

**University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria**

*** Board Submittal Checklist No. 3
Capital Project – Stage III Submittal /1
(Architectural Design)**

Campus: The University of Alabama
Project Name: Capstone College of Nursing Addition
Meeting Date: April 5 – 6, 2018

- ☒ 1. Completed Board Submittal Checklist No.3
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plan (if applicable) /3

Prepared by: 

Approved by: 

/1 Reference Tab 3H - Board Rule 415 Instructional Guide
/2 Reference Tab 3E - Board Rule 415 Instructional Guide
/3 Reference Tab 3V - Board Rule 415 Instructional Guide

* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

RESOLUTION

CAPSTONE COLLEGE OF NURSING ADDITION

WHEREAS, on February 9, 2018, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Capstone College of Nursing (CCN) Addition project (“Project”) located at 650 University Boulevard, East; and

WHEREAS, on February 9, 2018, due to the firm having designed the existing facility and their involvement in the programming of this Project in coordination with the existing facility, the Board authorized The University of Alabama (“University”) to proceed with design utilizing the architectural services of TurnerBatson Architects, of Birmingham, Alabama, and the acceptance of the final negotiated design fee of 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; 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 Future Gifts and Grants in the amount of \$17,550,000 and University Funds in the amount of \$250,000; and

WHEREAS, the University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for grant development and fundraising purposes; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET:		CURRENT
Construction	\$	13,580,000
Landscaping	\$	150,000
Furniture, Fixtures and Equipment	\$	1,800,000
Security/Access Control	\$	75,000
Telecommunication/Data	\$	150,000
Contingency* (5%)	\$	686,500
UA Project Management Fee** (3%)	\$	432,495
Architect/Engineer Fee*** (~6%)	\$	812,220
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$	75,000
Other Fees and Services (testing, advertising, printing)	\$	38,785
TOTAL PROJECT COST	\$	17,800,000

*Contingency is based on 5% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 5.9% of the cost of construction plus the cost of a Storm Shelter Peer Review fee in the amount of \$11,000.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal for the Project is hereby approved.




Division of
Financial Affairs

MEMO

March 5, 2018

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:
Capstone College of Nursing Addition

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Capstone College of Nursing (CCN) Addition project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

The Project will be funded from Future Gifts and Grants in the amount of \$17,550,000 and University Funds in the amount of \$250,000. The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for grant development and fundraising purposes.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached a Resolution, Executive Summary, Project Planning Report, Project Summary, Location map and Renderings for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for April 5 – 6, 2018.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Suzanne Webster

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: April 5 – 6, 2018

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capstone College of Nursing Addition

PROJECT LOCATION: 650 University Boulevard, East

ARCHITECT: TurnerBatston Architects, Birmingham, AL

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>February 9, 2018</u>
<input type="checkbox"/> Stage II, Waiver	<u>February 9, 2018</u>
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Building Addition		100%	32,000
<input type="checkbox"/> Equipment			
TOTAL		100%	32,000

BUDGET	Current
Construction	\$ 13,580,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 1,800,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 150,000
Contingency* (5%)	\$ 686,500
UA Project Management Fee** (3%)	\$ 432,495
Architect/Engineer Fee*** (~6%)	\$ 812,220
Expenses (Geotech, Construction Materials Testing)	\$ 75,000
Other Fees and Services (testing, advertising, printing)	\$ 38,785
TOTAL PROJECT COST	\$ 17,800,000

*Contingency is based on 5% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

32,000 gsf x ~\$6.75/gsf:	\$	216,242
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	216,242
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FUNDING SOURCE:

Capital Outlay:

Future Gifts/Grants	\$	17,550,000
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University Funds*	\$	250,000
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O&M Costs: University annual operating fund	\$	216,242
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*The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for grant development and fundraising purposes.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The existing Capstone College of Nursing facility opened for classes in 2010. At that time, student enrollment was 1,714. Current enrollment is at 2,480 which represents a 45% increase. The expansion of Capstone College of Nursing ("Project") aligns with the strategic goals of The University of Alabama and the Capstone College of Nursing. Not only will the Project improve the student education experience and enhance recruitment of a diverse group of quality faculty, it will promote a healthy and balanced work space for faculty and students. This Project will encourage significant growth in the graduate-level offerings as well as scholarship and research by students and professors.

