

**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, Alabama

PROJECT NAME: The Holle Center for Communication Arts Renovation

MEETING DATE: November 2 - 3, 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: Mary Kathryn Holt

Approved by:

Jim Leopold
CM
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



Office of the
President

September 27, 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 Holle Center for Communication Arts Renovation project.

The resolution requests authorization to award the construction contract for The Holle Center for Communication Arts Renovation project, and approval of the revised scope and the revised and reallocated project 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 2 – 3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with large, flowing letters.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION**APPROVAL OF THE REVISED PROJECT SCOPE AND BUDGET;
AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR THE
HOLLE CENTER FOR COMMUNICATION ARTS RENOVATION**

WHEREAS, on February 3, 2023, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I and Stage II (Waiver) submittal for The Holle Center for Communication Arts Renovation project (“Project”) to be located in the North End Zone of Bryant-Denny Stadium adjacent to the Digital Media Center at 920 Paul W. Bryant Drive; and

WHEREAS, in 2019, the University received a generous \$10 million gift commitment from the Holle Family Foundation, a component of which was to enhance existing space to house the Holle Center for the Communication Arts; and

WHEREAS, the Project will support scholarly activities in the communication arts that work to build empathy and to foster social justice and community engagement, positioning it to become an international hub for storytelling that promotes critical and aesthetic inquiry, storied scholarship and experimental expression and to “provide an environment and academic structure for future students to nurture and employ these much-needed talents”; and

WHEREAS, the Project will renovate 2,450 square feet of existing space to include state of the art studio spaces, multi-purpose space for everyday and special event usage, and faculty and staff offices; and

WHEREAS, Davis Architects, Inc., Birmingham, Alabama (“Davis Architects”), has previously been engaged by the University as Architect of Record for both the Digital Media Center and the North End Zone Expansion and worked with the College of Communication and Information Sciences to perform due diligence and programming services for this Project, providing them with an unmatched understanding of the facility’s structure and systems; and

WHEREAS, on February 3, 2023, due to Davis Architect’s knowledge of the scope and technology necessary to support the program, University Standards, design principles, and procedures will greatly facilitate the design and administrative process, the Board authorized the University to waive the Consultant Selection Process and to utilize Davis Architects for the Project; and

WHEREAS, the University has negotiated a design fee of 6.8% of the cost of construction plus a 10% renovation factor and \$48,000 for additional services and reimbursables, less a credit of \$10,085; and

WHEREAS, upon evaluation of the existing air handlers that serve the area, it was deemed appropriate to replace them as part of the Project to address deferred maintenance, life cycle replacement and energy management controls and equipment upgrades issues; therefore, the scope is proposed to be revised to include addressing the air handlers and other necessary infrastructure work; and

WHEREAS, on September 21st, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for The Holle Center for Communication Arts Renovation project, and Snow Blakeney Construction, Inc., Tuscaloosa, Alabama (“Snow Blakeney”) was declared the lowest responsive and responsible bidder with an adjusted base bid of \$1,705,000, as referenced on the certified bid tab; and

WHEREAS, the University desires to accept Alternate #1: Interior Upgrades in the amount of \$190,000; and Alternate #2: AV Equipment in the amount of \$176,000; and

WHEREAS, the University is requesting approval to award the construction contract for The Holle Center for Communication Arts Renovation project to Snow Blakeney for a total contract amount of \$2,071,000 inclusive of the Base Bid and Alternates #1 and #2; and

WHEREAS, the University is requesting approval of the revised and reallocated budget from \$2,600,000 to \$3,067,082 to reflect the revised scope, construction contract, and related revisions 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 \$1,000,000, Office of Academic Affairs Reserves in the amount of \$1,500,000, the College of Communication & Information Sciences Departmental funds in the amount of \$100,000, and University Central Reserves in the amount of \$467,082 for a total project budget amount of \$3,067,082; and

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

BUDGET:		Revised
Construction	\$	2,071,000
Furniture, Fixtures and Equipment	\$	300,000
Security/Access Control	\$	75,000
Telecommunication/Data	\$	75,000
Contingency* (10%)	\$	207,100
UA Project Management Fee** (3%)	\$	68,343
Architect/Engineer Fee*** (~9.3%)	\$	192,826
Other****	\$	77,813
TOTAL PROJECT COST	\$	3,067,082

*Contingency is based on 10% of Construction.

