

**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: Beta Theta Pi Rear Addition

MEETING DATE: June 6-7, 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) ^{/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:

Tim Leopore

*OK
5/6/24*

^{/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

THE UNIVERSITY OF
ALABAMA® | Office of the
President

May 6, 2024

Interim Chancellor Sid J. Trant
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Interim Chancellor Trant,

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Beta Theta Pi Rear Addition project.

The resolution requests authorization to award the construction contract for the Construction - Utilities and Infrastructure Package and approval of the revised 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 June 6-7, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the revised project budget; granting authorization to execute a Construction Contract for the Beta Theta Pi Rear Addition

RESOLUTION

WHEREAS, on February 2, 2024, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved Stage I and Stage II submittals for the Beta Theta Pi Rear Addition project (“Project”) to be located at 960 University Boulevard; and

WHEREAS, the Project will allow for an addition to the north elevation (“rear”) of the Beta Theta Pi (“Chapter”) fraternity house, consisting of a 1,000 square foot extension to the existing game room and an additional 200 square feet of needed storage space for a total increase of 1,200 square feet; and

WHEREAS, the addition will enhance the functionality of the house and the student-life experience for both existing and future members by aligning the house with current trends in Greek life, which will aid in recruitment and Chapter growth; and

WHEREAS, to mitigate the impact to Chapter members during the Fall semester, and to meet the Chapter’s request to occupy the additional space by the Spring 2025 semester, the University has sequenced the Project to include a preliminary Utilities and Infrastructure relocation package ahead of the main construction package; and

WHEREAS, Ellis Architects (“Ellis”) of Tuscaloosa, Alabama, was engaged by the University and the Chapter to perform due diligence and programming services for this Project, thereby gaining valuable insight to the Project and specific Chapter needs; and

WHEREAS, this insight, as well as Ellis’s knowledge of University Standards, design principles, and procedures, will greatly facilitate an efficient design and administrative process; and

WHEREAS, Ellis has agreed to accelerate design services so that the Project can be completed, and the additional space fully utilized for the Spring 2025 semester; and

WHEREAS, on February 2, 2024, in accordance with Board Rule 415, due to the abovementioned benefits to the University, the Board authorized the University to waive the Consultant Selection Process and to utilize Ellis to provide design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 7.7% of the cost of the main construction package, with a 1.18 renovation factor, plus additional services of a not-to-exceed amount of \$1,000, less a credit of \$9,700, which represents a discount of approximately 23% of the standard fee; and

WHEREAS, the engineering services for the Construction – Utilities & Infrastructure Package will be a direct engineering services agreement between the University and a civil engineering firm to ensure coordination with critical University utilities in the area and City of Tuscaloosa requirements; and

WHEREAS, to best serve the members and further support Chapter operations, the Chapter desired to minimally increase the size of the addition by 300 square feet for a total of 1,500 square feet which will more fully utilize the available lot and provide additional program benefit into the future for the Chapter; and

WHEREAS, the Chapter further desired to reduce operational expense related to exterior maintenance and to provide an outdoor gathering space for its members by including a hardscape patio directly adjacent to the east of the addition; and

WHEREAS, on April 12, 2024, the Board approved the scope change and associated budget increase from \$1,171,205 to \$1,384,904; and

WHEREAS, on April 12, 2024, the Board approved the Stage III submittal for the Project; and

WHEREAS, on April 18, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for the Construction – Utilities & Infrastructure Package for the Project and Central Alabama Asphalt & Construction Co, LLC, Tuscaloosa, Alabama (“CAA”), was declared the lowest responsible bidder with a base bid of \$209,015 as referenced on the certified bid tab; and

WHEREAS, the total proposed contract award of \$209,015 exceeds the budgeted amount of \$125,000 included in the previously approved project budget; and

WHEREAS, in accordance with Board Rule 415, the University is requesting approval to award the construction contract for the Construction – Utilities and Infrastructure Package to CAA for a total contract amount of \$209,015; and

WHEREAS, the University, on behalf of the Chapter, is requesting approval of a Revised Budget from \$1,384,904 to \$1,409,361 to reflect the construction bid results and associated revisions to soft cost; and

WHEREAS, the Project will be funded from Beta Theta Pi Chapter Reserves in the amount of \$1,409,361, which the University has verified, and the Chapter is current with their existing note; 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 revised budget for the Project is as stipulated below:

BUDGET:		REVISED
Construction – Addition Package	\$	741,200
Construction - Utilities & Infrastructure Package	\$	209,015
Landscaping	\$	25,000
Security & Access Control	\$	50,000
Telecomm & Data	\$	50,000
Contingency ¹ (5%)	\$	48,761
UA Project Management Fee ² (4.5%)	\$	46,079
Architect/Engineer Fee ³ (~7.4%)	\$	69,522
Other ⁴	\$	125,000
Escalation ⁵	\$	44,784
TOTAL PROJECT COST	\$	1,409,361

¹Contingency is based on 5% of the Construction Packages and Landscaping.

