

**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: Capital Hall Renovation & Addition for Theater & Dance

MEETING DATE: November 7-8, 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: Heather Lochridge Mitchell

Approved by:

Tim Leasure

*CMa def
9/23/24*

^{/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



Office of the
President

September 23, 2024

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

Dear Interim Chancellor Sid Trant:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Capital Hall Renovation & Addition for Theater & Dance project.

The resolution requests authorization to award the construction contract for Construction Package A – Capital Hall Renovation & Addition for Theater & Dance 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 November 7-8, 2024.

Sincerely,

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

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the revised project budget; granting authorization to execute a Construction Contract for the Capital Hall Renovation and Addition for Theater and Dance

RESOLUTION

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, The Board of Trustees of the University of Alabama (“Board”) approved the Stage I submittal for the Capital Hall Renovation and Addition for Theater and Dance project (“Project”) to be located at 270 Kilgore Lane; and

WHEREAS, this project will include a renovation of approximately 9,600 gross square feet (“GSF”) of the existing facility as well as an expansion to include an additional 4,700 GSF, which will facilitate a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus; and

WHEREAS, the proposed Project will support the Department’s relocation to the Peter Bryce Main Facility and the Smith Family Center for the Performing Arts, which will house the faculty offices, classroom and performance spaces for the Department; and

WHEREAS, the Project will provide the Department of Theatre and Dance with a costume shop in close proximity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for Department faculty and students; and

WHEREAS, the Project will allow for the reallocation of space that will be vacated by Theatre and Dance in Rowand-Johnson Hall that can be designated for other purposes in alignment with the University’s strategic plan; and

WHEREAS, the Project also allows for the relocation of Costume storage from the Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule; and

WHEREAS, to maintain an efficient and cost-effective delivery and to execute the most disruptive work over the summer break as appropriate to minimize the impact to students, faculty, and staff, the Project consists of two packages including Construction Package A – Building Renovation & Addition and Construction Package B – Interior Demolition; and

WHEREAS, TurnerBatson Architects, Birmingham, Alabama (“TurnerBatson”), has previously been engaged by the University to perform programming services for this Project and has familiarity and innate knowledge of this Project and the unique needs of the Theatre and Dance Department; and

WHEREAS, TurnerBatson's knowledge of the preferred equipment, University Standards, design principles, and procedures will greatly facilitate the design, administrative process and the Project schedule; and

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, due to the aforementioned benefits to the University, the Board authorized the University to waive the Consultant Selection Process and to utilize TurnerBatson to provide design services for the project; and

WHEREAS, the University has negotiated a final design fee based on 6.3% of the cost of construction, plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273, which represents a financial benefit to the University; and

WHEREAS, Construction Package B – Interior Demotion was executed in accordance with Board Rule 415, Attachment A.11 via Purchase Order to MAK Environmental, Tuscaloosa, Alabama, in the amount of \$74,500; and

WHEREAS, in accordance with Board Rule 415, on September 5, 2024, the Board approved renderings and visual appearance for the Stage III submittal for the project; and

WHEREAS, on September 17, 2024, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Construction Package A – Building Renovation & Addition and WAR Construction, Inc., Tuscaloosa, Alabama ("WAR") was declared the lowest responsible bidder with an adjusted base bid amount of \$4,115,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept Alternate #1: 1st Floor Window Replacement for the first floor of the north wings in the amount of \$517,000; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Building Renovation & Addition to WAR in the total contract amount of \$4,632,000; and

WHEREAS, in order to mitigate lead times on certain equipment the University has included an Owner Furnished Contractor Installed Equipment package in the budget below; and

WHEREAS, the University is requesting approval for a Budget Revision from \$7,384,983 to \$7,082,722 to reflect the bid results and associated Construction Contract, and the related adjustments to soft costs as well as the addition of the Owner Furnished Contractor Installed Equipment package; and

WHEREAS, the proposed materials for the addition will be consistent with the existing components of the Capital Hall exterior elements and 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 \$7,082,722 and will eliminate deferred maintenance liabilities in the amount of \$4,000,000; and

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

BUDGET:	REVISED
Construction Package A – Building Renovation & Addition	\$ 4,632,000
Construction Package B – Interior Demolition	\$ 74,500
Owner Furnished Contractor Installed Equipment	\$ 625,000
Furniture, Fixtures and Equipment	\$ 300,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 75,000
Contingency ¹ (10%)	\$ 533,150
UA Project Management Fee ² (4.5%)	\$ 263,909
Architect/Engineer Fee ³ (~6.0%)	\$ 329,163
Other ⁴	\$ 200,000
TOTAL PROJECT COST	\$ 7,082,722

¹Contingency is based on 10% of the costs of Construction Packages A & B and OFCI Equipment.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A & B, OFCI Equipment and Contingency.

³Architect/Engineer Fee is based on 6.4% of the costs of Construction Packages A & B and OFCI Equipment plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273 plus \$2,700 in additional services.

⁴Other 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 Revision for the Project is approved as stipulated above.

