

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/1  
(General Information Package and Architect Ranking)/8

Campus: The University of Alabama  
Project Name: Colonial Drive Enhancements  
UA Project #: TRN-19-2159  
Meeting Date: September 5 – 6, 2019

- \* ☒ 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

\*Request for Waiver of the Consultant Selection process.

Additional information required for Stage I submittal:

- ☒ 11. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees.
- ☒ 12. 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.

August 2, 2019

Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its September 6, 2019 meeting the following resolution:

- Board Item - Action: Stage I and Stage II, Waiver Submittals:  
Colonial Drive Enhancements  
UA Project #TRN-19-2159

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

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### COLONIAL DRIVE ENHANCEMENTS

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the Colonial Drive Enhancements project (“Project”); and

WHEREAS, the Project will support enhanced safety and security by installing additional lighting, impact resistant bollards, and other security features, and will improve vehicular and pedestrian flow and safety by allowing 2-way transit traffic on Colonial and enhanced bicycle and pedestrian connectivity; and

WHEREAS, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with engineering services utilizing the firm of McGiffert and Associates, LLC, of Tuscaloosa, Alabama (“McGiffert”); and

WHEREAS, the University proposes to utilize McGiffert due to their extensive knowledge of the area and the connectivity with the New Tutwiler Residence Hall, the Tutwiler Triangle Lot Stormwater Management Project and the Bryant-Denny Stadium Renovations and Addition projects and their familiarity with the University’s and City of Tuscaloosa’s standards; and

WHEREAS, the University is requesting approval to accept the final negotiated design fee based on 6.7% of the cost of construction plus \$6,500 for additional services, less a credit of \$29,160 for a 1% discount from the state fee schedule (an effective 15% savings); and

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

WHEREAS, this Project will be funded from the University Plant Reserves in the amount of \$3,500,000 and will address approximately \$1,500,000 in campus deferred maintenance liabilities; and

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

BUDGET:	PRELIMINARY
Construction	\$ 2,916,000
Telecomm/Data	\$ 10,000
Contingency* (10%)	\$ 291,600
UA Project Management Fee** (3%)	\$ 96,228
Architect/Engineer Fee*** (~5.92%)	\$ 172,712
Other Project Costs (security, advertising, postage)	\$ 13,460
<b>TOTAL PROJECT COST</b>	<b>\$ 3,500,000</b>

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management fee is based on 3% of the cost of construction and contingency.

\*\*\*Architect/Engineer fee is based on 6.7% of the cost of construction plus \$6,500 for additional services, less a credit of \$29,160 for a 1% discount from the state fee schedule.


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

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

BE IT FURTHER RESOLVED that Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute an engineering agreement for engineering services with McGiffert and Associates, LLC, Tuscaloosa, Alabama, in accordance with Board Rule 415 for this Project.

August 14, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I and Stage II, Waiver submittals:  
Colonial Drive Enhancements  
UA Project #TRN-19-2159

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 Colonial Drive Enhancements project (“Project”) to be located between University Boulevard and Bryant Drive on Colonial Drive, at a projected total project cost of \$3,500,000.

The proposed Project will entail the renovation of Colonial Drive to allow for bus and bike traffic to travel in both the north and south directions and standard vehicle traffic to continue in the south bound direction. Increased street and pedestrian lighting will provide a safer path of travel for the pedestrians in evening hours. Impact resistant bollards and a new valley gutter will also be installed along the west side of the street to allow for enhanced security and improved pedestrian access to the stadium on gamedays. The Project will be built to the University’s standard heavy-duty road profile to accommodate Crimson Ride transit system buses.

Additionally, the University is requesting a Waiver of the Consultant Selection Process for the proposed Project. The University proposes to utilize McGiffert and Associates, LLC, of Tuscaloosa, Alabama, (“McGiffert”) as the principal design firm for the Project. The services of McGiffert are proposed due to their substantial knowledge base gained over the course of development for this Project and other adjacent projects in the area including the New Tutwiler Residence Hall, the Tutwiler Triangle Lot Storm Management Project and the Bryant-Denny Stadium Renovations and Addition projects and their familiarity with the University’s and City of Tuscaloosa’s standards.

The Project will be funded from University Plant Reserves in the amount of \$3,500,000 and will address approximately \$1,500,000 in campus deferred maintenance liabilities.

