

**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: Facilities Administration Community Safe Room

MEETING DATE: September 11-12, 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: Lane Weaver

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

Matthew Skinner
8/13/25
Lane Weaver
8/15/25

THE UNIVERSITY OF
ALABAMA[®] | Office of the
President

August 5, 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 Facilities Administration Community Safe Room project.

The resolution requests authorization to award the construction contract and approval of the revised budget 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 of The University of Alabama at their regular meeting on September 11-12, 2025.

Sincerely,



Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the revised project budget; granting authorization to execute a Construction Contract for the Facilities Administration Community Safe Room

WHEREAS, on November 8, 2024, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Facilities Administration Community Safe Room project (“Project”) to be located at 1205 14th Street; and

WHEREAS, the Facilities Administration Community Safe Room was approved for the Federal Emergency Management Administration (“FEMA”) Hazard Mitigation Grant Program (“HMGP”) through the Alabama Emergency Management Agency (“AEMA”); and

WHEREAS, the Project will be designed by the requirements of FEMA 361 and International Code Council (ICC) 500 and is to serve as a Tornado Safe Shelter for the intended occupants; and

WHEREAS, the Project will consist of the construction of an approximately 3,588 gross square foot (“GSF”) safe shelter suitable to accommodate 332 occupants during severe weather events; and

WHEREAS, in May 2021, the Senior Vice Chancellor for Finance and Administration and the Chair of the Physical Properties Committee recommended a waiver of the Consultant Selection Process for the architectural design services of Adams Stewart Architects, LLC, of Robertsdale, Alabama (“Adams Stewart”) for three safe shelters to be designed simultaneously; and

WHEREAS, two of the three shelters previously received Board approval and have been completed while the Facilities Administration Community Safe Room was temporarily put on hold for further funding investigations; and

WHEREAS, on June 6, 2025, the Board approved a waiver of the Consultant Selection Process and authorized the University to reengage the services of Adams Stewart for the design of the Project due to their significant experience with FEMA grant compliance requirements and exclusive knowledge of the design and construction proposed; and

WHEREAS, on June 6, 2025, the Board approved the final design fee for Adams Stewart of a lump sum of \$73,840 for Services A, B, and C, and 6.7% of the cost of construction for services E and D, plus additional services of \$35,000, plus an amount not to exceed \$12,000 for reimbursable expenses, less a credit in the amount of \$49,874, as well as approval of the reallocated budget; and

WHEREAS, due to Encompass360, Inc, Mount Olive, Alabama (“Encompass360”) having previously been engaged by the University and approved by the Board pursuant to Board Rule 406 to assist the University with all phases of the grant funding process for the aforementioned Community Safe Rooms and therefore having exclusive knowledge of the design and construction proposed for the Project as well as familiarity of the University’s standards, FEMA grant compliance requirements, and AEMA grant compliance requirements, on June 6, 2025, the Board approved a waiver of the Consultant Selection Process and authorized the University to utilize Encompass360 for grant management and consultant services; and

WHEREAS, the University has negotiated a lump sum fee of \$301,000 for these services; and

WHEREAS, in accordance with Board Rule 415, on June 6, 2025, the Board approved the Stage III submittal for the Project; and

WHEREAS, on July 17, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for the Project and WAR Construction, Inc., of Tuscaloosa, Alabama (“WAR Construction”), was declared the lowest responsible bidder with an adjusted base bid in the amount of \$1,844,900, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to WAR Construction in the amount of \$1,844,900; and

WHEREAS, due to the favorable bid results, the University desires to utilize University Facilities to self-perform additional FEMA-eligible scope related to fit-out and operations of the Safe Room and to procure additional FEMA-eligible equipment as identified by Encompass360 for the project; and

WHEREAS, the University is requesting approval for a Budget Revision from \$3,850,025 to \$3,810,980, to reflect the bid results and associated revisions to soft costs as well as the addition of the Self-Performed Fit-Out package and Owner Furnished Owner Installed Equipment package; 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 the FEMA Hazard Mitigation Grant Program in the amount of \$2,859,509 and University Central Reserves in the amount of \$951,471; and

