Contractor Forum
April 12, 2019

COMEBUILDWITHUS.

THISISSERVICE.THISISHARDWORK.
THISISQUALITY.THISISSAFETY.
THISISFACILITIESMANAGEMENT.
THISISAUBURN.
Welcome to the 2019 Contractor Forum

WHY ARE WE HERE?

• Enhance relationships with Contracting Community.
• Explain how to do work with us.
• Facilitate input about working with us.
• Discuss upcoming work.
Agenda

• Welcome - Dan King, Associate Vice President – Facilities Management
• Organization Overview – Scott Fuller, Executive Director - Construction Management & Client Relations
• Doing Construction with Auburn
  o Office of the University Architect – Simon Yendle
  o Project Support – Walker Davis
  o Construction Management – Wendy Peacock
  o University Engineer – Mark Aderholdt
• Upcoming Bid Opportunities
• Q & A
Auburn University Facilities Management

- Our Clients:
  - 15 Colleges and Schools
  - 13 Non-Academic Departments
- 427 buildings
- 1,841 acres
- GSF: 12M+
- Student enrollment ’18-’19 Academic Year: 30,440
- Total Full-Time Employees: 5,109 (Facilities Mgt.: ~ 425)
Design and Construction By the Numbers*

*As of 4/9/19

541 active projects

$750M currently managed
Office of the University Architect – What We Do

• Design Management of all projects from Pre-design (Programming) through Bidding and Award of Construction Contracts.
  - Solicits and Contracts for Design Services
  - Manage Project Budget and Scope of Work
  - Design schedules tracked against Milestones
  - 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
Capital Projects

Typically Projects Over $1M – Board of Trustees (BOT) Projects

Average Work in Place last three years: $113M/year

• BOT 1 – Project Initiation
• BOT 2 – Designer Approval
• BOT 3 – Schematic Approval
  o Image and Character
  o Scope
  o Project Budget
Non-Capital Projects

Typically Projects Under $1M – Non-BOT Projects

Average number of projects bid per year: 129
Average $ volume of projects bid per year: $13.4M

- 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)
Hiring the Designer

- Request for Qualifications (RFQ)
  - Advertisements
  - Department of Finance Division of Construction Management (formerly the ABC)
  - Interviews
  - Selection and Board Approval
Design Standards

• **Purpose**
  - Establish/maintain quality level for the University
  - Image and Character
  - Consistency for M&O
  - Energy Performance
  - Low Life-Cycle Costs
Project Process - Pre-Qualification

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

AU Form C-2b

BOT PREQUALIFICATION CERTIFICATION

AUBURN UNIVERSITY PROJECT NUMBER: ________
PROJECT NAME: ____________________________
BID PACKAGE: _____________________________ (IF APPLICABLE)
AUBURN UNIVERSITY PROJECT LEAD THROUGH BIDDING: ________________
DEADLINE TO COMPLETE QUESTIONNAIRE: ___ CALENDAR DAYS BEFORE SCHEDULED BID DATE.
(Recommend 45 days for greater than 20M, 30 days for 5M - 20M & 21 days for less than 5M)
APPLICABLE NAICS CODE OR CODES FOR THIS PROJECT OR BID PACKAGE: ________________
PROJECT OR BID PACKAGE DESCRIPTION:
(Insert Project and/or Bid Package Description. Should include key items that are important for this project.)

Before proceeding with the questionnaire below, your contractor registration information must be reviewed and/or edited for accuracy. Once your review and/or edit is complete, you must save/confirm the data. Once saved/confirmed, you will be allowed to proceed with the project specific pre-qualification questionnaire below. Any correspondence regarding this questionnaire will be emailed to the email address provided with the applicant’s Part V submittals.

