrative space critically necessary to managing and supporting the College’s growth; and

WHEREAS, the Project will include approximately 14,350 gsf of renovated spaces within Alston Hall including aforementioned classrooms, collaboration rooms, additional administrative space, and deferred maintenance needs; and

WHEREAS, to mitigate the effects of continued industry lead time issues and to create as little disruption as possible for existing staff and students in the area, the Project will be separated into four (4) packages: Package A – Windows and Envelope, Package B – Demolition, Package C – Main Renovation, and Owner Furnished Contractor Installed (“OFICI”) Equipment long lead items; and

WHEREAS, Williams Blackstock Architects, Birmingham, Alabama (“WBA”), was engaged by the University to perform due diligence and programming services for the Project; and

WHEREAS, WBA’s familiarity and knowledge of the facility and extensive knowledge of the Culverhouse College of Business programs and University Design Standards and procedures will facilitate an efficient design process and ensure coordination with existing infrastructure, systems and architecture, on February 2, 2023, the Board approved a waiver of the Consultant Selection Process and authorized the University to proceed with the utilization of WBA for design services for the Project; and

WHEREAS, WBA has committed to working with the University to identify long lead items and procure them immediately so as to ensure the project schedule and to mitigate current supply chain issues as necessary to meet the Project schedule; and

WHEREAS, the University negotiated a design fee for WBA based on 6.2% of the cost of Construction Packages A – C, Owner Furnished Contractor Installed Equipment, plus a 10% renovation factor and less credits in the amount of \$20,000 plus \$34,830 of additional services; and

WHEREAS, on January 24, 2023, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package A – Windows and Envelope, and J.T. Harrison Construction of Tuscaloosa, Alabama was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$814,875, which is below the threshold amount requiring Board approval; and

WHEREAS, on January 24, 2023, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package B – Demolition, and Alabama Restoration and Remediation, LLC of Northport, Alabama was declared the lowest responsive and responsible bidder with a base bid in the amount of \$152,480, which is below the threshold amount requiring Board approval; and

WHEREAS, on March 9, 2023, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package C – Main Renovation, and Kyser Construction, LLC of Tuscaloosa, Alabama was declared lowest responsive and responsible bidder with a base bid in the amount of \$6,000,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept Alternate #1: New metal roof copings, metal gutters, and downspouts in the amount of \$42,000; Alternate #2: New lighting, wiring, and lighting controls in classrooms 010 and 030 in the amount of \$102,000; and Alternate #3: Paint all existing stairwells, including railings and trim in the amount of \$40,000; and

WHEREAS, the University is requesting approval to award the construction contract for Alston Hall Renovations Construction Package C – Main Renovations to Kyser Construction, LLC of Tuscaloosa, Alabama, in the amount of \$6,184,000 inclusive of Base Bid and Alternates #1, #2, and #3; and

WHEREAS, the University is requesting approval for a Budget Revision from \$11,000,000 to \$10,700,000 and Budget Reallocation to reflect the bid results and associated reduction in the Construction Contract and related adjustments to soft costs; 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 Project will be funded from Gifts in the amount of \$3,600,000, Culverhouse College of Business Reserves in the amount \$400,000 and University Central Reserves in the amount of \$6,700,000; and

WHEREAS, the Project will address campus deferred maintenance liabilities in the amount of approximately \$5,000,000 (47% of Total Project Cost); and

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

BUDGET:	REVISED
Construction Package A- Windows & Envelope	\$ 814,875
<i>Construction Package B- Demolition</i>	\$ 152,480
Construction Package C- Main Renovation	\$ 6,184,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 548,104
Landscaping	\$ 100,000
Furniture, Fixtures, and Equipment	\$ 770,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 100,000
Audio Visual	\$ 225,000
Contingency* (7.5%)	\$ 584,959
UA Project Management Fee**(3%)	\$ 251,533
Architect/Engineer Fee*** (~6.8%)	\$ 539,933
Other****	\$ 329,116
	<hr/>
TOTAL PROJECT COST	<u>\$ 10,700,000</u>

*Contingency is based on 7.5% of the cost of Construction Packages A-C, OFCI and Landscaping.

**UA Project Management Fee is based on 3.0% of the cost of Construction Packages A - C, OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 6.2% of the cost of Construction Packages A – C and OFCI plus a 1.1 renovation factor, less credits of \$20,000 and plus additional services of \$34,830.

