

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

*** Board Submittal Checklist No. 4**

Capital Project – Scope and Budget Revision, Stage III, and Stage IV Submittals/1
(Scope and Budget Revision, Architectural Design, and Construction Contract Award)

Campus: The University of Alabama
Project Name: Capstone Parking Deck and Pedestrian Bridge
Meeting Date: February 2 – 3, 2017

- * 1. Completed Board Submittal Checklist No. 4
- 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- 3. Resolution requesting approval of Construction Contract Award, Revised Construction Budget, and Revised Project Budget
- 4. Campus correspondence/photographs providing supplemental project information
- 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
- 6. Revised Project Summary
- 7. Revised Project Planning Report /2
- * 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- * 9. Recommendations for Contract Award by Architect/Construction Manager
- 10. Campus map(s) showing location of project site
- 11. Final Business Plan (if applicable) /3

*Project is a Contract Award Approval Not to Exceed

Additional documents for Stage III:

- 12. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- 13. Architectural rendering of Project (Final design prior to the initiation of construction documents on the project)

Prepared by: 

Approved by: 

/1 Reference Tab 3I - Board Rule 415 Instructional Guide

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

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

* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.



Division of
Financial Affairs

MEMO

December 21, 2016

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Scope and Budget Revision, Stage III (Package A–Parking Deck) and Stage IV, Not to Exceed Contract Award submittals: Capstone Parking Deck and Pedestrian Bridge

Upon completion of programming, The University of Alabama (“University”) has determined it necessary to separate the construction of the Capstone Parking Deck and Pedestrian Bridge project (“Project”) into two packages consisting of Package A–Parking Deck and Package B–Pedestrian Bridge in order to better coordinate the work with future projects in the Bryant Conference Center and Frank Moody Music area..

Package A–Parking Deck will consist of the construction of a four-story parking deck with approximately 1,010 parking spaces including storage and restrooms for outdoor programs adjacent to the deck. The parking deck will be structured to support an energy plant, chilled water lines and to provide shelter for the transportation system buses and other University equipment in the event of severe weather.

Package B–Pedestrian Bridge will consist of the construction of a pedestrian bridge extending from the parking structure to the Frank Moody Music Building with the potential of future connection to the Bryant Conference Center.

Further, as the University intends to utilize the Project as a shelter for the transportation system buses and other University equipment in case of a severe weather event, this requires the clear height of the first level to be increased by two feet.

The University has also re-negotiated the architectural fees with Evan Terry Associates (ETA) of Birmingham, Alabama at a cost of 2.7% of the cost of Package A–Parking Deck and 5% of the cost of Package B–Pedestrian Bridge, plus \$25,000 for special inspections.

Therefore, the University is requesting a scope and budget revision from \$21,752,000 to \$22,039,350 to reflect the separation of the construction packages, scope revisions and the re-negotiated architect fee.

Capstone Parking Deck and Pedestrian Bridge
November 30, 2016
Page 2

Moreover, according to Board Rule 415, the University has received renderings for Package A– Parking Deck of the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

Lastly, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, this Project needs to be completed by July 2018. Therefore, in an effort to meet the Project completion date, the University is requesting approval to award the construction contracts for this Project to the lowest responsible bidder as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bid causes the Project to exceed the total Project budget, the University will bring the construction contract and the revised budget for the Project before the Board of Trustees for approval. The University will also provide reports regarding the status of the Project’s construction contract to the Office of the Chancellor.

The Project will be funded from 2017 Future General Revenue Bonds in the amount of \$22,039,350.

