

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

*** Board Submittal Checklist No. 2
Capital Project – Stage I and Stage II Submittals/
(General Information Package and Architect Ranking) /8**

Campus: The University of Alabama
Project Name: Capstone College of Nursing Addition
Meeting Date: February 8 – 9, 2018

- * 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 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

Stage I information:

- 1. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
- 2. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

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 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.

RESOLUTION

CAPSTONE COLLEGE OF NURSING ADDITION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Capstone College of Nursing (CCN) Addition project (“Project”) located at 650 University Boulevard, East; and

WHEREAS, due to the firm having designed the existing facility and their involvement in the programming of this proposed addition in coordination with the existing facility, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of TurnerBatson Architects of Birmingham, Alabama; and

WHEREAS, the University is requesting approval to accept the final negotiated design fee of 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000; and

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

WHEREAS, the Project will be funded from Future Gifts and Grants in the amount of \$17,550,000 and University Funds in the amount of \$250,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 13,580,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 1,800,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 150,000
Contingency* (5%)	\$ 686,500
UA Project Management Fee** (3%)	\$ 432,495
Architect/Engineer Fee*** (~6%)	\$ 812,220
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 75,000
Other Fees and Services (testing, advertising, printing)	\$ 38,785
TOTAL PROJECT COST	\$ 17,800,000

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

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

***Architect/Engineer Fee is based on 5.9% of the cost of construction plus the cost of a Storm Shelter Peer Review fee in the amount of \$11,000.

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

1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget for the Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED that 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 TurnerBatson Architects of Birmingham, Alabama, for architectural services at a final negotiated fee of 5.9% plus the cost of a Storm Shelter Peer Review fee in the amount of \$11,000, in accordance with Board Rule 415 for this Project.



Division of
Financial Affairs

MEMO

January 5, 2018

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage I and Stage II, Waiver submittals:
Capstone College of Nursing Addition

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Capstone College of Nursing (CCN) Addition project (“Project”) located at 650 University Boulevard, East, at a projected cost of \$17,800,000.

This proposed Project will consist of a three-story addition to the west side of the existing CCN facility. The 32,000-square foot (SF) addition is programmed to enhance the function and features required for the expanding program being offered in the existing 60,721 SF building. Initial planning includes two 150-seat multi-use classrooms, several individual study areas, multiple laboratory spaces, approximately 24 faculty/staff offices, several graduate student work areas and other supporting areas.

Additionally, the University is requesting a Waiver of the Consultant Selection process for the proposed Project. The University proposes to utilize TurnerBatson Architects of Birmingham, Alabama, as the principal design firm for this Project. The services of TurnerBatson Architects are proposed due to the firm having designed the existing CCN facility, their involvement in the programming of this proposed addition in coordination with the existing facility, and their commitment to deliver the Project as required by the University. Accordingly, the University is requesting approval to utilize TurnerBatson Architects for this Project.

Furthermore, the University has negotiated a final design fee of 5.9% of the cost of construction plus the cost of a Storm Shelter Peer Review fee in the amount of \$11,000. This fee is consistent with the Alabama Building Commission fee schedule and represents a discount in the amount of \$200,305 (25% renovation factor). The University is requesting acceptance of this final negotiated fee.

The Project will be funded from University funds in the amount of \$250,000 and Future Gifts and Grants in the amount of \$17,550,000. The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for Grant development and Advancement purposes.

This 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 a letter of approval of the waiver of the Consultant Selection process from the Vice Chancellor for Finance and Administration and the Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, Project Planning Report, 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 8 – 9, 2018.

