

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL ^{/1}
(Architect Ranking, Project Scope and Project Budget) ^{/8}

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Student Well-Being Hub New Construction

MEETING DATE: April 3-4, 2025

- 1. Board Submittal Checklist No. 2
- 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 Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- 6. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- 7. Preliminary Business Plan (if applicable) ^{/7}
- 8. Campus map(s) showing project site

Prepared by: Steven Mercado

Approved by: Tim Leopard

Handwritten signatures and dates:
One David [Signature] 2/13/25
CMM [Signature] 2/18/25

^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide
^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide
^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide
^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide
^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide
^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide

^{/8} After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide



Office of the
President

February 20, 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 II Consultant Selection submittal for the Student Well-Being Hub New Construction project.

The resolution requests authorization to negotiate a Commissioning Agent Agreement with Sain Engineering Associates, Inc., Birmingham, Alabama, as the commissioning services for the project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on April 3 - 4, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Granting authorization to negotiate an Owner/Consultant Agreement
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 wellbeing, 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 June 2026; and

WHEREAS, the new construction will allow for the colocation 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 will include an approximately 54,765 gross square feet (“GSF”) main level of program space that will 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, 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; and

WHEREAS, Housing and Residential Communities elected to defer consideration of potential adjacent residence halls, and at the University’s recommendation, the Board approved removing 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 Williams Blackstock Architects, 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; 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 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 a base bid in the amount \$6,045,000; and

WHEREAS, due to favorable pricing and 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, Alternate #3 Level 1 Slab and Beams for \$1,154,000; and

WHEREAS, on February 7, 2025, the Board approved the award of the Construction Contract for Package A – Site Development to Harrison for a total contract amount of \$8,277,000 inclusive of Alternate 1 and Alternate 3; and

WHEREAS, on February 7, 2025, the Board approved a Budget Reallocation to reflect the aforementioned transfer in scope between packages, the bid results and associated Construction Contract and the associated adjustments to soft costs; and

WHEREAS, the Consultant Selection Committee, appointed by the University, has completed Part 1 of the Consultant Selection Process for Commissioning Agent selection in accordance with Board Rule 415 and negotiations for the Project will be conducted with the top ranked firm following Board approval as follows:

Ranking of Top Firms:

1. Sain Engineering Associates, Inc., Birmingham, Alabama
2. Environmental System Corporation, Huntsville, Alabama
3. Smith Seckman Reid, Inc., Nashville Tennessee

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 \$44,000,000 for a total project cost of \$59,936,000 and will eliminate an annual lease expense in the amount of \$253,992; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET:	CURRENT
Package A – Site Development	\$ 8,277,000
Package B – Main Construction	\$ 33,820,336
Package C – Kilgore Lane Sidewalk Connectivity	\$ 465,000
Landscaping	\$ 575,000
Furniture, Fixtures and Equipment	\$ 2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 2,100,000
Security/Access Control	\$ 600,000
Audio Visual	\$ 600,000
Telecommunication/Data	\$ 600,000
Contingency ¹ (4.58%)	\$ 2,069,759
UA Project Management Fee ² (3.5%)	\$ 1,655,748
Architect/Engineer Fee ³ (4.7%)	\$ 2,372,455
Commissioning	\$ 122,000
Other ⁴	\$ 842,809
Escalation ⁵	\$ 3,535,893
TOTAL PROJECT COST	\$ 59,936,000

¹Contingency is based on a lump sum of \$2,069,759.

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

³Architect/Engineer Fee is based on 4.7% of the costs of the Packages A-C, Landscaping, OFCI Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not to exceed fee of \$157,800 for project redesign.

