

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

*** Board Submittal Checklist No. 4
Capital Project – Stage IV Submittal/1
(Construction Contract Award)**

Campus: The University of Alabama
Project Name: Adapted Athletics
Meeting Date: November 3 – 4, 2016

- * 1. Completed Board Submittal Checklist No. 4
- 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. Resolution requesting approval of Construction Contract Award, Construction Budget, and Project Budget
- 4. Campus correspondence/photographs providing supplemental project information
- 5. 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
- 6. Project Summary
- 7. Project Planning Report /2
- * 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- * 9. Recommendations for Contract Award by Architect/Construction Manager
- 10. Campus map(s) showing location of project site
- 11. Final Business Plan (if applicable) /3

*Project is being submitted for Contract Award Approval Not to Exceed

Prepared by: 

Approved by: 

/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

* 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

October 6, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Stage IV, Not to Exceed Submittal: Adapted Athletics Facility

In order to provide flexibility in bidding and awarding the Adapted Athletics Facility project (“Project”) and to ensure Project completion prior to the 2017 season, The University of Alabama (“University”) is requesting approval to award the construction contract for the Project to the lowest responsible bidder as long as the bid does not cause the Project to exceed the total Project budget. If the lowest responsible bid causes the Project to exceed the total Project budget, the University will bring the construction contract for the Project before The Board of Trustees of The University of Alabama (“Board”) or Executive Committee of the Board of Trustees for approval of the construction contract for this Project and the revised budget. The University will also provide an ongoing report about the construction contract for this Project to the Office of the Chancellor.

The \$10 million Project will be funded via \$5 million in Gifts and \$5 million in University funds. To-date, gift commitments totaling approximately \$3.7 million have been received, while fundraising efforts are ongoing.

I have attached an Executive Summary, Resolution, Project Summary, Project Planning Report, and, Location Map 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 November 3 – 4, 2016.

LG/ccj

Attachments

pc w/atchmnts: 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, on September 23, 2016, the Board authorized the University to proceed with architectural services utilizing KPS Group, Inc., of Birmingham, Alabama and accept a design fee of 6.1% of the cost 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 credits of \$7,500 for interior design and \$2,500 for landscaping design; and

WHEREAS, on September 23, 2016 the Board approved the architectural renderings for the Project; and

WHEREAS, to deliver this Project at such a time that funding is finalized for the Project and to ensure Project completion prior to the 2017 season; and

WHEREAS, the University is requesting approval to award the construction contract for this Project to the lowest responsible bidder as long as the bid does not cause the total Project budget to exceed \$10,000,000 as set out below; and

WHEREAS, the Project design, 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 and \$15,000 for design cost associated with building to and tying in to the existing Student Recreation Center less credits of \$7,500 for interior design and \$2,500 for landscaping design.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the construction contract to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of The University of Alabama are thereafter authorized to act for and in the name of the Board of Trustees of The University of Alabama in executing the construction contract with such low bidder for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award construction contract for the construction contract to the lowest responsible bidder pursuant to Alabama bid law so long as the award of such construction contract for the Project does not cause the Project to exceed the total Project budget.
2. If the award of the construction contract for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees of the Executive Committee of the Board of Trustees for approval of the construction contract and revised budget for the Project.
3. The University will provide an ongoing report about the awards of the construction contract for the Project to the Office of the Chancellor.

4. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and each hereby are, authorized to act for and in the name of the Board of Trustees in executing the aforementioned construction contract for the Project upon satisfaction of the conditions set out above.

ATTACHMENT NO. 1

Project: Adapted Athletics Facility
BOT Submittal – Stage IV, Not to Exceed
Meeting Date: November 3 – 4, 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 29,142 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.

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

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, infrastructure and services within the existing UREC and will provide a shared use opportunity among multiple campus programs.

A plaza area will be located adjacent to the bus drop-off and the main entrance at the southwest corner of the facility. The plaza area provides future opportunities for celebrating Adapted Athletics achievements. A service area will be provided on the east side of the facility that will be screened by a site retaining wall and provide dumpster space and maintenance and delivery access.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 3 – 4, 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 type="checkbox"/> Stage III	<u>September 23, 2016</u>
<input checked="" type="checkbox"/> Stage IV, Not to Exceed	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Addition	Recreation	100%	29,142
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	29,142

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 and \$15,000 for design cost associated with building next to and tying in to the existing Student Recreation Center less credits of \$7,500 for interior design and \$2,500 for landscape design.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
Per GSF: 29,142 gsf x ~\$6.96/gsf	\$ 202,828
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$ 202,828

FUNDING SOURCE:	
Capital Outlay:	
	Gifts \$ 5,000,000
	University funds \$ 5,000,000
O&M Costs:	Education and General funds \$ 202,828

NEW EQUIPMENT REQUIRED:	N/A
--------------------------------	-----

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.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: November 3 - 4, 2016

INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
 3 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>100%</u>
	* DATE COMPLETED		<u>Oct-16</u>
D. SCHEDULED BID DATE:			<u>To Be Determined</u>

5. CURRENT PROJECT BUDGET:	CURRENT
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 and \$15,000 for building next to and tying into the existing Student Recreation Center less credits of \$7,500 for interior design and \$2,500 for landscape design.

