

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

*** Board Submittal Checklist No. 1
Capital Project – Stage I Submittal /1
(General Information Package)**

Campus: The University of Alabama
Project Name: Aquatic Center Renovations
Meeting Date: February 2 – 3, 2017

- * ☒ 1. Completed Board Submittal Checklist No.1
- ☒ 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 I Submittal by UA Board of Trustees
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project /2
- ☒ 6. Completed Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 7. Campus map(s) showing Project site
- ☐ 8. Business Plan

Prepared by: 

Approved by: 

- /1 Reference Tab 3F – 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.

January 4, 2017

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Stage I Submittal: Aquatic Center Renovations

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval of The Board of Trustees of The University of Alabama (“Board”) of the Stage I submittal for the Aquatic Center Renovation project (“Project”) to be located at the existing Aquatics Center/Natatorium site at 415 Paul W. Bryant Drive at a projected total Project budget amount of \$15,000,000. This proposed Project will continue to be the home of the University Swimming and Diving team programs as well as University Recreation swimming and exercising activities and offices.

The proposed project is strategically located in close proximity to the Mal Moore Athletics Complex. The Dining Addition will provide an updated swimming and diving training and competition facility immediately adjacent to other athletic operational venues including the football, baseball, basketball, track and field and gymnastics programs as well as athletic administrative offices.

The proposed renovations to the existing structure will be a complete interior renovation of the 50-meter aquatics training and competition pool area, which includes the competitive diving boards and diving platforms. The Project will also include new access building controls, lighting, technology equipment and building finishes. Entrance lobby, athletic and recreation offices, Natatorium pool, team lounge, training room and support facilities, spectator seating, facility air quality and controls are to be upgraded to current facility standards. Additionally, the exterior of the building will be cleaned and upgraded with new identification signage. The grounds will be completely re-landscaped with new hardscape and walkway additions.

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.

I have attached a Resolution, Executive Summary, Attachment K, Project Summary 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 February 2 – 3, 2017.

LG/ccj

Attachments

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, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the Aquatic Center Renovations project (“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 preliminary budget for the Project is as stipulated below:

BUDGET:	PRELIMINARY
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 - Programming	\$ 85,000
Architect/Engineer Fee*** (7%)	\$ 819,000
Aquatics Consultant	\$ 175,000
Expenses (Geotech, Construction Materials Testing)	\$ 218,000
Other Fees and Services (testing, advertising, printing)	\$ 212,225
TOTAL PROJECT COST	\$ 15,000,000

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

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

***Architect/Engineer Fee is based on 7% of renovation.

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 requirements 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.

ATTACHMENT NO. 1

Project: Aquatic Center

BOT Submittal: Stage I

Meeting Date: February 2 – 3, 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 both the user occupants (University athletics and University recreation) by providing a completely renovated and upgraded facility to perform team training and competition swimming and diving events as well as recreational activities to students, faculty and the general public.

The proposed 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 all 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.

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 2 – 3, 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: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input type="checkbox"/> Stage II	
<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	Percentage	Preliminary
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
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TOTAL PROJECT COST		\$ 15,000,000

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

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

***Architect/Engineer Fee is based on 7% of renovation.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 70,900 gsf x~\$7.21/GSF	\$	510,987
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	510,987

FUNDING SOURCE:

Capital Outlay:

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

O&M Costs: Athletics Annual Operating Budget \$ 510,987

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 proposed 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 general undergraduate/graduate enrollment by its presence as a major campus structure. It will allow all students an opportunity to view high quality competitive NCAA events in person.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2016-2017

Project Name/Category: Aquatic Center Renovations
415 Paul W. Bryant Drive
Tuscaloosa, Alabama
Campus: The University of Alabama

- 1. Will this Project increase the current space inventory on campus or replace existing space?**

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input checked="" type="checkbox"/> renovation of existing space only		<u>70,900</u> GSF

- 2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?**

Comments:

N/A

- 3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

☒ Yes ☐ No, Campus Master Plan Amendment Required

If Campus Master Plan amendment required, explain:

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (NASF)	Existing Space Utilization Data (See Notations)
500 Special Use Facilities				
*520 Athletic or Physical Education	31	30	68,025	95%
*523 Athletic Facilities Spectator Seating	1	500	1,600	3%
600 General Use Facilities				
*675 Recreation Service	10	25	1,275	2%

*Utilization data is based on utilization of the existing building, as the Project is renovation only, with no additional or new space.

Comments/Notations:

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

The purpose-built renovation to the Aquatic Center (“Project”) will consist of a complete renovation of the existing 70,900 gross square feet encompassing the current regulation 50 meter competition and training pool with 8 lanes (includes the diving well that has NCAA regulation competition diving boards and platforms). The Project will also include renovations to the entrance lobby with a Hall of Fame exhibit area, athletic administrative offices for coaches and staff, and men’s, women’s and coaches locker rooms, a weight training room, team lounge, a meet-management room, wet classroom, pool equipment storage, mechanical/filter rooms, Recreation Department offices, and public restrooms. Renovation will include upgrades to the data systems, access control and mechanical systems.

Additionally, all exterior grounds will be re-landscaped with added hardscapes and walkways. The building exterior will be cleaned and new identification signage installed.