WHERE LEGENDS ARE MADE

The 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 from the Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, 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 September 5 – 6, 2019.

MMF/ccj

pc w/atchmnts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Steven Mercado

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: September 5 – 6, 2018

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

**PROJECT NAME:** Colonial Drive Enhancements

**PROJECT LOCATION:** Between University Boulevard to Bryant Drive on Colonial Drive

**ARCHITECT:** Requesting in this submittal

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<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"/> New Construction			
<input checked="" type="checkbox"/> Campus Infrastructure		100%	N/A
<input type="checkbox"/> Other			
<b>TOTAL</b>		<b>100%</b>	<b>N/A</b>

BUDGET	Preliminary
Construction	\$ 2,916,000
Telecomm/Data	\$ 10,000
Contingency* (10%)	\$ 291,600
UA Project Management Fee** (3%)	\$ 96,228
Architect/Engineer Fee*** (~5.92%)	\$ 172,712
Other Project Cost (security, advertising, postage)	\$ 13,460
<b>TOTAL PROJECT COST</b>	<b>\$ 3,500,000</b>

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management fee is based on 3% of the cost of construction and contingency.

\*\*\*Architect/Engineer fee is based on 6.7% of the cost of construction plus \$6,500 for additional services, less a credit of \$29,160 for a 1% discount from the state fee schedule.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ 77,500

**TOTAL ESTIMATED ANNUAL O&M COSTS:**

\$ 77,500

**FUNDING SOURCE:**

Capital Outlay:

University Reserves \$ 3,500,000

O&amp;M Costs:

University annual operating budget \$ 77,500

**NEW EQUIPMENT REQUIRED:****RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The Colonial Drive Enhancements project ("Project") is key to enhancing the pedestrian and vehicular traffic to and from the academic core of campus. This Project will include improvements to the common areas between recently completed sorority houses as well as improvements to the roadways including paving, road markings, landscaping, bike paths, lighting and security. As these areas are heavily utilized on game days, security improvements are recommended and will be coordinated with the overall stadium security plan. Furthermore, the Project will provide an alternate emergency access route to campus.

This Project will also support the core master plan principle of keeping traffic and parking towards the perimeter of campus to minimize pedestrian/vehicular conflicts. This should substantially improve the access for both pedestrians and cyclists with improved sidewalks and distinct bike lanes.

In addition, this Project will enhance the service provided by the University of Alabama Transportation Services group by creating a north-south connector on Colonial Drive that is reserved for bus use only. Bus service will be able to move north, thereby reducing time spent on Bryant Drive. This Project will address approximately \$1,500,000 in facility renewal through the replacement of aged infrastructure. Additionally, the life of existing roads will be lengthened, and the heavy-duty road profile will be utilized.



**ATTACHMENT NO. 1**

Project: Colonial Drive Enhancements  
BOT Submittals – Stage I and Stage II, Waiver  
Meeting Date: September 5 – 6, 2019

**Project Summary**

**COLONIAL DRIVE ENHANCEMENTS**

The Colonial Drive Enhancements project (“Project”) will entail the renovation of the existing Colonial Drive between University Boulevard and Bryant Drive. This proposed Project will help alleviate traffic congestion in the heart of campus and improve the quality and character of the area. The Project will allow for the elimination of bus traffic on Bryant Drive and provide an express route from the south residential area to the core of campus. By reducing traffic in this area, it will also reduce the potential for pedestrian and vehicle conflicts creating a safer pedestrian environment.

The proposed Project will allow for bus and bike traffic to go in both the north and south direction and standard vehicle traffic to continue in the south bound direction. Increased street and pedestrian lighting will provide a safer path of travel for the pedestrians in evening hours. A new valley gutter will also be installed along the west side of the street to allow for better pedestrian access to the stadium on gamedays. The Project pavement profile will be built to accommodate Crimson Ride transit System buses.

The project will also include the installation of both static and operable impact resistant bollards at the Colonial Drive and Bryant Drive intersection in accordance with the Bryant-Denny Stadium Gameday Security plan. Operable bollards at the intersection will allow for the elimination of large vehicles that are used as barriers on Gameday. This will greatly enhance pedestrian flow in the area.

This Project will include all necessary support infrastructure including security and safety equipment, lighting, and landscaping.