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

***Architect/Engineer Fee is based on 6.8% of the cost of Construction, plus a 1.1 major renovation factor, and \$48,000 in additional services, less a credit in the amount of \$10,085.

****Other expenses include 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 Revised Scope, Funding and Budget 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 of Alabama be, and each hereby is, authorized to act for and on behalf of The Board of Trustee of The University of Alabama in executing the aforementioned contract with Snow Blakeney Construction, Inc., for The Holle Center for Communication Arts Renovation project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 2 – 3, 2023

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: The Holle Center for Communication Arts Renovation

PROJECT NUMBER: 046-22-2868

PROJECT LOCATION: North End Zone of Bryant-Denny Stadium adjacent to the Digital Media Center at 920 Paul W Bryant Drive

ARCHITECT: Davis Architects, Inc., Birmingham, AL

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II – CSP Waiver
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☒ Stage IV

PREVIOUS APPROVALS:

February 3, 2023

February 3, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Office Facilities	~ 39%	950
<input type="checkbox"/> Building Addition	Study Facilities	~ 2%	54
<input checked="" type="checkbox"/> Building Renovation	Special Use Facilities	~18%	440
<input type="checkbox"/> Equipment	General Use Facilities	~ 25%	614
	Circulation Area	~ 16%	392
TOTAL		100%	2,450

BUDGET	Current	Revised
Construction	\$ 1,250,000	\$ 2,071,000
Furniture, Fixtures and Equipment	\$ 800,000	\$ 300,000
Security/Access Control	\$ 75,000	\$ 75,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Contingency* (10%)	\$ 125,000	\$ 207,100
UA Project Management Fee** (3%)	\$ 41,250	\$ 68,343
Architect/Engineer Fee*** (~9.3%)	\$ 150,665	\$ 192,826
Other ****	\$ 83,085	\$ 77,813
TOTAL PROJECT COST	\$ 2,600,000	\$ 3,067,082
Total Construction Cost per square foot \$561		

*Contingency is based on 10% 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 6.8% of the costs of Construction, plus a 1.1 major renovation factor, plus \$48,000 in additional services, less a credit of \$10,085.

****Other fees and 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)		
2,450 sf x ~8.59/sf*		\$ 21,048
Total Estimated Annual O&M Costs:		\$ 21,048

FUNDING SOURCE:	
	Gifts \$ 1,000,000
	Office of Academic Affairs Reserves \$ 1,500,000
	College of Communications & Information Sciences Departmental Funds \$ 100,000
	University Central Reserves \$ 467,082
O&M Costs:	University Annual Operating Funds \$ 21,048*

*incremental change due to adaptation in use and intensity of the space

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The Holle Center for Communication Arts (“Center”) has been established (est. 2019) to promote scholarly activities in the communication arts and is possible through the generosity of the estate of Brigadier General Everett Holle through a gift to the College of Communication and Information Sciences. The development of the new Center will support “creative activity and scholarship that advances human dignity, breaks down barriers to understanding, illuminates injustices, and encourages collaboration and empathy.” Given this mission, the Center is envisioned as an international hub for storytelling and social justice that promotes critical and aesthetic inquiry, storied scholarship and experimental expression.

There are three overarching principles that will inform the development of the center:

1. A commitment to art and creativity as a means of knowledge production and innovation;
2. The advancement of social justice advocacy through storytelling, intentionally amplifying marginalized communities to humanize their lived experience;
3. The co-creation of knowledge through institutional and community-based collaborations.

Long term goals and initiatives for the Center may include fellowship programs, visiting scholar residencies, postdocs, lecture series, symposia, screenings, exhibitions, communication engagement series, digital storytelling workshops, oral history projects, collaborations with regional art centers and museums, and archival projects. The work of the Center will be dedicated to advancing stories as mechanisms of freedom and social justice.

