


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


COPY

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

Campus: The University of Alabama
Project Name: Adapted Athletics Facility
Meeting Date: September 22 – 23, 2016

- 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

Prepared by: 

Approved by: 

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



Division of
Financial Affairs

MEMO

August 3, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Stage III Submittal: Adapted Athletics Facility

On April 8, 2016, The Board of Trustees of The University of Alabama (“Board”) approved the top ranked firms deemed most qualified for the Adapted Athletics project (“Project”). Upon completion of negotiations in accordance with Board Rule 415, a design fee has been negotiated with KPS Group, Inc., in Birmingham, Alabama. The design fee is 6.1% of construction plus \$15,000 for programming services and \$15,000 for design cost associated with building next to and tying into the existing Student Recreation Center, less a \$7,500 credit for interior design and a \$2,500 credit for landscape design.

Pursuant to Board Rule 415, The University of Alabama (University”) has received renderings for the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

The \$10 million Project will be funded via \$5 million in Gifts and \$5 million in University funds. To-date, gift commitments totaling of \$3,516,500 have been received, while fundraising efforts are ongoing.

The 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 an Executive Summary, Project Summary, Project Planning Report, Renderings, Location Map, and Resolution 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 September 22 – 23, 2016.

LG/ccj

Attachments

pc w/atcmts: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Ben Youngblood
Brent Hardin

RESOLUTION

ADAPTED ATHLETICS FACILITY

WHEREAS, on February 5, 2016, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal and amendment to The University of Alabama's ("University") Campus Master Plan to include the Adapted Athletics Facility project ("Project"); and

WHEREAS, in accordance with Board Rule 415, on April 8, 2016, 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 the top ranked firm of KPS Group, Inc., of Birmingham, Alabama, the University has established a design fee of 6.1% of the cost of construction and landscaping plus \$15,000 for programming services plus \$15,000 for design cost associated with building next to and tying into the existing Student Recreation Center less a \$7,500 interior design credit less a \$2,500 landscaping design credit; 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 Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from Gifts in the amount of \$5,000,000 and University funds in the amount of \$5,000,000; and

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

BUDGET:		CURRENT
Construction	\$	8,100,000
Landscaping	\$	125,000
Furniture, Fixtures, and Equipment	\$	250,000
Security/Access Control	\$	75,000
Telecommunication/Data	\$	110,000
Contingency* (5%)	\$	411,250
UA Project Management Fee** (3%)	\$	259,088
Architect/Engineer Fee*** (6.1%)	\$	514,100
Expenses (Geotech, Construction Materials Testing and special inspection)	\$	70,000
Other Fees and Services (testing, advertising, printing)	\$	85,562
TOTAL PROJECT COST	\$	10,000,000

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

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

***Architect/Engineer Fee is based on 6.1% of construction plus \$15,000 for programming services plus \$15,000 for design cost associated with building to and tying in to the Student Recreation Center less a \$7,500 credit for interior design less a \$2,500 credit for landscaping design.

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.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 22–23, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: Adapted Athletics Facility
PROJECT LOCATION: 401 5th Avenue, East
ARCHITECT: KPS Group, Inc., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Campus Master Plan Amendment	<u>February 5, 2016</u>
<input type="checkbox"/> Stage I	<u>February 5, 2016</u>
<input type="checkbox"/> Stage II	<u>April 8, 2016</u>
<input checked="" type="checkbox"/> Stage III	_____
<input type="checkbox"/> Stage IV	_____

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Addition	Recreation	100%	27,036
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	27,036

BUDGET	Percentage	Current
Construction		\$ 8,100,000
Landscaping		\$ 125,000
Furniture, Fixtures, and Equipment		\$ 250,000
Security/Access Control		\$ 75,000
Telecommunication/Data		\$ 110,000
Contingency*	5%	\$ 411,250
UA Project Management Fee**	3%	\$ 259,088
Architect/Engineer Fee***	6.1%	\$ 514,100
Expenses (Geotech, Construction Testing Materials, special inspection)		\$ 70,000
Other Fees and Services (testing, advertising, printing)		\$ 85,562
TOTAL PROJECT COST		\$ 10,000,000

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

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

***Architect/Engineer Fee is based on 6.1% of construction plus \$15,000 for programming services plus \$15,000 for design cost associated with building next to and tying in to the existing Student Recreation Center less a \$7,500 credit for interior design less a \$2,500 credit for landscape design.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
Per GSF: 27,036 gsf x ~\$6.96/gsf	\$ 188,136.58
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$ 188,136.58

FUNDING SOURCE:	
Capital Outlay:	
	Gifts \$ 5,000,000
	University funds \$ 5,000,000
O&M Costs:	Education and General funds \$ 188,136.58

NEW EQUIPMENT REQUIRED:	N/A
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RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

To be located on the south façade of the existing Student Recreation Center, the proposed Adapted Athletics facility (“Project”) will be home to the national championship Adapted Athletics program on the campus of The University of Alabama (“University”).

