


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

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

Campus: The University of Alabama
Project Name: Capstone Parking Deck and Pedestrian Bridge
Meeting Date: February 5 – 6, 2015

- * ☒ 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 UA System Executive Vice Chancellor for Finance and Operations. /6
- ☒ 8. Project Planning Report /2
- ☐ 9. Preliminary Business Plan (if applicable) /7
- ☒ 10. Campus map(s) showing Project site

*Request for Waiver of the Consultant Selection Process.

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 Physical Properties Committee and UA System Executive Vice Chancellor of Finance and Operations.
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.

December 16, 2014



Chancellor Robert Witt
The University of Alabama System
401 Queen City Avenue
Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its February 6, 2014 meeting the following resolutions:

- Board Item: Stage IV – No to Exceed Contract Award: New Classroom Building
- Board Item – Action: Stage III Submittal: Peter Bryce Boulevard and North Campus Way
- Board Item – Action: Stage II - Waiver and Budget Reallocation Submittal: Capstone Parking Deck and Pedestrian Bridge

Please contact us if you have questions or need additional information.

Sincerely,

Judy Bonner
President

JB/dj

Enclosures



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”) at a projected cost of \$21,752,000; and

WHEREAS, due to the firm’s previous programming experience on the Project and prior quality work on similar projects such as Riverside Parking Deck, Campus Drive Parking Deck and Magnolia Parking Deck, The University of Alabama (“University”) is requesting approval for a waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of Evan Terry Associates (ETA) of Birmingham, Alabama; and

WHEREAS, the University further requests approval to accept 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 concrete inspections; and

WHEREAS, the University requests a budget reallocation to reflect the architectural fees for the Project; 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 General Revenue Bonds in the amount of \$21,752,000; and

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

BUDGET:	REVISED
Construction	\$ 18,500,000
Utilities and Infrastructure	\$ 400,000
Landscaping	\$ 100,000
Telecommunication, Data and Security	\$ 300,000
Contingency (5%)	\$ 950,000
Architect/Engineer Fee (~3.59%)	\$ 679,500
UA Project Management Fee (2%)	\$ 399,000
Expenses (Geotech, Construction Materials Testing)	\$ 198,500
Other Fees and Services (advertising, printing)	\$ 225,000
TOTAL PROJECT COST	\$ 21,752,000

*Contingency is based on 5% of construction, utilities and infrastructure and landscaping.

**Architect/Engineer Fee is based on a blended fee of ~3.59% of construction plus \$15,000 for special concrete inspections.

***UA Project Management Fee is based on 2% of construction, utilities and infrastructure, 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;

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. Judy Bonner, 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 be,

and are hereby, authorized for and on behalf of the Board to execute an architectural service agreement with Evan Terry Associates of Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for the Project.


3. The revised budget is approved as stipulated above.

December 15, 2014

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

MEMORANDUM

TO: Judy Bonner

FROM: Lynda Gilbert 

RE: Board Item – Action: Stage II - Waiver and Budget
Reallocation Submittal: Capstone Parking Deck and Pedestrian Bridge

Initial planning has been performed on the location and programming of the Capstone Parking Deck and Pedestrian Bridge (“Project”) by The University of Alabama (“University”) with architectural guidance from Evan Terry Associates (ETA) of Birmingham, Alabama. An efficient transition from the planning and programming phase to the design phase facilitates advancing the Project. Thus, pursuant to Board Rule 415, the University is requesting approval of the waiver of the Consultant Selection Process and to proceed with architectural services utilizing ETA for this Project.

ETA was previously engaged by the University to perform programming to ensure that the Project’s configuration will be efficient and compatible with adjacent Projects in the area and appropriately sited on the allocated parcel. The University has a good working relationship with ETA and would like for them to continue providing Architectural/Engineering services throughout the term of the Project. ETA also has extensive experience designing similar structures on the University campus such as the Riverside Parking Deck, the Campus Drive Parking Deck, and the Magnolia Parking Deck (previously called South Campus Parking Deck behind Sorority Circle). As such, ETA has a unique understanding of the University design standards, architectural guidelines and enterprise systems, which will greatly facilitate the design process.