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

⁵Escalation was based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Escalation was calculated on a 6% basis for this project based on the anticipated bid date of December 2024 for the early packages and soft costs and 8% basis for Package B – Main Construction with an anticipated bid date of April 2025, as included in the Project Status.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama 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 negotiating a Commissioning Agent Agreement with Sain Engineering Associates, Inc., Birmingham, Alabama, for commissioning services in accordance with Board Rule 415 for this project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 3 – 4, 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:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	April 11 – 12, 2024
<input type="checkbox"/> Stage II	June 6 – 7, 2024
<input checked="" type="checkbox"/> Stage II (Commissioning Agent)	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	November 7 – 8, 2024
<input type="checkbox"/> Stage IV (Site Development)	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
Package A – Site Development	\$ 8,277,000
Package B – Main Construction	\$ 33,820,336
Package C – Kilgore Lane Sidewalk Connectivity	\$ 465,000
Landscaping	\$ 575,000
Furniture, Fixtures, and Equipment	\$ 2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 2,100,000
Security/Access Control	\$ 600,000
Audio Visual	\$ 600,000
Telecommunication/Data	\$ 600,000
Contingency ¹ (4.58%)	\$ 2,069,759
UA Project Management Fee ² (3.5%)	\$ 1,655,748
Architect/Engineer Fee ³ (4.7%)	\$ 2,372,455
Commissioning	\$ 122,000
Other ⁴	\$ 842,809
Escalation ⁵	\$ 3,535,893
TOTAL PROJECT COST	\$ 59,936,000
Total Construction Cost per square foot \$554	

¹Contingency is based on a lump sum of \$2,069,759.

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

³Architect/Engineer Fee is based on 4.7% of the costs of Packages A-C, Landscaping, OFCI Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not-to-exceed fee of \$157,800 for the storm shelter removal 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. Escalation was calculated on a 6% basis for this project based on the expected bid date of December 2024 for the early packages and soft costs and an 8% basis for Package B – Main Construction with an expected bid date of April 2025, as included in the Project Status. Based on awarded packages, \$514,437 of the escalation funds has been reallocated to Package A- Site Development.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
82,485gsf x ~\$7.06/sf*	\$	582,678
Total Estimated Annual O&M Costs:		\$ 582,678

*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 in 2026, and the building will be returned to DCH.

FUNDING SOURCE:		
	University Central Reserves	\$ 15,936,000
	General Revenue Bonds Series 2024-B	\$ 44,000,000
O&M Costs:	University Annual Operating Funds	\$ 582,677.93

NEW EQUIPMENT REQUIRED		
OFCI Equipment:		
	Chillers and Cooling Towers	\$1,100,000
	Electrical Equipment and Generator	\$1,000,000
Total Equipment Costs:		\$2,100,000

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 will 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 University recommends 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
SCHEDULED BID DATE: Package B – Main Construction		April 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 (summer 2026) or older facilities. Providing new programming and dedicated space for these services strengthens and affirms the commitment we have to student wellness and wellbeing.

Part 1
EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: April 3 - 4, 2025

Campus: The University of Alabama, Tuscaloosa, Alabama

Project Name: Student Well-Being Hub New Construction

Project No.: 410-24-3631

Project Location: 259 Kilgore Lane, Tuscaloosa, AL 35401

Prepared By: Steven Mercado Date: February 4, 2025

Project Type		Range of Construction Costs		
<input type="checkbox"/>	Building Renovations	\$	_____	to \$ _____
<input type="checkbox"/>	Building Addition	\$	_____	to \$ _____
<input checked="" type="checkbox"/>	New Construction	\$	42,000,001	to \$ 46,000,000
<input type="checkbox"/>	Campus Infrastructure	\$	_____	to \$ _____
<input type="checkbox"/>	Equipment	\$	_____	to \$ _____
<input type="checkbox"/>	Other	\$	_____	to \$ _____

Building Type – Group I		Percentage of Project
<input type="checkbox"/>	Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/>	Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/>	Simple Loft Type Structure	_____ %
<input type="checkbox"/>	Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/>	Other	_____ %