The Project will position the University to be a national leader in adapted athletics and reflect the commitment to embrace diversity.

The Project will also provide numerous opportunities for outreach including hosting tournaments, coaching and player clinics, and camps and programs.

Additionally, the Project will provide growth space in Moore Hall for the College of Education once staff relocate to the new facility.

ATTACHMENT NO. 1

Project: Adapted Athletics Facility
BOT Submittal – Stage III
Meeting Date: September 22 – 23, 2016

Project Summary

ADAPTED ATHLETICS FACILITY

The Adapted Athletics facility (“Project”) will be home to the national championship Adapted Athletics program on the campus of The University of Alabama (“University”). The two-story structure of approximately 27,036 gross square feet will be located on the south façade of the existing Student Recreation Center (UREC), east of the main entrance of the UREC.

The proposed Project will include space for a NCAA regulation sized basketball court in an 11,500 square foot gymnasium, an approximate 5,000 square foot two-level lobby/concourse, an approximate 3,000 square foot office suite, an approximate 2,500 square foot locker room, and an approximate 5,000 square foot weight/workout room.

The purpose built, dedicated gymnasium will include seating for approximately 500, home and visitors’ locker rooms equipped with separate lockable lockers, and direct access roll-in showers. Centrally located to the Project will be a spacious two-story entrance lobby with display/trophy areas and a dramatic second floor viewing platform for the arena below. The administrative area will feature six administrative offices, large storage area for wheelchairs and equipment, laundry facilities, and support areas for the coaches and staff for Adapted Athletics. A multi-purpose team meeting room equipped with A/V to support film study, game planning, and various team functions will also be provided.

The Project is being strategically planned to make use of existing parking circulation paths, toilet facilities, infrastructure, and services within the existing UREC and will provide a shared use opportunity among multiple campus programs.

An entrance plaza area and dock are also planned. A service area will be provided on the east side of the facility that will be screened by a site retaining wall.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: September 22 - 23, 2016

INITIAL REPORT
 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: Adapted Athletics Facility
- 2. LOCATION: 401 5th Avenue, East
- 3. ARCHITECT/ENGINEER: KPS Group, Inc., Birmingham, Alabama

4. PROJECT STATUS:			
A. SCHEMATIC DESIGN	DATE INITIATED		<u>Jun-16</u>
	% COMPLETE		<u>100%</u>
	* DATE COMPLETED		<u>Jul-16</u>
B. PRELIMINARY DESIGN:	DATE INITIATED		<u>Jul-16</u>
	% COMPLETE		<u>100%</u>
	* DATE COMPLETED		<u>Aug-16</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED		<u>Aug-16</u>
	% COMPLETE		<u>90%</u>
	* DATE COMPLETED		<u>Sep-16</u>
D. SCHEDULED BID DATE:			<u>Nov-16</u>

5. CURRENT PROJECT BUDGET:		PRELIMINARY
A. CONSTRUCTION	\$	<u>8,100,000</u>
B. LANDSCAPING	\$	<u>125,000</u>
C. FURNITURE, FIXTURES, AND EQUIPMENT	\$	<u>250,000</u>
D. SECURITY/ACCESS CONTROL	\$	<u>75,000</u>
E. TELECOMMUNICATION/DATA	\$	<u>110,000</u>
F. CONTINGENCY* (5%)	\$	<u>411,250</u>
G. UA PROJECT MANAGEMENT FEE** (3%)	\$	<u>259,088</u>
H. ARCHITECT/ENGINEER FEE*** (6.1%)	\$	<u>514,100</u>
I. EXPENSES (GEOTECH, CONSTRUCTION TESTING MATERIALS, SPECIAL INSPECTION)	\$	<u>70,000</u>
J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$	<u>85,562</u>
K. TOTAL PROJECT COST	\$	<u>10,000,000</u>

*Contingency is based on 5% of construction and landscaping.
 **UA Project Management Fee is based on 3% of construction, landscaping, and contingency.
 ***Architect/Engineer Fee is based on 6.1% of construction plus \$15,000 for programming services plus \$15,000 for building next to and tying into the existing Student Recreation Center less a \$7,500 credit for interior design less a \$2,500 credit for landscape design.

