

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>/1</sup>  
(Construction Contract Award)**

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** University Early Childhood Development and Education Center

**MEETING DATE:** February 1 - 2 , 2024

- 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) <sup>/2</sup>
- 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) <sup>/3</sup>

Prepared by: Leila Ahmady

Approved by:

*Jim Leopold* (C) 

<sup>/1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3V - Board Rule 415 Instructional Guide

December 19, 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 Early Childhood Development and Education Center project.

The resolution requests authorization to award the construction contract for Construction Package A – Interior Renovation and Package C – Roof, and approval of the revised project budget and funding, as stipulated.

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 February 1 - 2, 2024.

Sincerely,



Stuart R. Bell  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

### **Approval of the revised project budget; providing authorization to execute construction contracts for the University Early Childhood Development and Education Center**

#### **RESOLUTION**

WHEREAS, on November 3, 2023, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the University Early Childhood Development and Education Center project (“Project”) to be located at 1300 21st Street East; and

WHEREAS, accessible and quality childcare is an important and highly sought-after benefit for University employees and the existing Judy Bonner Child Development Center has consistently operated at capacity and with an extensive waiting list; and

WHEREAS, the University has evaluated childcare needs for faculty and staff and determined that expanding these services to allow for more employees to receive these benefits would increase job satisfaction, improve retention, improve the ability to recruit top faculty and staff, and improve the overall work-life balance of faculty and staff with small children; and

WHEREAS, the Project will provide additional teaching, learning and research opportunities for Students and Faculty; and

WHEREAS, the Project will be constructed to accreditation standards and will be licensed through the Alabama Department of Human Resources Child Care Services Division, Office of Child Care Licensing; and

WHEREAS, the proposed Project includes the renovation of a portion of the former Northington Elementary School, which is well-suited to adaptive reuse as a childcare facility due to it including a flat topography, sufficient space for safe and efficient drop-off and pick-up vehicular circulation, and dedicated parking; and

WHEREAS, the renovation of 23,747 square feet of the existing facility and 11,500 square feet of the adjacent gymnasium will allow for childcare services for dependents of faculty, staff and students for approximately 250 children; and

WHEREAS, the Project site and facility is accessible and vacant, and the proposed use is deemed the most appropriate and is consistent with the nature of the area; and

WHEREAS, on November 3, 2023, the Board approved a Master Services Agreement with KinderCare Education At Work, LLC. for the management and operation of the childcare facility; and

WHEREAS, on November 3, 2023, in accordance with Board Rule 415, due to CCR Architecture and Interiors, of Birmingham Alabama (“CCR”), previous engagement by the University to perform due diligence and programming services for this Project and their being the Architect of Record for the University of Alabama at Birmingham’s New Child Development Center as well as CCR’s familiarity and extensive knowledge of childcare facilities and programs and University Design Standards and procedures which will facilitate an efficient and streamlined design process, the Board authorized the University to waive the Consultant Selection Process and to utilize CCR to provide design services for the Project; and

WHEREAS, the University negotiated a final design fee for CCR’s services based on 6% of the cost of construction packages and owner furnished contractor installed material, plus a 1.05 renovation factor, plus \$9,400 for additional services, less a credit of \$50,000, which represents a 22% discount of the standard design fee; and

WHEREAS, the Project previously consisted of two construction packages to maintain an efficient and cost-effective delivery, including Construction Package A – Interior Renovation and Construction Package B – Early Plumbing Rough-in; and

WHEREAS, Construction Package C – Roof has been separated from Package A to address water intrusion and existing roof integrity concerns in advance of Package A; and

WHEREAS, to mitigate the effects of continued supply chain challenges associated with long lead equipment, the Project includes the purchase of Owner Furnished Contractor Installed (“OFCI”) Equipment; and

WHEREAS, on December 7, 2023, pursuant to Title 39, Public Works Provisions of the Code of Alabama, competitive bids were received for Construction Package B – Early Plumbing Rough-in, and Black Warrior Mechanical Contractors, Inc., of Tuscaloosa, Alabama (“Black Warrior Mechanical”), was declared the lowest responsive and responsible bidder with a base bid of \$183,561, and the work was authorized and awarded pursuant to Board Rule 415, Attachment A.11.; and