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

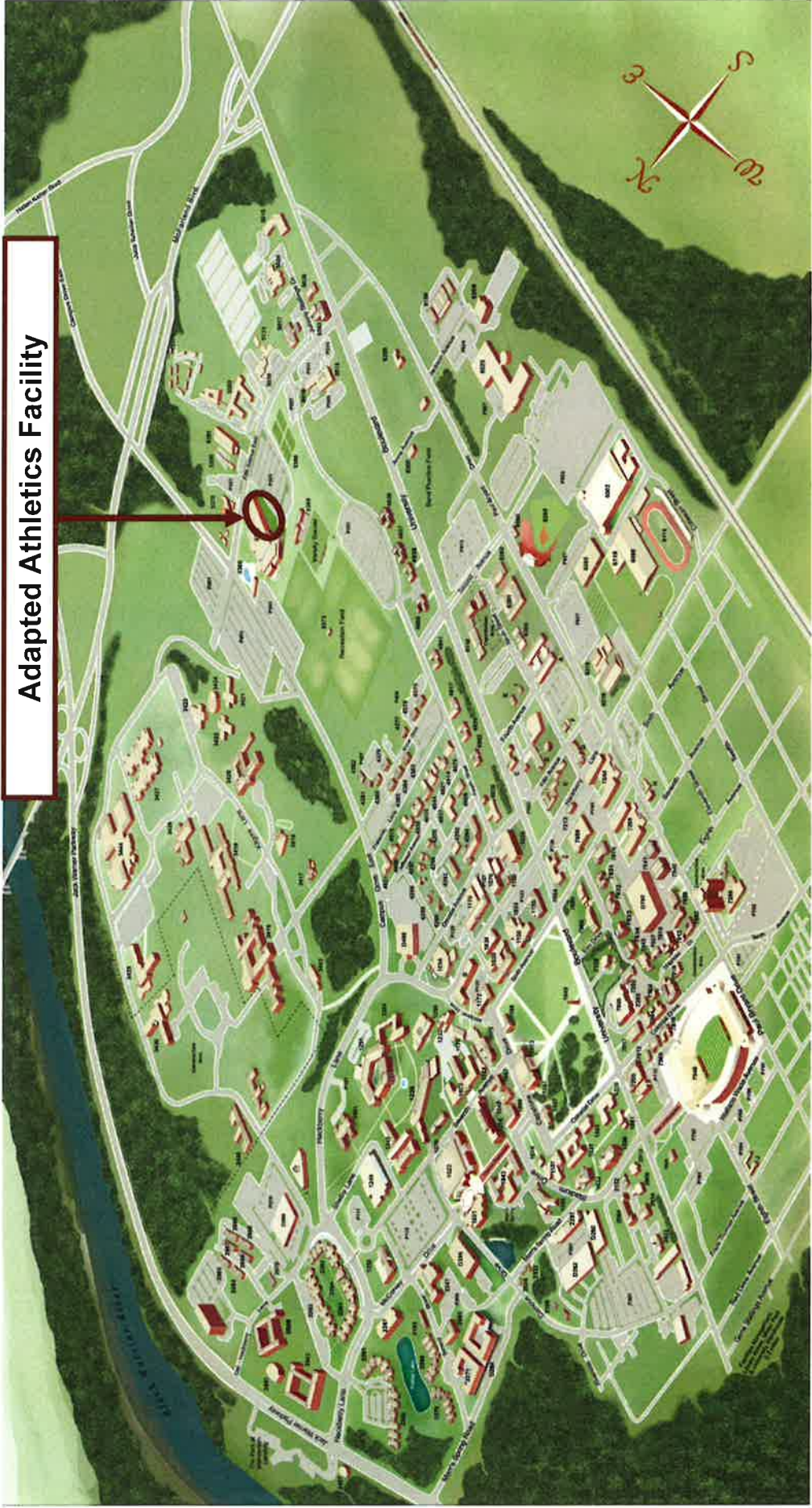
7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim leopard

LOCATION MAP



ADAPTED ATHLETICS FACILITY

Front entrance view from parking lot

Approved September 23, 2016

