

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

**\* Board Submittal Checklist No. 3**  
**Capital Project – Stage III and Revised Scope and Budget Submittals /1**  
**(Architectural Design and Revised Scope and Budget)**

Campus: The University of Alabama  
Project Name: Aquatic Center Renovations  
Meeting Date: February 8 – 9, 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

### AQUATIC CENTER RENOVATIONS

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

WHEREAS, on June 16, 2017, due to the firm’s previous experience successfully designing athletic projects on the campus of The University of Alabama (“University”) and their knowledge of the program and ability to deliver the Project by December 2018, the Board approved a Waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the architectural services of Davis Architects, Inc., of Birmingham, Alabama accepting a negotiated final design fee of 6% of the cost of renovation plus a 15% renovation factor, \$175,000 for specialty consultant fees, and reimbursable expenses not to exceed \$40,000; and

WHEREAS, on June 16, 2017, the Board approved a budget reallocation to reflect the final negotiated architectural fee for this Project; and

WHEREAS, the University is requesting a scope revision to provide additional renovation enhancements including converting the existing Natatorium to an outdoor pool including required landscaping and facility equipment; and

WHEREAS, the University is requesting approval for a revised budget from \$15,000,000 to \$21,000,000 to reflect the additional renovation enhancements including landscaping and facility equipment; 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 University Design Standards and the principles contained therein; and

WHEREAS, the Project is funded from 2017 General Revenue Bonds in the amount of \$15,000,000 and University funds in the amount of \$6,000,000; and

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

BUDGET:	REVISED
Renovation	\$ 16,905,000
Landscaping	\$ 200,000
Furniture, Fixtures and Equipment	\$ 200,000
Security/Access Control	\$ 250,000
Telecommunication/Data	\$ 300,000
Contingency* (5%)	\$ 855,250
UA Project Management Fee** (3%)	\$ 538,808
Architect/Engineer Fee*** (~8%)	\$ 1,381,445
Expenses (Geotech, Construction Materials Testing)	\$ 250,000
Other Fees and Services (testing, advertising, printing)	\$ 119,497
<b>TOTAL PROJECT COST</b>	<b>\$ 21,000,000</b>

\*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 a 15% renovation factor, \$175,000 for specialty consultant fees, and reimbursable expenses not to exceed \$40,000.

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

1. The revised scope and budget for this Project as stipulated above is hereby approved.
2. The Stage III submittal for the Project is hereby approved.



Division of  
Financial Affairs

# MEMO

January 5, 2018

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage III and Revised Scope and Budget submittals:  
Aquatic Center Renovations

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Aquatic Center Renovations 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.

Additionally, the University is requesting approval for a revised scope to include the conversion of the existing indoor 25-meter Natatorium pool to an outdoor pool facility. This pool will be reconfigured and expanded to accommodate new diving spring boards to provide competitive and team training activities. The depth of this pool will also be increased to properly serve these new diving spring boards and to comply with current standards. This new outdoor pool will also serve as a warm-up pool for team competition events to be held in the main Aquatics Center indoor 50-meter pool. Additional landscaping for screening and facility equipment will be included with this outdoor facility.

Lastly, the University is requesting approval for a revised budget from \$15,000,000 to \$21,000,000 to reflect the revised scope.

The Project is funded from 2017 General Revenue Bonds in the amount of \$15,000,000 and University funds in the amount of \$6,000,000. This Project will eliminate approximately \$13,000,000 in campus deferred maintenance liability.

This Project location, design, and program have been reviewed and are consistent with University Design Standards and the principles contained therein. I have attached an Executive Summary, Resolution, Project Summary, Project Planning Report, 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 February 8 – 9, 2018.

LG/ccj

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Tom Love  
Danny Collins



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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 70,900 gsf x ~\$1.76/GSF	\$	125,000*
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>125,000*</b>
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\*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 General Revenue Bonds	\$	15,000,000
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General University Funds	\$	6,000,000
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O&M Costs: Will be funded based on proportional use of the Facility between Academics, Student Affairs, and Athletics.	\$	125,000
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**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. This Project will allow The University of Alabama to host competitive swimming and diving events, increase recruitment and growth of the program by attracting top-class swimming and diving athletes as well as assist efforts in fielding a successful program for years to come.

