THIS IS SERVICE. THIS IS HARD WORK.
THIS IS QUALITY. THIS IS SAFETY.
THIS IS FACILITIES MANAGEMENT.
THIS IS AUBURN.

Alabama AGC Presentation
August 15, 2017

COME BUILD WITH US.
Presenters:

Scott Fuller – Executive Director
Design and Construction

Simon Yendle – Director of Capital Projects
Office of the University Architect
Information for Contractors

COME BUILD WITH US.

FACILITIES MANAGEMENT
auburn.edu/facilities/contractors

AUBURN UNIVERSITY
Auburn University Quick Facts

• Our clients:
  o 15 Colleges and Schools
  o 12 Non-Academic Departments

• 390 Buildings; 1,841 acres

• GSF: 11.94M

• Student population: 28,290

• Total Full-Time Employees: 5,022  (Facilities Management: 425)
Agenda

• Welcome

• Organization overview

• Doing Construction with Auburn - Key Contacts, Functions, and Interactions
  o Office of the University Architect
  o Design Services
  o Project Support
  o Construction Management
  o University Engineer

• Upcoming Bid Opportunities

• Capital Projects Program

• Q & A
Office of the University Architect – Key Contacts

• Jim Carroll – University Architect, Campus Plan & Space Management
  o  jjc0019@auburn.edu, (334) 844-8406

• Simon Yendle – Dir, Capital Projects, Office of the University Architect
  o  spy0003@auburn.edu, (334) 703-1726

• Richard Guether – Campus Planner, Office of the University Architect
  o  rcg0011@auburn.edu, (334) 844-7454

• Barrett Warren - Coordinator, Office of the University Architect
  o  bpw0011@auburn.edu, (334) 844-3900
Office of the University Architect – What We Do

• Design Management of Capital Project Program for Board of Trustees (BOT)
• Design Management of Capital project from Pre-design (Programming) through Bidding and award of construction contracts.
  o Track Project Execution against established Milestones
  o Manage Project Budget and Scope of Work
  o Solicits & Contracts for Design Services
  o Cooperatively manages construction management pre-construction services
• Provide Quality Assurance/ Quality Control relative to Auburn Design & Construction Standards.
• Approve all Exterior Finishes that impact Image and Character.
• Collaboratively works with Campus Space & Management (Planning)
Capital Project Process

Typically Projects Over $1M – BOT Projects

• BOT 1 – Project Initiation

• BOT 2 – Designer/CM Approval
  o Programming/Verification Phase
  o Schematic Design
  o Design Development

• BOT 3 – Project Approval
  o Construction Documents
  o Bid and Negotiation
  o Construction Administration
• Construction Contracts
  ▪ Design, Bid, Build (Title 39)
Capital Project Process

• Contractor Pre-Qualification
  o AUFM advertises in Local Newspaper
  o Contractors request Pre-Qualification Package
  o AUFM review and notify contractor status
  o One month or more ahead of bid date
Capital Project Process

• Bidding
  o Issue Documents to Pre-Qualified Contractors
  o Pre-Bid Conference – Not mandatory, but highly encouraged to attend
  o Addenda – No later than 24 hours prior to Bid Opening
  o Bid Opening
  o AUFM Project Support will accept and read bids, develop Certified Bid Tab
  o Lowest responsible bidder is determined and Letter of Intent (LOI) issued for Shop Drawing Submittals
  o Contract routed
Capital Project Process

• Construction
  o University Project Lead (UPL) hand off from Design Project Manager to Construction Project Manager
  o NTP Issued
  o Pre-Construction Meeting
  o Owner/Architect/Contractor (OAC) Meetings, usually bi-weekly
  o Designer issue Conformance Documents
  o Designer is responsible for scheduling inspections with Department of Finance Division of Construction Management (formerly ABC)
Design Services – Key Contacts

• Vacant – Director, Design Services
• Matthew Wagner – Assistant Director, Design Services
  o  mhw0007@auburn.edu , (334) 750-7574
• Bob Hix – Assistant Director, Design Services
  o  hixjame@auburn.edu , (334) 740-8247
• Vanessa Kleypas – Coordinator, Design and Construction
  o  vhk0003@auburn.edu , (334) 844-9107
Design Services – What We Do

• Manage projects initiated as part of Auburn University’s non-BOT capital repair and restoration program.
  o Provide Programming services for newly initiated projects.
  o Perform in-house designs on university projects.
  o Manage outside Architects/Engineers/Specialty Consultants during design phase on university projects.

