

**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, AL

PROJECT NAME: Oliver-Barnard and Tuomey Halls Renovations and Addition

MEETING DATE: September 15-16, 2022

- ☒ 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: Mary Kathryn Holt

Approved by:

Li Leopold
MR

^{/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



August 9, 2022

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Oliver-Barnard and Tuomey Halls Renovation and Addition construction project.

The resolution requests authorization to award the construction contract for the Construction Package A- Oliver-Barnard Hall Renovation and approval of the revised project funding, budget and reallocation.

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 September 15-16, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "S-R-B", written over the word "Sincerely,".

Stuart R. Bell
President

Enclosure



RESOLUTION

OLIVER-BARNARD AND TUOMEY HALLS RENOVATIONS AND ADDITION

WHEREAS, on November 5, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Oliver-Barnard and Tuomey Halls Renovations and Addition Project (“Project”) for the College of Arts and Sciences located at Oliver-Barnard and Tuomey Halls at 801 Capstone Drive and 611 Capstone Drive, respectively; and

WHEREAS, as it is necessary to modernize the facilities to appropriately support the teaching and learning environment, the Project will involve the renovation of 8,022 square feet (sf) of each existing building’s space at both Oliver-Barnard and Tuomey (“Tuomey”) Halls to serve as additional space to accommodate the College of Arts and Sciences’ Blount Scholars Program, which has experienced significant growth and is currently at its maximum student capacity; and

WHEREAS, in accordance with Board Rule 415, on February 4, 2022, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with ArchitectureWorks, Birmingham, Alabama, the University has established a final design fee of 6.6% of the cost of Construction Package A plus a 1.225 Renovation Factor and 6.2% of the cost of Construction Package B plus a 1.225 Renovation Factor; and

WHEREAS, on June 10, 2022 the Board approved the Stage III submittal for the Project; and

WHEREAS, on June 21, 2022 pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package C – Oliver-Barnard Elevator of this Project and Diversified Elevator Service & Equipment Co., Inc. of Millbrook, Alabama was declared the lowest bidder with a cost for the package of 284, 722, which is below the threshold amount requiring Board approval; and

WHEREAS, on July 28, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Construction Package A – Oliver-Barnard Hall Renovation and J.T. Harrison Construction Co., Inc. of Northport, Alabama (“Harrison Construction”), was declared the lowest responsive and responsible bidder with an adjusted base bid amount of \$5,118,000, as referenced on the certified bid tab; and

WHEREAS, the University desires to accept Alternate #1: new stormwater piping in the amount of \$139,000; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Oliver-Barnard Hall Renovation to Harrison Construction for a total contract in the amount of \$5,257,000 inclusive of Alternate #1; and

WHEREAS, the University is requesting approval for a Revised Budget from \$15,000,000 to \$16,995,915 to reflect the bid results and associated Construction Contract, and the related adjustments to soft costs as reflected in the Revised Budget included herein: and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$16,995,915 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$9,075,000 (53% of Total Project Cost); and

WHEREAS, the Projects' locations and programs have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Revised and Reallocated Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction Package A – Oliver Barnard Hall Renovation	\$ 5,257,000
Construction Package B – Tuomey Hall Renovation and Addition	\$ 6,950,000
Construction Package C – Oliver-Barnard Elevator	\$ 284,772
Furniture, Fixtures, and Equipment	\$ 1,750,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 200,000
Contingency* (~7.5%)	\$ 957,850
UA Project Management Fee** (3%)	\$ 403,489
Architect/Engineer Fee*** (~7.475%)	\$ 960,029
Other****	\$ 182,775
TOTAL PROJECT COST	\$ 16,995,915

*Contingency is based on 5% of Construction Package A and 10% of Construction Package B.

**UA Project Management Fee is based on 3% of Construction Packages A, B and C, and Contingency.

***Architect/Engineer Fee is based on the sum of 6.3% of the cost of Construction Package A, plus a 1.225 Renovation factor, plus 80% of the design fee for the unawarded alternate value, and 6.2% of the cost of Construction Package B plus a 1.225 Renovation factor, and \$3,500 in additional services.