²UA Project Management Fee is based on 4.5% of the Construction Packages, Landscaping, and Contingency.

³Architect/Engineer Fee is based on 7.4% of the Construction - Addition Package plus a 1.18 Renovation Factor, plus \$1,000 in NTE Additional Services, less a \$9,700 credit, plus a lump sum engineering fee of \$11,250 for the Construction – Utilities & Infrastructure Package plus \$3,500 in NTE Additional Services, less a credit of \$1,250 that will be a direct engineering services agreement between the University and a civil engineer to ensure coordination with critical University utilities in the area.

⁴Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 5% basis for the Addition Package and Landscaping related construction and soft costs for this project based on the anticipated bid date of July 2024.

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 and Funding Revision for the Project are hereby approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President, Cheryl Mowdy, Interim 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 to execute the aforementioned contract with Central Alabama Asphalt & Construction Co, LLC of Tuscaloosa, Alabama for Construction of the Utilities & Infrastructure Package for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 6 - 7, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Beta Theta Pi Rear Addition

PROJECT NUMBER: 908-24-3527

PROJECT LOCATION: 960 University Blvd

ARCHITECT: Ellis Architects, Inc., Tuscaloosa, AL

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II, waiver request
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☒ Stage IV

PREVIOUS APPROVALS:

February 2, 2024

February 2, 2024

April 12, 2024

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Building Addition	Fraternity	100%	1,500
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	1,500

BUDGET	Current	Reallocated
Construction – Addition Package	\$ 741,200	741,200
Construction - Utilities & Infrastructure Package	\$ 125,000	209,015
Landscaping	\$ 25,000	25,000
Security & Access Control	\$ 50,000	50,000
Telecomm & Data	\$ 50,000	50,000
Contingency ¹ (5%)	\$ 89,120	48,761
UA Project Management Fee ² (4.5%)	\$ 44,114	46,079
Architect/Engineer Fee ³ (~7.4%)	\$ 69,522	69,522
Other ⁴	\$ 125,000	125,000
Escalation ⁵	\$ 65,948	44,784
TOTAL PROJECT COST	\$ 1,384,904	1,409,361
Total Construction Cost per square foot \$666		

¹Contingency is based on 5% of the costs of the Construction Packages and Landscaping.

²UA Project Management Fee is based on 4.5% of the costs of the Construction Packages, Landscaping, and Contingency.

³Architect/Engineer Fee is based on 7.4% of the costs of the Construction - Addition Package plus a 1.18 Renovation Factor, plus \$1,000 in NTE Additional Services, less a \$9,700 credit, plus a lump sum engineering fee of \$11,250 for the Construction – Utilities & Infrastructure Package, plus \$3,500 in NTE Additional Services, less a credit of \$1,250 that will be a direct engineering services agreement between the University and a civil engineer to ensure coordination with critical University utilities in the area.

⁴Other fees and expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 5% basis for the Addition Package and Landscaping related construction and soft costs for this project based on the anticipated bid date of July 2024 as included in the Project Status.

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

***O&M costs will be funded by the chapter from rental income and other charges to fraternity members.**

FUNDING SOURCE:

Chapter Funds \$ 1,409,361

O&M Costs:

\$ NA*

NEW EQUIPMENT REQUIRED**Total Equipment Costs:**

N/A

PROJECT SCOPE:

The proposed Beta Theta Pi Rear Addition project (“Project”), located at 960 University Boulevard, will consist of an addition to the existing recreation room at the rear of the fraternity house. The renovation will enhance the functionality of the current recreation room and bring the house closer to current trends in Greek life which should aid in future recruitment and chapter growth.

The addition includes a 1,200 square foot extension of the current recreation room, approximately doubling the size of the space, as well as a 300 square foot storage room for much needed storage capacity, making the total Project addition approximately 1,500 square feet. The area to the east of the new addition will be replaced with hardscape to make a new outdoor gathering area, reducing maintenance expenses for the Chapter and further aiding in chapter growth.