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

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Renderings 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/atcmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Ben Henson
 David Rye

RESOLUTION

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

WHEREAS, pursuant to Board Rule 415, on November 7, 2014, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Capstone Parking Deck and Pedestrian Bridge project (“Project”); and

WHEREAS, on February 6, 2015, based on the firm’s previous programming experience on the Project and prior quality work on similar projects such as the Riverside Parking Deck, the Campus Drive Parking Deck and the Magnolia Parking Deck, the Board approved the waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the architectural services of Evan Terry Associates (ETA) of Birmingham, Alabama, accepting a negotiated blended fee of approximately 3.59% of the cost of construction of the parking deck and pedestrian bridge plus \$15,000 for special inspections; and

WHEREAS, on February 6, 2015, the Board approved a budget reallocation to reflect the architectural fees for the Project; and

WHEREAS, the University has further negotiated the cost of design with ETA, resulting in a fee of 2.7% of the cost of Package A-Parking Deck and 5% of the cost of Package B-Pedestrian Bridge, plus \$25,000 for special inspections; and

WHEREAS, upon completion of programming, the University has determined it necessary to separate this Project into two packages consisting of Package A-Parking Deck and Package B-Pedestrian Bridge; and

WHEREAS, Package A–Parking Deck will consist of the construction of a four-story parking deck with approximately 1,010 parking spaces and storage and restrooms for outdoor programs adjacent to the deck. The Parking Deck will be structured to support an energy plant, chilled water lines, and provide shelter for the transportation system buses and other University equipment in the event of severe weather; and

WHEREAS, Package B-Pedestrian Bridge will consist of construction of a pedestrian bridge extending from the parking structure to the Frank Moody Music Building and with potential of future connection to the Bryant Conference Center; and

WHEREAS, the University desires to provide structural capacity to support an energy plant and provide structural support for cooling towers to serve the Bryant Conference Center, Frank Moody Music Building and other buildings in the area; and

WHEREAS, in order to utilize the Project for sheltering of the transportation system buses and other University equipment in case of inclement weather it is required that the clearance height of the first level be increased by two feet; and

WHEREAS, the University is requesting approval of a budget revision from \$21,752,000 to \$22,039,350 to reflect the separation of the Project into two packages, scope revisions and the re-negotiated architect fees; and

WHEREAS, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, this Project needs to be completed by July 2018; and

WHEREAS, the University is requesting approval to award the construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget to exceed \$22,039,350 as set out below; and

WHEREAS, responsible officials at the University have received renderings for Package A-Parking Deck of the Project 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 the University Campus Master Plan, 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 \$22,039,350; and

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

BUDGET:	REVISED
Package A-Parking Deck	\$ 17,760,000
Package B-Pedestrian Bridge	\$ 1,500,000
Landscaping	\$ 100,000
Telecommunication, Data and Security	\$ 300,000
Contingency* (5%)	\$ 968,000
Architect/Engineer Fee** (~3%)	\$ 579,520
UA Project Management Fee*** (2%)	\$ 406,560
Expenses (Geotech, Construction Materials Testing)	\$ 200,270
Other Fees and Services (advertising, printing)	\$ 225,000
TOTAL PROJECT COST	\$ 22,039,350

*Contingency is based on 5% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, and landscaping.

**Architect/Engineer Fee is based on a blended fee of ~3% (2.7% of the cost of Package A-Parking Deck and 5% of the cost of Package B-Pedestrian Bridge plus \$25,000 for special inspections.)

***UA Project Management Fee is based on 2% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, landscaping and contingency.

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).

2. The scope and budget revision for the Project is approved as stipulated above.
3. The Stage III submittal for Package A–Parking Deck of this Project is hereby approved.

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

1. The University is granted approval to award the construction contracts for the Project to the lowest responsible bidders pursuant to Alabama bid law so long as the awards of such construction contracts for the Project do not cause the Project to exceed the total Project budget.
2. If the awards of the construction contracts for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the construction contracts for the Project and the revised budget for the Project.
3. The University will provide an ongoing report about the awards of the construction contracts for the Project to the Office of the Chancellor.
4. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and each hereby is, authorized to act for an in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.

ATTACHMENT NO. 1

Project: Capstone Parking Deck and Pedestrian Bridge
BOT Submittals: Scope and Budget Revision,
Stage III and Stage IV, Not to Exceed Contract Award
Meeting Date: February 2 – 3, 2017

Project Summary

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

The Capstone Parking Deck and Pedestrian Bridge project (“Project”) will consist of a 326,000 gross square foot parking deck with approximately 1,010 parking spaces and a pedestrian bridge.