All information provided by the applicant is subject to verification. Auburn University reserves the
Project Support – 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 Requirements of Code of Alabama, Title 34, 39, 41...
Project Process - Bidding

• Bid documents posted to Large Public Works Bid Calendar
• Pre-Bid Conference – Not mandatory, but highly encouraged to attend
• Addenda – No later than 24 hours prior to Bid Opening
• Bid Opening typically Tuesdays and Thursdays at 3 PM CST
• Project Support will accept and read bids, develop Certified Bid Tab
• Lowest responsible bidder is determined and Letter of Intent (LOI) issued for Shop Drawings and Submittals
• Contract routed
Different Project Execution Methods

• Design/Bid/Build: Large Public Work and Small Public Work - Standard AU Project
• Unit Price Contracts
• Job Order Contracts (JOC)
• Sole Source Contracts
• Authority to Execute
• 3rd Party – Private Funding
Large Public Works (LPW) vs. Small Public Works (SPW) Process

• Large Public Works Projects
  o Greater than $50,000
  o Prequalification of prime contractors
  o State of Alabama Title 39
    ▪ Requires advertisement
    ▪ Requires public opening of bids

• Small Public Works Projects
  o Less than $50,000
  o AU standard is to solicit bids from at least 3 qualified contractors
Bidding Information

For Contractors
Bidding Information

- Register
- Pre-Qualify
- Bid Opportunities
  - LPW Calendar
  - SPW Calendar
Contractor Registration

- Registration Applications
- LPW projects
- SPW Projects
2019-2021 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

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

application.

2019-2021 Registration
(February 25, 2019 – February 24, 2021)
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
Jenna Morgan
334-844-9498

Company Name: ____________________________ Partnership: ______
Address: ____________________________ Individual: ______
______________________________ Individual: ______
______________________________ Individual: ______
Phone: ____________________________ Corporation: ______
Bid Opportunities – List or Agenda Format

• Calendar may also be viewed in list or agenda format.
Bid Opportunities – Calendar Format
Bid Calendar

Click on project name to see details such as project documentation and contact person for pre-qualification or additional information.
Pre-Qualifications

Information for Contractors

COME BUILD WITH US.

1. Register  
2. Bid Opportunities  
3. Pre-Qualify

Contractors interested in becoming pre-qualified for LPW and SPW projects must contact the project lead which is listed in the project description in the bid calendar. The project lead will send you the pre-qualification packet along with additional instructions.

- Please create a vendor account with Auburn University Vendor Center.
- If you already have a vendor account with Auburn, please login to make sure your vendor profile has the most up-to-date contact information, address, payment and tax information.
- Once you have been pre-qualified for a specific project, you can reference the bid calendar for the official project bid date and bid documents.
Post-Bid Activities

- Submittals
- Letter of Intent (LOI)
- Sales Tax Exemption Application
- Construction Contract
Construction Contracts

Documents Required with Executed Contracts

• Wet Signature Required:
  o Statement of Compliance

• Other – Electronic or Hard Copy
  o State of Alabama Disclosure Statement (NOTARIZED)
  o **Certificates of Insurance**
  o E-Verify
## Annual Volume of Public Works Contracts

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Number of Contracts</th>
<th>Value of Contracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY’14</td>
<td>151</td>
<td>$24.7M</td>
</tr>
<tr>
<td>FY’15</td>
<td>112</td>
<td>$24.4M</td>
</tr>
<tr>
<td>FY’16</td>
<td>115</td>
<td>$100.6M</td>
</tr>
<tr>
<td>FY’17</td>
<td>135</td>
<td>$140.3M</td>
</tr>
<tr>
<td>FY’18</td>
<td>190</td>
<td>$148.1M</td>
</tr>
<tr>
<td>FY’19 (to date)</td>
<td>65</td>
<td>$43.1M</td>
</tr>
</tbody>
</table>

*Note: Auburn’s Fiscal Year runs from October 1 to September 30.*
Construction Management (CM) – What We Do

CM is responsible for the following aspects of the project prior to and during Construction:

- Site Specific Safety Plan
- Builder’s Risk Insurance – Typically by AU
- Letter of Intent (LOI)
- Notice-to-Proceed (NTP)
- Pre-construction Meeting
- Owner/Architect/Contractor (OAC) Meetings, usually bi-weekly
- Inspections and Coordination with AU Vendors
Construction Management - Emphasis

