

**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: Student Well-Being Hub

MEETING DATE: June 5-6, 2025

- | | |
|-------------------------------------|---|
| <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 / Brittany Kyles

Approved by: Matthew Skinner





^{/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

April 30, 2025

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

Dear 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 Student Well-Being Hub New Construction project.

The resolution requests authorization to award the construction contract for Construction Package B-Main Construction and approval of the revised budget and funding for the Project, 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 June 5-6, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with a large, looped "S" and a long, sweeping "B".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the revised project budget; granting authorization to execute a Construction Contract for the Student Well-Being Hub

RESOLUTION

WHEREAS, on April 12, 2024, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Student Well-Being Hub New Construction project (“Project”), formerly referred to as the Student Health and Wellness Building, to be located at 259 Kilgore Lane on the East Bryce Campus; and

WHEREAS, the proposed Project will provide much-needed space for multiple divisions of Student Life, including the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness, and the Women and Gender Resource Center, and will enable these student-centric departments to make expansions and enhancements to existing programs and service offerings, furthering the mission of service to students; and

WHEREAS, the new facility will increase support for student health and well-being, promoting a holistic view of student wellness that considers the total student and entirety of the student experience to help them establish and maintain a lifelong approach to wellness, which is an attractive offering to potential students and their families, enhancing The University of Alabama’s (“University’s”) opportunities for increasing recruitment and enrollment as well as helping to retain current students; and

WHEREAS, the relocation of the Counseling Center, Collegiate Recovery, and the Women and Gender Resource Center is necessary as these programs are currently housed in the South Lawn Office Building for which the property lease expires at the completion of 2026; and

WHEREAS, the new construction will allow for the co-location of these divisions which will better serve the student population and enhance operations by providing a facility that maximizes operational efficiency with shared areas as appropriate while also meeting the specific needs of each program including welcoming confidential counseling spaces, an abundance of natural light, and private entrance areas as needed; and

WHEREAS, the proposed Project was originally planned to include an approximately 54,765 gross square feet (“GSF”) main level of program space that would be architecturally aligned to complement the surrounding facilities and take advantage of the surrounding green space; and

WHEREAS, on June 7, 2024, to align with potential future developments in the vicinity and to ensure adequate accommodations to all students, staff, faculty, and visitors as well as facility infrastructure, the Board approved an increase of approximately 35,620 GSF, for a total facility size of 90,385 GSF, to include a district thermal energy plant and a 1500-person district storm shelter within a lower level of the proposed Project; and

WHEREAS, the district thermal energy plant will efficiently provide chilled water for the surrounding buildings including the Student Well-Being Hub, University Hall, and any future facilities in the area, such as Alumni Hall and potential future Residence Halls; and

WHEREAS, to mitigate the effects of continued industry lead time issues and deliver the Project as efficiently as possible, the Project will be separated into three (3) packages: Package A – Site Development, Package B – Main Construction and Package C – Kilgore Lane Sidewalk Connectivity; and

WHEREAS, to provide safe pedestrian passage on the north side of the site, both pre and post-construction, Construction Package C – Kilgore Lane Sidewalk Connectivity includes a new sidewalk along the north side of Kilgore Lane to Peter Bryce Blvd from the central Bryce campus, which will consist of lighting and landscaping; and

WHEREAS, on June 7, 2024, the Board approved a budget increase from \$48,000,000 to \$64,000,000 to account for the aforementioned additional scope and related revisions to soft costs; and

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, the Board authorized the University to negotiate for architectural services to be provided by Williams Blackstock Architects, Birmingham, Alabama (“WBA”); and

WHEREAS, as Housing and Residential Communities elected to defer consideration of potential adjacent residence halls at this time, on November 8, 2024, the Board approved the removal of the storm shelter from the Project scope since there are two storm shelters close to the building site, and therefore, the Project design was revised to reduce the size of the building to 82,485 GSF, which removes the storm shelter from the Project; and

WHEREAS, upon completion of negotiations with WBA, the University established a final design fee of 4.7% of the cost of construction, landscaping, and Owner Furnished Contractor Installed Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not to exceed fee of \$157,800 for the project redesign to remove the district storm shelter as noted above; and