To accommodate this increase in undergraduate enrollment, additional classrooms, offices and support spaces are needed. There is also a pressing need to add degree programs, including graduate programs for Nurse Practitioners and Nurse Managers.

The addition of a PhD program is also being pursued. The addition of new programs will necessitate the addition of experiential learning environments, such as clinic simulation labs. Further, the adoption of a PhD curriculum will make additional space for faculty and research assistance essential.

The Project is essential to meet the needs of the college in order to accommodate previous and anticipated growth. The Project would allow for increased graduate enrollment and satisfy an already acute need for faculty offices and classrooms. Along with supporting growth, the additional space will significantly enhance the quality of space for programs by providing classrooms of appropriate size and geometry that are supported by current technology. Appropriate classroom space plays a significant role in student retention. Increased student retention will further increase the funds from tuition and programs that are currently lost when students are not successful in their courses.

ATTACHMENT NO. 1

Project: Capstone College of Nursing Addition
BOT Submittal: Stage III
Meeting Date: April 5 – 6, 2018

Project Summary

CAPSTONE COLLEGE OF NURSING ADDITION

The Capstone College of Nursing (CCN) Addition project (“Project”) involves a three-story addition to the west side of the existing facility which is also reflected in the 2017 Master Plan. The 32,000-square foot (SF) addition has been programmed with the goal of enhancing the functionality of the existing program as well as adding the necessary features to accommodate the expected growth and teaching needs of the nursing program, which is well beyond the current capacity of the existing 60,271 SF building.

The original building was designed to accommodate this addition. Therefore, the existing chiller yard has space and connections for the new equipment that is required for the addition. Also, mechanical piping, electrical conduit and connection points were previously installed in the original construction to minimize the impact to the existing building during construction of the addition.

The Project entails two 150-seat multi-use classrooms, individual study areas, Home Healthcare Lab suite, practicum lab, examination rooms, conference rooms, faculty/staff offices, student work areas and other supporting areas. Also included is an exterior terrace of approximately 2,400 SF.

The massing, exterior architecture, and materials of the addition will be consistent with the original building.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: April 5 - 6, 2018

INITIAL REPORT
X INTERIM REPORT
FINAL REPORT
2 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Capstone College of Nursing Addition

2. LOCATION: 650 University Boulevard, East

3. ARCHITECT/ENGINEER: TurnerBatson Architects, Birmingham, Alabama

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>February-18</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>March-18</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>TBD</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>TBD</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>TBD</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>TBD</u>
D. SCHEDULED BID DATE:		<u>TBD</u>

5. CURRENT PROJECT BUDGET:	CURRENT
A. CONSTRUCTION	\$ <u>13,580,000</u>
B. LANDSCAPING	\$ <u>150,000</u>
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ <u>1,800,000</u>
D. SECURITY/ACCESS CONTROL	\$ <u>75,000</u>
E. TELECOMMUNICATION/DATA	\$ <u>150,000</u>
F. CONTINGENCY* (5%)	\$ <u>686,500</u>
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ <u>432,495</u>
H. ARCHITECT/ENGINEER FEE*** (~6%)	\$ <u>812,220</u>
I. EXPENSES (GEOTECH, CONSTRUCTION MATERIAL TESTING, SPECIAL INSPECTIONS)	\$ <u>75,000</u>
J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ <u>38,785</u>
K. TOTAL PROJECT COST	\$ <u>17,800,000</u>

*Contingency is based on 5% of the cost of construction and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.