- Safety
- Timely Completion – Overall Project and Construction
- Quality
- Payments
- Change Requests
- Impact to Client and Campus – outages and closures
- Storm Water and Erosion Control
- Zero Tolerance – Harassment
Construction Management - Emphasis

- Adherence to Design Standards
- Front End Documents
  - AU specific requirements
- Project Management Support Methodology
  - Staff supplementation
- Relationships
- Fair and Reasonable Approach
Key Contractor Issues During Construction

• Safety – Adhering to minimum OSHA standards
• Quality Control and Housekeeping
• Change Request Backup Documentation
• Lack of planning and forethought of Campus impacts
• Pre-testing prior to calling for Inspections
• Listening to Client Requests and not CM
• Punch List and Closeout Documentation
University Engineer – What We Do

- Oversee Facility Condition Assessment Program and Repair and Renovation Funding Management
- Acts as Auburn University Authority Having Jurisdiction (AUHJ)
- Oversee the Building Commissioning Process
- Construction Inspections
Authority Having Jurisdiction and Inspections

• The University Engineer’s role and responsibility:
  o The University Engineer is Auburn University’s Authority Having Jurisdiction (AHJ) for Fire and Life Safety Systems - 2nd to the Division of Construction Management (DCM, formerly the Alabama Building Commission or ABC).
  o Any requirement of the DCM will not be waived, and Auburn University may require more than code.
  o Conduct Interim and Final Fire and Life Safety Inspections with DCM / AU (Not city inspections.)
Capital Projects 2019-2023

Academic Projects
- Advanced Structural Testing Laboratory - New Facility ($22.0M; April ’19)
- Rane Culinary Science Center – New Building ($95.4M; April ’19)
- Academic Classroom and Lab Complex ($83.0M; April ’19)
- College of Education Facility (TBD; Fall ’22)

Student Affairs Projects
- Central Dining Facility ($26.0M; Feb ’19)
- Village View Dining Facility Renovations ($3.8M; May ’19)
- New Residence Halls – West Village ($80.0M; Spring ’20)
- New Residence Halls – North Village ($100.0M; Spring ’21)

Administration Projects
- Campus Parking Expansion – Phase I ($3.5M; Summer ’19)
- Utility System Improvements – New Chilled Water Plant #5 ($24.0M; Oct ’20)
- Wire Road Parking Deck ($20.0M, Spring ’20)

Athletics Projects
- Auburn Arena – Men’s Locker Room and Practice Gymnasium Expansion ($3.0M; April ’19)
- Plainsman Park – Phase I New Player Development ($4.0M; June ’19)
- Moore Softball Complex – New Player Development ($4.0M; June ’19)
- Jordan-Hare Stadium – 3rd & 4th Levels East Suite Renovations; Phase II ($8.2M; Dec ’19)
- Jordan Hare Stadium – Stadium Lighting (LED) (TBD)
2019

Estimated Construction Value to Bid 2019: $223.0M

1) WEST CAMPUS PARKING EXPANSION
2) VILLAGE VIEW DINING RENOVATION
3) ARENA – MENS LOCKER ROOM RENOVATION
4) ADVANCED STRUCTURAL TESTING LAB
5) MOORE SOFTBALL EXPANSION
6) RECREATION FIELDS EXPANSION
7) ARTF INFRASTRUCTURE EXPANSION
8) POULTRY FARM RELOCATION
9) GRADUATE BUSINESS BUILDING
10) BROWN-KOPEL ENGINEERING STUDENT ACHIEVEMENT CENTER
11) RANE CULINARY SCIENCE CENTER/NE CAMPUS UTILITY EXPANSION
12) S COLLEGE STREET PARKING DECK
13) JORDAN-HARE STADIUM EAST SUITE RENOVATIONS PHASE I
14) CENTRAL DINING FACILITY
15) ACADEMIC CLASSROOM & LABORATORY COMPLEX
16) PLAINSMAN PARK EXPANSION
17) GOODWIN HALL – BAND REHEARSAL HALL
18) HAYFIELD PARKING EXPANSION
19) GOGUE PERFORMING ARTS
20) ARTF CHILD CARE FACILITY
21) ARTF – EAMC SURGICAL CENTER