WHEREAS, on November 8, 2024, the Board approved a revised Project budget and funding from \$64,000,000 to \$59,936,000 to account for the negotiated design fee and revised scope, as mentioned above; and

WHEREAS, in accordance with Board Rule 415, on November 8, 2024, the Board approved renderings for the Stage III submittal for the Project; and

WHEREAS, on December 5, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, the University received competitive bids for Construction Package C – Kilgore Lane Sidewalk Connectivity and L&D Moore Contracting, LLC. of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with a base bid in the amount \$465,000, and the work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, on December 17, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, the University received competitive bids for Construction Package A – Site Development and J. T. Harrison Construction Co., Inc., Tuscaloosa, Alabama (“Harrison”) was declared the lowest responsible bidder for the Project with an adjusted base bid in the amount \$6,319,000, for work related to the Project; and

WHEREAS, due to favorable pricing and anticipated schedule benefits the University recommended a transfer in scope from Package B - Main Construction to Package A - Site Development for the acceptance of Alternates #1: West Ramp for \$1,078,000 and Alternate #3 Level 1 Slab and Beams for \$1,154,000; and

WHEREAS, on February 7, 2025, the Board authorized the University to award the construction contract for Construction Package A – Site Development to Harrison for a total contract amount of \$8,277,000, inclusive of Alternate 1 and Alternate 3 and a negotiated potential credit of \$274,000 related to Alternate 3; and

WHEREAS, on February 7, 2025, the board approved the Budget Reallocation to reflect the abovementioned transfers in scope between packages, the bid results and associated Construction Contract and the related adjustments to soft costs; and

WHEREAS, upon further design of Construction Package B – Main Construction and analysis of the schedule requirements, the University elected to shift the scope of Alternate #3: Level 1 Slab and Beams back into the main package and proceed with the base bid and Alternate #1: West Ramp scope only for Package A - Site Development resulting in a total contract amount with Harrison of \$7,397,000; and

WHEREAS, on April 16, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, the University received competitive bids for Construction Package B – Main Construction and WAR Construction, Inc., Tuscaloosa, Alabama (“WAR”) was declared the lowest responsible bidder with an adjusted base bid amount of \$40,778,000, as referenced on the certified bid tab, for work related to the Project; and

WHEREAS, the University desires to accept Alternate #1: North Lobby in the amount of \$986,000; Alternate #2: Clerestory Windows & North and South Cupolas in the amount of \$559,000; Alternate #3: East and West Cupolas in the amount of \$209,000; Alternate #4: Colonnades in the amount of \$464,000; Alternate #5: Terrazzo Flooring in the amount of \$39,000; and

WHEREAS, the University is requesting approval to award the construction contract for Package B – Main Construction to WAR for a total contract amount of \$43,035,000 inclusive of Base Bid and Alternates #1 through #5; and

WHEREAS, the University is requesting approval for a Budget Revision from \$59,936,000 to \$63,614,000 to reflect the bid results and associated construction contract, and the related adjustments to soft cost; 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 \$15,936,000 and General Revenue Bonds Series 2024-B in the amount of \$47,678,000 for a total project cost of \$63,614,000 and will eliminate an annual lease expense in the amount of \$253,992; and

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

BUDGET:		REVISED
Package A – Site Development	\$	7,397,000
Package B – Main Construction (inclusive of Landscaping)	\$	43,035,000
<i>Package C – Kilgore Lane Sidewalk Connectivity</i>	<i>\$</i>	<i>469,410</i>
Furniture, Fixtures and Equipment	\$	2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$	1,777,000
Security/Access Control	\$	350,000
Audio Visual	\$	101,000
Telecommunication/Data	\$	350,000
Contingency ¹ (lump sum)	\$	2,193,441
UA Project Management Fee ² (3.5%)	\$	1,920,515
Architect/Engineer Fee ³ (4.6%)	\$	2,778,932
Commissioning	\$	123,700
Other ⁴	\$	818,002
TOTAL PROJECT COST	\$	<u>63,614,000</u>

¹Contingency is based on a lump sum of \$2,193,441, which includes 5% of the cost of construction for Package B and the anticipated change orders for Package A.