• Provide Auburn University’s in-house design and engineering technical expertise
  o Architecture
  o Civil Engineering
  o Mechanical Engineering
  o Electrical Engineering
  o Interior Design
  o Building Façades
Project Types

Typically Projects Under $1M – Non-BOT Projects

• General Works Packages ($5,000 - $1,000,000)
• Mechanical/Electrical Prime Packages ($5,000 - $500,000)
• Roofing Prime Packages ($5,000 - $1,000,000)
• Site Improvement Prime Packages ($5,000 - $250,000)
Project Process

• Standard AU Project
  o State Funding
  o AU Design and Construction manages project from Programming through Construction
  o Construction Contract is between Auburn University and Contractor

• Authority to Execute
  o State Funding
  o AU Design and Construction may elect to delegate the design management and/or construction oversight to qualified user group representative
  o Contract is between Auburn University and Contractor

• 3rd Party
  o Private Funding
  o AU Design and Construction provides technical oversight and support only
  o Contract is between the contractor and the 3rd Party
Contract Administration – Key Contacts

• Walker Davis - Chief Estimator, Construction Management
  o davisw4@auburn.edu; (334) 703-0050

• Tyler Hand - Coordinator, Project Execution
  o jth0033@auburn.edu; (334)703-2517
Contract Administration – What We Do

• Process all Budgets, Contracts, and Change Orders

• Oversee Construction Bid Process
  o Manage Contractor Registration
  o Advertise, Bid, Certify Large Public Works Bids
  o Execute Construction Contracts
    ▪ LOI, State Sales Tax Application, NTP

• Construction Estimates

• Review Construction Change Proposals

• Administer Requirement of Code of Alabama - Titles 34, 39, and 41
Large Public Works (LPW) vs. Small Public Works (SPW) Process

• Large Public Works Projects
  o Greater than $50,000.00
  o Prequalification of prime contractors
  o State of Alabama Title 39
    ▪ Requires advertisement
    ▪ Requires public opening of bids

• Small Public Works Projects
  o AU standard is to solicit bids from at least 3 qualified contractors
Bid Calendar
Contractor Registration

Information for Contractors

COME BUILD WITH US.

1. Register
2. Bid Opportunities
3. Pre-Qualify
4. Key Contacts

Contractors must be registered and pre-qualified for both Large Public Works (LPW) and Small Public Works (SPW) projects with Auburn University.

All contractors interested in doing business with Auburn University must be registered with Facilities Management.

- New applicants must submit a registration application to FPMProjectSupport@auburn.edu.
- LPW Registration Application
- SPW Registration Application
- Previous applicants can email FPMProjectSupport@auburn.edu to update account information or to add new work experience, licensing or qualifications to your profile.
- Current list of all registered contractors and consultants
2016-2018 APPLICATION FOR AUBURN UNIVERSITY’S REGISTERED CONTRACTOR’S LIST
For Projects $50,000 and Greater

THIS IS NOT PRE-QUALIFICATION TO BID A SPECIFIC PROJECT. AFTER ADDITION TO THE AU REGISTERED CONTRACTOR’S LIST, POTENTIAL BIDDERS MUST CONTACT THE AU PROJECT LEAD IN ORDER TO BE PRE-QUALIFIED FOR A SPECIFIC PROJECT.

In anticipation of a request for sealed bids for construction, repair, renovation, demolition, maintenance, or service, Auburn University as Owner and Awarding Authority wishes to identify and Register, in advance, bidders consistent with the Public Works Laws of the State of Alabama (Title 39, Code of Alabama, 1997).

Responses from Auburn University will be by email to the email address provided in the application.