LG/ccj

Pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Tom Love

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

Meeting Date: February 8 – 9, 2018

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capstone College of Nursing Addition

PROJECT LOCATION: 650 University Boulevard, East

ARCHITECT: Requesting in this submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	_____
<input checked="" type="checkbox"/> Stage II, Waiver	_____
<input type="checkbox"/> Stage III	_____
<input type="checkbox"/> Stage IV	_____

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Building Addition		100%	32,000
<input type="checkbox"/> Equipment			
TOTAL		100%	32,000

BUDGET	Preliminary
Construction	\$ 13,580,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 1,800,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 150,000
Contingency* (5%)	\$ 686,500
UA Project Management Fee** (3%)	\$ 432,495
Architect/Engineer Fee*** (~6%)	\$ 812,220
Expenses (Geotech, Construction Materials Testing)	\$ 75,000
Other Fees and Services (testing, advertising, printing)	\$ 38,785
TOTAL PROJECT COST	\$ 17,800,000

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***Architect/Engineer Fee is based on 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
32,000 gsf x ~\$6.75/gsf:	\$ 216,242
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$ 216,242

FUNDING SOURCE:	
Capital Outlay:	
Future Gifts/Grants	\$ 17,550,000
University Funds*	\$ 250,000
O&M Costs: University annual operating fund	\$ 216,242

*The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for grant Development and Advancement’s fundraising purposes.

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

The existing Capstone College of Nursing facility opened for classes in 2010. At that time, student enrollment was 1,714. Current enrollment is at 2,480 which represents a 45% increase. The expansion of Capstone College of Nursing (“Project”) aligns with the strategic goals of The University of Alabama and the Capstone College of Nursing. Not only will the Project improve the student education experience and enhance recruitment of a diverse group of quality faculty, it will promote a healthy and balanced work space for faculty and students. This proposed Project will encourage significant growth in the graduate-level offerings as well as scholarship and research by students and professors.

To accommodate this increase in undergraduate enrollment, additional classrooms, offices and support spaces are needed. There is also a pressing need to add degree programs, including graduate programs for Nurse Practitioners and Nurse Managers.

The addition of a PhD program is also being pursued. The addition of new programs will necessitate the addition of experiential learning environments, such as clinic simulation labs. Further, the adoption of a PhD curriculum will make additional space for faculty and research assistance essential.

The proposed Project is essential to meet the needs of the college in order to accommodate previous and anticipated growth. The proposed Project would allow for increased graduate enrollment, and satisfy an already acute need for faculty offices and classrooms. Along with supporting growth, the additional space will significantly enhance the quality of space for programs by providing classrooms of appropriate size and geometry that are supported by current technology. Appropriate classroom space plays a significant role in student retention. Increased student retention will further increase the funds from tuition and programs that are currently lost when students are not successful in their courses.

ATTACHMENT NO. 1

Project: Capstone College of Nursing Addition
BOT Submittals: Stage I and Stage II, Waiver
Meeting Date: February 8 – 9, 2018

Project Summary

CAPSTONE COLLEGE OF NURSING ADDITION

The Capstone College of Nursing (CCN) Addition project (“Project”) involves a three-story addition to the west side of the existing facility which is also reflected in the 2017 Master Plan. The 32,000-square foot (SF) addition has been programmed with the goal of enhancing the functionality of the existing program as well as adding the necessary features to accommodate the expected growth and teaching needs of the nursing program, which is well beyond the current capacity of the existing 60,271 SF building.

The original building was designed to accommodate this proposed expansion. Therefore, the existing chiller yard has space and connections for the new equipment that is required for the addition. Also, mechanical piping, electrical conduit and connection points were previously installed in the original construction to minimize the impact to the existing building during construction of the addition.

The proposed Project entails two 150-seat multi-use classrooms, individual study areas, Home Healthcare Lab suite, practicum lab, examination rooms, conference rooms, faculty/staff offices, student work areas and other supporting areas. Also included is an exterior terrace of approximately 2,400 SF.

The massing, exterior architecture, and materials of the proposed addition will be consistent with the original building.