Furthermore, the University has negotiated a blended fee of approximately 3.59% of the cost of construction for the deck and pedestrian bridge plus \$15,000 for special concrete inspections, which is consistent with special inspections required for previous parking deck projects. This proposed fee represents an approximate 10% savings from the Alabama Building Commission fee for this type of structure. The University is requesting acceptance of this negotiated fee.



Moreover, the University requests a budget reallocation to reflect the negotiated architectural fees for this Project.

This Project will be funded from Future General Revenue Bonds in the amount of \$21,752,000.

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 an Executive Summary, Project Summary, Project Planning Report, Approval Waiver for the Consultant Selection Process, Location Map, Business Plan, and Resolution 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 5 – 6, 2015.

LG/CCb

Attachments

pc w/atchmnts: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Taylor Thorn

BOARD OF TRUSTEES SUBMITTAL

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

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

ARCHITECT: Requesting in this submittal

<p>THIS SUBMITTAL:</p> <p><input type="checkbox"/> Stage I</p> <p><input checked="" type="checkbox"/> Stage II - Waiver</p> <p><input checked="" type="checkbox"/> Budget Reallocation</p> <p><input type="checkbox"/> Stage III</p> <p><input type="checkbox"/> Stage IV</p>	<p>PREVIOUS APPROVALS:</p> <p>November 6 – 7, 2014</p> <hr/> <hr/> <hr/> <hr/>
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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	Percentage	Preliminary	Percentage	Revised
Construction		\$ 18,497,832		\$ 18,500,000
Utilities and Infrastructure		\$ 400,000		\$ 400,000
Landscaping		\$ 100,000		\$ 100,000
Telecommunication, Data and Security		\$ 300,000		\$ 300,000
Contingency*	5%	\$ 949,892	5%	\$ 950,000
Architect/Engineer Fee**	3.6%	\$ 680,322	~3.59%	\$ 679,500
UA Project Management Fee***	2%	\$ 398,954	2%	\$ 399,000
Expenses (Geotech, Construction Materials Testing)		\$ 200,000		\$ 198,500
Other Fees and Services (advertising, printing)		\$ 225,000		\$ 225,000
TOTAL PROJECT COST		\$ 21,752,000		\$ 21,752,000

***UA Project Management Fee is based on 2% of construction, utilities and infrastructure, landscaping, and contingency.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

1,000 parking spaces x ~\$337	\$	337,970.85
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	337,970.85
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FUNDING SOURCE:

Capital Outlay:

Future General Revenue Bonds	\$	21,752,000
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O&M Costs:	\$	337,970.85
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NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

With the growth in student enrollment and increasing use of the Bryant Conference Center, Moody Music, and Athletic venues, this area of campus is experiencing a growing demand for parking resources. This Project will provide for additional parking capacity to not only support the growth in student enrollment, but also support the parking capacity of the Bryant Conference Center and the Frank Moody Music Building.

The proposed Project will also be available for event parking for Athletics as available and in coordination with other events.

ATTACHMENT NO. 1

Project: Capstone Parking Deck
and Pedestrian Bridge
BOT Submittal – Stage II-Waiver
and Budget Reallocation
Meeting Date: February 5 – 6, 2015

Project Summary

CAPSTONE PARKING DECK AND PEDESTRIAN BRIDGE

The Capstone Parking Deck and Pedestrian Bridge project (“Project”) will preliminarily consist of a 326,000 gross square foot parking deck with approximately 1,000 parking spaces and a 12’ wide pedestrian bridge.

The proposed four-story Parking Deck will provide additional parking spaces to increase the availability and capacity for students and guests of 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.

The Parking Deck will provide structural capacity to support an energy plant to serve the proposed Bryant Conference Center Addition and Frank Moody Music Building Addition and Exterior Renovation projects.

The 12’ 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 Project will be materially similar to other recent University parking structures and will include an energy-efficient, web-based controlled LED lighting system, an architecturally appropriate precast panel façade, and security and access control features.