2016-2018 Registration
(July 1, 2016 – June 30, 2018)
AUBURN UNIVERSITY’S REGISTERED CONTRACTORS

Please submit to:
Auburn University Facilities Management
Attn: Project Support
Facilities Management Bldg 1
1161 West Samford Avenue
Auburn University, AL 36849

Email: FMPProjectSupport@auburn.edu
Subject: Contractor Registration

For Questions Please Contact:
Walker Davis
(334) 703-0650

Tyler Hand
334-703-2517
**Bid Opening**

This is a listing of bid opportunities. These dates are estimated and are subject to change, please refer to the LPW Bid Calendar and SPW Bid Calendar for official information.

<table>
<thead>
<tr>
<th>Project #</th>
<th>Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Contract Value</th>
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<td>1090</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
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<tr>
<td>4040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
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<td>5040</td>
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<td>08/20/2017</td>
<td>12/31/2020</td>
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<tr>
<td>6040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
<td></td>
</tr>
<tr>
<td>7040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
<td></td>
</tr>
<tr>
<td>8040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
<td></td>
</tr>
<tr>
<td>9040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
<td></td>
</tr>
<tr>
<td>10040</td>
<td></td>
<td>08/20/2017</td>
<td>12/31/2020</td>
<td></td>
</tr>
</tbody>
</table>

**Important Notes:**
- Dates are subject to change.
- Official information can be found on the LPW and SPW bid calendars.
Bid Calendar
## Bid Calendar

### Project Documents

<table>
<thead>
<tr>
<th>Type</th>
<th>Name</th>
<th>Modified</th>
<th>Modified By</th>
</tr>
</thead>
<tbody>
<tr>
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<td>16-079 BID SET SPECS AU Woltosz Engineering Research Laboratory</td>
<td>5/26/2017 10:03 AM</td>
<td>Adam McManus</td>
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<td></td>
<td>16-079 BID SET DWGS AU Woltosz Engineering Research Laboratory (002)</td>
<td>5/26/2017 10:03 AM</td>
<td>Adam McManus</td>
</tr>
<tr>
<td></td>
<td>16-079 Woltosz - Bid Advertisement</td>
<td>6/15/2017 10:52 AM</td>
<td>Adam McManus</td>
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<tr>
<td></td>
<td>16-079 Addenda 1 05-14-17</td>
<td>5/26/2017 10:03 AM</td>
<td>Adam McManus</td>
</tr>
</tbody>
</table>
Pre-Qualifications
Post-Bid Activities

• Letter of Intent (LOI)
• Sales Tax Exemption Application
• Contract Execution
• Notice to Proceed (NTP)
Construction Contracts

Documents Required with Executed Contracts

1. Wet Signature Required:
   - Statement of Compliance with Act. No. 2012-491
   - Statement of Compliance with Act. No. 2016-312

2. Other – Electronic or Hard Copy
   - State of Alabama Disclosure Statement (NOTARIZED)
   - Certificates of Insurance
   - Insurance Policy Endorsement – Additional Insured
   - E-Verify
Annual Volume of Public Works Contracts

• FY14 – 151 Contracts, $24.7M
• FY15 – 112 Contracts, $24.4M
• FY16 – 115 Contracts, $100.6M
• FY17 (to Date) – 106 Contracts, $77.5M

Note: Auburn’s Fiscal Year runs from October 1 to September 30.
Construction Management – Key Contacts

• Mitch Walley – Director, Construction Management
  o wallejm@auburn.edu, (334) 844-9239

• Ben Chapman - Assistant Director, Construction Management
  o wbc0004@auburn.edu, (334) 844-9408

• Vanessa Kleypas – Coordinator, Design and Construction
  o vhk0003@auburn.edu, (334) 844-9107
Construction Management (CM) is responsible for the following aspects of a project prior to start of construction:

- Site Specific Safety Plan
  - The CM group assists the Facilities Management Safety Manager in reviewing the contractor’s proposed plan. This plan must be in place before the Notice to Proceed (NTP) is issued.
- Builder’s Risk Insurance
- Notice-to-Proceed (NTP)
- Preconstruction Meeting
  - Alabama Department of Finance - Division of Construction Management (formerly the ABC), DoR, Facilities Management, major subcontractors, clients, etc.
Construction Management (CM) oversees the following aspects of the Project Administration process:

- Safety
- Timely Completion – Overall Project Schedule (OPS)
- Budget Management
- Quality and Function
- Client Communication
- Change Order Process
- Project Closeout Process
University Engineer – Key Contact

• Mark Aderholdt – University Engineer
  o mark.aderholdt@auburn.edu; (334) 844-9194
The University Engineer’s role and responsibility:

- The University Engineer is Auburn University’s Authority Having Jurisdiction (AHJ) for Fire and Life Safety Systems - 2nd to the Alabama Department of Finance Division of Construction Management (ADFDCM) (formerly the Alabama Building Commission or ABC).