²UA Project Management Fee is based on 3.5% of the cost of construction for Packages A - C, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on 4.6% (updated post bid) of the cost of construction for Packages A and B and OFCI Equipment, plus 80% of the design fee for unawarded alternates for Package B, a lump sum of \$15,000 for Package C design, plus \$139,400 in additional services, plus \$174,800 for project redesign.

⁴Other fees and expenses include Geotech, Construction Materials Testing, 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 Budget and Funding revisions for the Project are hereby approved as stipulated above.

BE IT FURTHER RESOLVED, that Stuart R. Bell, President; Daniel T. Layzell, 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 hereby are authorized to act for and on behalf of The Board of Trustees of The University of Alabama in executing the aforementioned construction contract with WAR Construction, Inc., Tuscaloosa, Alabama, for Construction Package B – Main Construction for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	June 5 – 6, 2025
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Student Well-Being Hub New Construction
PROJECT NUMBER:	410-24-3631
PROJECT LOCATION:	259 Kilgore Lane, Tuscaloosa, AL 35401
ARCHITECT:	Williams Blackstock Architects, Birmingham, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II (Architect)
- ☐ Stage II (Commissioning)
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☐ Stage IV (Site Development)
- ☒ Stage IV (Main Construction)

PREVIOUS APPROVALS:

April 11 – 12, 2024
 June 6 – 7, 2024
 April 3 – 4, 2025

 November 7 – 8, 2024
 February 6 – 7, 2025

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Classroom Facilities	~1%	676
<input type="checkbox"/> Building Addition	Laboratory Facilities	~ 0%	192
<input type="checkbox"/> Building Renovation	Office Facilities	~33%	27,479
<input type="checkbox"/> Equipment	Special Use Facilities	~ 1%	1,153
	General Use Facilities	~ 9%	7,256
	Central Service/ Support	~ 9%	7,171
	Circulation Area	~ 13%	11,110
	Building Service Area	~ 2%	1,349
	Mechanical Area	~32%	26,099
	TOTAL	100%	82,485

BUDGET	CURRENT	REVISED
Package A – Site Development	\$ 8,277,000	\$ 7,397,000
Package B – Main Construction	\$ 33,820,336	\$ 43,035,000
<i>Package C – Kilgore Lane Sidewalk Connectivity</i>	\$ 465,000	\$ 469,410
Landscaping (bid with Package B)	\$ 575,000	\$ 0
Furniture, Fixtures, and Equipment	\$ 2,300,000	\$ 2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 2,100,000	\$ 1,777,000
Security/Access Control	\$ 600,000	\$ 350,000
Audio Visual	\$ 600,000	\$ 101,000
Telecommunication/Data	\$ 600,000	\$ 350,000
Contingency ¹ (lump sum)	\$ 2,069,759	\$ 2,193,441
UA Project Management Fee ² (3.5%)	\$ 1,655,748	\$ 1,920,515
Architect/Engineer Fee ³ (4.6%)	\$ 2,372,455	\$ 2,778,932
Commissioning	\$ 122,000	\$ 123,700
Other ⁴	\$ 842,809	\$ 818,002
Escalation ⁵	\$ 3,535,893	\$ 0
TOTAL PROJECT COST	\$ 59,936,000	\$ 63,614,000
Total Construction Cost per square foot \$660		

¹Contingency is based on a lump sum of \$2,193,441, which includes 5% of the cost of construction for Package B and the anticipated change orders for Package A.

²UA Project Management Fee is based on 3.5% of the cost of construction for Packages A - C, Landscaping, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on 4.6% (updated post bid, previously 4.7%) of the cost of construction for Packages A and B, landscaping, and OFCI Equipment, plus 80% of the design fee for unawarded alternates for Package B, a lump sum of \$15,000 for Package C design, plus \$139,400 in additional services, plus \$174,800 for project redesign.

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

⁵ Escalation was based on an anticipated 1% monthly inflation through September of 2024 and 0.5% thereafter.

Current Package for Contract Award Approval

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

82,485gsf x ~\$67.31/sf* \$ 582,677.93

Total Estimated Annual O&M Costs: \$ **582,677.93**

*This cost will be offset by the elimination of the O&M and lease costs associated with the South Lawn Office Building. The lease expires at the end of 2026, and the building will be returned to DCH.