**** Other fees and 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 Budget Revision and Reallocation 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 officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with Kyser Construction, LLC, Tuscaloosa, 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: Alston Hall Renovation

PROJECT NUMBER: 032-23-3112

PROJECT LOCATION: 361 Stadium Drive, Tuscaloosa, Alabama

ARCHITECT: Williams Blackstock Architects, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 4, 2022
<input type="checkbox"/> Stage II	February 3, 2023
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Office Facilities	~8%	1,200
<input type="checkbox"/> Building Addition	Conference Room	~3%	400
<input checked="" type="checkbox"/> Building Renovation	Study/Collaboration Rooms	~7%	1,020
<input type="checkbox"/> Equipment	Lounge	~7%	1,000
	Circulation/Common Space	~75%	10,730
TOTAL		100%	14,350

BUDGET	Current	Revised
Construction Package A- Windows and Envelope	\$ 500,000	\$ 814,875
<i>Construction Package B- Select Interior Demolition</i>	\$ 192,539	\$ 152,480
Construction Package C- Main Renovation	\$ 6,500,000	\$ 6,184,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 585,000	\$ 548,104
Landscaping	\$ 100,000	\$ 100,000
Furniture, Fixtures and Equipment	\$ 770,000	\$ 770,000
Security/Access Control	\$ 100,000	\$ 100,000
Telecommunication/Data	\$ 100,000	\$ 100,000
Audio Visual	\$ 225,000	\$ 225,000
Contingency* (7.5%)	\$ 787,754	\$ 584,959
UA Project Management Fee** (3%)	\$ 259,959	\$ 251,533
Architect/Engineer Fee*** (~6.27%)	\$ 537,248	\$ 539,933
Other****	\$ 342,500	\$ 329,116
TOTAL PROJECT COST	\$ 11,000,000	\$ 10,700,000
Construction Cost per square foot: \$576		

*Contingency is based on 7.5% of the costs of Construction Packages A – C, OFCI and Landscaping.

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

***Architect/Engineer Fee is based on 6.2% of the costs of Construction Packages A – C and OFCI plus a 1.1 renovation factor, plus additional services \$34,830 and less a credit of \$20,000.

**** Other fees and expenses include Envelope Commissioning, 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)	
Total Estimated Annual O&M Costs:	\$ N/A*

FUNDING SOURCE:	
Gifts	\$ 3,600,000
Culverhouse College of Business Reserves	\$ 400,000
University Central Reserves	\$ 6,700,000
O&M Costs:	University Annual Operating Funds \$ N/A*

*Alston Hall is an existing Education and General facility and accordingly O&M is already funded. There is no incremental change to O&M resulting from this Project.

NEW EQUIPMENT REQUIRED -	
Total Equipment Costs:** Fire Alarm Devices, VFDs, Air Handler, HVAC Controls	\$548,104

** Owner Furnished Contractor Installed Long Lead Equipment

PROJECT SCOPE:

The Proposed Project includes the interior renovation of select student and administrative areas on all floors of Alston Hall. The proposed work will address deferred maintenance needs such as replacing flooring, windows, mechanical equipment, electrical equipment, and installing fire protection. The Project renovation will create needed space to support high-quality business education by increasing collaboration spaces designed to prepare students for the corporate climate they will encounter upon graduation, while also providing additional administrative space critically necessary to managing and supporting the College’s growth.

The Project is not a comprehensive renovation of the entire interior of the building and only addresses high impact student areas and select administrative and faculty office space.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	November 2022
	% Complete	100%
	Date Completed	December 2022
PRELIMINARY DESIGN:	Date Initiated	February 2023
	% Complete	100%
	Date Completed	March 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2023
	% Complete	100%
	Date Completed	March 2023
BID DATE: Package C		March 9, 2023

*N/A on Stage I Projects

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS:

Student enrollments in the Culverhouse College of Business continue to grow—fall 2021 enrollment was just shy of 9,700 students and in fall 2022 is just shy of 10,000 students. Growth is expected to continue and while the addition of Hewson Hall to the business campus in August 2021 significantly increased the availability of classrooms, collaboration spaces for students and faculty offices, there remains a need in Alston Hall to expand and improve administrative support offices and to increase the number of collaboration rooms and commons areas to accommodate its large student enrollment.

The building was originally constructed in 1992 and has remained largely untouched except for select classrooms on the Ground Level. The ground floor of Alston Hall also has much-needed renovations including updating heavily used bathrooms and re-doing the terrazzo floor. The collaboration rooms in Hewson Hall are heavily used and more are needed for the College's large student population. Collaboration rooms provide space for team learning, which is heavily used throughout all academic programs in the business college because it is critical to prepare students for the corporate environments in which they will work. This Project will create five collaboration rooms in Alston Hall, which currently has none.