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

BUDGET:		REVISED
Construction	\$	1,844,900
Self-Performed Fit-Out Package	\$	507,500
Owner Furnished Owner Installed Equipment	\$	525,000
Security/Access Control	\$	70,000
Telecommunication/Data	\$	107,000
Contingency ¹	\$	143,870
UA Project Management Fee ²	\$	105,744
Architect/Engineer Fee ³	\$	119,162
Encompass 360 Fee	\$	301,000
Other ⁴	\$	86,804
TOTAL PROJECT COST	\$	<u>3,810,980</u>

¹ Contingency is based on 5% of the costs of Construction, the Self-Performed Fit-Out Package, and Owner Furnished Owner Installed Equipment.

² UA Project Management Fee is based on 3.5% of the costs of Construction, the Self-Performed Fit-Out Package, Owner Furnished Owner Installed Equipment, and Contingency.

³ Architect/Engineer Fee is based on a lump sum of \$73,840 for design development (Services A, B, and C of the architectural agreement) and is percentage-based for the bidding and construction administration phases (Services D and E of the architectural agreement). Services D and E constitute 25% of the standard base fee and are therefore calculated as 25% of the 6.7% fee rate on the combined costs of Construction, the Self-Performed Fit-Out Package, and Owner Furnished Owner Installed Equipment. The AE Fee also includes \$35,000 for additional services, an amount not-to-exceed \$12,000 for reimbursable expenses, and less a credit in the amount of \$49,874.

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

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Revised Budget for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED, that Peter J. Mohler, 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 of Alabama be, and hereby are, authorized to act for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with WAR Construction, Inc., Tuscaloosa, Alabama, for construction of the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	<u>September 11-12, 2025</u>
CAMPUS:	<u>The University of Alabama, Tuscaloosa, Alabama</u>
PROJECT NAME:	<u>Facilities Administration Community Safe Room</u>
PROJECT NUMBER:	<u>326-24-3789</u>
PROJECT LOCATION:	<u>1205 14th Street</u>
ARCHITECT:	<u>Adams Stewart Architects, LLC, Robertsedale, Alabama</u>

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 8, 2024
<input type="checkbox"/> Stage II, waiver	June 6, 2025
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	June 6, 2025
<input checked="" type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Community Safe Shelter	100%	3,588
TOTAL		100%	3,588

BUDGET	CURRENT	REVISED
Construction	\$ 2,789,556	\$ 1,844,900
Self-Performed Fit-Out Package	\$ 0	\$ 507,500
Owner Furnished Owner Installed Equipment	\$ 0	\$ 525,000
Security/Access Control	\$ 70,000	\$ 70,000
Telecommunication/Data	\$ 107,000	\$ 107,000
Contingency ¹	\$ 139,478	\$ 143,870
UA Project Management Fee ²	\$ 102,516	\$ 105,744
Architect/Engineer Fee ³	\$ 117,691	\$ 119,162
Encompass 360 Fee	\$ 301,000	\$ 301,000
Other ⁴	\$ 80,495	\$ 86,804
Escalation ⁵	\$ 142,289	\$ 0
TOTAL PROJECT COST	\$ 3,850,025	\$ 3,810,980
Total Construction Cost per square foot \$842		

¹ Contingency is based on 5% of the costs of Construction, the Self-Performed Fit-Out Package, and Owner Furnished Owner Installed Equipment.

² UA Project Management Fee is based on 3.5% of the costs of Construction, the Self-Performed Fit-Out Package, Owner Furnished Owner Installed Equipment, and Contingency.