THE UNIVERSITY OF ALABAMA SYSTEM

The University of Alabama | The University of Alabama at Birmingham | The University of Alabama in Huntsville

Michael Rodgers, *Assistant Vice Chancellor for Construction Management*

December 5, 2017

MEMORANDUM

TO: Dr. Dana Keith, Vice Chancellor for Finance and Administration
Trustee Jim Wilson, Chairman, Physical Properties Committee

FROM: Michael Rodgers

SUBJECT: Board Rule 415 Waiver
Architect/Engineer Selection Process
Capstone College of Nursing Addition @ UA

Dr. Keith and Trustee Wilson:

Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals to the Physical Properties Committee for approval and authorization to negotiate a Consulting Agreement.

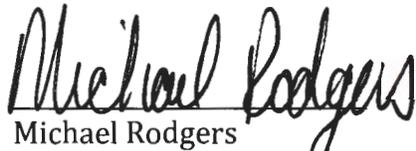
You will find attached a request to waive this Consultant Selection Process on the above referenced project. The University would like to contract with TurnerBatson Architects of Birmingham, AL based on the following:

- 1.) **Familiarity with the Project.** TurnerBatson is the Architect of Record for the original College of Nursing building constructed in 2009. As indicated in the attached documentation, the original building was designed to accommodate this proposed addition. All of the building's systems have connection points to allow for an expansion. The proposed project team has all of this information already available.

- 2.) **Significant savings** - TurnerBatson has agreed to a negotiated fee of 5.9% of the cost of construction plus a "Storm Shelter Peer Review" fee of \$11,000.00. This negotiated fee is consistent with the ABC fee schedule, but saves the project money by waiving the allowable 25% renovation factor. The total estimated cost of the Project is \$17,800,000.00 with an estimated construction cost of \$13,580,000.00. The resulting estimated cost for this professional services agreement is \$812,220.00.

I have reviewed this request and the associated documentation and recommend approval by the Vice Chancellor and the Chair of the Physical Properties Committee. Thereafter, campus officials will be authorized to proceed in negotiating a Consultant Agreement with the preferred firm.

Sincerely,

A handwritten signature in black ink that reads "Michael Rodgers". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Rodgers
Assistant Vice Chancellor for Construction Management

December 4, 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
Capstone College of Nursing Addition

Dear Dr. Keith and Trustee Wilson,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the proposed Capstone College of Nursing project ("Project") located at 650 University Boulevard, East.

The University proposes to utilize TurnerBatson Architects of Birmingham, Alabama, as the principal design firm for this Project. The services of TurnerBatson Architects are proposed due to the firm having designed the existing Capstone College of Nursing facility, their involvement in the programming of this proposed addition in coordination with the existing facility, and their commitment to deliver the Project as required by the University.

The proposed addition is reflected on the University's Master Plan. Also, accommodating a future addition was considered during the original construction. Connectivity to mechanical, electrical and plumbing systems were planned and designed to support the future addition. TurnerBatson Architects' familiarity and knowledge of the existing facility and University standards will facilitate an efficient design process and ensure coordination with the existing systems, finishes, materials, and exterior composition. Accordingly, the University is requesting approval to utilize TurnerBatson Architects for this Project.

Furthermore, the University has negotiated a final design fee of 5.9% of the cost of construction plus a Shelter Peer Review fee in the amount of \$11,000. This fee is consistent with the Alabama Building

Commission fee and reflects a discount by waiving the renovation factor for the Project. The University is requesting acceptance of this negotiated fee.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. TurnerBatson Architects of Birmingham, Alabama as the architectural service provider for the Project at a negotiated final design fee of 5.9% of the cost of construction plus a Shelter Peer Review fee of \$11,000.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached which describes the preliminary scope of the Project. 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

The above request for Waiver of the Consultant Selection Process and request for TurnerBatson Architects of Birmingham, Alabama, to provide architectural services at a final negotiated design fee of 5.9% of the cost of construction plus a Storm Shelter Review fee in the amount of \$11,000.