Building Type – Group II		Percentage of Project
<input type="checkbox"/>	Apartments and Dormitories	_____ %
<input type="checkbox"/>	Exhibit Halls	_____ %
<input type="checkbox"/>	Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/>	Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/>	Printing Plants	_____ %
<input type="checkbox"/>	Service Garage/Facility	_____ %
<input type="checkbox"/>	Other (Storm Shelter and Multi-Purpose Event)	_____ %

Building Type – Group III	Percentage of Project
<input type="checkbox"/> College Classroom Facilities	_____ %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input checked="" type="checkbox"/> Office Buildings (with tenant improvements)	74 %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input checked="" type="checkbox"/> Central Utilities Plants	26 %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<input type="checkbox"/> College Buildings with special features	_____ %
<input type="checkbox"/> Communications Buildings	_____ %
<input type="checkbox"/> Special Schools	_____ %
<input type="checkbox"/> Theaters and similar facilities	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group V	Percentage of Project
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THE UNIVERSITY OF ALABAMA

THE UNIVERSITY OF ALABAMA

<input type="checkbox"/>	Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/>	Other	_____ %

Repetitive Design or Duplication of Facilities

Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in Commissioning Agent Fees? Yes No

Building Program Development

Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in the Commissioning Agent Fees? Yes No

Construction Consultant Services

Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Commissioning Agent requiring an adjustment of Fees? Yes No

Multiple Prime Trade Contracts

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?* Yes No

**No, as it applies to Commissioning Agent scope of services.*

Design Build Services

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in Commissioning Agent Fees? Yes No

Architect/Engineer Project Notifications

- Advertised through State Division of Construction Management
- Local/State Trade Journals
- Posted on Campus Web Pages
- Direct Contact with A/E Companies/Firms
- Other: Newspaper and email distribution list

Appointed Consultant Selection Committee (CSC):

THE UNIVERSITY OF ALABAMA

THE UNIVERSITY OF ALABAMA

1. Greg McKelvey, Executive Director, Facilities Operations
2. Sam Chen, Director of Automation and Recommissioning
3. Dwight Stewart, Mechanical Engineer
4. Carrie Beth Kerr, Senior Architectural Design Coordinator
5. Steven Mercado, Senior Project Manager

Qualified Firms/Companies Submitted:

1. Environmental System Corporation, Huntsville, Alabama
2. Sain Engineering Associates, Inc., Birmingham, Alabama
3. Smith Seckman Reid, Inc., Nashville Tennessee

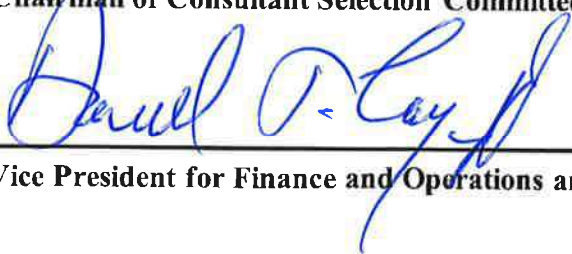
Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. Sain Engineering Associates, Inc., Birmingham, Alabama
2. Environmental System Corporation, Huntsville, Alabama
3. Smith Seckman Reid, Inc., Nashville Tennessee

Reviewed and approved by:



 Chairman of Consultant Selection Committee



 Vice President for Finance and Operations and Treasurer



Oral Interview Criteria

UA Student Well-Being Hub HVAC Commissioning

UA Project No. 410-24-3631/91258

Interview Date: January 22, 2025

1. Welcome/Introduction (time allotted = 5 minutes)

- a. Commissioning Team
 - i. Brief Introduction of your firm and the person or team who is ultimately responsible for project success and who will be on-site most regularly.