****Other expenses include Geotech, Construction Materials Testing, Advertising, Printing, and other associated project costs, when 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 reallocation for the Project is hereby approved as stipulated above.
2. The revised budget for the Project is hereby approved as stipulated above.
3. The revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or those offices named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of The Board of Trustees of The University of Alabama in executing the aforementioned construction contract with J.T. Harrison Construction Co., Inc. of Northport, Alabama for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 15-16, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Oliver-Barnard and Tuomey Halls Renovations and Addition

PROJECT NUMBER: 027-22-2809 Oliver-Barnard Hall Renovation
199-22-2810 Tuomey Hall Renovation & Addition

PROJECT LOCATION: Oliver-Barnard Hall at 801 Capstone Drive
Tuomey Hall at 611 Capstone Drive

ARCHITECT: ArchitectureWorks, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 5, 2021
<input type="checkbox"/> Stage II	February 4, 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	June 10, 2022
<input checked="" type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom	14%	2,260
<input checked="" type="checkbox"/> Building Addition	Classroom Service	1%	110
<input checked="" type="checkbox"/> Building Renovation	Office	12%	2,000
<input type="checkbox"/> Equipment	Conference Room	4%	670
	Lounge	14%	2,200
	Elevator	1%	100
	Public Corridor	37%	6,404
	Public Restroom	2%	300
	Mechanical Area	1%	200
	Other (All Purpose)	14%	2,200
TOTAL		100%	16,444 *

*Total for both Facilities

BUDGET:	Current	Revised
Construction Package A – Oliver-Barnard Hall Renovation	\$ 3,500,000	\$ 5,257,000
Construction Package B – Tuomey Hall Renovation and Addition	\$ 6,950,000	\$ 6,950,000
Construction Package C – Oliver-Barnard Elevator	\$ 0	\$ 284,772
Furniture, Fixtures and Equipment	\$ 2,000,000	\$ 1,750,000
Security/Access Control	\$ 50,000	\$ 50,000
Telecommunication/Data	\$ 100,000	\$ 200,000
Contingency* (~7.5%)	\$ 1,045,000	\$ 957,850
UA Project Management Fee** (3%)	\$ 344,850	\$ 403,489
Architect/Engineer Fee*** (~7.475%)	\$ 827,375	\$ 960,029
Expenses (Geotech, Construction Materials Testing)	\$ 115,000	\$ 0
Other****	\$ 67,775	\$ 182,775
TOTAL PROJECT COST	\$ 15,000,000	\$ 16,995,915
Construction Cost per square foot: \$818		

*Contingency is based on 5% of Construction Package A and 10% of Construction Package B.

*UA Project Management Fee is based on 3% of the costs of Construction Packages A, B, and C and Contingency.

***Architect/Engineer Fee is based on the sum of 6.3% of the cost of Construction Package A plus a 1.225 Renovation factor, plus 80% of the design fee for the unawarded alternate value, and 6.2% of the cost of Construction Package B plus a 1.225 Renovation factor, and \$3,500 in additional services.

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

Current Package for Approval.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	N/A*
Total Estimated Annual O&M Costs:	*

*Oliver-Barnard and Tuomey Halls are existing Educational & General facilities; and, as such, O & M costs are already funded.

FUNDING SOURCE:	
University Central Reserves \$	16,995,915
O&M Costs:	University Annual Operating Funds \$ N/A*

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The proposed Oliver-Barnard and Tuomey Halls Renovations and Addition project (“Project”) will involve the renovation of 8,022 square feet of existing building space at Oliver-Barnard Hall located at 801 Capstone Drive, and the renovation of 8,022 square feet of existing building space and an entrance addition at Tuomey Hall located at 611 Capstone Drive for the College of Arts and Sciences.