***Architect/Engineer Fee is based on 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000.

6. FUNDING/RESOURCES: Future Grants and Gifts \$17,550,000
University Funds \$250,000

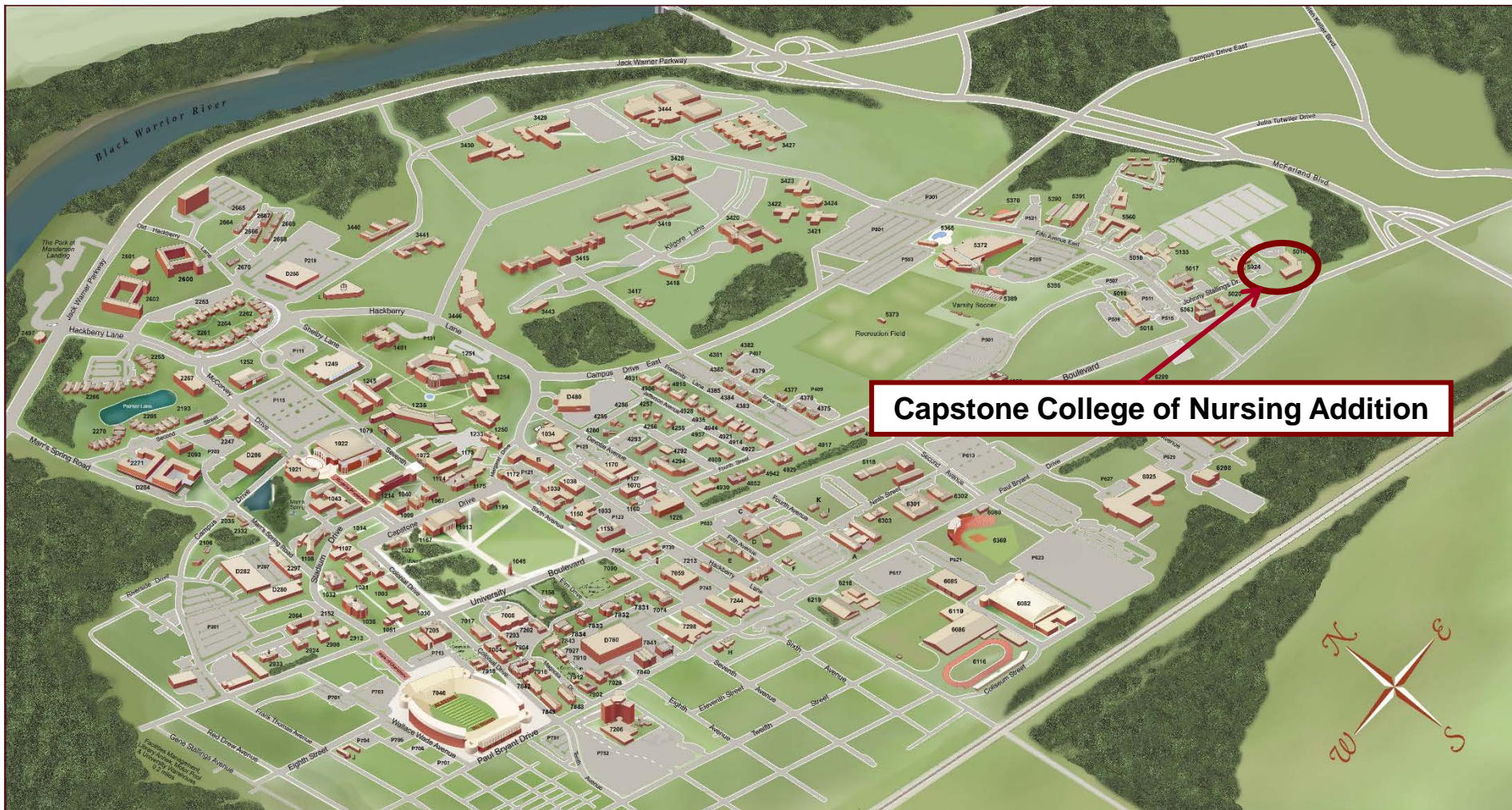
7. REMARKS The University is only funding Architect Fees at this time to aid in the finalization
of the program and renderings for grant development and fundraising efforts. The
Project will move forward and time line established when funds are obtained.

