

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

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

Campus: The University of Alabama  
Project Name: Capstone Parking Deck and Pedestrian Bridge  
Meeting Date: November 6 – 7, 2014

- \*  1. Completed Board Submittal Checklist No.1
- 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- 3. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
- 4. Campus correspondence/photos providing supporting project information
- 5. Completed Executive Summary – Proposed Capital Project /2
- 6. Completed Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 7. Campus map(s) showing Project site
- 8. Business Plan

Prepared by:

*Bruno J. Foreman / ccb*

Approved by:

*Tin Lequan*

/1 Reference Tab 3F – Board Rule 415 Instructional Guide

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

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

October 8, 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 November 7, 2014 meeting the following resolutions:

- Board Item – Action: Stage I: Capstone Parking Deck and Pedestrian Bridge
- Board Item – Action: Stage I and Stage II - Waiver Submittal: Printing and Mail Services Facility
- Board Item – Bank Accounts - Authorized Officials

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, The University of Alabama (“University”) requests approval of a Stage I submittal for the Capstone Parking Deck and Pedestrian Bridge project (“Project”) at a projected cost of \$21,752,000; 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 Revenue Bonds in the amount of \$21,752,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 18,497,832
Utilities and Infrastructure	\$ 400,000
Landscaping	\$ 100,000
Telecommunication, Data and Security	\$ 300,000
Contingency (5%)	\$ 949,892
Architect/Engineer Fee (3.6%)	\$ 680,322
UA Project Management Fee (2%)	\$ 398,954
Expenses (Geotech, Construction materials Testing)	\$ 200,000
Other Fees and Services (advertising, printing)	\$ 225,000
<b>TOTAL PROJECT COST</b>	<b>\$ 21,752,000</b>

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

\*\*Architect/Engineer Fee is based on 3.6% of construction and utilities and infrastructure.

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

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

October 7, 2014

THE UNIVERSITY OF  
**ALABAMA**  
FINANCIAL AFFAIRS

**MEMORANDUM**

**TO:** Judy Bonner  
**FROM:** Lynda Gilbert   
**RE:** Board Item – Action: Stage I: Capstone Parking Deck and Pedestrian Bridge

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 Parking Deck and Pedestrian Bridge project (“Project”) to be located on the northeast corner of 2<sup>nd</sup> Avenue and Paul W. Bryant Drive.

This proposed four-story Parking Deck will preliminarily consist of a 326,000 gross square foot parking deck with approximately 1,000 parking spaces and a 12’ wide pedestrian bridge crossing 2<sup>nd</sup> Avenue. The Project will provide storage for band equipment and supplies, serve as a best-area-of refuge during severe weather events, and provide structural capacity to support an energy plant to serve the proposed Bryant Conference Center Addition, Frank Moody Music Building Addition and Exterior Renovation projects and the Paul W. Bryant Museum. The Pedestrian Bridge will provide safe passage from the 2<sup>nd</sup> floor of the Parking Deck to the proposed Bryant Conference Center Addition and the Frank Moody Music Building.

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

I have attached an Executive Summary, Project Summary, Location Map, Attachment K, 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 November 6 – 7, 2014.

LG/CCb

Attachments



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

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 6 – 7, 2014

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Capstone Parking Deck and Pedestrian Bridge

**PROJECT LOCATION:** Northeast corner of the intersection of 2<sup>nd</sup> Avenue and Paul W. Bryant Drive

**ARCHITECT:** To be determined

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> 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			
<b>TOTAL</b>		<b>100%</b>	<b>326,000</b>

BUDGET	Percentage	Preliminary
Construction		\$ 18,497,832
Utilities and Infrastructure		\$ 400,000
Landscaping		\$ 100,000
Telecommunication, Data and Security		\$ 300,000
Contingency*	5%	\$ 949,892
Architect/Engineer Fee**	3.6%	\$ 680,322
UA Project Management Fee***	2%	\$ 398,954
Expenses (Geotech, Construction Materials Testing)		\$ 200,000
Other Fees and Services (advertising, printing)		\$ 225,000
<b>TOTAL PROJECT COST</b>		<b>\$ 21,752,000</b>

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

\*\*Architect/Engineer Fee is based on 3.6% of construction and utilities and infrastructure.

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

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

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

Capital Outlay:

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

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

With the growth in student enrollment and increasing use of the Bryant Conference Center, this area of campus is continuing to expand. 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 Athletics event parking as available and in coordination with other events.

**ATTACHMENT NO. 1**

Project: Capstone Parking Deck  
and Pedestrian Bridge  
BOT Submittal – Stage I  
Meeting Date: November 6 - 7, 2014

## **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 serve as a best-area-of refuge during severe weather events and 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 2<sup>nd</sup> floor of the Parking Deck to the Bryant Conference Center Addition and Frank Moody Music Building.