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs \$ NA Yr.

Comments:

This Project will allow enhanced recruitment opportunities for the University's Swimming and Diving program. It will assist greatly in attracting top-class athletes to join the Swimming and Diving team; and therefore help assure long-term success in the program. The renovated facility will also attract high quality NCAA swimming and diving events for all to attend.

University recreational program use of the facility will also enhance the general student population by providing a first class facility to use for exercise and personal training.

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☒ Yes ☐ In-Progress

If yes, list key members of user group:

Zack Tolbert – Assistant Director, Aquatics, University Recreation
Rob Hall – Pool Technician, University Recreation
Brandon Sevedge – Director of Athletic Facilities
Finus Gaston – Executive Associate Athletic Director/CFO
Tim Leopard – Associate Vice President for Construction
Dan Wolfe – University Planner and Designer
Danny Collins – University Senior Project Manager

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY 2017)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> • External • Internal 			
Education Sales/Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grants			
Gifts			
Bonds	15,000,000		Pending
Existing Net Assets			
Other			
Totals	15,000,000		Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from 2017 General Revenue Bonds in the amount of \$15,000,000.

8. **Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.**

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2015- 2016 Base Data /8	First Full /YR Occupancy FY 2018	Successive Five (5) Year Projections /9
Maintenance	\$108,470	\$111,647	\$ 574,637
Elevator Service			
Building Repairs	\$ 39,879	\$ 41,756	\$ 191,546
Building Services	\$177,240	\$202,989	\$ 938,950
Electric, Natural Gas, Steam	\$121,690	\$125,253	\$ 644,671
Chilled Water			
Water and Sewer	\$ 13,470	\$ 13,865	\$ 71,360
Insurance	\$ 8,463	\$ 8,710	\$ 44,834
Safety Support	\$ 5,672	\$ 5,837	\$ 30,146
Operations Staff Support Funding	\$ 852	\$ 930	\$ 4,950
Other – Supply Store expenses			
Totals	\$475,736	\$510,987	\$2,501,094

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

Data was obtained from the following University departments: Energy Management, Electrical Maintenance, Facilities Management, Environmental Health and Safety, and Risk Management.

9. **Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

Source(s)	Occupancy Yr /9 (FY 2018)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> • External • Internal 			
Educational Sales & Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other	\$510,987	\$2,501,094	Approved
Total/YR	\$510,987	\$2,501,094	Approved

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Ongoing O&M cost will be funded with University Athletics annual operating budget.

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ 6,088,225 N/A % of Total Development Costs

Comments:

Renovation will result in reductions to Aquatic Center (\$2,568,300) and Natatorium (\$3,519,925) deferred maintenance liabilities.

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

A freestanding new facility on Campus Drive adjacent to the existing University Outdoor Recreational Pool was considered; however, the cost of underground utility relocation was a major factor in eliminating this proposed site.

Also considered was a freestanding new facility at the existing parking lot located at the northeast corner of 5th Avenue and Campus Drive. The existence of bad soils and the expense of extensive utility relocation rendered this site unsuitable.

Additionally considered was a freestanding new facility in the parking lot of the Mal Moore Athletics Complex (across the street from Sewell Thomas Stadium); however, placing the facility at the site would eliminate a prime University athletics ground parking area.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

This proposed renovated facility will fill a long-standing need of the University by providing an upgraded home for the University Swimming and Diving team as well as University Recreation operations. It will allow for many competitive and recreational advantages and opportunities. The newly renovated structure will stand as a prominent campus building, proving the University's commitment to provide the best atmosphere possible for all students, athletes, and faculty, staff and campus visitors.

13. How does the project correlate to the University's strategic goals?

This proposed renovated facility will provide increased opportunities for all users, participants and visitors to experience the University's commitment to providing quality facilities, programs and services for all user programs. This demonstrated commitment will advance the overall impressions and experiences that users and visitors have of the University.

14. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

The existing Aquatics Center/Natatorium facility is aged, antiquated and in dire need of a full-scale renovation of the entire structure. The immediate impact on campus programs would be for athletics and recreation to continue operations in a facility that does not meet current University standards. The facility has no room for growth of the current programs and is inadequate for athletes training and competing at the highest level. Also, for Athletics, it could mean the inability to host competitive events on campus. In addition, some potential swimming and diving athletes may decide to attend another university due to the current state of the facility. The same could be true for general students, who may enjoy aquatic training and exercise during their college tenure.

As the student population expands, having outstanding locations for them to exercise and engage in a positive, on-campus environment is a great benefit. If facilities become overcrowded, below expectations or outdated, the student experience can be negatively impacted.

An aerial photograph of the University of Alabama campus, showing various buildings, roads, and green spaces. A red rectangular box is drawn around a building complex in the lower-middle section of the map, near the intersection of University Boulevard and the road leading to the stadium. A red arrow points from a text box to this location. The text box is white with a red border and contains the text "Aquatic Center Renovations". The map includes numerous labels for streets (e.g., Jack Warner Parkway, Hackberry Lane, University Boulevard, Paul Bryant Drive) and buildings (e.g., 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000). A compass rose is located in the bottom right corner, indicating North (N), South (S), East (E), and West (W). The Black Warrior River is visible in the top left corner.