The addition will be in general alignment with the back of the adjacent Phi Gamma Delta and Sigma Nu houses. Careful attention will be made to ensure that the materials used in the addition will match the existing house.

The Project will be executed in two phases: a preliminary Utilities and Infrastructure relocation package, tentatively planned for Summer 2024, and the Addition package, to be executed Fall 2024.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	December 2023
	% Complete	100%
	Date Completed	January 2024
PRELIMINARY DESIGN:	Date Initiated	January 2024
	% Complete	100%
	Date Completed	February 2024
<u>Utility and Infrastructure Package</u>		
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2024
	% Complete	100%
	Date Completed	March 2024
BID DATE:		April 18, 2024
<u>Addition Package</u>		
CONSTRUCTION DOCUMENTS	Date Initiated	March 2024
	% Complete	100%
	Date Completed	June 2024
SCHEDULED BID DATE:		July 2024

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed project will enhance the student-life experience for existing and future members by providing additional gathering space in the recreation room and storage needed for the house. The addition will increase room functionality and bring the house up to current trends in Greek life.

TABULATION OF BIDS



Project Name

Beta Theta Pi, Fraternity House Addition-
Utility Relocation Package

UA Project No.
908-24-3605A

Bid Due

April 18, 2024 2:00 p.m. local time

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

Architect/Engineer

Duncan Coker Associates, P.C.
302 Merchants Walk, Suite 250
Tuscaloosa, Alabama 35406
phone: (205) 561-0808

FUNDS AVAILABLE: one hundred twenty five thousand dollars and 00/100 (\$25,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Consecutive Calendar Days

