

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

*** Board Submittal Checklist No. 2**
Capital Project – Stage II and Budget Reallocation Submittals/1
(Architect Ranking and Budget Reallocation) /8

Campus: The University of Alabama
Project Name: Aquatic Center Renovations
Meeting Date: June 15 – 16, 2017

- * 1. Completed Board Submittal Checklist No. 2
- 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 Board Resolution requesting approval of Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- 4. Campus correspondence/photos providing supporting project information
- 5. Completed Executive Summary – Proposed Capital Project. /2
- * 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- * 7. Campus letter requesting approval of the ranking of architectural firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
- 8. Project Planning Report/2
- 9. Preliminary Business Plan (if applicable)/7
- 10. Campus map(s) showing Project site

*This Project is being submitted for Waiver of the Consultant Selection process

Prepared by: DocuSigned by:
Carla Jones
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Approved by: DocuSigned by:
Thomas A. Love
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/1 Reference Tab 3H - Board Rule 415 Instructional Guide

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

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N – Board Rule 415 Instructional Guide

/7 Reference Tab 3V – Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration. Reference Tab 3-O-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.



May 15, 2017

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Stage II, Waiver of Consultant Selection process and Budget Reallocation submittals: Aquatic Center Renovations

The University of Alabama (“University”) proposes to utilize Davis Architects, Inc., of Birmingham, Alabama, as the principal design firm for the Aquatic Center Renovations project (“Project”). The services of Davis Architects are proposed due to their previous experience successfully designing athletic projects on the University campus including Bryant-Denny Stadium Additions, renovations to the Sam Bailey Track and Field stadium, Sewell-Thomas stadium, Mal Moore Athletic Facility, Coleman Coliseum, and Jerry Pate Golf Center. Davis Architects has also provided assistance with evaluating development options and programming for this Project. Davis Architects’ previous experience with the site will facilitate the design process and ensure that the needs of the Project are efficiently and accurately translated into the Project. Davis Architects has committed to delivery of the Project by December 2018. Finally, Davis Architects’ knowledge of University standards, design principles and procedures will greatly facilitate the design and administration process.

Therefore, pursuant to Board Rule 415, the University is requesting approval of a Waiver of the Consultant Selection process and to proceed with architectural services utilizing Davis Architects, Inc. for this Project.

Furthermore, the University has negotiated a final design fee of 6% of the cost of renovations plus a 15% renovation factor, \$175,000 in specialty consultants’ fees, and reimbursable expenses not to exceed \$40,000. This fee is consistent with the Alabama Building Commission fee for this type of Project and represents a negotiated discount of approximately 8.5%. The University is requesting acceptance of this negotiated fee.

Lastly, the University is requesting approval for a budget reallocation to reflect the final negotiated architectural fee for this Project.

The Project will be funded from 2017 Future General Revenue Bonds in the amount of \$15,000,000. This Project will eliminate approximately \$13,000,000 in campus deferred maintenance liability.

This Project location and program have been reviewed and are consistent with University Design Standards and the principles contained therein. I have attached an Approval Waiver of Consultant Selection Process letter from the Physical Properties Committee Chair and

Aquatic Center Renovations
May 15, 2017
Page 2

Vice Chancellor for Finance and Administration, Resolution, Executive Summary, 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 June 15 – 16, 2017.

LG/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Danny Collins
Finus Gaston
Brandon Sevedge

RESOLUTION

AQUATIC CENTER RENOVATIONS

WHEREAS, in accordance with Board Rule 415, on February 3, 2017, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Aquatic Center Renovations project (“Project”); and

WHEREAS, due to the firm’s previous experience successfully designing athletic projects on the University campus and their knowledge of the program and ability to deliver the Project by December 2018, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of Davis Architects, Inc., of Birmingham, Alabama; and

WHEREAS, the University has negotiated a final negotiated a final design fee of 6% of the cost of renovation plus a 15% renovation factor, \$175,000 in specialty consultants’ fees, and reimbursable expenses not to exceed \$40,000, the University is requesting approval to accept this negotiated fee; and

WHEREAS, the University is requesting approval for a budget reallocation to reflect the final negotiated architectural fee for this Project; and

WHEREAS, the Project location and program have been reviewed and are consistent with 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 \$15,000,000; and

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

BUDGET:	REVISED
Renovation	\$ 11,700,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 150,000
Security/Access Control	\$ 225,000
Telecommunication/Data	\$ 300,000
Contingency* (5%)	\$ 592,500
UA Project Management Fee** (3%)	\$ 373,275
Architect/Engineer Fee*** (7%)	\$ 1,022,300
Expenses (Geotech, Construction Materials Testing)	\$ 218,000
Other Fees and Services (testing, advertising, printing)	\$ 268,925
TOTAL PROJECT COST	\$ 15,000,000

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

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

***Architect/Engineer Fee is based on 6% of the cost of renovation plus 15% renovation factor, \$175,000 specialty consultants fees, and reimbursables not to exceed \$40,000.