Additionally, University Recreation aquatics operations will benefit greatly using 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.

**ATTACHMENT NO. 1**

Project: Aquatic Center Renovations  
BOT Submittals: Stage III and  
Revised Scope and Budget  
Meeting Date: February 8 – 9, 2018

## **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 for students, faculty and the 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. 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.

The proposed revised scope entails the conversion of the existing indoor 25-meter Natatorium pool to an outdoor pool facility that will require the reconfiguration and expansion of the pool to accommodate new diving spring boards to provide competitive and team training activities. The depth of the proposed outdoor pool will also be increased to properly serve the new diving spring boards and to comply with current standards. The proposed outdoor pool will also serve as a warm-up pool for team competition events to be held in the main Aquatics Center indoor 50-meter pool. Additional landscaping for screening and facility equipment will be included with the proposed outdoor facility.

This Project will also address the Campus deferred maintenance liability by replacing aged mechanical, electrical, lighting, life safety, and other systems in the facility.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: February 8 - 9, 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: Aquatic Center Renovations

2. LOCATION: 415 Paul W. Bryant Drive (existing Aquatics Center/Natatorium)

3. ARCHITECT/ENGINEER: Davis Architects, Inc., Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Jun-17
	% COMPLETE	100%
	* DATE COMPLETED	Jul-17
B. PRELIMINARY DESIGN:	DATE INITIATED	Aug-17
	% COMPLETE	100%
	* DATE COMPLETED	Oct-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Nov-17
	% COMPLETE	50%
	* DATE COMPLETED	Jan-18
D. SCHEDULED BID DATE:		Mar-18

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. RENOVATION	\$ 11,700,000	\$ 16,905,000
B. LANDSCAPING	\$ 150,000	\$ 200,000
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ 150,000	\$ 200,000
D. SECURITY/ACCESS CONTROL	\$ 225,000	\$ 250,000
E. TELECOMMUNICATION/DATA	\$ 300,000	\$ 300,000
F. CONTINGENCY* 5%	\$ 592,500	\$ 855,250
G. UA PROJECT MANAGEMENT FEE** 3%	\$ 373,275	\$ 538,808
H. ARCHITECT/ENGINEER FEE - PROGRAMMING	\$ -	\$ -
I. AQUATICS CONSULTANT FEE	\$ -	\$ -
J. ARCHITECT/ENGINEER FEE*** ~8%	\$ 1,022,300	\$ 1,381,445
K. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 218,000	\$ 250,000
L. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 268,925	\$ 119,497
<b>M. TOTAL PROJECT COST</b>	<b>\$ 15,000,000</b>	<b>\$ 21,000,000</b>

\*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.

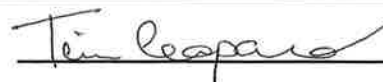
\*\*\*Architect/Engineer Fee is based on 6% of the cost of renovation plus a 15% renovation factor, \$175,000 for specialty consultant fees, and reimbursable expenses not to exceed \$40,000.