The proposed 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.



**Supplemental Project Information Worksheet  
Attachment K to Board Rule 415**

**FY: 2014-2015**

**Project Name/Category:** Capstone Parking Deck and Pedestrian Bridge  
Northeast corner of the intersection of 2<sup>nd</sup> Avenue and Paul  
W. Bryant Drive

**Campus:** The University of Alabama, Tuscaloosa

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

<input checked="" type="checkbox"/> increase space inventory	<u>2.45</u>	% increase	<u>326,000</u>	GSF
<input type="checkbox"/> replace space inventory	<u>          </u>	% replacement	<u>          </u>	GSF
<input type="checkbox"/> renovation of existing space only			<u>          </u>	GSF

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

Comments:

N/A

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

Proposed New Space/Facilities				Utilization Data FY: <u>N/A</u> /1
Classification	Number (Units)	Capacity (Persons)	Area (GSF)	% of available scheduled hrs /2
1. Instruction:				
a. Seminar Rooms /3				
b. Class Rooms /4				
c. Lecture /5				
d. Laboratories				
2. Office/Support:				
a. Faculty				
b. Administration				
c. Research				
d. Other				
3. Campus Recreation				
4. Intercollegiate Athletics				
5. Libraries				
6. Residence Halls				
7. Performing/Arts				
8. Special Labs /6				
9. Research Laboratories				
10. Other - Parking Deck	1	1,000 spaces	326,000	

Comments:

This information is preliminary and will be reconciled at the completion of the planning and programming phase.

/1 Latest Fiscal Year Data Available  
 /2 Utilization Factor based on Scheduled Operating Hours on Campus  
 /3 10-20 person capacity  
 /4 20-125 person capacity  
 /5 125 person capacity and above  
 /6 Sculpture, art, broadcast studios and seminar areas

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

Estimated new Funds from Perimeter Parking Fees      \$ 160,000                      **Yr.**  
\* See revenue assumptions on business plan

Comments:

The construction of the Capstone Parking Deck and Pedestrian Bridge (“Project”) will provide additional parking spaces to increase the availability and parking capacity and safe passage for students and guests of the Bryant Conference Center, Frank Moody Music Building and Paul W. Bryant Museum.

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 and Frank Moody Music Building. The Parking Deck will serve as a best-area-of refuge during severe weather events and 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.

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

Source(s)	New Funds (FY 2016-2017)	Reserves	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Education Sales/Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grants			
Gifts			
Bonds – Future Revenue	\$21,752,000		Pending
Existing Net Assets			
Other			
<b>Totals</b>	<b>\$21,752,000</b>		<b>Pending</b>

<sup>/7</sup> Approved, allocated, pending

Comments:

This Project will be funded from Future Revenue Bonds that will be repaid from the University’s educational and general operating budget.

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

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>Base Data /8 FY 2015- 2016</b>	<b>First Full /YR Occupancy 2016-2017</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	\$ 191,250.00	\$ 200,812.50	\$ 1,165,096.61
Elevator Service			
Building Repairs	\$ 63,750.00	\$ 66,937.50	\$ 388,365.54
Building Services			
Electric, Natural Gas, Steam	\$ 38,105.00	\$ 40,010.25	\$ 232,135.98
Chilled Water			
Water and Sewer	\$ 2,404.00	\$ 2,524.20	\$ 14,645.19
Insurance	\$ 19,776.00	\$ 20,764.80	\$ 120,475.56
Safety Support			
Operations Staff Support Funding	\$ 6,592.00	\$ 6,921.60	\$ 40,158.52
Other			\$
<b>Totals</b>	<b>\$ 321,877.00</b>	<b>\$ 337,970.85</b>	<b>\$ 1,960,877.40</b>

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

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

Comments:

O&M costs for a parking deck are estimated at \$337 per space annually and will be funded from the annual operating budget for Parking and Transportation Services.

Utility costs for parking decks are funded from the general University utility budget.

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

Source(s)	Occupancy Yr <sup>/9</sup> (FY 2016-2017)	Future Years <sup>/10</sup>	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			Pending
• External			
• Internal	\$ 337,970.85	\$ 1,960,877.40	
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
State Appropriations			
Other			
<b>Total/YR</b>	<b>\$ 337,970.85</b>	<b>\$ 1,960,877.40</b>	<b>Pending</b>

<sup>/9</sup> Initial Full Yr of Occupancy

<sup>/10</sup> Next Five (5) Yrs Occupancy

<sup>/11</sup> Funds Reallocated from other sources

<sup>/7</sup> Approved, allocated, pending

Comments:

Ongoing O&M costs will be funded from the annual operating budget for Parking and Transportation Services.