FUNDING SOURCE:

University Central Reserves \$ 15,936,000

General Revenue Bonds Series 2024-B \$ 47,678,000

O&M Costs: University Annual Operating Funds \$ 582,677.93**NEW EQUIPMENT REQUIRED**

OFCI Equipment:

Chillers and Cooling Towers \$697,750

Electrical Equipment \$764,470

Remaining Equipment \$314,780

Total Equipment Costs: \$1,777,000**PROJECT SCOPE:**

The University of Alabama's Student Well-Being Hub New Construction Project ("Project") is proposed as a one-story building with a walkout basement for mechanical and service support space. The main level was originally designed to be approximately 57,809 gross square feet ("gsf"). They will serve as offices for multiple divisions of Student Life including the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness, and the Women and Gender Resource Center. The construction of a new building dedicated to Student Wellness and Wellbeing promotes the importance of serving students holistically while on campus.

As Housing and Residential Communities has elected to defer consideration of adjacent residence halls, the Board approved the University removing the storm shelter from the project scope since there are two storm shelters close to the building site. Accordingly, revisions were necessary to reduce the size of the building from 90,385 gsf to 82,485 gsf. The revisions include the removal of the storm shelter, reducing the size of the generator, reducing HVAC requirements, establishing the east side drive ramp, and implementing the east side ADA ramp for the storm shelter.

A district thermal energy plant will provide chilled water for the Student Well-Being Hub, University Hall, and future facilities in the surrounding area. Mechanical space from the main floor may be relocated to the lower level to better serve the facility. Given the proximity of existing and planned facilities and energy demand density, a district plant with water-cooled chillers is much more economical than individual cooling infrastructure at each facility.

The Kilgore Lane Sidewalk Connectivity package will provide safe pedestrian passage on the site's north side. The new sidewalk will be for a pedestrian path to Peter Bryce Blvd from the central Bryce campus, which will include lighting and landscaping. This will be completed as an early package to maintain pedestrian connectivity in the area during the construction of the Project.

Long lead items will be Owner Purchased Contractor Installed to mitigate the effect of continued supply chain challenges. The long lead items the project intends to purchase will be electrical equipment, a generator, chillers, and cooling towers.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	August 2023
	% Complete	100%
	Date Completed	April 2024
PRELIMINARY DESIGN:	Date Initiated	May 2024
	% Complete	100%
	Date Completed	June 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	July 2024
	% Complete	100%
	Date Completed	March 2025
BID DATE: Package B – Main Construction		April 16, 2025

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project allows for the expansion of space necessary for each department to meet and prepare for the growing student need and demand for services and programs that are essential for student success and is consistent with the University's vision of being a "student-centered research university and an academic community united in its commitment to enhancing the quality of life for all Alabamians and the citizens of the nation and the world." This project will enhance the overall student experience and provide state-of-the-art facilities for these important services.

This project will provide additional space for the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness, and the Women and Gender Resource Center. It will also enhance each department's existing programs and services, allowing each department to expand upon its mission of service to students.

Increased support for student well-being is an attractive offering to potential students and their parents/families, which enhances opportunities for improving recruitment and enrollment and helps retain current students.

This project will allow the Division of Student Life wellness areas to be located near a new facility. These offices are in spaces with expiring lease agreements or older facilities. Providing new programming and dedicated space for these services strengthens and affirms the commitment we have to student wellness and wellbeing.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA*

Project Name
Student Well-Being Hub
Main Construction

Bid Due
April 16, 2025 1:00 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.
410-24-3631B

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Thirty-nine million, five hundred thousand dollars and 00/100 (\$39,500,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