WHEREAS, on December 12, 2023, pursuant to Title 39, Public Works Provisions of the Code of Alabama, competitive bids were received for Construction Package C – Roof, and Standard Roofing of Montgomery, Inc., of Montgomery, Alabama (“Standard Roofing”), was declared the lowest responsive and responsible bidder with a base bid of \$656,178 as referenced on the certified bid tab; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package C – Roof to Standard Roofing of Montgomery, Inc. for a total contract in the amount of \$656,178; and

WHEREAS, on December 14, 2023, pursuant to Title 39, Public Works Provisions of the Code of Alabama, competitive bids were received for Construction Package A – Interior Renovations, and J. T. Harrison Construction Co. Inc., of Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$5,719,000, as referenced on the certified bid tab; and

WHEREAS, the University desires to take Alternate #1 – LED Fixtures for a cost of \$36,000 and Alternate #2 – Concrete Paving at Front Entrance for a cost of \$16,500; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Interior Renovation to J. T. Harrison Construction Co. Inc. for a total contract in the amount of \$5,771,500, inclusive of the adjusted Base Bid and Alternates #1 and #2; and

WHEREAS, the University is requesting approval for a Budget Reallocation and Revision from \$14,180,000 to \$10,600,000, to reflect the Construction Contracts, and the related changes to associated 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 University Central Reserves in the amount of \$10,600,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$9,000,000; and

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

BUDGET:	REVISED
<b>Construction Package A – Interior Renovation</b>	<b>\$ 5,771,500</b>
Construction Package B – Early Plumbing Rough-in <sup>1</sup>	\$ 183,561
<b>Construction Package C– Roof</b>	<b>\$ 656,178</b>
Owner Furnished Contractor Installed (OFCI)	\$ 1,000,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 325,000
Telecommunication/Data	\$ 100,000
Contingency <sup>2</sup> (10%)	\$ 761,124
UA Project Management Fee <sup>3</sup> (4.5%)	\$ 376,756
Architect/Engineer Fee <sup>4</sup> (6%)	\$ 464,537
Consultant Fee - KinderCare	\$ 33,000
Other <sup>5</sup>	\$ 578,344
Escalation <sup>6</sup>	\$ 0
<b>TOTAL PROJECT COST</b>	<b>\$ 10,600,000</b>

<sup>1</sup>Authorized & awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is based on 10% of Construction Packages A, B, C, and OFCI Equipment.

<sup>3</sup>UA Project Management Fee is based on 4.5% of Construction Packages A, B, C, OFCI Equipment, and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on 6.2% of the costs of Construction for packages A and B and OFCI Equipment, with a 1.05 renovation factor, plus \$9,400 additional services, less a \$50,000 credit; and 7.6% of the cost of Construction for Package C with a 1.05 renovation factor.

<sup>5</sup>Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>6</sup>Escalation included an anticipated 1% inflation per month through the bid date of December 2023 and has been released following the bids.

### **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 Revised Budget, Funding and Reallocation 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 Trustees of The University of Alabama in executing the aforementioned contract with J. T. Harrison Construction Co. Inc., Tuscaloosa, Alabama, for Construction Package A – Interior Renovation of the Project in accordance with Board Rule 415.
3. 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 Trustees of The University of Alabama in executing the aforementioned contract with Standard Roofing of Montgomery, Inc., Montgomery, Alabama, for Construction Package C – Roof of the Project in accordance with Board Rule 415.

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

**MEETING DATE:** February 1 - 2, 2024

**CAMPUS:** The University of Alabama, Tuscaloosa, AL

**PROJECT NAME:** University Early Childhood Development and Education Center

**PROJECT NUMBER:** 495-23-3456

**PROJECT LOCATION:** 1300 21st St East, Tuscaloosa, AL 35404

**ARCHITECT:** CCR Architecture and Interiors, Birmingham, AL

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

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Childcare	~ 60.4%	21,270
<input type="checkbox"/> Building Addition	Childcare Service	~ 3.3%	1,172
<input checked="" type="checkbox"/> Building Renovation	Office and Administrative	~ 2.0 %	715
<input type="checkbox"/> Equipment	Food Preparation	~ 1.7%	590
	Gym	~ 32.6%	11,500
<b>TOTAL</b>		<b>100%</b>	<b>35,247</b>



