

October 2, 2024

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

RE: Construction Award: Tom Bevill Building Renovations – Construction Package A
- AMI Workspace Renovations
UA Project No: 249-23-3398A

Dear Trustee Mauldin:

The University of Alabama (“University”) has received competitive bids for Construction Package A – AMI Workspace Renovations, of the Tom Bevill Building Renovations project (“Project”). The Project encompasses renovations and export control security enhancements for the Alabama Materials Institute (“AMI”) Laboratory Corridor, AMI 0006 Laboratory, and renovations of the office suite spaces in the Tom Bevill Building as necessary to support additional grants AMI has received. Construction Package B (previously approved and awarded July 30, 2024) of the Project also renovates space on the 2nd floor of the Tom Bevill Building to create a new office suite for the Geography Department. Total renovations will encompass 14,293 square feet of existing space in the Bevill Building including research laboratory space, and faculty and staff offices.

Construction Package A – AMI Workspace Renovations of the Project was advertised in the following paper of general circulation per Title 39, Public Works provisions of the Code of Alabama requirements: *The Tuscaloosa News*. The advertisement described the scope of work for the Project and requested interested firms to submit their qualifications. After reviewing pre-qualification statements, the University determined that the following general contractors met the requirements:

- UA Master List for General Contractors
- N. C. Morgan Construction Co., Inc.

On October 1, 2024, at 3:00 p.m., a public bid opening was held, and two pre-qualified general contractors submitted bids. The Designer of Record, Williams Blackstock Architects, of Birmingham, Alabama, certified WAR Construction, Inc. of Tuscaloosa, Alabama, as the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$1,799,000, **which is under the amount budgeted for the work**. Project savings will be returned in the amount of \$937,225 to the Office of Academic Affairs, and \$232,775 to University Central Reserves. I have attached the Certified Bid Tabulation for your review.

WHERE LEGENDS ARE MADE

The revised total project budget is:

BUDGET	Current	Revised
Construction A – AMI Workspace Renovations	\$ 2,831,231	\$ 1,799,000
Construction B – AMI Office/Geography Suite Renovations	\$ 1,272,031	\$ 1,272,031
<i>Construction Package C – Select Demolition</i>	\$ 57,858	\$ 57,858
Research Equipment	\$ 2,252,028	\$ 2,252,028
Furniture, Fixtures, and Equipment	\$ 844,000	\$ 994,000
Security/Access Control	\$ 105,000	\$ 105,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Audio/Visual	\$ 112,000	\$ 112,000
Contingency (10%)	\$ 416,112	\$ 312,889
UA Project Management Fee (4.5%)	\$ 307,317	\$ 256,221
Architect/Engineer Fee (7.26%)	\$ 292,943	\$ 227,157
Other	\$ 120,807	\$ 136,816
Escalation	\$ 83,763	\$ 0
TOTAL PROJECT COST	\$ 8,770,000	\$ 7,600,000

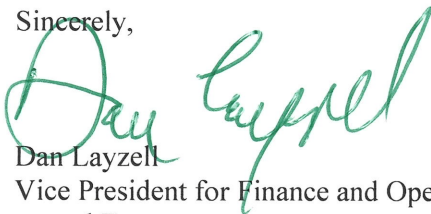
Current Package Submitted for Approval with this Memo.
Work Complete. Actual Package Cost.

Based on Board Rule 415 applicable to construction contracts on Capital projects involving interior renovation projects under \$10,000,000, approval is hereby requested for:

1. Acceptance of the bid process and certification of the lowest responsive and responsible bidder, WAR Construction, Inc., of Tuscaloosa, Alabama.
2. Authorization for the University to award the Construction Package A contract to WAR Construction, Inc., of Tuscaloosa, Alabama, accepting the adjusted base bid for a total construction award in the amount of \$1,799,000.
3. The final construction budget for Construction Package A of \$1,799,000, the revision of the total project budget to \$7,600,000, and the authorization for the University to proceed with construction of the Project in accordance with appropriate provisions of Board Rule 415.
4. Approval to add this Project as an administrative item to the November 7-8, 2024 Board meeting agenda.

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

Sincerely,



Dan Layzell
Vice President for Finance and Operations
and Treasurer

Attachment

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pc/atcmt: Michael Rodgers
Tim Leopard

Jeremy Wood
Jessica Morris

Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

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