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. 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 of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to executive an architectural agreement with Davis Architects, Inc. of, Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for this Project.
2. The revised budget for this Project is approved as stipulated above.

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

Meeting Date: June 15 – 16, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: Aquatic Center Renovations
PROJECT LOCATION: 415 Paul W. Bryant Drive (existing Aquatics Center/Natatorium)
ARCHITECT: Requesting in this submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>February 3, 2017</u>
<input checked="" type="checkbox"/> Stage II, Waiver of Consultant Selection process	_____
<input checked="" type="checkbox"/> Budget Reallocation	_____
<input type="checkbox"/> Stage III	_____
<input type="checkbox"/> Stage IV	_____

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	Intercollegiate Athletics /University Recreation	100%	70,900
<input type="checkbox"/> Building Demolition			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	70,900

BUDGET	Current	Revised
Renovation	\$ 11,700,000	\$ 11,700,000
Landscaping	\$ 150,000	\$ 150,000
Furniture, Fixtures and Equipment	\$ 150,000	\$ 150,000
Security/Access Control	\$ 225,000	\$ 225,000
Telecommunication/Data	\$ 300,000	\$ 300,000
Contingency* (5%)	\$ 592,500	\$ 592,500
UA Project Management Fee** (3%)	\$ 373,275	\$ 373,275
Architect/Engineer Fee – Programming	\$ 85,000	\$ 0
Aquatics Consultation	\$ 175,000	\$ 0
Architect/Engineer Fee*** (7%/6%)	\$ 819,000	\$ 1,022,300
Expenses (Geotech, Construction Materials Testing)	\$ 218,000	\$ 218,000
Other Fees and Services (testing, advertising, printing)	\$ 212,225	\$ 268,925
TOTAL PROJECT COST	\$ 15,000,000	\$ 15,000,000

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

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

***Architect/Engineer Fee is based on 6% of the cost of renovation plus 15% renovation factor, \$175,000 in specialty consultants' fees, and reimbursable fees not to exceed \$40,000.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 70,900 gsf x-\$7.21/GSF \$ 125,000*

TOTAL ESTIMATED ANNUAL O&M COSTS: **\$ 125,000***

*The Aquatic Center is an existing Educational and General facility, as such, the change reflected above is for the net increase resulting from code required changes to the HVAC System and additional custodial cost for a higher level of finishes and active space.

FUNDING SOURCE:

Capital Outlay:

2017 Future General Revenue bonds \$ 15,000,000

O&M Costs: Athletics Annual Operating Budget \$ 125,000

NEW EQUIPMENT REQUIRED:

Upgraded Pool Equipment, Competitive Event Equipment, Swimming and Diving Training Equipment, Office Equipment and Furnishings

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Aquatic Center Renovations project (“Project”) will provide the swimming and diving team programs a much needed state-of-the art, first class facility in which to train and compete. It will also allow The University of Alabama to host competitive swimming and diving events. The Project will also allow increased recruitment and growth of the program by attracting top-class swimming and diving athletes. This Project will assist efforts in fielding a successful program for years to come. Additionally, University Recreation aquatics operations will benefit greatly by the use of the upgraded facilities.

Having an upgraded, modernized facility will also enhance the undergraduate/graduate experience and enrollments through the availability of additional recreational activities. Student participation in recreational activities has documented positive benefits across the spectrum of the educational experience including retention, health, overall academic performance and student recruitment.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
 DATE: June 15 - 16, 2017

X INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
 1 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: Aquatic Center Renovations
2. LOCATION: 415 Paul W. Bryant Drive (existing Aquatics Center/Natatorium)
3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:			
A. SCHEMATIC DESIGN	DATE INITIATED		<u>Jun-17</u>
	% COMPLETE		<u>10%</u>
	* DATE COMPLETED		<u>Jul-17</u>
B. PRELIMINARY DESIGN:	DATE INITIATED		<u>Aug-17</u>
	% COMPLETE		<u>0%</u>
	* DATE COMPLETED		<u>Oct-17</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED		<u>Nov-17</u>
	% COMPLETE		<u>0%</u>
	* DATE COMPLETED		<u>Dec-17</u>
D. SCHEDULED BID DATE:			<u>Jan-18</u>

5. CURRENT PROJECT BUDGET:		CURRENT	REVISED
A. RENOVATION		\$ 11,700,000	\$ 11,700,000
B. LANDSCAPING		\$ 150,000	\$ 150,000
C. FURNITURE, FIXTURES AND EQUIPMENT		\$ 150,000	\$ 150,000
D. SECURITY/ACCESS CONTROL		\$ 225,000	\$ 225,000
E. TELECOMMUNICATION/DATA		\$ 300,000	\$ 300,000
F. CONTINGENCY* (5%)		\$ 592,500	\$ 592,500
G. UA PROJECT MANAGEMENT FEE** (3%)		\$ 373,275	\$ 373,275
H. ARCHITECT/ENGINEER FEE - PROGRAMMING		\$ 85,000	\$ -
I. AQUATICS CONSULTANT FEE		\$ 175,000	\$ -
J. ARCHITECT/ENGINEER FEE*** (7%)		\$ 819,000	\$ 1,022,300
K. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)		\$ 218,000	\$ 218,000
L. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)		\$ 212,225	\$ 268,925
M. TOTAL PROJECT COST		\$ 15,000,000	\$ 15,000,000