**8. Development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?**

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

Comments:

No comments.

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

Comments:

An alternative to the construction of a parking deck was the construction of a surface parking lot sized to accommodate the same number of vehicles. However, the land required to construct a surface lot as opposed to a parking deck is significantly greater. The construction footprint of a parking deck will require less land to be developed, which will provide opportunities for further development of the area. Furthermore, surface parking would have a major impact on the storm drainage system and/or require retention structures.

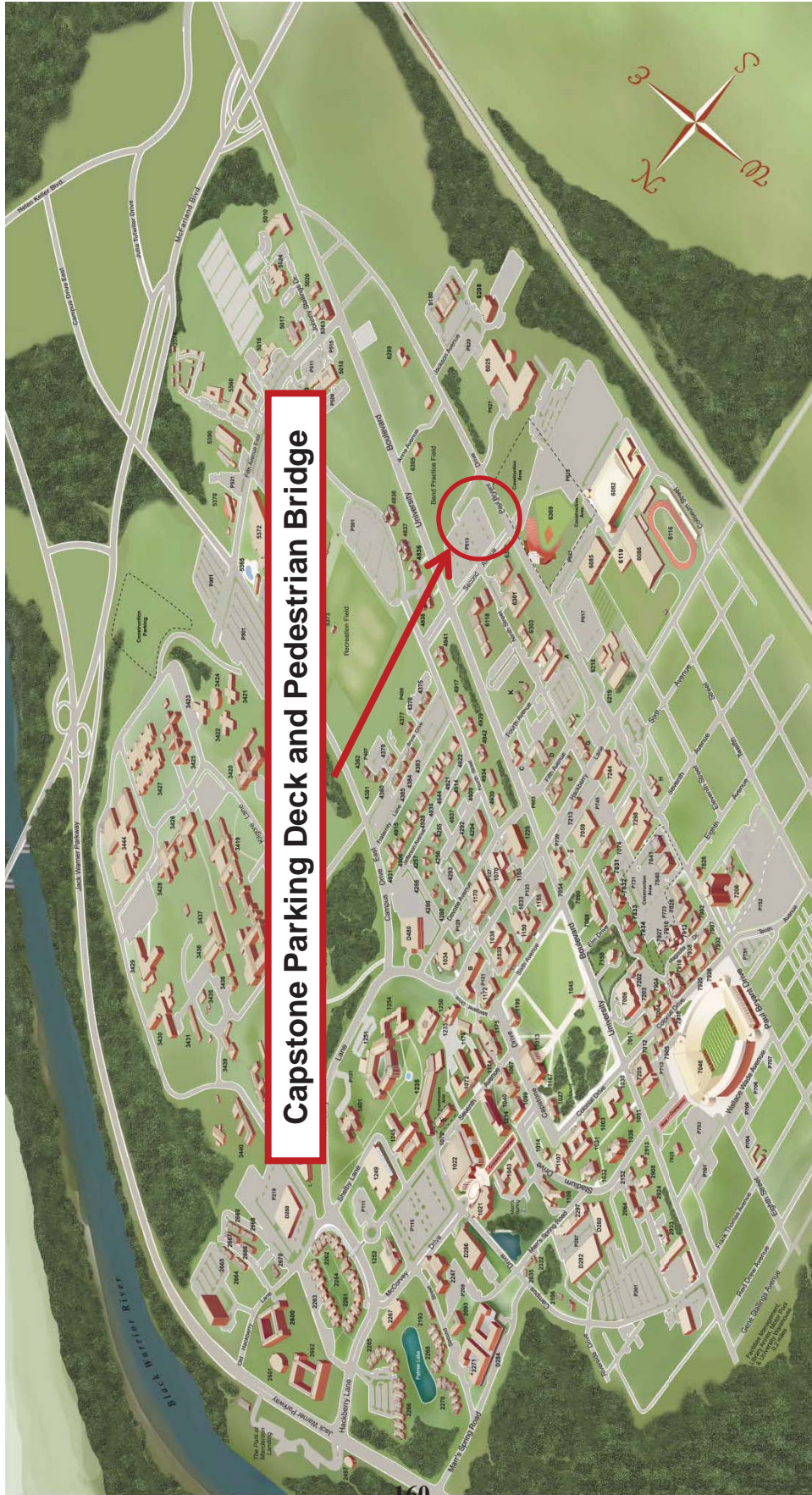
/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

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

Comments:

With the growth in student enrollment and increasing use of the Bryant Conference Center, this area of campus is continuing to expand. 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.