Oliver-Barnard Hall (“Oliver-Barnard”) and Tuomey Hall (“Tuomey”) were erected as mirror images of one another and intended to frame and be symmetrical to Clark Hall and to be in the gothic architectural realm to compliment that assembly of buildings. Tuomey was erected in 1888 and “originally housed the University of Alabama’s chemistry laboratories and offices for Geological Survey”. Oliver-Barnard was erected in 1889 as a physical laboratory and the west wing was the student gymnasium, “the first of its kind in the state”.

The Project proposes an initial renovation of Oliver-Barnard, home of the College of Arts and Sciences’ Blount Scholars Program, which has experienced significant growth and is currently at its maximum student capacity. The first floor of Oliver-Barnard will primarily be used for group learning, including classrooms, a kitchen, conference rooms and an outdoor collaboration courtyard. The second floor will be designated as office space and a conference room for instructors.

The renovation of Tuomey will allow it to continue serving as a location for the Blount Scholars Program and also as an administrative home for any new academic or leadership program or programs developed by and for the College of Arts and Sciences. The first floor of Tuomey Hall is planned for upgraded offices, conference rooms, and a large gathering area, while the second floor will be additional instructor offices and meeting spaces for the Blount Scholars Program and the College. An addition to the existing entrance to the lounge area will be included at the north elevation to provide enhanced ADA access and a distinctive entrance location.

The renovations of both Oliver-Barnard and Tuomey Halls will be respectful of the historical character of the buildings while also modernizing the spaces for their current uses and meeting the needs of the students and the programs.

The Project will be comprised of two (2) primary packages: (1) Package A–Oliver-Barnard Hall Renovation, and (2) Package B–Tuomey Hall Renovation and Addition. Package A–Oliver-Barnard Renovation will address finishes, technology, life safety and Mechanical, Electrical, and Plumbing (MEP) systems. The outdoor collaboration courtyard will be located on the north side of the building adjacent to Capstone Drive. It will be framed by a masonry wall and wrought iron gates to control access for the Blount Scholars students. Package B–Tuomey Renovation and Addition will comprise the renovation of existing 8,022 gross square feet (GSF) on the first and second floors, including approximately 2,000 square feet for gathering area, replacement of technology, life safety and MEP systems, a new north entrance, upgraded building finishes, restrooms, a warming kitchen, office, and conference spaces. It will also address Americans with Disabilities Act (ADA) deficiencies on the interior and exterior of the building. The new north entrance will be designed to architecturally reflect the building’s main entrance and will provide an accessible entry directly into the gathering area. Careful selection of the masonry for the new entrance will preserve the historic integrity of Tuomey Hall.

As necessary for support of the buildings, Oliver-Barnard and Tuomey will receive connections to central energy thermal system for the modernization of the mechanical systems. The work associated with bringing a thermal energy connection to both buildings will be performed in sequence with other campus infrastructure upgrades. The connection to the central thermal energy system makes it possible to remove the existing mechanical equipment from the north side of both Oliver-Barnard and Tuomey and to provide for more efficient delivery of energy.

PROJECT STATUS - CONSTRUCTION PACKAGE A – OLIVER-BARNARD RENOVATION		
SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	April 2022
	% Complete	100%
	Date Completed	May 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	May 2022
	% Complete	100%
	Date Completed	June 2022
BID DATE:		July 28, 2022

**N/A on Stage I Projects*

PROJECT STATUS - CONSTRUCTION PACKAGE B – TUOMEY HALL RENOVATION AND ADDITION		
SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	April 2022
	% Complete	100%
	Date Completed	May 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2022
	% Complete	50%
	Date Completed	December 2022
SCHEDULED BID DATE:		February 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS:

The Oliver-Barnard and Tuomey Halls Renovations and Addition project (“Project”) will renovate the existing facilities as necessary to appropriately support the College of Arts and Sciences’ Blount Scholars Program and as necessary to support the teaching and learning environment to meet the needs and expectations of the Blount Scholars’ students. The increasingly popular and competitive Blount Scholars Program has reached its originally planned capacity, with demand continuing to increase. The renovation of Oliver-Barnard and Tuomey Halls will allow the College’s Blount Scholars Program to expand its programming.