BID IN 2019
UNDER CONSTRUCTION
Estimated Construction Value to Bid 2020: $145.0M

1) WIRE ROAD PARKING DECK
2) NEW STUDENT HOUSING – PHASE I (700 BEDS)
3) ADVANCED STRUCTURAL TESTING LAB
4) MOORE SOFTBALL EXPANSION
5) ARTF – EAMC SURGICAL CENTER
6) ARTF INFRASTRUCTURE EXPANSION
7) POULTRY FARM RELOCATION
8) JORDAN-HARE STADIUM EAST SUITE RENOVATIONS – PHASE II
9) RANE CULINARY SCIENCE CENTER/NE CAMPUS UTILITY EXPANSION
10) CENTRAL DINING FACILITY
11) ACADEMIC CLASSROOM & LABORATORY COMPLEX
12) PLAINSMAN PARK EXPANSION
13) COLLEGE OF EDUCATION BUILDING
14) NEW CHILLED WATER PLANT

PREDICTED TO BID IN 2020
UNDER CONSTRUCTION
Estimated Construction Value to Bid 2021: **$82.5M**

1) **NEW STUDENT HOUSING – PHASE II**
   (up to 1,100 BEDS)

2) **NEW CHILLED WATER PLANT**

3) **RANE CULINARY SCIENCE CENTER/NE CAMPUS UTILITY EXPANSION**

4) **ACADEMIC CLASSROOM & LABORATORY COMPLEX**

5) **COLLEGE OF EDUCATION BUILDING**
Capital Projects Workload

- 2015 -2019 is on pace for more than twice the previous five years.
- In February 2019, BoT gave final approval on $231.8M of construction.

<table>
<thead>
<tr>
<th>Time Frame</th>
<th># Projects w/BoT approval</th>
<th>BoT Approved Budgets</th>
<th>Average per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 – 2014</td>
<td>34</td>
<td>$353.7M</td>
<td>$70.7M</td>
</tr>
<tr>
<td>2015 - present</td>
<td>62</td>
<td>$746.2M</td>
<td>$149.2M</td>
</tr>
</tbody>
</table>

Substantially complete in 2018, will Substantially complete in 2019, or has received BoT approval:

- 36 Projects $576.9M Approved Budgets 1.42M SF
Key Contacts

Office of the University Architect
• Simon Yendle – University Architect
  • simon.yendle@auburn.edu, (334) 703-1726
• Vacant – Director, Design Services
• Matt Wagner – Assistant Director, Design Services
  • mhw0007@auburn.edu, (334) 750-7574
• Bob Hix – Assistant Director, Design Services
  • hixjame@auburn.edu, (334) 740-8247
• Rich Guether – Director, Campus Planning
  • rcg0011@auburn.edu, (334) 844-7454
• Vacant – Director, Capital Projects

Construction Management & Client Relations
• Scott Fuller – Executive Director
  • scott.fuller@auburn.edu, (334) 844-7379
• Walker Davis – Assistant Director, Project Support
  • davisw4@auburn.edu, (334) 703-0050
• Wendy Peacock – Director, Construction Management
  • wpeacock@auburn.edu, (334) 734-0158
• Josh Conradson – Assistant Director, Construction Management
  • conrajr@auburn.edu, (334) 740-8218
• Mark Aderholdt – University Engineer
  • aderhmw@auburn.edu, (334) 844-9194
Doing Business with Auburn University

- It’s a partnership.
- Contractor dialogue and feedback.
- Areas of concern?
- How can AU best assist you?
Questions?

COME BUILD WITH US.

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