The proposed four-story Parking Deck will provide additional parking spaces to increase the availability and capacity for students and guests attending events at the Bryant Conference Center, the Frank Moody Music Building and the Paul W. Bryant Museum. The facility will also be available for Athletic Event parking as available and in coordination with other events.

This Project has been separated into two packages: Package A-Parking Deck and Package B-Pedestrian Bridge in order to better coordinate with future projects in the Bryant Conference Center and Frank Moody Music area.

The Package A-Parking Deck will include the construction of the deck including storage space and restrooms for outdoor programs adjacent to the deck, and provide structural capacity to support an energy plant to serve the Bryant Conference Center, Frank Moody Music Building and other buildings in the area. In order to facilitate necessary coordination of the energy plant elements, the plant will be designed as part of this Project. This will ensure adequate space is provided for the energy plant equipment and infrastructure, provisions for adding and removing future equipment are included, accurate weights are used in the structural design for cooling towers and chillers, and proper clearances are provided for chilled water piping and condenser water piping.

The Project will be materially similar to other recently constructed University parking structures and will include an energy-efficient, web-based and controlled LED lighting system, an architecturally appropriate precast panel façade, and security and access control features. The design of this parking deck will include an increase of two feet in the floor-to-floor height between the ground and first elevated level of the deck to allow the deck to be used as a shelter for the transportation system buses and other University equipment in the event of severe weather.

Package B-Pedestrian Bridge will provide safe passage from the 2nd floor of the Parking Deck to the Bryant Conference Center Addition and Frank Moody Music Building. The bridge will also provide structural support for the chilled water lines that will serve Bryant Conference Center, Frank Moody Music Building and other buildings in the area.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 2 – 3, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capstone Parking Deck and Pedestrian Bridge

PROJECT LOCATION: Northeast corner of the intersection of 2nd Avenue and Paul W. Bryant Drive

ARCHITECT: Evan Terry Associates, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 7, 2014</u>
<input type="checkbox"/> Stage II, Waiver	<u>February 6, 2015</u>
<input type="checkbox"/> Budget Reallocation	<u>February 6, 2015</u>
<input checked="" type="checkbox"/> Scope and Budget Revision	_____
<input checked="" type="checkbox"/> Stage III (Package A-Parking Deck)	_____
<input checked="" type="checkbox"/> Stage IV, Not to Exceed Contract Award	_____

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	Parking Deck	100%	326,000
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	326,000

BUDGET		Current	Percentage	Revised
Construction		\$ 18,500,000		\$ 0
Package A-Parking Deck		\$ -		\$ 17,760,000
Package B-Pedestrian Bridge		\$ -		\$ 1,500,000
Utilities and Infrastructure		\$ 400,000		\$ 0
Landscaping		\$ 100,000		\$ 100,000
Telecommunication, Data and Security		\$ 300,000		\$ 300,000
Contingency*	5%	\$ 950,000	5%	\$ 968,000
Architect/Engineer Fee**	~3.59%	\$ 679,500	~3%	\$ 579,520
UA Project Management Fee***	2%	\$ 399,000	2%	\$ 406,560
Expenses (Geotech, Construction Materials Testing)		\$ 198,500		\$ 200,270
Other Fees and Services (advertising, printing)		\$ 225,000		\$ 225,000
TOTAL PROJECT COST		\$ 21,752,000		\$ 22,039,350

*Contingency is based on 5% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, and landscaping.

**Architect/Engineer Fee is based on a blended fee of ~3% (2.7% of the cost of Package A-Parking Deck and 5% of the cost of Package B-Pedestrian Bridge, plus \$25,000 for special inspections).