Renovations to the 2,450 square foot existing space will include state of the art studio spaces including podcast and video workspaces, faculty and staff offices, a multi-purpose room for everyday and special event usage, and associated circulation spaces.

The work will include all necessary mechanical, electrical, plumbing, and life safety to support the Project. Upon evaluation of the existing air handlers that serve the area, it was deemed appropriate to replace them as part of the Project to address deferred maintenance, life cycle replacement and energy management controls and equipment upgrades issues.

Necessary audiovisual and technology equipment as well as appropriate acoustical and sound isolation assemblies will also be included.

The space is located adjacent to the Digital Media Center on the east side of the 4th floor of the North End Zone of Bryant-Denny Stadium and was previously used as general storage space.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2023
	% Complete	100%
	Date Completed	March 2023
PRELIMINARY DESIGN:	Date Initiated	April 2023
	% Complete	100%
	Date Completed	May 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2023
	% Complete	100%
	Date Completed	August 2023
SCHEDULED BID DATE:		September 21, 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

In 2019, the University received a \$10 million gift commitment from the Holle Family Foundation a component of which was to enhance existing space to house the Holle Center for the Communication Arts.

“Through the Holle Center guided by the Holle Endowed Chair, interdisciplinary work will continue in perpetuity to produce research and creative activity that advances human dignity, breaks down barriers to understanding, illuminates injustices, and encourages collaboration and empathy,” -Stuart Bell

The Project will enhance existing programs and student enrollment by providing a space and opportunity for storytelling and justice centered research for UA students, faculty and staff. The Center will engage and support student interests in the design, facilitation, and dissemination of stories and offer programming and workshops to encourage the use of storied methodologies. In this regard it offers a unique contribution toward partnerships and research collaborations within and without the college.

The unique experiences offered in the Center (including the Story Lab spaces) will attract an increased number of undergraduate and graduate students who are interested in interdisciplinary work and arts-based methods, and whose research projects will be strengthened by progressive technology and resources. Given the Center’s focus and commitments to representation, equity, inclusion and social justice, it will undoubtedly attract students who are interested in storytelling and how it can be applied across disciplines.

The Center’s campus-wide impact may include working in collaboration with the University Honors College, the Collaborative Arts Research Initiative (CARI), and the Alabama Life Research Institute.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

Holle Center for Communication
Arts Renovation

Bid Due

September 21, 2023 2:00 p.m. local time

Architect/Engineer

Davis Architects, Inc.
120 Twenty Third Street South
Birmingham, AL 35233
phone: (205) 322-7482
fax: (205) 322-7485

UA Project No.

046-22-2868

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Two million, four hundred thousand dollars and 00/100 (\$2,400,000.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: July 26, 2024

CONTRACTOR	Snow-Blakeney Construction, Inc.	N/A.
	3519 Greensboro Ave. Tuscaloosa, AL 35401 (205) 454-2100 GC Lic. #50742	
Addenda ONE - FOUR	<u>X</u> Yes ___ No	
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	
BONDING COMPANY OR BID DEPOSIT	Cincinnati Insurance Co.	
BASE BID ON PROPOSAL	\$ 1,300,000.00	
ENVELOPE ADJUSTMENT	405,000.00	
ADJUSTED BASE BID	1,705,000.00	
ALTERNATE #1 <i>Description on back of page</i>	180,000.00	
ENVELOPE ADJUSTMENT	10,000.00	
Subtotal	1,895,000.00	
ALTERNATE #2 <i>Description on back of page</i>	176,000.00	
ENVELOPE ADJUSTMENT	-	
TOTAL BID W/ALTERNATES	\$ 2,071,000.00	

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.

Courtney Pittman

Courtney Pittman, AIA, LEED AP BD+C
Davis Architects, Inc.

Sworn to and subscribed before me this 21st day of September, 2023.

Notary Public

Ligh Ann Huguley

April 4, 2027

My Commission Expires



Alternate Descriptions:

Alternate #1: Interior Upgrades

Alternate #2: AV Equipment

THE HOLLE CENTER FOR COMMUNICATION ARTS RENOVATION

LOCATION MAP