<b>BUDGET</b>		<b>Current</b>		<b>Revised</b>
<b>Construction Package A – Interior Renovation</b>	\$	<b>8,800,000</b>	\$	<b>5,771,500</b>
Construction Package B – Early Plumbing Rough-in <sup>1</sup>	\$	600,000	\$	183,561
<b>Construction Package C– Roof</b>	\$	<b>0</b>	\$	<b>656,178</b>
Owner Furnished Contractor Installed (OFCI) Equipment	\$	1,000,000	\$	1,000,000
Furniture, Fixtures and Equipment	\$	350,000	\$	350,000
Security/Access Control	\$	325,000	\$	325,000
Telecommunication/Data	\$	100,000	\$	100,000
Contingency <sup>2</sup> (10%)	\$	1,040,000	\$	761,124
UA Project Management Fee <sup>3</sup> (4.5%)	\$	514,800	\$	376,756
Architect/Engineer Fee <sup>4</sup> (6%)	\$	614,600	\$	464,537
Consultant Fee - KinderCare	\$	33,000	\$	33,000
Other <sup>5</sup>	\$	524,561	\$	578,344
Escalation <sup>6</sup>	\$	278,039	\$	0
<b>TOTAL PROJECT COST</b>	\$	<b>14,180,000</b>	\$	<b>10,600,000</b>
<b>Total Construction Cost per square foot \$238</b>				

<sup>1</sup>Authorized & Awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is based on 10% of Construction packages A, B, C, and OFCI Equipment.

<sup>3</sup>UA Project Management Fee is based on 4.5% of Construction packages A, B, C, OFCI Equipment, and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on 6.2% of the costs of Construction for packages A and B and OFCI Equipment, and a 1.05 renovation factor, and \$9,400 additional services, and a \$50,000 credit; and 7.6% of the cost of Construction for Package C, and a 1.05 renovation factor.

<sup>5</sup>Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>6</sup>Escalation included an anticipated 1% inflation per month through the bid date of December 2023 and has been released following the bids.

**Current Packages for Contract Award Approval.**

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

35,247 sf x ~\$13/sf

\$ 204,296

Total Estimated Annual O&amp;M Costs:

\$ **204,296****FUNDING SOURCE:**

University Central Reserves \$ 10,600,000

**O&M Costs:**

University Annual Operating Funds \$ 204,296

**NEW EQUIPMENT REQUIRED**

Chiller

Boiler

Air-handler units

Pumps

Hot water heater

Other items as lead-times demand

**Total Equipment Costs:****\$1,000,000**

**PROJECT SCOPE:**

The University Childcare Center project (“Project”), located at 1300 21st Street East, will address childcare needs for UA’s faculty, staff, and students. The project will renovate approximately 23,747 gross square feet of the former Northington Elementary School to create childcare space, childcare support space, office, and administrative space, as well as outdoor recreation and playground spaces. The renovated facility will accommodate two hundred and fifty (250) infants, toddlers, and children.

In addition, 11,500 gross square feet of the existing adjacent Gymnasium will be renovated to include a space for indoor play as well as provide the opportunity for the University to expand its offerings for potential summer camps and after-school care.

The Project will be constructed to accreditor standards and will be licensed through the Alabama Department of Human Resources Child Care Services Division, Office of Child Care Licensing.

The entire building will receive upgraded HVAC, plumbing and Life Safety Systems. The HVAC system within the Childcare Center will specifically have upgraded Indoor Air Quality requirements and infection prevention.

Long lead items will be Owner Purchased Contractor Installed to mitigate the effect of continued supply chain challenges.

The existing surface parking lot will be reconfigured to accommodate parking and safe drop-off and pick-up vehicular circulation as well as provide access to the gymnasium to accommodate potential service offering expansions.

The Project will also address water intrusion and roof integrity issues.