***UA Project Management Fee is based on 2% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, landscaping, and contingency.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
1,010 parking spaces x ~\$334	\$	337,971
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	337,971

FUNDING SOURCE:		
Capital Outlay:		
	2017 Future General Revenue Bonds	\$ 22,039,350
O&M Costs:	\$	337,971

NEW EQUIPMENT REQUIRED:		
N/A		

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

With the growth in student enrollment, and increasing use of the Bryant Conference Center, Frank Moody Music Building, and athletic venues, this area of campus is experiencing a growing demand for parking resources. The Capstone Parking Deck and Pedestrian Bridge project (“Project”) will provide additional parking capacity to not only support the growth in student enrollment, but also support the parking capacity for the Bryant Conference Center, the Frank Moody Music Building and the Paul W. Bryant Museum.

The Project will also serve as event parking for athletics, as available and in coordination with other events.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 2 - 3, 2017

INITIAL REPORT
 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: Capstone Parking Deck and Pedestrian Bridge

2. LOCATION: Northeast corner of the intersection of 2nd Avenue and Paul W. Bryant Drive

3. ARCHITECT/ENGINEER: Evan Terry Associates, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>Mar-15</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Apr-15</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Jun-16</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Oct-16</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Oct-16</u>
	% COMPLETE	<u>90%</u>
	* DATE COMPLETED	<u>Feb-17</u>
D. SCHEDULED BID DATE:		<u>Feb-17</u>

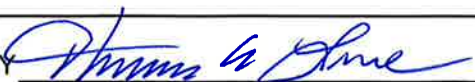
5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 18,500,000	\$ -
B. PACKAGE A-PARKING DECK	\$ -	\$ 17,760,000
C. PACKAGE B-PEDESTRIAN BRIDGE	\$ -	\$ 1,500,000
D. UTILITIES AND INFRASTRUCTURE	\$ 400,000	\$ -
E. LANDSCAPING	\$ 100,000	\$ 100,000
F. TELECOMMUNICATION, DATA AND SECURITY	\$ 300,000	\$ 300,000
G. CONTINGENCY* (5%)	\$ 950,000	\$ 968,000
H. ARCHITECT/ENGINEER FEE** (~3.59%/~3%)	\$ 679,500	\$ 579,520
I. UA PROJECT MANAGEMENT FEE*** (2%)	\$ 399,000	\$ 406,560
J. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 198,500	\$ 200,270
K. OTHER FEES AND SERVICES (ADVERTISING, PRINTING)	\$ 225,000	\$ 225,000
L. TOTAL PROJECT COST	\$ 21,752,000	\$ 22,039,350

*Contingency is based on 5% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, and landscaping.
 **Architect/Engineer Fee is based on a blended fee of ~3% (2.7% of the cost of Package A-Parking Deck and 5% of the cost of Package B-Pedestrian Bridge, plus \$25,000 for special inspections).
 ***UA Project Management Fee is based on 2% of the cost of Package A-Parking Deck, Package B-Pedestrian Bridge, landscaping, and contingency.