CONSTRUCTION DURATION: Completion date of June 20, 2024

CONTRACTOR				Central Alabama Asphalt & Construction Co, LLC		Lavender, Inc		Cornerstone Civil Constructors, LLC	
Addenda ONE through TWO				P.O. Box 20766 Tuscaloosa, AL 35402 GC License # 41676 <u>X</u> Yes ___ No		1056 Industrial Drive Aliceville, AL 35442 GC License # 19861 Addendum No. 1 <u>X</u> Yes ___ No		P.O. Box 20225 Tuscaloosa, AL 35402 GC License # 39115 <u>X</u> Yes ___ No	
LICENSE # ON ENVELOPE				<u>X</u> Yes ___ No		<u>X</u> Yes ___ No		<u>X</u> Yes ___ No	
BONDING COMPANY OR BID DEPOSIT				Merchants National Bonding, Inc.		Philadelphia Indemnity Insurance Co.		Granite RE	
Item No.	Estimated Quantity	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	1	l.s.	Mobilization & Demobilization	\$ 13,900.00	\$ 13,900.00	\$ 43,832.80	\$ 43,832.80	\$ 20,000.00	\$ 20,000.00
2	1	l.s.	Construction Layout	\$ 5,000.00	\$ 5,000.00	\$ 3,950.00	\$ 3,950.00	\$ 2,750.00	\$ 2,750.00
3	1	l.s.	GPS of Utilities and As-Built Drawings	\$ 4,000.00	\$ 4,000.00	\$ 1,750.00	\$ 1,750.00	\$ 2,750.00	\$ 2,750.00
4	1	l.s.	UA Bronze Utility Marker Installation	\$ 2,700.00	\$ 2,700.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00
5	300	l.f.	Post-Driven Site Constraint Fencing	\$ 35.31	\$ 10,593.00	\$ 61.60	\$ 18,480.00	\$ 35.00	\$ 10,500.00
6	0.25	acre	Erosion Control - Temporary Grassing / Mulching (hydraulic application)	\$ 16,000.00	\$ 4,000.00	\$ 3,850.00	\$ 962.50	\$ 4,900.00	\$ 1,225.00
7	0.25	acre	Erosion Control - Temporary Mulching Only (hydraulic application)	\$ 16,000.00	\$ 4,000.00	\$ 3,850.00	\$ 962.50	\$ 4,500.00	\$ 1,125.00
8	300	each	Erosion Control - Sand Bags	\$ 5.00	\$ 1,500.00	\$ 9.80	\$ 2,940.00	\$ 30.00	\$ 9,000.00
9	220	s.y.i.p.	Saw-Cut and Removal of Existing Exterior Asphalt or Concrete Surfaces	\$ 27.28	\$ 6,001.60	\$ 47.65	\$ 10,483.00	\$ 50.00	\$ 11,000.00
10	1	l.s.	Demolition (Miscellaneous Site Items)	\$ 2,000.00	\$ 2,000.00	\$ 19,445.00	\$ 19,445.00	\$ 20,000.00	\$ 20,000.00
11	25	s.y.i.p.	Crushed Aggregate Limestone Base Course, ALDOT 825 Type "B" (Sidewalk Areas) (4" Compacted Thickness)	\$ 51.20	\$ 1,280.00	\$ 56.16	\$ 1,404.00	\$ 41.00	\$ 1,025.00
12	25	s.y.i.p.	Concrete Sidewalk Replacement	\$ 208.00	\$ 5,200.00	\$ 209.22	\$ 5,230.50	\$ 110.00	\$ 2,750.00
13	50	l.f.	Curb / Curb and Gutter Replacement (Includes 6" Stand up curb)	\$ 84.00	\$ 4,200.00	\$ 83.45	\$ 4,172.50	\$ 55.00	\$ 2,750.00
14	200	s.y.i.p.	Superpave Bituminous Concrete Binder Layer, ALDOT 424B, 1" Maximum Aggregate Size Mix, ESAL Range E (605 lb/ sy)	\$ 62.00	\$ 12,400.00	\$ 68.20	\$ 13,640.00	\$ 67.70	\$ 13,540.00
15	50	l.f.	Duct Bank Installation (Including 2 - 3" Concast Conduits)	\$ 238.24	\$ 11,912.00	\$ 168.44	\$ 8,422.00	\$ 237.72	\$ 11,886.00
16	100	l.f.	Duct Bank Installation (Including 2 - 4" UA OIT Conduits)	\$ 189.02	\$ 18,902.00	\$ 184.10	\$ 18,410.00	\$ 269.37	\$ 26,937.00
17	70	l.f.	Duct Bank Installation (Including 2 - 5" ALPCO Conduits)	\$ 207.20	\$ 14,504.00	\$ 177.55	\$ 12,428.50	\$ 299.98	\$ 20,998.60
18	80	l.f.	Duct Bank Installation (Including 2 - 3" Concast Conduits, 2 - 4" UA OIT Conduits, and 2 - 5" ALPCO Conduits)	\$ 216.77	\$ 17,341.60	\$ 204.71	\$ 16,376.80	\$ 415.97	\$ 33,277.60
19	1	l.s.	Connection to Existing Conduits (ALPCO/Concast/UA OIT)	\$ 7,400.00	\$ 7,400.00	\$ 3,803.67	\$ 3,803.67	\$ 6,430.00	\$ 6,430.00
20	1	each	Concast Pull Box - Installation Only (Material Provided By Concast)	\$ 1,000.00	\$ 1,000.00	\$ 1,508.67	\$ 1,508.67	\$ 3,600.00	\$ 3,600.00
21	1	each	UA OIT Pull Box - Installation Only (Material Provided By UA)	\$ 1,000.00	\$ 1,000.00	\$ 1,508.67	\$ 1,508.67	\$ 3,600.00	\$ 3,600.00
22	1	each	Concast Manhole - Traffic Rated Manhole with 30" Ring/Cover	\$ 22,340.00	\$ 22,340.00	\$ 6,949.30	\$ 6,949.30	\$ 14,025.00	\$ 14,025.00
23	1	each	UA OIT Manhole - Traffic Rated Manhole with 30" Ring/Cover	\$ 22,340.00	\$ 22,340.00	\$ 6,949.30	\$ 6,949.30	\$ 14,025.00	\$ 14,025.00
24	1	l.s.	Allowance No. 1 - Spire Gas Main Service Relocation (By Spire)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00

25	1	I.s.	Overhead and Profit for Spire Gas Main Service Relocation	\$	0.99	\$	1,000.00	\$	1,000.00	\$	500.00	\$	500.00
26	1	I.s.	Trench Excavation & Backfill Associated with Allowance No. 1	\$	5,500.00	\$	5,500.00	\$	6,752.50	\$	10,000.00	\$	10,000.00
Total Base Bid				\$		\$	209,015.19	\$	223,862.21	\$		\$	254,694.20

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.

 _____

Jason L. Coker, P.E.
Vice President / Secretary / Treasurer
Duncan Coker Associates, P.C.

Sworn to and subscribed before me this 19th day of April 2024.



Robert Martin

My Commission Expires: December 28, 2024



BETA THETA PI REAR ADDITION

Approved April 12, 2024



BETA THETA PI REAR ADDITION

LOCATION MAP