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

7. REMARKS

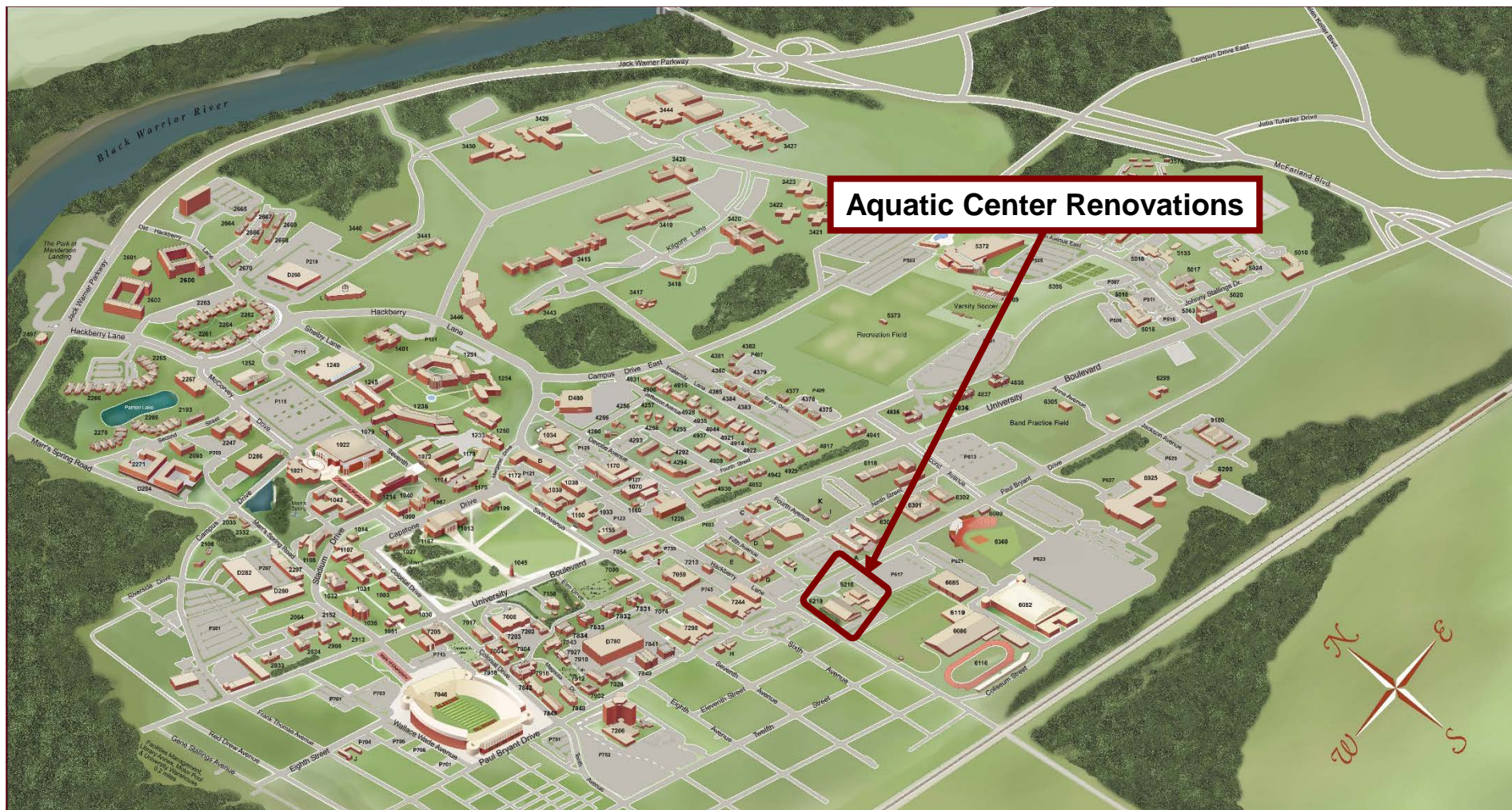
\* FINAL AGENCY APPROVAL

SUBMITTED BY:





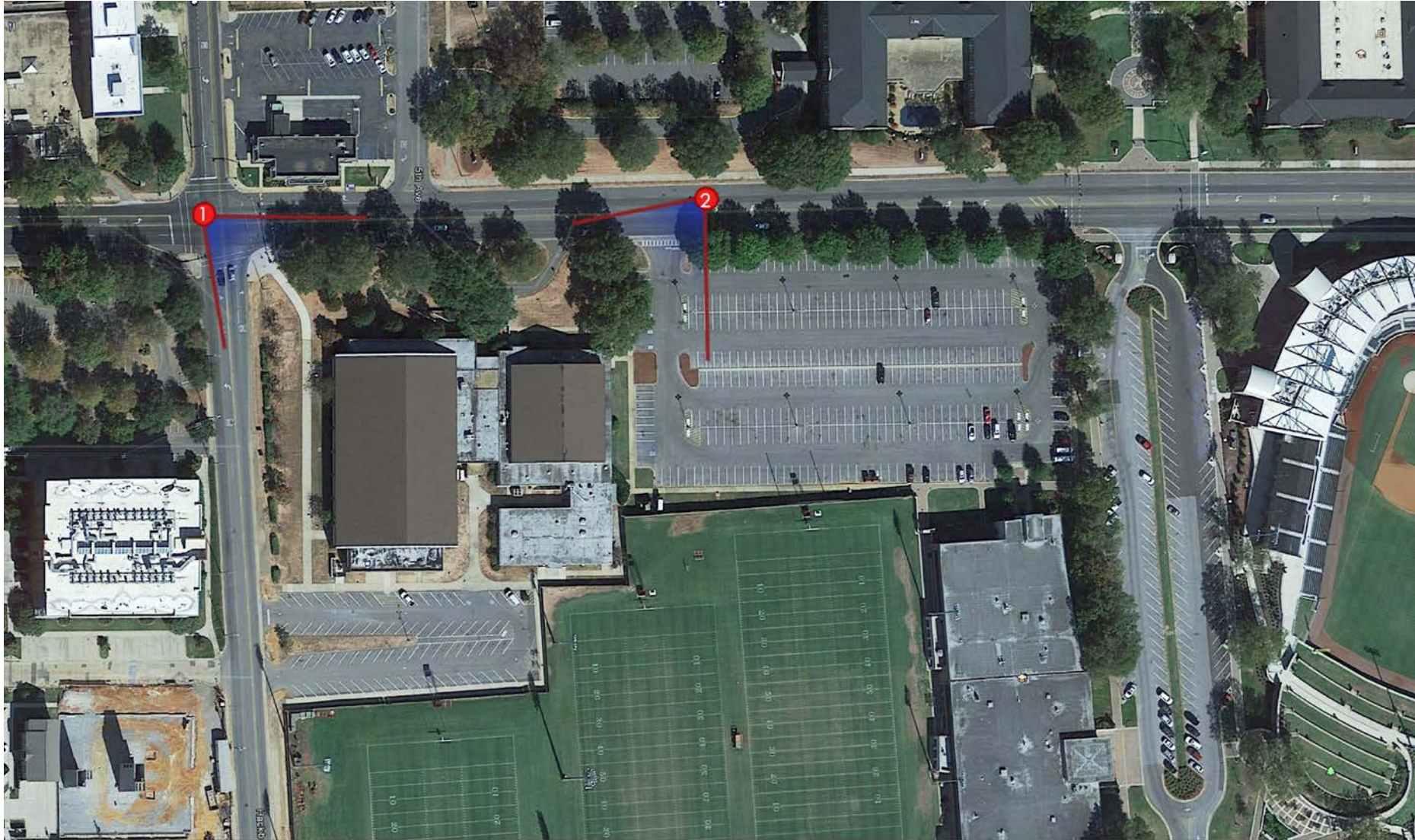
## LOCATION MAP





# AQUATIC CENTER RENOVATIONS

## Vantage Points





# AQUATIC CENTER RENOVATIONS

Existing

View from Intersection at Bryant Drive and Hackberry Lane looking Southeast





# AQUATIC CENTER RENOVATIONS

Vantage Point 1

View from Intersection at Bryant Drive and Hackberry Lane looking Southeast



# AQUATIC CENTER RENOVATIONS

Vantage Point 1 without Landscaping

View from Intersection at Bryant Drive and Hackberry Lane looking Southeast





# AQUATIC CENTER RENOVATIONS

Existing

View from Bryant Drive looking Southwest





# AQUATIC CENTER RENOVATIONS

Vantage Point 2

View from Bryant Drive looking Southwest



# AQUATIC CENTER RENOVATIONS

Vantage Point 2 without Landscaping  
View from Bryant Drive looking Southwest





# AQUATIC CENTER RENOVATIONS

## Massing Study

Name of Building	Height from Finished Floor to Roof Ridge	Width	Depth
Aquatic Center*	56 feet	308 feet	258 feet
Strength and Conditioning Facility	35 feet	121 feet	198 feet
Mal M. Moore Facility	38 feet	370 feet	153 feet
Mal M. Moore Dining Facility	38 feet	141 feet	103 feet

\*The Project will not result in a change in the mass of the existing facility.