BE IT FURTHER RESOLVED, that Stuart R. Bell, President; Daniel T. Layzell, Vice President of 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 are, authorized to act for and on behalf of the Board of Trustees to execute the aforementioned contract with WAR Construction, Inc., Tuscaloosa, Alabama, for Construction Package A – Building Renovation & Addition for this Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 7-8, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capital Hall Renovation & Addition for Theater & Dance

PROJECT NUMBER: 419-24-3672

PROJECT LOCATION: 270 Kilgore Lane

ARCHITECT: TurnerBatson Architects, Birmingham, AL

THIS SUBMITTAL:	PREVIOUS APPROVALS:*
<input type="checkbox"/> Stage I	June 7, 2024
<input type="checkbox"/> Stage II	June 7, 2024
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	September 5, 2024
<input checked="" type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Building Addition	Laboratory Facilities	~ 68%	9,665
<input checked="" type="checkbox"/> Building Renovation	Office Facilities	~ 9%	1,336
<input type="checkbox"/> Equipment	Central Service/ Support	~ 9%	1,342
	Circulation Area	~13%	1,789
	Building Service Area	~ 1%	168
	TOTAL	100%	14,300
Renovation approximately 9600 GSF; Addition approximately 4700 GSF			

BUDGET	CURRENT	REVISED
Construction Package A – Building Renovations & Addition	\$ 5,350,000	\$ 4,632,000
Construction Package B – Interior Demolition	\$ 150,000	\$ 74,500
Landscaping (bid with Package A)	\$ 50,000	\$ 0
Owner Furnished Contractor Installed Equipment	\$ 0	\$ 625,000
Furniture, Fixtures and Equipment	\$ 200,000	\$ 300,000
Security/Access Control	\$ 50,000	\$ 50,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Contingency ¹ (10%)	\$ 555,000	\$ 533,150
UA Project Management Fee ² (4.5%)	\$ 274,725	\$ 263,909
Architect/Engineer Fee ³ (~6%)	\$ 335,454	\$ 329,163
Other ⁴	\$ 200,000	\$ 200,000
Escalation ⁵	\$ 144,804	\$ 0
TOTAL PROJECT COST	\$ 7,384,983	\$ 7,082,722
Total Construction Cost per square foot \$410		

¹ Contingency is based on 10% of the costs of Construction Packages A & B and OFCI Equipment.

² UA Project Management Fee is based on 4.5% of the costs of Construction Packages A & B, OFCI Equipment and Contingency.

³ Architect/Engineer Fee is based on 6.4% of the costs of Construction Packages A & B and OFCI Equipment plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273, plus \$2,700 in additional services.

⁴ Other 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% inflation per month through September 2024 and 0.5% per month thereafter for a total of 2%.

Current Package for Contract Award Approval

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
4,700 sf x ~\$9.06/sf	\$	42,560
Total Estimated Annual O&M Costs:	\$	42,560*

FUNDING SOURCE:

University Central Reserves \$ 7,082,722

O&M Costs: University Annual Operating Funds \$ 42,560****Includes the incremental estimated O & M costs for the 4700 gsf addition only****NEW EQUIPMENT REQUIRED**

AHU, Controls

Total Equipment Costs: \$625,000**PROJECT SCOPE:**

The Capital Hall Renovation and Addition project (“Project”) will entail a renovation and addition of the first-floor Northwest wing of Capital Hall to support the relocation of the Theatre and Dance Costume Shop and related support spaces from Rowand Johnson Hall to the Peter Bryce Campus. The project will entail the renovation of approximately 9,600 gross square feet (“gsf”) and the addition of approximately 4,700 gsf, totaling approximately 14,300 gsf. The project will include costume classroom laboratory shop spaces, offices, fitting rooms, storage space, and necessary support spaces.

The Project has been an integral part of the relocation of the Theatre and Dance overall program since inception of the overall plan and was included in Tab 2 of the June 2023 Annual Consolidated Capital Projects and Facilities Report as a Priority 1 and a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus and will support the Department’s relocation to the Peter Bryce Main Facility, which will house the faculty offices and classroom space for the Department of Theatre and Dance.

The Project also allows for the relocation of Costume storage from the Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule.

The Project will provide the Department of Theatre and Dance with a costume shop in close vicinity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for the Department faculty and students. Additionally, this project will allow for the reallocation of space that will be vacated by Theatre and Dance in Rowand-Johnson Hall for other purposes in alignment with the University’s strategic plan.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	April 2024
	% Complete	100%
	Date Completed	May 2024
PRELIMINARY DESIGN:	Date Initiated	May 2024
	% Complete	100%
	Date Completed	May 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2024
	% Complete	100%
	Date Completed	August 2024

BID DATE (Construction Package A – Building Renovations & Addition): September 17, 2024

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This Project is a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus. The project will support the Department's relocation to the Peter Bryce Main Facility, which will house the faculty offices and classroom space for the Department of Theatre and Dance.