November 11, 2014

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

Mr. C. Ray Hayes
Executive Vice Chancellor for Finance and Operations
500 University Boulevard East
Tuscaloosa, AL 35401

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

RE: Waiver of Consultant Selection Process
Capstone Parking Deck and Pedestrian Bridge

Dear Mr. Hayes and Trustee Wilson:

Initial planning has been performed on the location and programming of the Capstone Parking Deck and Pedestrian Bridge project ("Project") by The University of Alabama ("University") with architectural guidance from Evan Terry Associates (ETA) of Birmingham, Alabama. An efficient transition from the planning and programming phase to the design phase facilitates advancing the Project. Accordingly, the University is requesting approval to utilize ETA for architectural services for this Project.

ETA has previously been engaged by the University to perform programming so the Project's configuration will be compatible with adjacent and ongoing Projects in the area. The University has a good working relationship with ETA and would like for them to continue providing Architectural/Engineering services throughout the term of the Project. ETA also has extensive experience designing similar structures on the University campus such as the Riverside Parking Deck, the Campus Drive Parking Deck and the Magnolia Parking Deck (previously called South Campus behind Sorority Circle). As such, ETA has a unique understanding of the University standards and systems, which will greatly facilitate the design process.

Furthermore, the University has negotiated a blended fee of 3.59% of the cost of construction for the deck and pedestrian bridge plus \$15,000 for special concrete inspections, which is consistent with special inspections required for previous parking deck projects. This proposed fee represents an approximate 10% savings from the Alabama Building Commission fee for this type of structure. The University is requesting acceptance of this negotiated fee.



Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Evans Terry Associates, Birmingham, AL, as the architectural service provider for the Project at a blended fee of a 3.59% of the cost of construction for the parking deck and pedestrian bridge plus \$15,000 for special concrete inspections.
3. Submittal to the Physical Properties Committee for review and approval.

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

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/CCb

pc: ✓ Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Taylor Thorn

The above request for waiver of the Consultant Selection Process and request for Evan Terry Associates of Birmingham, Alabama to provide architectural services at a negotiated blended fee of 3.59% of construction for the parking deck and pedestrian bridge plus \$15,000 for special concrete inspections for the Project is hereby approved. By executing this document, the request is approved for inclusion in the Board materials to the Physical Properties Committee.

- *****
☒ Recommend Approval, submit to Physical Properties Committee
☐ No Recommendation for Approval, no submission to the Physical Properties Committee


Mr. C. Ray Hayes, Executive Vice Chancellor for Finance and Operations

- *****
☐ Approved, submit to Physical Properties Committee
☐ Not Approved, no submission to the Physical Properties Committee


Trustee James W. Wilson, III, Chair

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 5 - 6, 2015

X INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
1 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Capstone Parking Deck and Pedestrian Bridge
2. LOCATION: Northeast corner of the intersection of 2nd Avenue and Paul W. Bryant Drive
3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>Mar-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Apr-15</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>May-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Jul-15</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Aug-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Nov-15</u>
D. SCHEDULED BID DATE:		<u>Jan-17</u>

5. CURRENT PROJECT BUDGET:	PRELIMINARY	REVISED
A. CONSTRUCTION	\$ 18,497,832	\$ 18,500,000
B. UTILITIES AND INFRASTRUCTURE	\$ 400,000	\$ 400,000
C. LANDSCAPING	\$ 100,000	\$ 100,000
D. TELECOMMUNICATION, DATA AND SECURITY	\$ 300,000	\$ 300,000
E. CONTINGENCY* (5%)	\$ 949,892	\$ 950,000
F. ARCHITECT/ENGINEER FEE** (3.6% / ~3.59%)	\$ 680,322	\$ 679,500
G. UA PROJECT MANAGEMENT FEE*** (2%)	\$ 398,954	\$ 399,000
H. EXPENSES (Geotech, Construction Materials Testing)	\$ 200,000	\$ 198,500
I. OTHER FEES AND SERVICES (Advertising, Printing)	\$ 225,000	\$ 225,000
J. TOTAL PROJECT COST	\$ 21,752,000	\$ 21,752,000

*Contingency is based on 5% of construction, utilities and infrastructure and landscaping

**Architect/engineer Fee is based on ~3.59% of construction plus \$15,000 for special concrete inspections.

***UA Project Management Fee is based on 2% of construction, utilities and infrastructure, landscaping and contingency.

6. FUNDING/RESOURCES: Future General Revenue Bonds - \$21,752,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leppard