# LOCATION MAP





**Parking Services Proposed Business Plan**  
**Permit >\$20 for F/S, \$20 for Students, \$10 for Perimeter, \$30 for Reserve- per year Using Estimated Revenue**

2013/2014  
 Projected Actual  
 As of 9/30/2014

2014/2015

2015/2016

2016/2017

2017/2018

2018/2019

	2013/2014 Projected Actual As of 9/30/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Revenues-Decals	5,261,580	5,893,357	6,390,401	6,900,029	7,422,582	7,958,409
Revenues-Reserved Decals	624,660	756,000	798,000	840,000	882,000	924,000
Revenues-Parking Fines	2,139,141	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Revenues-Coin Gates	381,000	250,000	250,000	250,000	250,000	250,000
Revenues-Other & Vendor/Visitor/DTA's	492,701	507,482	522,706	538,388	554,539	571,175
Revenues-Capstone Parking Deck-Visitor	-	-	-	160,000	160,000	160,000
Investment Income - R&R	130,497	140,526	158,336	146,771	108,072	95,761
<b>Revenue (1)</b>	<b>9,029,579</b>	<b>8,547,365</b>	<b>9,119,444</b>	<b>9,835,187</b>	<b>10,377,193</b>	<b>10,959,345</b>
<b>Salaries</b>	1,369,357	1,465,212	1,567,776	1,677,521	1,794,947	1,920,593
Overtime (Approximately 60% Recovered from Other Depts)	72,615	75,883	79,298	82,866	86,595	90,492
Benefits	462,199	494,553	529,172	566,214	605,849	648,258
Departmental Operating Expenses	1,024,839	1,045,335	1,066,242	1,087,567	1,109,318	1,131,505
R&R Operating Expenses	146,271	149,197	152,181	155,224	158,329	161,495
<b>Operating Expenses</b>	<b>3,075,281</b>	<b>3,230,180</b>	<b>3,394,669</b>	<b>3,569,392</b>	<b>3,755,038</b>	<b>3,952,344</b>
Purchase two new 30' El Dorado buses yearly to replace cut-a-ways	1,276,372	640,000	640,000	640,000		
Purchase two new Nova bus each year	799,439	807,433	815,508	823,663	831,899	840,218
<b>Transit System</b>	<b>2,075,811</b>	<b>1,455,508</b>	<b>1,463,663</b>	<b>1,463,663</b>	<b>831,899</b>	<b>840,218</b>
<b>Parking Deck Maintenance</b>	<b>500,000</b>	<b>1,595,021</b>	<b>1,898,321</b>	<b>1,898,321</b>	<b>2,235,321</b>	<b>2,235,321</b>
<b>Surface parking lot paving and maintenance \$60 per space</b>	<b>384,402</b>	<b>1,061,040</b>	<b>1,061,040</b>	<b>1,061,040</b>	<b>1,061,040</b>	<b>1,061,040</b>
30 Year Bond on South Rose Deck \$13,274,045.95		913,326	913,326	913,326	913,326	913,326
R&R projects	113,574					
R&R projects-Return excess funds	(219,890)					
Coleman Coliseum Pkg Lot Addition	285,574					
New 724 space parking lot behind CDC	786,195	786,195	786,195			
Ferguson/N-ten Hoop/Ridgecrest Bonds	888,131	915,981	916,404	916,040	916,459	916,459
Campus roadways asphalt paving	250,000	500,000	500,000	500,000	500,000	500,000
Yearly Fee to T2 Software Provider (Flex Subscription, T2 Flex Instance, PermitNow, Hosting, Web and Hardware Maintenance, PermitDirect		123,913	128,924	128,924	128,924	128,924
<b>Debt Service and Noted Large Expenditures</b>	<b>2,103,584</b>	<b>3,239,414</b>	<b>3,244,848</b>	<b>2,458,289</b>	<b>2,458,708</b>	<b>2,458,708</b>
<b>Fund Balance Transfer</b>	<b>890,501</b>	<b>(578,290)</b>	<b>(1,934,942)</b>	<b>(615,517)</b>	<b>35,186</b>	<b>411,714</b>
<b>R&amp;R Balance</b>	<b>7,026,314</b>	<b>7,916,815</b>	<b>7,338,525</b>	<b>5,403,583</b>	<b>4,788,066</b>	<b>4,823,252</b>
<b>Available balance</b>	<b>7,916,815</b>	<b>7,338,525</b>	<b>5,403,583</b>	<b>4,788,066</b>	<b>4,823,252</b>	<b>5,234,966</b>

(1) Revenue Reserve Permits increase by \$30 per year. Faculty/Staff and Student Permits increase by \$10 per year. Perimeter Permits increase by \$20 per year. Perimeter Permits increase by \$10 per year. Student and Faculty/Staff population est. to increase by 1.5% each year 2013/2014 are actual revenues.