The Project will eliminate approximately \$9,000,000 in campus deferred maintenance liabilities.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	May 2023
	% Complete	100%
	Date Completed	October 2023
PRELIMINARY DESIGN:	Date Initiated	November 2023
	% Complete	100%
	Date Completed	November 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	December 2023
	% Complete	100%
	Date Completed	December 2023
BID DATE:		
Construction Package A – Interior Renovation		December 14, 2023
Construction Package B – Early Plumbing Rough-in		December 7, 2023
Construction Package C – Roof		December 12, 2023

*\*N/A on Stage I Projects*

### **RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

Childcare is a highly valued and sought-after benefit for employees with small children. Completion of this project will increase the University's employee childcare capacity by two hundred and fifty infants, toddlers, and children.

The increased capacity will improve the work-life balance for a greater number of faculty and staff and will make the University a more inviting employment option. This improvement will increase job satisfaction, improve retention of existing employees, and improve the University's ability to recruit new top faculty and staff.

Onsite childcare will support the work-life balance of employees with young children. It will help reduce commute times, increase focus on work, and assist with consistent work attendance, all of which can be influenced by unreliable or inconvenient childcare.

**TABULATION OF BIDS**



**Project Name**  
 University Early Childhood  
 Development and Education Center

**Bid Due**  
 December 14, 2023 2:00 p.m. local time

**Architect/Engineer**  
 CCR Architecture & Interiors  
 2920 1st Avenue South  
 Birmingham, AL 35233  
 phone (205) 324-8864

**UA Project No.**  
 495-23-3456A

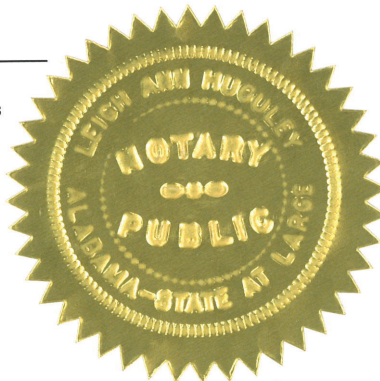
**Bid Location**  
 405 Cahaba Circle  
 Tuscaloosa, Alabama 35404

**FUNDS AVAILABLE:** Eight million, eight hundred thousand dollars and 00/100 (\$8,800,000.00)  
**BIDS SHALL BE VALID FOR:** Sixty (60) Days  
**CONSTRUCTION DURATION:** Project Completion: May 31, 2024

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
		P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245
Addenda ONE - SEVEN	<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>	\$ 20.00	\$ 24.50
UNIT PRICE #2 <i>Description on back of page</i>	\$ 12.00	\$ 16.50
UNIT PRICE #3 <i>Description on back of page</i>	\$ 125.00	\$ 135.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 2.80	\$ 3.00
BASE BID ON PROPOSAL	\$ 6,000,000.00	\$ 6,500,000.00
ENVELOPE ADJUSTMENT	(281,000.00)	(480,000.00)
ADJUSTED BASE BID	5,719,000.00	6,020,000.00
ALTERNATE #1 <i>Description on back of page</i>	40,500.00	37,000.00
ENVELOPE ADJUSTMENT	(4,500.00)	-
ADJUSTED BASE BID	5,755,000.00	6,057,000.00
ALTERNATE #2 <i>Description on back of page</i>	16,500.00	23,000.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 5,771,500.00	\$ 6,080,000.00

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.

Claire Neely  
 Claire Neely, AIA  
 CCR Architecture & Interiors



Sworn to and subscribed before me this 14<sup>th</sup> day of December, 2023.

Leigh Ann Huguley Notary Public  
April 4, 2027 My Commission Expires

**Unit Price Descriptions:**

- Unit Price #1: Excavation and Replacement of Unsuitable Materials. Price per cubic yard.
- Unit Price #2: Loading and Off-Site Disposal of Playground Equipment Footing Spoils. Price per cubic yard.
- Unit Price #3: Floor Float and Leveling. Price per bag in place.
- Unit Price #4: OFCI custom wall graphics. Price per square foot.

