

July 29, 2024

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

Marietta Urquhart
Chair, Physical Properties Committee
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

RE: Construction Award: HM Comer Hall 1st & 2nd Floor Interior Renovations
Construction Package A – 1st & 2nd Floor
UA Project No: 245-24-3576

Dear Dr. Keith and Trustee Urquhart,

The University of Alabama (“University”) has received competitive bids for the H.M. Comer Hall 1st & 2nd Floor Interior Renovations (“Project”). The Project will include adding a student collaboration area on the first floor in a portion of the existing “CUBE” space, and renovating office and conference rooms on the second floor to provide the departments of Aerospace Engineering and Mechanics (“AEM”) and Civil, Construction and Environmental Engineering (“CCEE”) with independent department suites to allow them to more effectively meet the needs of their respective students and improve department efficiencies.

The Project was advertised in the following paper of general circulation per Title 39 requirements: *The Tuscaloosa News*. The advertisement described the scope of work for the Project and requested interested firms to submit their qualifications. The University determined that the following general contractors met the requirements:

- UA Master List for General Contractors
- N.C. Morgan Construction
- P&M Mechanical

On June 13, 2024, at 2:00 p.m., a public bid opening was held, and two pre-qualified general contractors submitted bids. The Designer of Record, KPS Group Inc., of Birmingham, Alabama, certified Snow-Blakeney Construction, Inc., of Tuscaloosa, AL as the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$440,440 and an Alternate 1 price of \$1, for a total bid of \$440,441, which is **under the amount budgeted for the work**. I have attached the Certified Bid Tabulation for your review.

WHERE LEGENDS ARE MADE

As a result of the significant savings, the University is proposing to accelerate the 3rd Floor scope, which was originally programmed and identified in the Stage I submittal, to renovate space for the College of Engineering’s External Affairs and Financial Services suites, as indicated in the reallocated budget below and will submit a revised scope request at the September 5, 2024 Board of Trustees meeting.

The reallocated total project budget is:

BUDGET	Current	Revised
Construction Package A – 1st & 2nd Floor	\$ 1,658,926	\$ 440,441
Construction Package B – 3 rd Floor	\$ 0	\$ 800,000
OFCI Equipment	\$ 30,000	\$ 70,000
Furniture, Fixtures and Equipment	\$ 300,000	\$ 700,000
Security/Access Control	\$ 20,000	\$ 30,000
Telecommunication/Data	\$ 15,000	\$ 25,000
Audio Visual	\$ 50,000	\$ 60,000
Contingency (10%)	\$ 168,893	\$ 131,044
UA Project Management Fee (4.5%)	\$ 83,602	\$ 64,867
Architect/Engineer Fee (~8.9%)	\$ 177,281	\$ 145,802
Other	\$ 96,298	\$ 132,846
TOTAL PROJECT COST	\$ 2,600,000	\$ 2,600,000

Current Package Submitted for Approval with This Memo

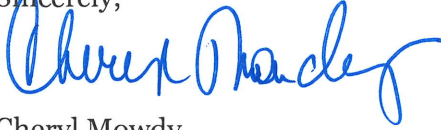
Based on Board Rule 415 applicable to construction contracts on Capital projects involving utility and infrastructure projects under \$10,000,000, approval is hereby requested for:

1. Acceptance of the bid process and certification of the lowest responsive and responsible bidder, Snow-Blakeney Construction, Inc., of Tuscaloosa, AL.
2. Approval for The University to award the Construction Package A – 1st and 2nd Floor contract to Snow-Blakeney Construction, Inc., of Tuscaloosa, AL, accepting the base bid and alternate 1 for a total construction award in the amount of \$440,441.
3. Approval of the revised construction budget for the Construction Package A – 1st and 2nd Floor of \$440,441 and the addition of Construction Package B – 3rd Floor and related soft costs and 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 September 5, 2024 Board meeting agenda.

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

WHERE LEGENDS ARE MADE

Sincerely,



Cheryl Mowdy
Interim Vice President for Finance and Operations
and Treasurer

Attachment

pc/atchmt: Michael Rodgers
Tim Leopard

Brittany Kyles
Jessica Morris

Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:



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Trustee Marietta Urquhart, Chair for Physical Properties Committee

WHERE LEGENDS ARE MADE

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
HM Comer 1st & 2nd Floor
Enhancements

Bid Due
June 13, 2024 2:00 p.m. local time

Architect/Engineer
KPS Group, Inc.
60 14th Street South, Suite 100
Birmingham, AL 35233
phone: (205) 251-0125
fax: (205) 458-1513

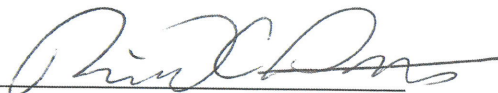
UA Project No.
245-24-3576

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

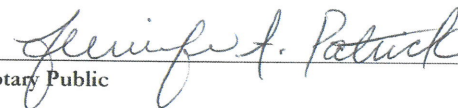
FUNDS AVAILABLE: One million five hundred eighty-four thousand dollars and no/100 (\$1,584,000)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Base Bid Completion - October 4, 2024; Alternate 1 Completion - August 2, 2024

CONTRACTOR	N. C. Morgan Construction Co., Inc.	Snow-Blakeney Construction, Inc.
		1008 J. Harrison Jr. Pkwy. Tuscaloosa, AL 35405 (205) 553-7720 GC Lic. #15820
Addenda ONE - FOUR	<input type="checkbox"/> Yes <input checked="" 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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty and Surety Company of America	Cincinnati Insurance Company
BASE BID ON PROPOSAL	\$ 463,000.00	\$ 450,000.00
ENVELOPE ADJUSTMENT	-	(9,560.00)
ADJUSTED BASE BID	463,000.00	440,440.00
ALTERNATE #1 <i>Description on back of page</i>	\$ 132,000.00	\$ 1.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATE	\$ 595,000.00	\$ 440,441.00

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.


Richard Pitts AIA, LEED AP
KPS Group, Inc.

Sworn to and subscribed before me this 13th day of June, 2024.


Notary Public My Commission Expires 3/6/28