CONSTRUCTION DURATION: Project Completion: September 28, 2026

CONTRACTOR	Codanay Construction, LLC P. O. Box 16628 Hattiesburg, MS 39404 (601) 090-9260 GC Lic. #55523	J. T. Harrison Construction Co., Inc. P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	M. J. Harris Construction Services, LLC One Riverchase Ridge, #300 Birmingham, AL 35244 (205) 380-6800 GC Lic. #47765	Stone Building, LLC 8011 Liberty Parkway Birmingham, AL 35242 (205) 328-8300 GC Lic. #51438	WAR Construction, Inc. P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - NINE	<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	<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	<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	Travelers Casualty & Surety Co. of America	Travelers Casualty & Surety Co. of America	Fidelity & Deposit Co. of Maryland	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 36.50	\$ 22.00	\$ 34.03	\$ 32.45	\$ 22.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 0.11	\$ 2.00	\$ 0.42	\$ 0.40	\$ 2.50
UNIT PRICE #3 <i>Description on back of page</i>	\$ 0.17	\$ 2.00	\$ 0.68	\$ 0.65	\$ 1.18
UNIT PRICE #4 <i>Description on back of page</i>	\$ 6.84	\$ 6.00	\$ 2.62	\$ 2.50	\$ 7.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 62.73	\$ 4.00	\$ 8.39	\$ 8.00	\$ 4.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 456.20	\$ 500.00	\$ 366.99	\$ 350.00	\$ 500.00
UNIT PRICE #7 <i>Description on back of page</i>	\$ 28.51	\$ 8.00	\$ 10.49	\$ 10.00	\$ 8.00
UNIT PRICE #8 <i>Description on back of page</i>	\$ 627.28	\$ 500.00	\$ 917.48	\$ 875.00	\$ 500.00
UNIT PRICE #9 <i>Description on back of page</i>	\$ 68.43	\$ 53.00	\$ 49.54	\$ 45.00	\$ 53.00
UNIT PRICE #10 <i>Description on back of page</i>	\$ 2,851.28	\$ 2,800.00	\$ 2,621.38	\$ 1,800.00	\$ 1,700.00
UNIT PRICE #11 <i>Description on back of page</i>	\$ 8.55	\$ 550.00	\$ 524.28	\$ 900.00	\$ 600.00
UNIT PRICE #12 <i>Description on back of page</i>	\$ 6,614.96	\$ 6,000.00	\$ 6,081.59	\$ 7,500.00	\$ 5,800.00
UNIT PRICE #13 <i>Description on back of page</i>	\$ 15.40	\$ 30.00	\$ 14.16	\$ 150.00	\$ 13.50
BASE BID ON PROPOSAL	\$ 43,184,000.00	\$ 43,000,000.00	\$ 43,300,000.00	\$ 43,000,000.00	\$ 42,000,000.00
ENVELOPE ADJUSTMENT	-	(1,940,000.00)	(90,950.00)	(465,411.00)	(1,222,000.00)
ADJUSTED BASE BID	43,184,000.00	41,060,000.00	43,209,050.00	42,534,589.00	40,778,000.00
ALTERNATE #1 <i>Description on back of page</i>	1,038,000.00	1,079,000.00	1,441,000.00	870,422.00	986,000.00
ENVELOPE ADJUSTMENT	-	(115,000.00)	-	-	-
Subtotal	44,222,000.00	42,024,000.00	44,650,050.00	43,405,011.00	41,764,000.00
ALTERNATE #2 <i>Description on back of page</i>	444,000.00	791,000.00	375,000.00	701,924.00	559,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	44,666,000.00	42,815,000.00	45,025,050.00	44,106,935.00	42,323,000.00
ALTERNATE #3 <i>Description on back of page</i>	151,000.00	216,000.00	250,000.00	175,844.00	209,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	44,817,000.00	43,031,000.00	45,275,050.00	44,282,779.00	42,532,000.00

WCR
Initial

Project Name: Student Well-Being Hub Main Construction
 UA Project No.: 410-24-3631B