³ Architect/Engineer Fee is based on a lump sum of \$73,840 for design development (Services A, B, and C of the architectural agreement) and is percentage-based for the bidding and construction administration phases (Services D and E of the architectural agreement). Services D and E constitute 25% of the standard base fee and are therefore calculated as 25% of the 6.7% fee rate on the combined costs of Construction, the Self-Performed Fit-Out Package, and Owner Furnished Owner Installed Equipment. The AE Fee also includes \$35,000 for additional services, an amount not-to-exceed \$12,000 for reimbursable expenses, and less a credit in the amount of \$49,874.

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

⁵ Escalation was based on an anticipated 0.5% inflation per month and was therefore calculated at 4% for this project based on the bid date of July 2025, as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

3,588 sf x ~\$3/sf \$ 9,433

Total Estimated Annual O&M Costs: \$ **9,433**

FUNDING SOURCE:

Federal Emergency Management Administration – Hazard Mitigation Grant Program \$ 2,859,509

University Central Reserves \$ 951,471

O&M Costs: University Annual Operating Funds \$ 9,433**NEW EQUIPMENT REQUIRED****Total Equipment Costs:** N/A**PROJECT SCOPE:**

The proposed Facilities Administration Community Safe Room (“Project”) will consist of the construction of an above-ground tornado and extended severe weather event facility designed in accordance with the requirements of FEMA 361 and ICC 500 and will be built to accommodate a minimum of 325 occupants in approximately 3,588 gross square feet (“GSF”).

Key design elements include restrooms sized to accommodate design occupancy, tie into an emergency generator sized to run building systems, impact-resistant construction, and a structure designed to resist wind speeds up to 250 miles per hour.

The location was selected to serve the overall area southwest of campus proper due to the high density of employees.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2021
	% Complete	100%
	Date Completed	April 2021
PRELIMINARY DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	June 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2024
	% Complete	100%
	Date Completed	June 2025
BID DATE:		July 17, 2025

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Facilities Administration Community Safe Room will enhance safety and security during severe weather events for university staff working in the vicinity immediately southwest of campus. The location was selected because of the high density of employees working there. The Project will provide a safe space with quick access to offices, maintenance, workshops, receiving areas, and parking lots.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

Facilities Administration
Community Safe Room

Bid Due

July 17, 2025 2:00 p.m. local time

Architect/Engineer

Adams Stewart Architects, LLC
P. O. Box 529

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

Robertsdale, AL 36567
phone(251) 947-3864

Project Numbers

UA 326-24-3789; DCM 2021396

FUNDS AVAILABLE:

Two million, seven hundred fifty thousand dollars and 00/100 (\$2,750,000.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: March 31, 2026

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	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	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 - SIX	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	The Cincinnati Insurance Co.	The Cincinnati Insurance Co.	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 25.00	\$ 35.00	\$ 25.00	\$ 25.00
BASE BID ON PROPOSAL	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00
ENVELOPE ADJUSTMENT	(85,500.00)	52,000.00	(126,700.00)	(155,100.00)
TOTAL BID	\$ 1,914,500.00	\$ 2,052,000.00	\$ 1,873,300.00	\$ 1,844,900.00

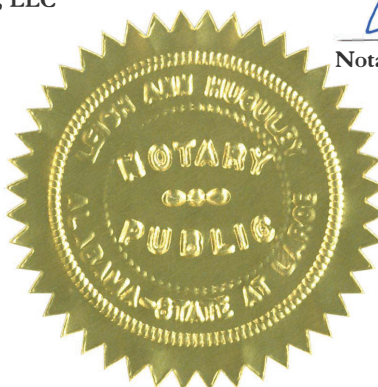
I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.


Todd F. Stewart, AIA
Adams Stewart Architects, LLC

Sworn to and subscribed before me this 17th day of July, 2025.