The Project will accommodate a tentative College of Arts and Sciences (CAS) Program (“Program”) that will be a premier educational program for students at The University of Alabama (“University”) interested in public service. Students in the Program will participate in specialized courses concerning topics central to public policy, American history, and Southern politics, as well as examining the foundations and transformations of leadership and political thought, led by existing University faculty with expertise in these fields.

The program, to be housed in Tuomey Hall, is initially planned to last for two academic years and applications will be available to sophomores and juniors, primarily with majors in Political Science, History, and American Studies. The program will also allow scholars to expand their knowledge and build experience outside of the classroom, with opportunities to participate in nationwide student conferences and engage with prominent political leaders and policy analysts on a local, state, and national level. This proposed new minor degree program is expected to attract at least 100 students.

The CAS Scholars Program will be a driving force in recruiting influential individuals and speakers to come to the University and share their expertise in the field of public policy through the Lecture Series (“Series”). The Series would pertain to the fields of law, policy, history, communication, oration, or public discourse. Occurring once or twice a year, the Series would benefit members of the Scholars Programs, other students, and the University as a whole. The Series will cover different topics related to public service as well as topics that align with the principles of the Scholars Program.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Oliver-Barnard Hall Renovation

Bid Due
July 28, 2022 3:00 p.m. local time

Architect/Engineer
ArchitectureWorks
130 Nineteenth Street South
Birmingham, AL 35233
(205) 320-0880

UA Project No.
027-22-2809

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Three million, seven hundred eighty thousand dollars and 00/100 (\$3,780,000.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: May 19, 2023

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC
	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
Addenda ONE - FOUR	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 7.25	\$ 25.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 12.00	\$ 150.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 6.00	\$ 9.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 4.68	\$ 50.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 29.00	\$ 75.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 42.00	\$ 75.00
UNIT PRICE #7 <i>Description on back of page</i>	\$ 15.00	\$ 35.00
UNIT PRICE #8 <i>Description on back of page</i>	\$ 26.00	\$ 31.00
BASE BID ON PROPOSAL	\$ 5,700,000.00	\$ 4,000,000.00
ENVELOPE ADJUSTMENT	(582,000.00)	1,405,000.00
ADJUSTED BASE BID	5,118,000.00	5,405,000.00
ALTERNATE #1 <i>Description on back of page</i>	139,000.00	160,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	5,257,000.00	5,565,000.00
ALTERNATE #2 <i>Description on back of page</i>	372,000.00	378,000.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 5,629,000.00	\$ 5,943,000.00

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.


Roger A. Mainor, AIA, LEED AP
ArchitectureWorks

Sworn to and subscribed before me this 28th day of July, 2022.


Leigh Ann Hugueley
Notary Public
April 2, 2023
My Commission Expires



Unit Price Descriptions:

- Unit Price #1: Solid Sod Replacement. Price per square yard in place.
- Unit Price #2: Floor and Roofing Framing for Reinforcing and Modification. Price per board foot.
- Unit Price #3: Floor and Roof Decking Replacement. Price per square foot.
- Unit Price #4: Prefinished Aluminum Roof Edge Flashing. Price per linear foot.
- Unit Price #5: Copper Gutter Replacement. Price per linear foot.
- Unit Price #6: Copper Downspout Replacement. Price per linear foot.
- Unit Price #7: Heart Pine Wood Plank Flooring Replacement and Finishing. Price per square foot.
- Unit Price #8: Undercutting of Unsuitable Soils. Price per cubic yards in place.

Alternate Descriptions:

- Alternate #1: Add new stormwater piping to connect downspouts and existing stormwater main
- Alternate #2: Add new roofing and associated systems and accessories

OLIVER-BARNARD HALL RENOVATION

Approved June 10, 2022



OLIVER-BARNARD HALL RENOVATION

LOCATION MAP