6. FUNDING/RESOURCES: Gifts - \$5,000,000
University funds - \$5,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim leopard

LOCATION MAP



ADAPTED ATHLETICS

RENDERING

ADAPTED ATHLETICS

RENDERING

ADAPTED ATHLETICS

RENDERING

RESOLUTION

CENTRAL CAMPUS THERMAL ENERGY CONNECTIONS

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the Central Campus Thermal Energy Connections project (“Project”); and

WHEREAS, as part of the University's master plan for thermal energy distribution, the University has previously completed the East Quad Energy Plant and the interconnection of the system with the Shelby Energy Plant; and

WHEREAS, the East Quad Energy Plant Project included space capacity for future boilers and chillers so that the University could connect to additional buildings in alignment with capital projects and deferred maintenance needs in facilities; and

WHEREAS, the University desires to proceed with the connection of additional buildings at this time so as to coordinate with the need to replace systems that have reached the end of their functional service life, install piping in advance of campus paving and hardscape improvement projects, and to provide heating capacity to buildings prior to the retirement of the steam distribution system; and

WHEREAS, due to the different project delivery schedules to align with shutdowns at the seasonally appropriate time, different geographic areas of campus, and the varying nature of construction, the University has deemed it appropriate to separate construction into two packages: Package A - East Core Campus Thermal Energy Expansion and Package B - Steam Replacement and Heating System Upgrades; and

WHEREAS, Package A – East Core Campus Thermal Energy Expansion (“Package A”) will consist of the replacement of existing steam service and aged chilled water generation systems with connections to the Central Thermal Energy System at Rodgers Library, Nott Hall, Gallalee Hall, Mary Harmon Bryant Hall, Smith Hall, and Lloyd Hall; and

WHEREAS, Package B – Steam Replacement and Heating System Upgrade (“Package B”) will provide heating systems with inherent redundant capacity for Bruno Library, Carmichael Hall, Bidgood Hall, Alston Hall, Bibb Graves Hall and McClure Library; and

WHEREAS, based on the firm’s previous programming experience and preliminary design work on the Project and their ability to deliver Package A of the Project by April 18, 2018, the University is requesting approval to waive the

Consultant Selection process and to proceed with design utilizing the services of Burns and McDonnell of Raleigh, North Carolina for Package A and HHB Engineers, P.C. of Prattville, Alabama for Package B; and

WHEREAS, the University further requests approval to accept a negotiated fee of 6.2% fee of the construction cost for Package A and 6.8% of the construction cost of Package B; and

WHEREAS, the Project location and program have been reviewed and are consistent with the master plan, University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from 2017 Future General Revenue bonds in the amount of \$10,000,000; and

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

BUDGET:	PRELIMINARY
Package A – East Core Campus Thermal Energy Expansion	\$ 6,000,000
Package B – Steam Replacement and Heating System Upgrade	\$ 1,500,000
Equipment – Chiller	\$ 800,000
Landscaping	\$ 385,529
Telecommunication/Data	\$ 83,001
Contingency* (5%)	\$ 434,276
UA Project Management Fee** (3%)	\$ 273,594
Architect/Engineer Fee*** (~6.3%)	\$ 523,600
TOTAL PROJECT COST	\$ 10,000,000

*Contingency is based on 5% of the cost of construction for Package A – East Core Campus Thermal Energy Expansion, Package B – Steam Replacement and Heating System Upgrade, Equipment and Landscaping.

**UA Project Management Fee is based on 3% of the cost of construction for Package A – East Core Campus Thermal Energy Expansion and Package B – Steam Replacement and Heating System Upgrade, Equipment, Landscaping, and Contingency.

***Architect/Engineer Fee of approximately 6.3% is based on a blended fee of 6.2% of the cost of construction Package A – East Core Campus Thermal Energy Expansion and 6.8% of the cost of construction of Package B – Steam Replacement and Heating System Upgrade and Equipment.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board

for certain of the costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds; and

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

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than sixty days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installment of the Project. This portion of this resolution is being adopted pursuant to the requirement of Treasury Regulations Section 1.150-2(e).

BE IT FURTHER RESOLVED that:

2. The Stage I submittal package for the Project is hereby approved.
3. The preliminary budget for the Project as stipulated above is hereby approved.
4. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board to execute an architectural agreement with Burns and McDonnell of Raleigh, North Carolina and HHB Engineers, P.C. of Prattville, Alabama for engineering services in accordance with Board Rule 415 for this Project.

CERTIFICATE

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Cooper Shattuck, hereby certify that I am General Counsel of The Board of Trustees of The University of Alabama; that I have custody of the minutes of said Board of Trustees, that the foregoing is a true and correct copy of a resolution adopted by the Physical Properties Committee of The Board of Trustees of The University of Alabama in a meeting held on September 23, 2016, as the same

appears of record in my office, and that said resolution is in full force and effect as of the date set forth below.

WITNESS my hand and the seal of The Board of Trustees of The University of Alabama on this 26th day of September, 2016.

A handwritten signature in black ink, appearing to be "R. H. H. H.", written over a horizontal line.

General Counsel, The Board of Trustees
of The University of Alabama