Notary Public

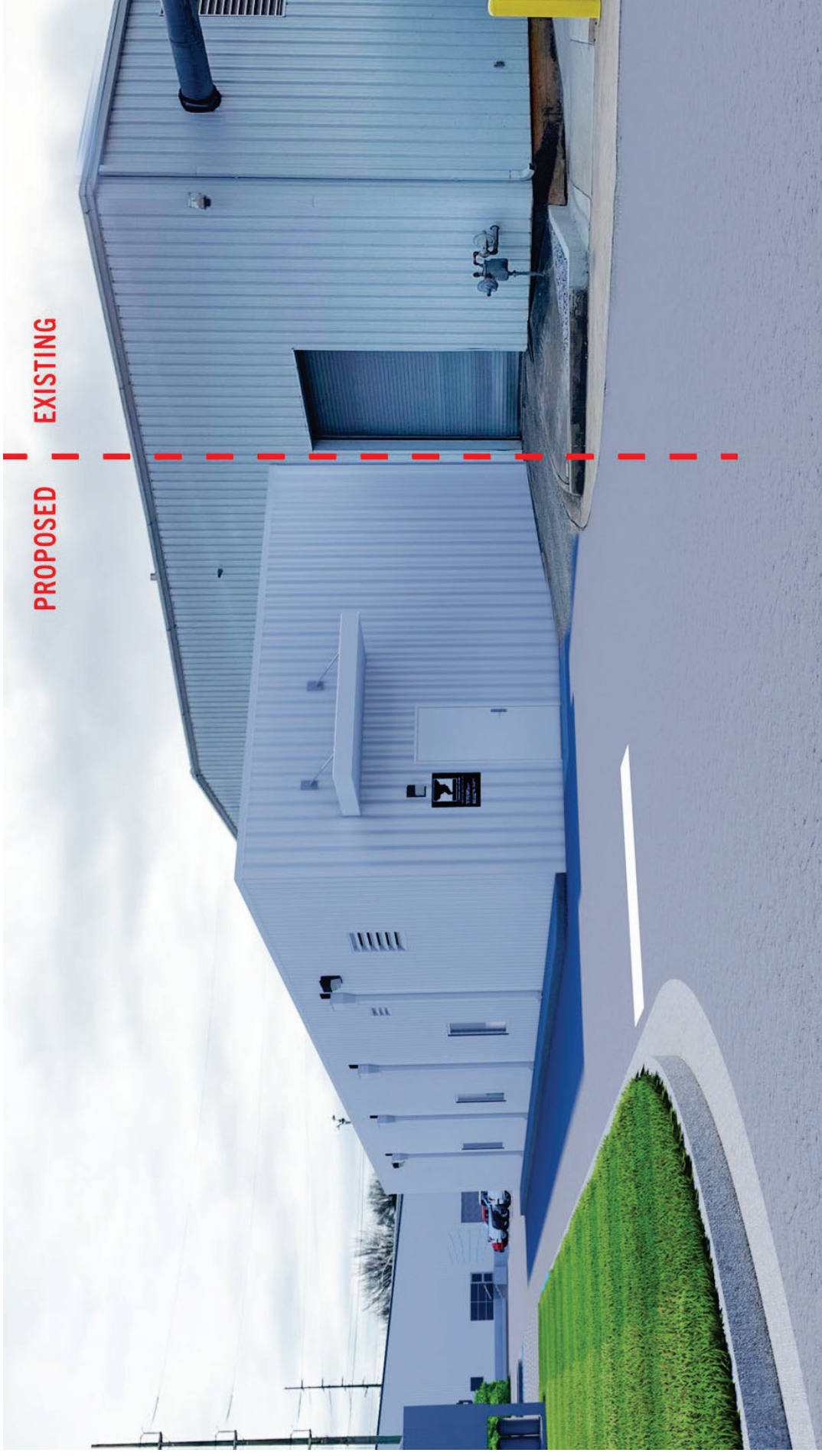
APRIL 4, 2027
My Commission Expires

**Unit Price Description:**

Unit Price #1: Removal and Replacement of Unsuitable/Unconsolidated Materials, Price per CYIP.

FACILITIES ADMINISTRATION COMMUNITY SAFE ROOM

Approved June 6, 2025



FACILITIES ADMINISTRATION COMMUNITY SAFE ROOM

LOCATION MAP