* FINAL AGENCY APPROVAL

SUBMITTED BY:

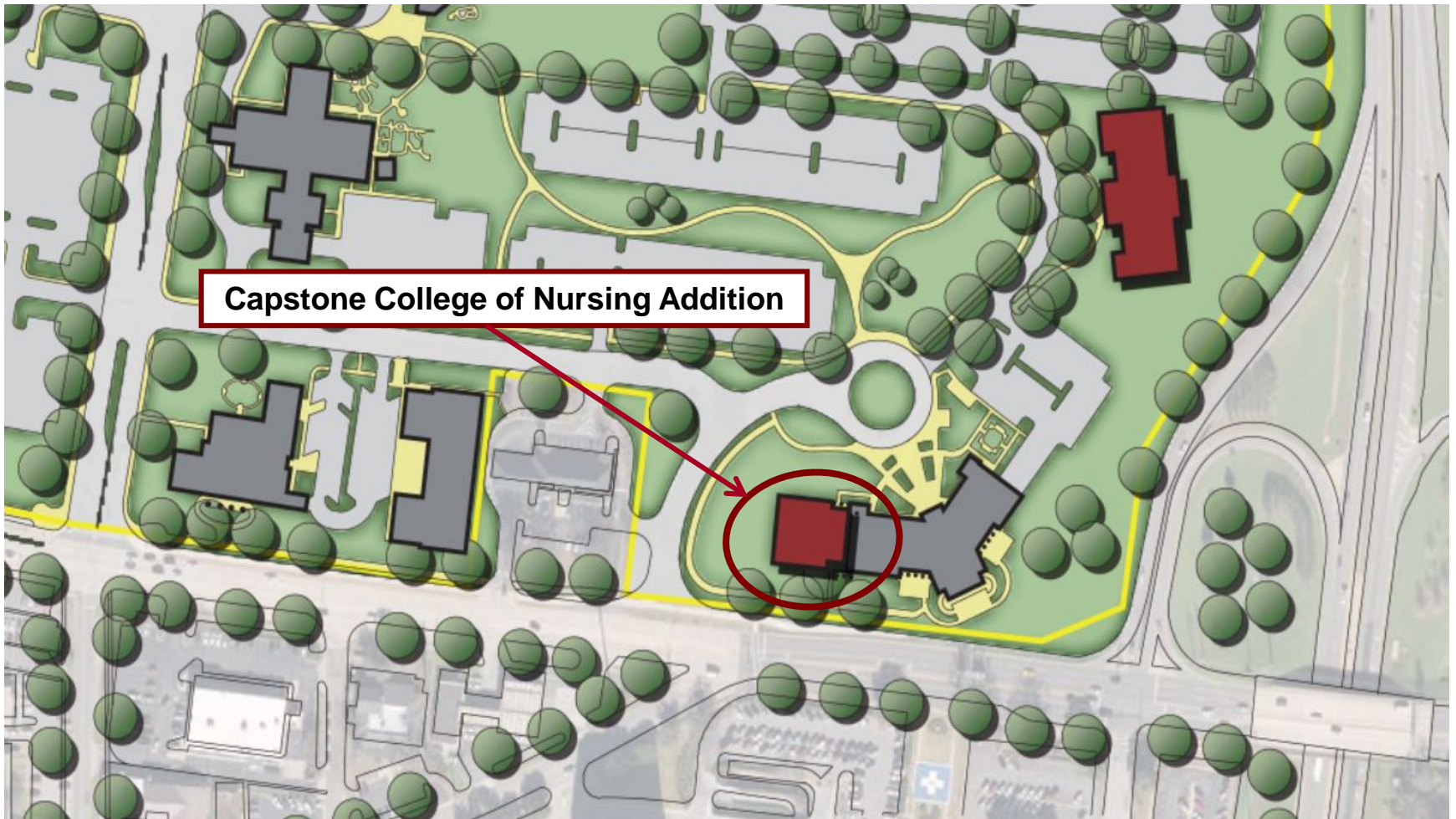
Tim leopard

LOCATION MAP



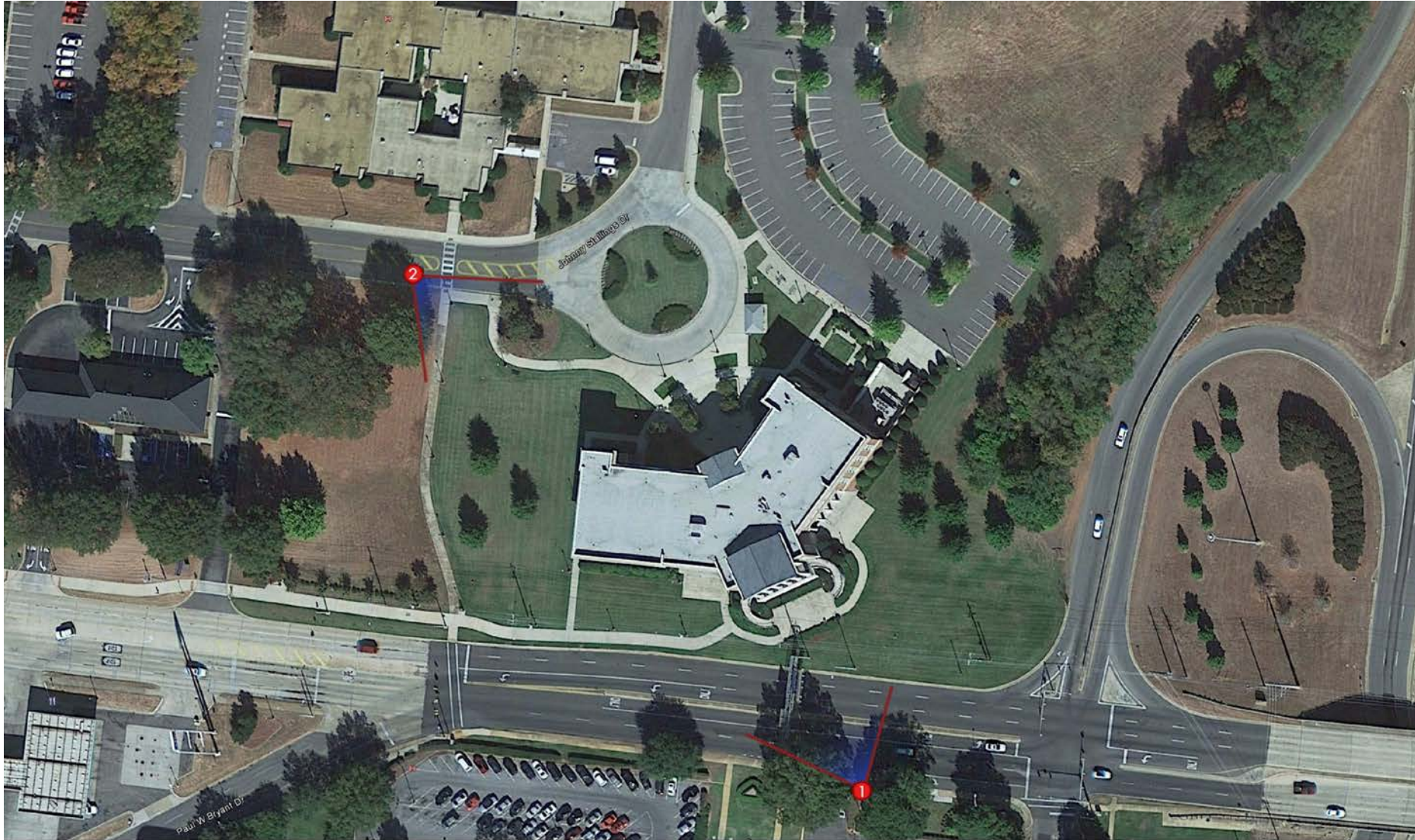
CAPSTONE COLLEGE OF NURSING ADDITION

Area Master Plan as Approved November 3, 2017



CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Points



CAPSTONE COLLEGE OF NURSING ADDITION

Existing