The Project will provide the Department of Theatre and Dance with a costume shop in close vicinity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for the Department faculty and students. Additionally, this project will allow for the reallocation of space in Rowand-Johnson Hall that will be vacated by Theatre and Dance for other purposes in alignment with the University's strategic plan.

Additionally, the Costume Shop and the Department of Theatre and Dance will be able to continue the Costume Design and Production concentration in the MFA Theatre degree program, and the Department to support the productions that take place on campus serving over 25,000 people per year.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Capital Hall Renovation & Addition
for Theatre & Dance

Bid Due
September 17, 2024 2:00 p.m. local time

Architect/Engineer
TURNERBATSON
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

UA Project No.
419-24-3672

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

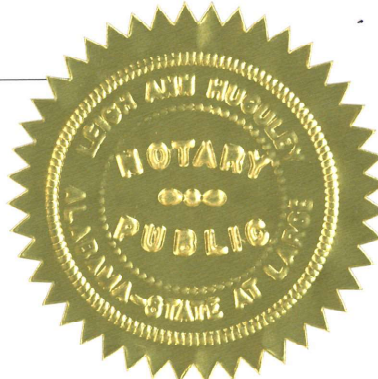
FUNDS AVAILABLE: Five million, four hundred seventy-five thousand, five hundred dollars and 00/100 (\$5,475,500.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: July 11, 2025

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	P & M Mechanical, Inc.	Snow-Blakeney Construction, Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	325 Carson Road N Birmingham, AL 35215 (205) 925-9486 GC Lic. #19067	3519 Greensboro Ave. Tuscaloosa, AL 35401 (205) 454-2100 GC Lic. #50742	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - THREE	<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	Cincinnati Insurance Co.	Harco National Insurance Co.	Cincinnati Insurance Co.	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 24.00	\$ 37.00	\$ 25.00	\$ 25.00	\$ 32.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 7.00	\$ 8.00	\$ 10.00	\$ 6.50	\$ 2.75
UNIT PRICE #3 <i>Description on back of page</i>	\$ 60.00	\$ 50.00	\$ 45.00	\$ 63.00	\$ 44.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 6,200.00	\$ 6,500.00	\$ 4,000.00	\$ 4,000.00	\$ 6,200.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 2,100.00	\$ 2,500.00	\$ 1,800.00	\$ 2,500.00	\$ 2,000.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 500.00	\$ 400.00	\$ 350.00	\$ 350.00	\$ 350.00
UNIT PRICE #7 <i>Description on back of page</i>	\$ 12.00	\$ 20.00	\$ 25.00	\$ 25.00	\$ 12.05
UNIT PRICE #8 <i>Description on back of page</i>	\$ 361.00	\$ 1,000.00	\$ 750.00	\$ 500.00	\$ 375.00
UNIT PRICE #9 <i>Description on back of page</i>	\$ 17.00	\$ 25.00	\$ 20.00	\$ 40.00	\$ 17.00
BASE BID ON PROPOSAL	\$ 5,000,000.00	\$ 5,000,000.00	\$ 5,500,000.00	\$ 5,000,000.00	\$ 5,000,000.00
ENVELOPE ADJUSTMENT	(606,100.00)	(230,000.00)	(600,000.00)	(150,000.00)	(885,000.00)
ADJUSTED BASE BID	4,393,900.00	4,770,000.00	4,900,000.00	4,850,000.00	4,115,000.00
ALTERNATE #1 <i>Description on back of page</i>	535,000.00	450,000.00	250,000.00	350,000.00	600,000.00
ENVELOPE ADJUSTMENT	(20,500.00)	65,000.00	300,000.00	-	(83,000.00)
TOTAL BID W/ALTERNATE	\$ 4,908,400.00	\$ 5,285,000.00	\$ 5,450,000.00	\$ 5,200,000.00	\$ 4,632,000.00

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.

Eric Berg

Eric Berg, Principal
TURNERBATSON



Sworn to and subscribed before me this 17th day of September, 2024.

Leigh Ann Leugley
Notary Public

April 4, 2027
My Commission Expires

Unit Price Descriptions:

Unit Price #1: Excavation and Replacement of Unsuitable Materials. Price per cubic yard in place.

Unit Price #2: Erosion Control, Silt Fence. Price per linear feet in place.

Unit Price #3: Erosion Control, ALDOT #57 Crushed Aggregate Limestone. Price per ton in place.

Unit Price #4: Miscellaneous Structural Steel. Price per ton in place.

Unit Price #5: Reinforcing Steel. Price per ton in place.

Unit Price #6: Concrete-in-Place. Price per cubic yard in place.

Unit Price #7: Steel Angle 3x3x1/4. Price per linear foot in place.

Unit Price #8: Additional Exit Light. Price per each.

Unit Price #9: Spray-Applied Fire-Resistive Material Patching. Price per square foot in place.

Alternate Description:

Alternate #1: 1st Floor Window Replacement

Capital Hall Renovation & Addition for Theater & Dance

Approved September 5, 2024



Capital Hall Renovation & Addition for Theater & Dance

LOCATION MAP