**Alternate Descriptions:**

- Alternate #1: LED fixtures
- Alternate #1: Concrete paving at front entrance



## TABULATION OF BIDS

THE UNIVERSITY OF  
**ALABAMA**

Project Name

University Early Childhood  
Development & Education  
Center

Bid Due

December 12, 2023 4:00 p.m. local time

Architect/Engineer

CCR Architecture & Interiors  
2920 1st Avenue South  
Birmingham, AL 35233  
phone (205) 324-8864

UA Project No.  
495-23-3456C

Bid Location  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Two hundred twenty thousand dollars and 00/100 (\$220,000.00)

BIDS SHALL BE VALID FOR:

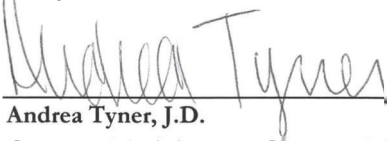
Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: April 15, 2024

CONTRACTOR	Garner & Associates Roofing & Facility Services, LLC	Johns and Kirksey, Inc.	Standard Roofing of Montgomery, Inc.
		261 Wiggins St. Rainbow City, AL 35906 (256) 515-3020 GC Lic. #55091	5424 Metro Park Drive Tuscaloosa, AL 35405 (205) 759-2830 GC Lic. #15245
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.	Western Surety Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 30.00	\$ 40.00	\$ 5.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 140.00	\$ 150.00	\$ 110.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 30.00	\$ 35.00	\$ 20.00
BASE BID ON PROPOSAL	\$ 967,200.00	\$ 658,000.00	\$ 656,178.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID	\$ 967,200.00	\$ 658,000.00	\$ 656,178.00

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



Andrea Tyner, J.D.

Contract Administrator, Contract Administration  
The University of Alabama



Unit Price Descriptions:

Unit Price #1: Fully bonded leveling compound at areas where existing roof is ponding. Price per SF.

Unit Price #2: One way roof vents. Price per Unit.

Unit Price #3: Removal and replacement of wet insulation or compromised roofing material at existing penetrations. Price per SF.



COHEN CARNAGGIO REYNOLDS  
ARCHITECTURE. INTERIORS. DESIGN

December 18, 2023

Leila Ahmady, Project Manager  
Construction Administration  
The University of Alabama  
413 Cahaba Circle  
Tuscaloosa, AL 35404

RE: The University of Alabama  
University Early Childhood Development & Education Center  
UA Project Number: 495-23-3456C

Dear Leila:

We understand UA's intent is to execute a contract for the University Early Childhood Development & Education Center base bid. Following the analysis and tabulation of bids, we have determined **Standard Roofing of Montgomery, Inc.** to be the apparent lowest, responsive and responsible bidder at \$656,178.00 for the above referenced job.

Given the fact that Standard Roofing of Montgomery, Inc. was a prequalified contractor and there were no anomalies in the bidding process, we recommend award of the project to **Standard Roofing of Montgomery, Inc.**

Sincerely,

*Roman Gary*

Roman Gary, AIA, NCARB, LEED AP  
Vice President  
Email [roman@ccrarchitecture.com](mailto:roman@ccrarchitecture.com)

# UNIVERSITY EARLY CHILDHOOD DEVELOPMENT AND EDUCATION CENTER

## VICINITY MAP





# UNIVERSITY EARLY CHILDHOOD DEVELOPMENT AND EDUCATION CENTER

## LOCATION MAP



Former Northington Elementary School

<b>Assumptions:</b>					
Clients	230.00				
Price per Week	211.00				
Variable expenses/student/year	8,096.23				
Other variable expenses/student/year	1,446.12				
<b>Projections:</b>					
Year	1	2	3	4	5
Revenue	2,523,560	2,599,267	2,677,245	2,757,562	2,840,289
Expenses:					
Fixed Salaries (On-site leadership)	236,339	243,429	250,732	258,254	266,002
Variable salaries expenses (Teachers)	1,625,794	1,674,568	1,724,805	1,776,549	1,829,845
Other variable expenses (Utilities, supplies, food, etc.)	332,608	342,586	352,863	363,449	374,353
Management fee	310,942	320,271	329,879	339,775	349,968
Total Expenses	2,505,683	2,580,853	2,658,279	2,738,027	2,820,168
Net profit <loss>	17,877	18,413	18,966	19,535	20,121
<b>* Student/Teacher Ratio:</b>					
Infant	4				
Toddler I	6				
Toddler II & III	6				
Discovery Preschool	8				
Preschool I	12				
Preschool II	12				
Pre K	15				
School Age	15				
*Ratios are based on assumptions used in projections and will change if any of the childcare facility parameters change, which is likely. All ratios will be maintained in accordance with the National Association for the Education of Young Children (NAEYC).					