Dana S Keith

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

DocuSigned by:
James W. Wilson, III

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

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2017 – 2018

Project Name/Category: Capstone College of Nursing Addition
650 University Boulevard East

Campus: The University of Alabama

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

- increase space inventory .21 % increase 32,000 GSF
- replace space inventory _____ % replacement _____ GSF
- renovation of existing space only _____ GSF

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

Comments:

Upon completion of the Capstone College of Nursing (CCN) Addition project (“Project”), vacated space will be realigned to provide additional laboratory and observation space, diminish overcrowding among faculty and professional staff, provide additional space for career counseling and academic advising and better accommodate the growing need for designated space for academic research and scholarship.

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 (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
110 Classroom	3	150	9,000	
115 Classroom Service	15		6,000	
200 Laboratory Facilities				
210 Class Laboratory	9		4,000	
300 Office Facilities				
310 Office	24	28	5,000	
315 Office Service	5		4,000	
400 Study Facilities				
410 Study Room	24	24	4,000	
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

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 proposed Project will consist of a 32,000 square feet (SF) addition entailing two 150-seat multi-use classrooms, individual study areas, Home Healthcare Lab suite, practicum lab, examination rooms, conference rooms, faculty/staff offices, student work areas and other supporting areas, as well as an exterior terrace of approximately 2,400 SF, and an interior area that will be appropriately sized and hardened into a storm shelter.

The College has a critical shortage of faculty offices. All original offices are occupied and additional desks and faculty members have been added to seven of the offices that were designed for one person. Three research lab spaces and two conference rooms have been converted to office cubicles with multiple desks and no privacy in each of those spaces. This scenario has also resulted in a lack of conference and research space.

Clinical lab space is significantly overcrowded throughout the week during the first half of the semester and during the last three weeks of the semester. Classes are divided into multiple small groups. Student groups often must wait in the hallways (many of them sitting on the floor) waiting for their opportunities to come into the lab and use the equipment.

Existing classrooms are used at maximum and overflowing capacity all hours on Mondays and in the morning hours on Fridays. These classrooms are used approximately half the time on Tuesdays, Wednesdays, and Thursdays – when many nursing students are at hospitals and other clinical sites in the community. The classrooms are also used during the evening hours Monday

through Thursday evenings. This scheduling divergence is a result of the structure of the nursing cohort program and the ability of the local community clinical sites to accommodate students' supervision.

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

Estimated new Funds from Tuition/Programs \$ 984,889 Yr.

Comments:

The existing CCN facility opened in 2010. At that time, student enrollment was 1,714 compared to 2,480 today representing a 45% increase. As enrollment has grown, there is an increased demand for additional programs at both undergraduate and graduate levels. With the addition of new programs, there is a need for larger classrooms, more faculty and staff offices, research labs, and experiential learning environments such as clinical simulation labs.

Each year the number of undergraduate nursing applications increase at CCN, resulting in denial of many qualified applicants. Simultaneously, Registered Nurses (RN) with associate degrees are now being encouraged or required to obtain bachelor's degrees, resulting in rapid growth in the CCN RN Mobility program. At the Master of Science in Nursing (MSN) level, the pool of qualified applicants for the CCN Nurse Practitioner program has exceeded current capacity and is increasing annually. Additionally, a PhD program is currently in development, which will contribute to the growing demand for nurse faculty and researchers.

The proposed additional space will allow for expansion of four different programs in CCN. First, a conservative estimate of 25 additional Bachelor of Science in Nursing students per year, who pay an average tuition of \$26,465 per year, will yield \$661,625. This takes into account that 50% of these students register for three full-time semesters per year; and 60% of these students are paying non-resident tuition. Twenty additional RN Mobility students, who pay an average of \$8,875 per year, will yield \$177,500. Twelve additional MSN students at \$9,375 per year will yield \$112,500. Four PhD students at \$8,316 per year will yield \$33,264. Growth in all four programs will produce close to \$1 million/year in additional tuition revenue. While the tuition revenue from the new PhD program will be small, this program will increase opportunities for external research grant revenue.