View from University Boulevard looking Northeast



CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Point 1

View from University Boulevard looking Northwest



CAPSTONE COLLEGE OF NURSING ADDITION

Existing
View looking Southeast



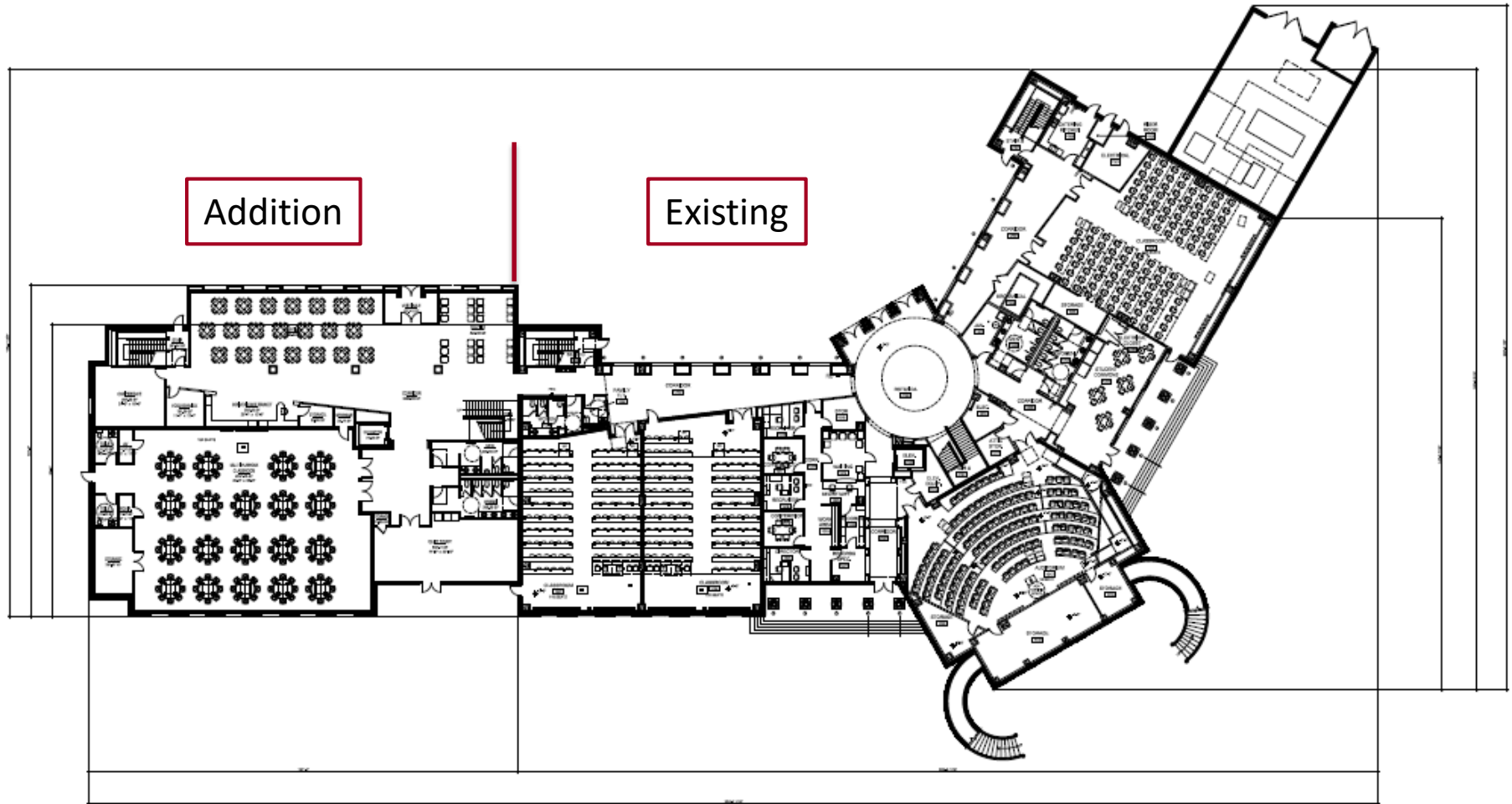
CAPSTONE COLLEGE OF NURSING ADDITION

Vantage Point 2
View looking Southeast



CAPSTONE COLLEGE OF NURSING ADDITION

Floor Plan



CAPSTONE COLLEGE OF NURSING ADDITION

Massing Study

Name of Building	Height from Finish Floor to Roof Ridge	Width	Depth
Capstone College of Nursing (current)	61 feet	230 feet	190 feet
Capstone College of Nursing (with addition)	61 feet	330 feet	190 feet
Sidney McDonald	47 feet	162 feet	161 feet