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

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

***Architect/engineer Fee is based on 6% of the cost of renovation plus 15% renovation factor, \$175,000 specialty consultants fees, and reimbursable fees not to exceed \$40,000.

6. FUNDING/RESOURCES: 2017 Future General Revenue bonds - \$15,000,000

7. REMARKS _____

* FINAL AGENCY APPROVAL

SUBMITTED BY:

DocuSigned by:

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ATTACHMENT NO. 1

Project: Aquatic Center
BOT Submittal: Stage II,
Waiver of Consultant Selection process
and Budget Reallocation
Meeting Date: June 15 – 16, 2017

Project Summary

AQUATIC CENTER RENOVATIONS

The Aquatic Center Renovations project (“Project”) will be home to The University of Alabama’s (“University”) Swimming and Diving team programs and related University recreational offices and activities. The Project will be an interior and exterior renovation of the existing Aquatics/Natatorium facility located at 415 Paul W. Bryant Drive. The Project will benefit the user occupants (University athletics and University Recreation) by providing a completely renovated and upgraded facility to perform team training, competition swimming, and diving events and recreational activities to students, faculty and the general public.

The renovations to this existing structure will encompass a complete interior renovation of the 50 meter aquatics training and competition pool, which includes the competitive diving boards and diving platforms. The Project will also include new access building controls, lighting, technology equipment upgrades, and building finishes. The entrance lobby, with a Hall of Fame area, athletic and recreational offices, natatorium pool, lounge area, training room, locker rooms, spectator seating areas, mechanical and support rooms will be upgraded to current facility standards. Additionally, the exterior of the building will be cleaned and upgraded with new identification signage. The exterior grounds will be completely re-landscaped with new hardscapes and walkway additions.

May 9, 2017

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee James W. Wilson, III
Chair, Physical Properties Committee
Chairman and CEO
Jim Wilson & Associates, LLC
2660 Eastchase Lane, Suite 100
Montgomery, AL 36117

RE: Request for Waiver of Consultant Selection Process
Aquatic Center Renovation

Dear Dr. Keith and Trustee Wilson,

The University of Alabama (“University”) is requesting a waiver of the Consultant Selection process for the Aquatic Center Renovation project (“Project”) at 415 Paul Bryant Drive.

The University proposes to utilize Davis Architects, Inc., of Birmingham, Alabama, as the principal design firm for this Project. The services of Davis Architects are proposed due to their previous experience successfully designing athletic projects on the University campus including Bryant-Denny Stadium Additions, renovations to the Sam Bailey Track and Field stadium, Sewell-Thomas stadium, Mal Moore Athletic Facility, Coleman Coliseum, and Jerry Pate Golf Center. Davis Architects has also provided assistance with evaluating development options and programming for the Project. Davis Architects’ previous experience with the program will facilitate the design process and ensure that the needs of the Project are efficiently and accurately translated into the Project. Davis Architects has committed to delivery of the Project by December 2018.

Accordingly, the University is requesting approval to utilize Davis Architects, Inc. for architectural services for this Project.

Furthermore, the University has negotiated a final design fee based on 6% of the cost of renovation plus a 15% renovation factor, \$175,000 in specialty consultant’s fees, and reimbursables not to exceed \$40,000. This fee is consistent with the Alabama Building Commission for this type of facility. The University is requesting acceptance of the negotiated fee.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Davis Architects, Inc. of Birmingham, Alabama as the architectural service provider for the Project at a final negotiated design fee based on 6% of the cost of renovation plus 15% renovation factor, \$175,000 aquatics consultant fee, and not to exceed \$40,000 for reimbursable expenses.
3. Submittal to the Physical Properties Committee for review and approval.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/ccj

Attachment

pc/atchmt: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Danny Collins
Finus Gaston
Brandon Sevedge

The above request for waiver of the Consultant Selection process and request for Davis Architects, Inc., of Birmingham, Alabama, to provide architectural services at a negotiated design fee based on 6% of the cost of renovation plus 15% renovation factor, \$175,000 aquatics consultant fee, and not to exceed \$40,000 for reimbursable expenses.

Dr. Dana S. Keith: **Recommend For Approval**
Vice Chancellor for Finance and Administration

Trustee James W. Wilson, III: **Approval Recommended**
Chair of the Physical Properties Committee

LOCATION MAP

Aquatic Center Renovations