The expansion will also significantly enhance the quality of space for programs by providing classrooms of appropriate size and geometry supported by current technology. Appropriate classroom space plays a significant role in student retention. The proposed Project will also allow the College to improve the student experience, as the Project includes a food service option on-site, more quiet study areas, collaborative work carrels, private space for academic and career advising, and adequate conference rooms with Skype capacity. Increased student retention will further increase tuition revenue and decrease the losses sustained when students are not successful in their programs.

The proposed expansion aligns with the strategic goals of the University. It will increase educational program capacity; improve the student educational experience; increase opportunities for research and related funding; enhance recruitment of diverse students, faculty, and staff; and promote a healthy and balanced workspace for students, faculty and staff.

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:

Dr. Suzanne Prevost, Academic Dean, Capstone College of Nursing
 Robin M. Lawson, Senior Associate Dean of Academic Program
 Melondie Reeves Carter, Assistant Dean of Undergraduate Programs
 Safiya George, Assistant Dean for Research
 Alice March, Assistant Dean, Capstone College of Nursing Graduate Programs
 Kara Gibson, Manager of Fiscal Affairs
 Anita Hemlett, Director of Development
 Karen Silliman, Director of Technology and Distance Education
 Tim Leopard, Associate Vice President for Construction

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

Source(s)	New Funds (FY <u>2018</u>)	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	\$17,550,000		Pending
Bonds			
Existing Net Assets			
Other – University funds	\$ 250,000		Allocated
Totals	\$17,800,000		\$17,550,000 Pending \$ 250,000 Allocated

⁷ Approved, allocated, pending

Comments:

This Projected will be funded with Future Gifts and Grants in the amount of \$17,550,000 and University funds in the amount of \$250,000.

The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for Grant development and Advancement purposes.

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 2017 - 2018 Base Data /8	First Full /YR Occupancy FY 2020	Successive Five (5) Year Projections /9
Maintenance	\$ 52,846	\$ 54,122	\$ 280,508
Elevator Service	\$ 4,363	\$ 4,468	\$ 23,158
Building Repairs	\$ 17,615	\$ 18,041	\$ 93,503
Building Services	\$ 54,229	\$ 64,819	\$ 287,851
Electric, Natural Gas, Steam	\$ 46,103	\$ 47,216	\$ 244,718
Chilled Water	\$ 16,663	\$ 17,066	\$ 88,449
Water and Sewer	\$ 3,113	\$ 3,188	\$ 16,522
Insurance	\$ 4,218	\$ 4,320	\$ 22,391
Safety Support	\$ 2,467	\$ 2,526	\$ 13,094
Operations Staff Support Funding	\$ 465	\$ 476	\$ 2,468
Other – Supply Store expenses	\$ 0	\$ 0	\$ 0
Totals	\$202,082	\$216,242	\$1,072,662

/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 – University funds	\$216,242	\$1,072,662	Allocated
Total/YR	\$216,242	\$1,072,662	Allocated

- 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 costs will be paid from the University’s annual operating budget.

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

\$ N/A N/A % of Total Development Costs

Comments:

This Project will not address any Deferred Maintenance liability.

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

Comments:

The proposed Project is reflected on the University's Campus Master Plan. Accommodating a future addition was considered during the original construction of the facility. Connectivity to mechanical, electrical and plumbing systems was planned and designed to support the future addition.

/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:

The University's mission is to "advance the intellectual and social condition of the people of the state, the nation and the world through the creation, translation and dissemination of knowledge with an emphasis on quality programs in the areas of teaching, research and service."

As the CCN has grown, it has furthered this mission by adding outstanding programs and courses with state of the art technology available to students so that they receive a quality education. CCN faculty research is frequently published and professors are invited to present around the country on their scholarship. To maintain the momentum that the college has and to allow for continued growth in enrollment, curricula and the corresponding growth in number of faculty to meet those needs, it is now essential that the college provide adequate space.

If the University will continue to be known as the "University of Choice" for the best and brightest students, the CCN cannot fall behind in that vision and must provide significant and appropriate space for student experiences, academic offerings and faculty offices.