This Project also replaces an outdated designed classroom on the ground floor of Alston with an open student commons area, which will provide additional space in Alston for students to gather and study. Moreover, it will greatly ease the congestion on that floor that results from three heavily-used large classrooms—when all three classrooms are scheduled continuously and simultaneously, approximately 580 students are emptying the classrooms while another 580 students are waiting to enter the classrooms for the next set of classes. The students crowd into this space, with lines of students often trailing outside of the building doors waiting for the crowd to diminish so that they can enter the building.

As the College's enrollment has grown, so has the need for additional administrative support offices, including alumni and corporate relations, development, marketing and communications, and dean's office support personnel (finance, HR, operations). There are not enough offices to accommodate current staffing needs in these areas, and future growth is anticipated. This project will more efficiently use space in Alston to create these needed offices.

Over the last five years, Culverhouse enrollments have increased 9.5%, from a total of 9,112 in fall 2018 to 9,972 in fall 2022. This increase has generated an estimated 18.25% increase in tuition dollars (FY18-FY22). Enrollment increases the past two academic years have been 5% and 3.5%, respectively. A conservative enrollment growth estimate of 2% would result in increased tuition funds of approximately \$1.5 to \$2 million annually.

TABULATION OF BIDS

Project Name
Alston Hall Renovation -
Main Construction Package C

Bid Due
March 9, 2023 2:00 p.m. local time

Architect/Engineer
Williams Blackstock Architects
2204 1st Avenue South, Suite 200
Birmingham, AL 35233
phone: (205) 252-9811

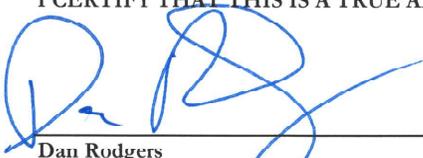
UA Project No.
032-23-3112C

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Six million, five hundred thousand dollars and 00/100 (\$6,500,000.00)
 BIDS SHALL BE VALID FOR: Sixty (60) Days
 CONSTRUCTION DURATION: Project Completion: July 31, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC
	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
Addenda ONE - SIX	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 52.44	\$ 35.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 27.00	\$ 30.00
BASE BID ON PROPOSAL	\$ 7,000,000.00	\$ 6,000,000.00
ENVELOPE ADJUSTMENT	(521,000.00)	-
ADJUSTED BASE BID	6,479,000.00	6,000,000.00
ALTERNATE #1 <i>Description on back of page</i>	42,600.00	42,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	6,521,600.00	6,042,000.00
ALTERNATE #2 <i>Description on back of page</i>	184,000.00	50,000.00
ENVELOPE ADJUSTMENT	-	52,000.00
Subtotal	6,705,600.00	6,144,000.00
ALTERNATE #3 <i>Description on back of page</i>	106,000.00	40,000.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 6,811,600.00	\$ 6,184,000.00

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



 Dan Rodgers
 Director of Contract Administration
 The University of Alabama

Unit Price Descriptions:

Unit Price #1: Temporary Controls. Price per hr.

Unit Price #2: Finish Carpentry. Price per lf.

Alternate Descriptions:

Alternate #1: New metal roof copings, metal gutters, and downspouts

Alternate #2: New lighting, wiring, and lighting controls in Classrooms 010 and 030.

Alternate #3: Paint all existing stairwells, including railings and trim.



March 9, 2023

To: Brittany Kyles
The University of Alabama
Construction Administration
413 Cahaba Circle
Tuscaloosa, Alabama 35404

**Re: The University of Alabama
Alston Hall Renovation – Main Construction Package C
UA Project No. 032-23-3112C, WBA Project No. 22-109**

Brittany Kyles,

In accordance with standard procedures and state law, please let this letter serve to verify the following regarding the above referenced project:

1. There were no irregularities noted concerning the bids which were received.
2. The low bidder is a General Contractor licensed by the State of Alabama under Title 34 and their license number is **42467**.
3. The project was properly advertised.
4. The proposal of the low bidder was complete, responsive to the invitation, and not conditional.
5. **Kyser Construction, Inc.**, the low bidder on the project, has performed projects for the University of Alabama. To the best of our knowledge they are a "responsible" Contractor.

Based on the above items, we are not aware of any reason that **Kyser Construction, Inc.** should not be designated the low bidder, and awarded the contract. Please let me know how you would like to proceed on this matter.

If you have any questions or comments please call me at (205) 252-9811. Thank you.

Respectfully,



Binx Newton
Principal

ALSTON HALL RENOVATION

SITE PHOTO

WEST ELEVATION



ALSTON HALL RENOVATION

LOCATION MAP