- Any requirement of the ADFDCM will not be waived, and Auburn University may require more than code.

- Conduct Final Fire and Life Safety Inspections with ADFDCM / AU (Not city inspections.)
Projects Bidding in the Next Six Months
## Capital Projects Bidding 2017 - 2018

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Construction Budget (M)</th>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goodwin Hall - Renovation &amp; Band Rehearsal Hall Addition</td>
<td>$5.50</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td>Gogue Performing Arts Center – BP2</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduate Business Building - New Facility</td>
<td>$45.00</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td>North Auburn - New Fisheries Biodiversity Research Laboratory</td>
<td>$2.10</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td>North Auburn - New Poultry Science Infectious Disease Laboratory</td>
<td>$2.70</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td>Jordan-Hare Stadium - Press Box Renovations</td>
<td>$11.70</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td>Mell Street, West Samford Av &amp; Thach Av - Traffic &amp; Parking Improvements</td>
<td>$4.00</td>
<td>2017</td>
<td></td>
</tr>
</tbody>
</table>

*Estimated 70% of Project Budget

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Construction Budget (M)</th>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnolia &amp; Toomer Parking Facility</td>
<td>$28.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Student Activities Center - Auditorium, Renovation &amp; Upgrades</td>
<td>$8.40</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Parker Hall &amp; Allison Lab - Demolish Buildings</td>
<td>$14.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Academic Classroom &amp; Laboratory Complex - Infrastructure Improvements</td>
<td>$35.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>New Equestrian Team Support Building &amp; Barn</td>
<td>TBD</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Utility System Improvements - Chilled Water System Upgrades</td>
<td>$1.19</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Mell St &amp; Samford Ave Roundabout</td>
<td>$1.40</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Jordan-Hare Stadium - Commissaries &amp; Main Concourse Structure</td>
<td>$14.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Jordan-Hare Stadium - Stadium Lighting (LED)</td>
<td>$7.50</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Lowder Hall - 2nd, 3rd, 4th &amp; 5th Floors, Interior Renovations &amp; New Furnishings</td>
<td>$1.40</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Agricultural Sciences Research Building - New Facility</td>
<td>$40.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Academic Classroom And Laboratory Complex</td>
<td>$75.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>New Student Dining - Terrell Hall Replacement</td>
<td>$12.00</td>
<td>2018</td>
<td></td>
</tr>
<tr>
<td>Interdisciplinary Science Building - New Facility</td>
<td>$40.00</td>
<td>2018</td>
<td></td>
</tr>
</tbody>
</table>
Potential 2018 Projects:
Advanced Structural Testing Lab
Student Activities Center
Auburn Arena Locker Room Reno
Plainsman Park Improvements
Softball Complex Improvements
JHS North Endzone Videoboard
New Equestrian Center
Allison Demolition
Parker Demolition

Not Shown:
Bailey Small Animal Teaching Hospital Basement Build-Out
Airport Maintenance Hangar
Aviation Education Facility
Fisheries Biodiversity Research Lab
Poultry Infectious Disease Lab
New Poultry Admin Building
2019

Capital Project Construction

New Student Housing Phase 1

Graduate Business Building

Academic Classroom & Lab Complex

Potential 2019 Projects:
- Advanced Structural Testing Lab
- Auburn Arena Locker Room Reno
- Plainsman Park Improvements
- Softball Complex Improvements
- JHS North Endzone Videoboard
- New Equestrian Center

Brown-Kopel Engineering Student Achievement Center
Rane Culinary Science Facility
Ag Hill Redevelopment: Ag Science Research Building and Interdisciplinary Science Building
New Student Housing Phase 1
Gogue Performing Arts Center

Potential Sites

New Building
Renovation/Addition
Potential Sites
Information for Contractors

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Facilities Management

Questions?

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