6. FUNDING/RESOURCES: 2017 Future General Revenue Bonds - \$22,039,350

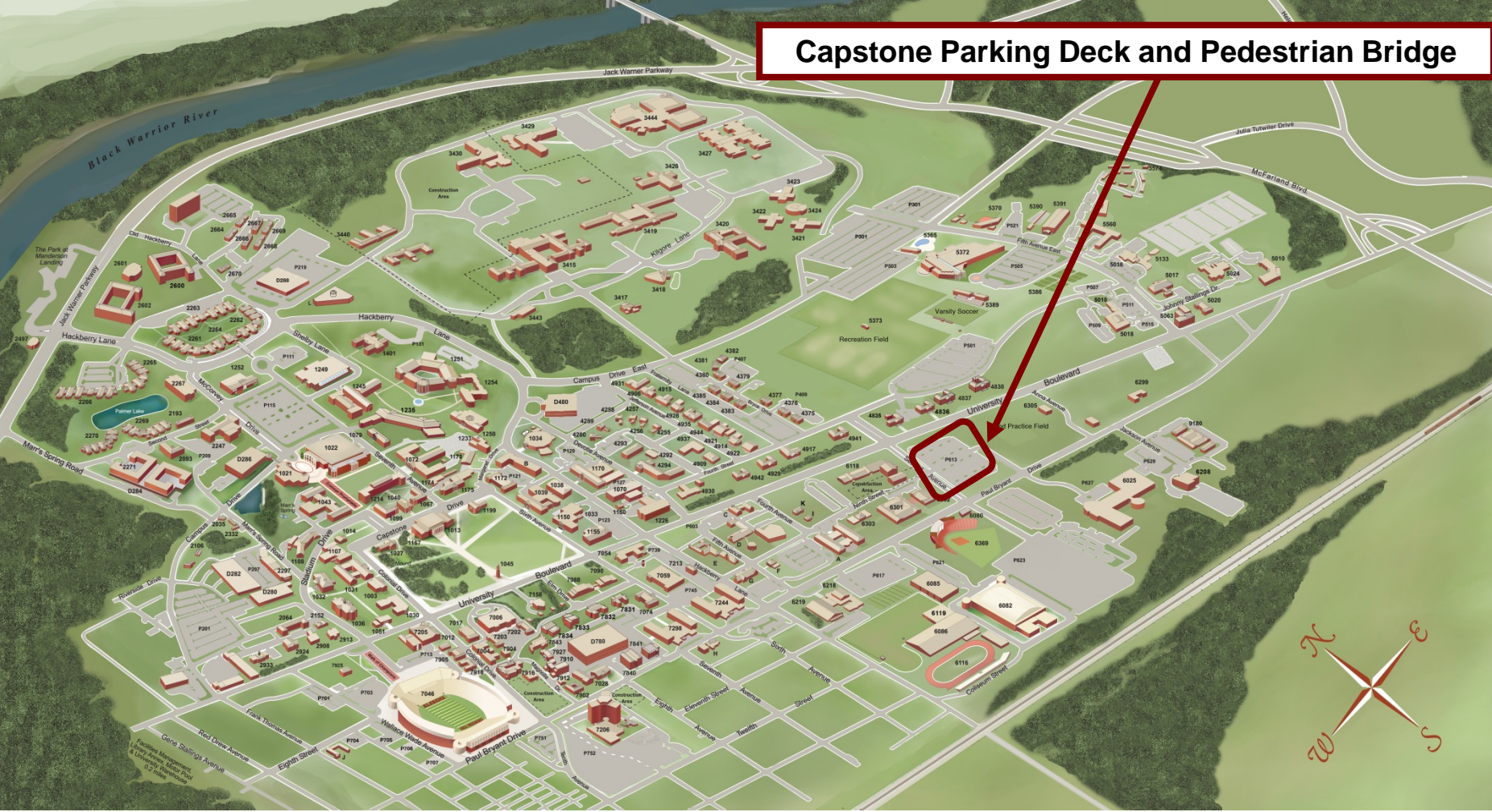
7. REMARKS _____

* FINAL AGENCY APPROVAL

SUBMITTED BY 

LOCATION MAP

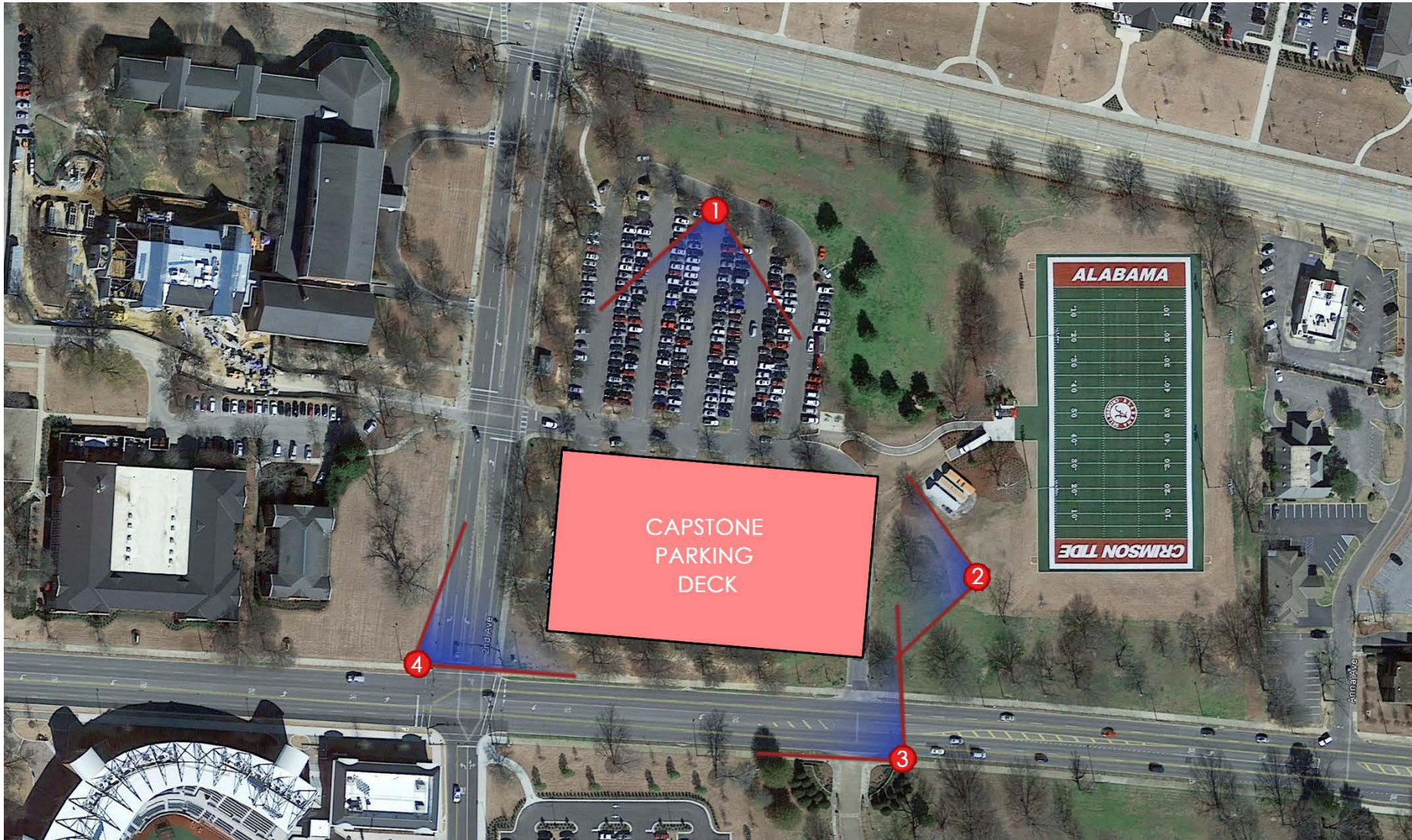
Capstone Parking Deck and Pedestrian Bridge



CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Package A-Parking Deck

Site Map



CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Package A-Parking Deck

View 1 looking South



Pedestrian Bridge not shown

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Package A-Parking Deck

View 2 – Looking West from Butler Field Area



CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Package A-Parking Deck

View 3 from Bryant Drive looking Northwest



CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Package A-Parking Deck

View 4 from Bryant Drive looking Northeast



Pedestrian Bridge not shown

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

Massing

Name of Building	Height from Finish Floor to Roof Ridge	Width	Depth
Bryant Conference Center	41 feet	216 feet	181 feet
Alumni Hall	36 feet	110 feet	72 feet
<u>Frank Moody Music Building</u>			
Central Music Hall	70 feet	352 feet	132 feet
Classroom Wing Exterior Renovation	35 feet	233 feet	63 feet
Capstone Parking Deck	54 feet	368 feet	228 feet