2. Commissioning Opportunities/Feedback (time allotted = 20 minutes)

- a. Describe your team's HVAC commissioning experience with office and medical office buildings.
 - i. Discuss any challenges associated with these types of facilities and lessons learned.
 - ii. Have you experienced any difficulties in commissioning HVAC systems for or had design comments on buildings with sensitive noise transmission requirements relative to privacy concerns?
- b. Describe your team's HVAC commissioning experience with facilities on university campuses.
 - i. Discuss any challenges associated with these types of facilities and lessons learned.
- c. Describe your team's commissioning experience with district-type hydronic thermal plants.
 - i. Discuss any challenges associated with these types of plants serving multiple buildings and lessons learned.
 - ii. Have you faced any challenges in commissioning hydronic systems with heat recovery chillers?
- d. Elaborate on your firm's experience with commissioning facilities with expedited construction schedules and multiple bid packages. (provide examples if applicable)
- e. Present sample of typical project deliverables.

3. Project Schedule (time allotted = 10 minutes)

- a. Assuming a bid date of April 2025, construction commencement date of June 2025, and project completion date of May 2026, discuss your team's approach toward project schedule and availability.
- b. Discuss your firm's methodology for selecting a personnel to accomplishing the commissioning scope of work for this project.

4. Questions & Answers (time allotted = 10 minutes)

Notes:

- Other criteria may be added as applicable.
- Presentations may be PowerPoint, illustration boards, or any other graphic format.
- If providing hand-outs, please provide at least 5 copies to Selection Committee.



February 17, 2025

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Evelyn VanSant Mauldin
Chair, Physical Properties Committee
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

RE: Consultant Selection Process – Part 1
Commissioning Agent
Student Well-Being Hub New Construction
UA Project #: 410-24-3631

Dear Dr. Keith and Trustee Mauldin,

Pursuant to Board Rule 415, on February 7, 2025, The Board of Trustees of the University of Alabama approved The Student Well-Being Hub New Construction Project (“Project”); to be located at 259 Kilgore Lane, Tuscaloosa, AL 35401; at a preliminary total Project budget amount of \$59,936,000, which includes a budgeted line for Commissioning Services.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location, and budget were advertised, issued by email to Alabama-based commissioning firms and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by January 3, 2025.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on January 22, 2025, interviewed the following architectural firms:

- Environmental System Corporation, Huntsville, Alabama
- Sain Engineering Associates, Inc., Birmingham, Alabama
- Smith Seckman Reid, Inc., Nashville Tennessee

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Sain Engineering Associates, Inc., Birmingham, Alabama
2. Environmental System Corporation, Huntsville, Alabama
3. Smith Seckman Reid, Inc., Nashville Tennessee

The primary selection criteria used in the ranking of the firms included the following:

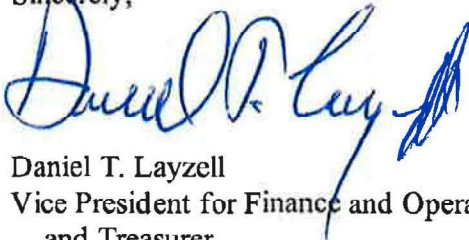
1. The firms represented a clear understanding of the Project program and goals, a design approach or methodology and standard of care necessary with a new building and district thermal energy plant project.
2. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.
3. The firms are committed to using Alabama-based consultant engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction for the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for consideration at the April 3 - 4, 2025 meeting of the Board of Trustees.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Daniel T. Layzell
Vice President for Finance and Operations
and Treasurer


DTL/mrw

Attachment

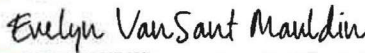
pc/atcmt: Michael Rodgers
Tim Leopard
Carrie Beth Kerr

Steven Mercado

 The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the April 3 - 4, 2025, Physical Properties Committee.

Signed by:

BC2EFD00586C48D

 Dr. Dana S. Keith: **Recommend for Approval**
 Senior Vice Chancellor for Finance and Administration

Signed by:

84376244164D42D

 Trustee Evelyn VanSant Mauldin: **Recommend for Approval**
 Chair of the Physical Properties Committee

STUDENT WELL-BEING HUB NEW CONSTRUCTION

Approved November 8, 2024



STUDENT WELL-BEING HUB NEW CONSTRUCTION

LOCATION MAP