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

Through intentional programming, planning, design and construction, this Project will touch on all the following pillars of the institutional strategic plan:

- 1. Provide a premier undergraduate and graduate education that offers a global perspective and is characterized by outstanding teaching, high-quality scholarship and distinctive curricular and co-curricular programs.*

To maintain its position in the industry and attract top students from around the world, the CCN must provide adequate experiential learning spaces by improving laboratory, observation and clinical space; must diminish the overcrowding of the existing faculty suites and classrooms; and must increase space for further scholarship and research opportunities.

2. *Increase the University's productivity and innovation in research, scholarship and creative activities that impact economic and societal development.*
3. *Enrich our learning and work environment by providing an accepting, inclusive community that attracts and supports a diverse faculty, staff and student body.*

To attract faculty and students interested in research pursuits, it is essential that the college offer adequate and attractive space for research and collaboration.

4. *Provide opportunities and resources that facilitate work-life balance and enhance the recruitment and retention of outstanding faculty and staff.*

The addition of the outdoor terrace and food service area will help provide a more pleasant work home for faculty and staff. The addition of quality faculty spaces is essential to recruitment and retention of quality candidates.

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

Comments:

The CCN is currently operating at maximum capacity. If the Project is not approved, the University may miss opportunities to continue to experience growth in nursing programs, there may a decline in reputation among the schools who continue to grow their programs and meet the needs of the expanded graduate programming, and, ultimately may lose the trust of the healthcare community who have hired graduates from the CCN program in the past.

Likewise, if the needs are not met in a timely manner, there is a risk that the University will not retain current faculty. Without adequate office or research space, faculty will likely be less efficient in producing scholarship. Meanwhile, students may become reluctant to meet with faculty for advising because of the lack of privacy.

Without the approval of this Project, the University and CCN will have to re-evaluate whether additional graduate programs can be supported. Without space, the feasibility to add a PhD program is unlikely. Without the ability to recruit faculty to support the program, a quality education could suffer. In line with this decision, it is likely that the University and CCN could experience a decrease in student enrollment.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
 DATE: February 8 - 9, 2018

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: Capstone College of Nursing Addition

2. LOCATION: 650 University Boulevard, East

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:			
A. SCHEMATIC DESIGN	DATE INITIATED	<u>February-18</u>	
	% COMPLETE	<u>0%</u>	
	* DATE COMPLETED	<u>March-18</u>	
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>March-18</u>	
	% COMPLETE	<u>0%</u>	
	* DATE COMPLETED	<u>May-18</u>	
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>May-18</u>	
	% COMPLETE	<u>0%</u>	
	* DATE COMPLETED	<u>October-17</u>	
D. SCHEDULED BID DATE:		<u>December-18</u>	

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION	\$ 13,580,000
B. LANDSCAPING	\$ 150,000
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ 1,800,000
D. SECURITY/ACCESS CONTROL	\$ 75,000
E. TELECOMMUNICATION/DATA	\$ 150,000
F. CONTINGENCY* (5%)	\$ 686,500
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ 432,495
H. ARCHITECT/ENGINEER FEE***(~6%)	\$ 812,220
I. EXPENSES (GEOTECH, CONSTRUCTION MATERIAL TESTING, SPECIAL INSPECTIONS)	\$ 75,000
J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 38,785
K. TOTAL PROJECT COST	\$ 17,800,000