CONTRACTOR	Codaray Construction, LLC	J. T. Harrison Construction Co., Inc.	M. J. Harris Construction Services, LLC	Stone Building, LLC	WAR Construction, Inc.
ALTERNATE #4 <i>Description on back of page</i>	330,800.00	444,000.00	545,000.00	497,122.00	464,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	45,147,800.00	43,475,000.00	45,820,050.00	44,779,901.00	42,996,000.00
ALTERNATE #5 <i>Description on back of page</i>	60,000.00	55,000.00	29,000.00	50,872.00	39,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	45,207,800.00	43,530,000.00	45,849,050.00	44,830,773.00	43,035,000.00
ALTERNATE #6 <i>Description on back of page</i>	105,000.00	49,000.00	186,000.00	51,096.00	103,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	45,312,800.00	43,579,000.00	46,035,050.00	44,881,869.00	43,138,000.00
ALTERNATE #7 <i>Description on back of page</i>	45,000.00	39,000.00	46,000.00	43,174.00	103,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	45,357,800.00	43,618,000.00	46,081,050.00	44,925,043.00	43,241,000.00
ALTERNATE #8 <i>Description on back of page</i>	1,700,000.00	2,231,000.00	1,305,000.00	1,250,000.00	3,771,000.00
ENVELOPE ADJUSTMENT	-	(251,000.00)	-	-	-
Subtotal	47,057,800.00	45,598,000.00	47,386,050.00	46,175,043.00	47,012,000.00
ALTERNATE #9 <i>Description on back of page</i>	532,000.00	538,000.00	522,000.00	513,192.00	510,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	47,589,800.00	46,136,000.00	47,908,050.00	46,688,235.00	47,522,000.00
ALTERNATE #10 <i>Description on back of page</i>	609,000.00	610,000.00	270,000.00	612,729.00	659,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	48,198,800.00	46,746,000.00	48,178,050.00	47,300,964.00	48,181,000.00
ALTERNATE #11 <i>Description on back of page</i>	64,000.00	68,000.00	67,000.00	83,070.00	304,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
Subtotal	48,262,800.00	46,814,000.00	48,245,050.00	47,384,034.00	48,485,000.00
ALTERNATE #12 <i>Description on back of page</i>	85,000.00	38,000.00	42,000.00	36,566.00	189,000.00
ENVELOPE ADJUSTMENT	-	-	-	-	-
TOTAL BID W/ALTERNATES	\$ 48,347,800.00	\$ 46,852,000.00	\$ 48,287,050.00	\$ 47,420,600.00	\$ 48,674,000.00

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.


 Allison Chang-Roberts, AIA, NCARB, NCIDQ
 Williams Blackstock Architects

Sworn to and subscribed before me this 16th day of April, 2025.




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

Unit Price Descriptions:

- Unit Price #1: Undercutting/Waste Offsite / Backfill with Offsite Borrow Material. Price per CY in place.
- Unit Price #2: Erosion Control Site Stabilization. Hydraulically applied mulching (no seeding). Price per SY in place.
- Unit Price #3: Erosion Control Site Stabilization. Hydraulically applied mulching and seeding. Price per SY in place.
- Unit Price #4: Erosion Control Silt Fencing. Price per LF.
- Unit Price #5: Erosion Control Sand Bags. Price per bag.
- Unit Price #6: Erosion Control Inlet Protection. Price per each.
- Unit Price #7: Erosion Control Hay Bales. Price per each.
- Unit Price #8: Erosion Control Sediment Traps. Price per sediment trap.
- Unit Price #9: ALDOT #57 Crushed Aggregate Limestone. Price per Ton.
- Unit Price #10: Reinforcing Steel. Price per Ton.
- Unit Price #11: Structural Concrete. Price per CY.
- Unit Price #12: Structural Steel. Price per Ton.
- Unit Price #13: Miscellaneous Steel. Price per LF.

Alternate Descriptions:

- Alternate #1: North Lobby
- Alternate #2: Clerestory Windows & North and South Cupolas
- Alternate #3: East and West Cupolas
- Alternate #4: Colonnades
- Alternate #5: Terrazzo Flooring
- Alternate #6: Interior Storefront
- Alternate #7: Folding Glass Panel Partition
- Alternate #8: Alternate Completion Date: July 6, 2026
- Alternate #9: Heat Recovery Chiller
- Alternate #10: Roofing Material
- Alternate #11: Labyrinth
- Alternate #12: Mill and Overlay

STUDENT WELL-BEING HUB NEW CONSTRUCTION

Approved November 8, 2024



STUDENT WELL-BEING HUB NEW CONSTRUCTION

LOCATION MAP