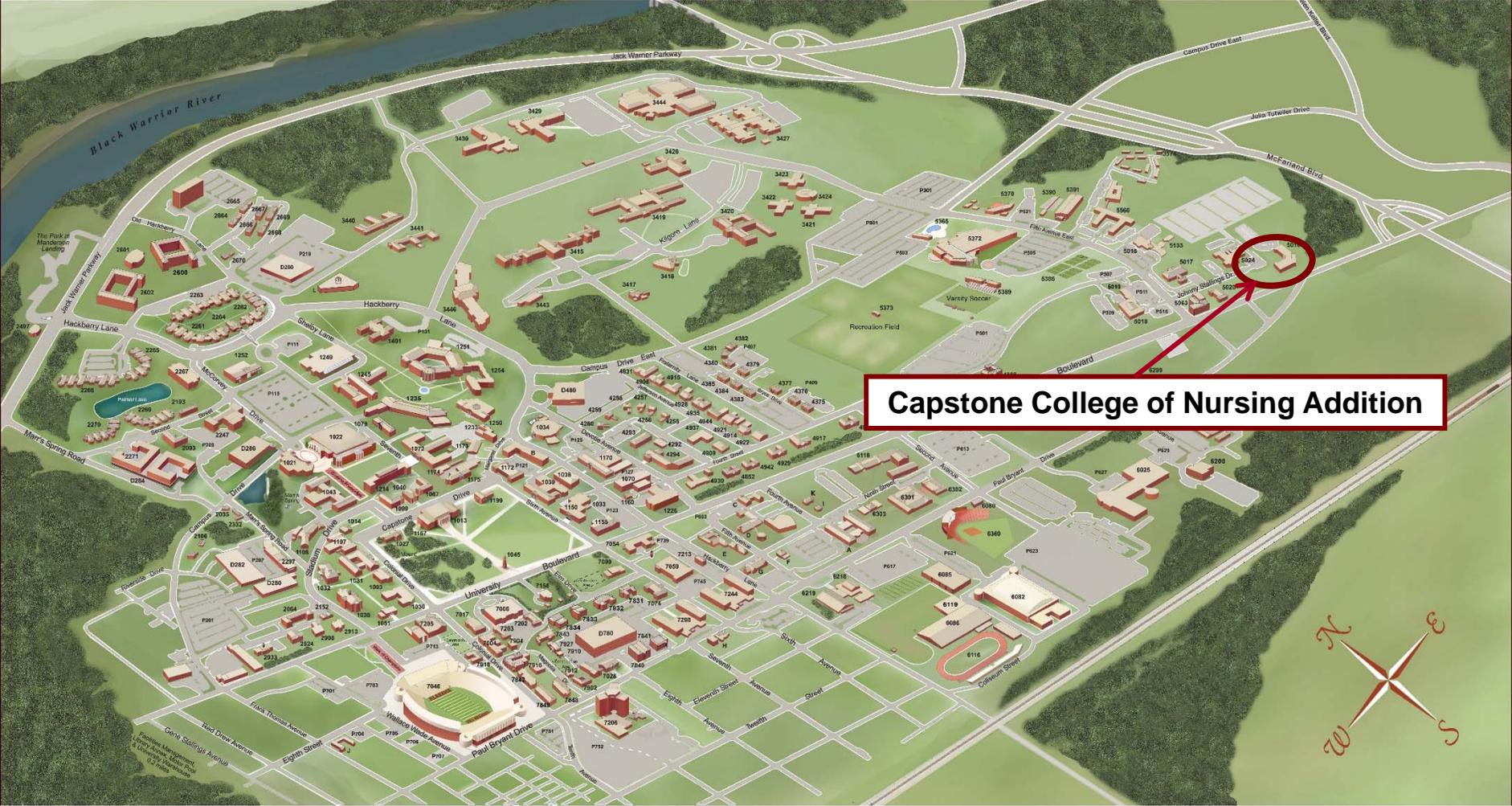
*Contingency is based on 5% of the cost of construction and landscaping.
 **UA Project Management Fee is based on 3% of the cost of construction, landscaping and contingency.
 ***Architect/Engineer Fee is based on 5.9% of the cost of construction plus a Storm Shelter Peer Review fee in the amount of \$11,000.

6. FUNDING/RESOURCES: Future Grants/Gifts \$17,550,000
University Funds \$250,000

7. REMARKS The University is only funding Architect Fees at this time to aid in the finalization of the program and renderings for grant development and Advancement's fundraising efforts.

* FINAL AGENCY APPROVAL SUBMITTED BY: Tim Leopard

LOCATION MAP



CAPSTONE COLLEGE OF NURSING ADDITION

Area Master Plan as Approved November 3, 2017