University of Alabama System  
500 University Boulevard East  
Tuscaloosa, AL 35401  
205.348.6432

August 5, 2019

## 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  
Colonial Drive Enhancements @ UA

Dr. Keith and Trustee Wilson:

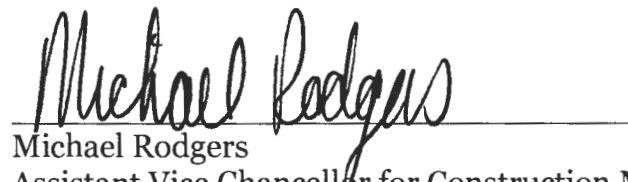
Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals to the Physical Properties Committee for approval and authorization prior 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 McGiffert and Associates, LLC of Tuscaloosa, AL based on the following:

- 1.) **Familiarity with the Project.** McGiffert has been involved in several of the UA utility and infrastructure projects in the south campus residential and Bryant-Denny Stadium area and, therefore, has a high working knowledge of the existing conditions. Knowledge of UA standards will facilitate an efficient design process.
- 2.) **Financial Impact.** The University has negotiated a design fee of 5.7% of the cost of construction (estimated at \$2,916,000.00) plus \$6,500.00 for additional services. This negotiated percentage reflects a 1.00% reduction off of the standard basic fee rate of 6.7% for this type of project. The resulting actual fee savings to the Project is \$29,160.00 or 15% (\$195,372.00 - \$166,212.00).

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, reading "Michael Rodgers", is written over a horizontal line. The signature is cursive and fluid.

Michael Rodgers  
Assistant Vice Chancellor for Construction Management

July 30, 2019

Dr. Dana S. Keith  
Vice Chancellor for Finance and Administration  
Sid McDonald Hall  
500 University Boulevard, East  
Tuscaloosa, AL 35401

Mr. 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  
Colonial Drive Enhancements  
UA Project #TRN-19-2159

Dear Dr. Keith and Trustee Wilson:

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Colonial Drive Enhancements project ("Project") to be located between University Boulevard and Bryant Drive on Colonial Drive.

The University proposes to utilize McGiffert and Associates, LLC, Tuscaloosa, Alabama (McGiffert) as the principal design firm for the Project. The services of McGiffert are proposed due to their substantial knowledge base gained over the course of development for this Project and other adjacent projects in the area including the New Tutwiler Residence Hall, the Tutwiler Triangle Lot Stormwater Management Project and the Bryant-Denny Stadium Renovations and Addition projects. Utilizing McGiffert will ensure an efficient transition from planning to design, while also continuing to ensure that all utilities and infrastructure for the entire area are adequately planned, coordinated, and executed.

McGiffert has a high level of familiarity and knowledge of the University's and City of Tuscaloosa's standards, which will facilitate an efficient design process. McGiffert's experience with the Project and understanding of the goals and design intent of this Project will ensure realizing the schedule and facilitate coordination with the existing infrastructure, systems and adjacent projects, all of which will contribute to a successful Project. Accordingly, the University is requesting approval to utilize McGiffert and Associates, LLC for this Project.

Furthermore, the University has negotiated a design fee based on 5.7% of the cost of construction plus \$6,500 for additional services. The 5.7% fee reflects a 1% reduction off of the standard basic fee for this type of project (Group III, 6.7%), which is an effective discount of approximately 15% as follows.

Cost of the Work	x	Percentage Fee for Building Group	= Fee
\$2,916,000		6.7%	= \$195,372
\$2,916,000		5.7%	= \$166,212

Fee Savings = \$29,160 or approximately 15% of standard fee

This fee represents a significant financial benefit to the campus.

The fee was derived by applying the Alabama Building Commission's ("ABC") basic fee rate for a Group III project (6.7% of the cost of the work), plus \$1,500 for city permitting and coordination and \$5,000 for coordination with adjacent projects, less a credit of \$29,160 for the 1% discount from the state fee schedule.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. McGiffert and Associates of Tuscaloosa, Alabama as the design service provider for the Project at a negotiated design fee based on 6.7% of the cost of construction, plus \$6,500 for additional services less a discount of 1% of the cost of construction totaling \$29,160.
3. Submittal to the Physical Properties Committee for review and approval.

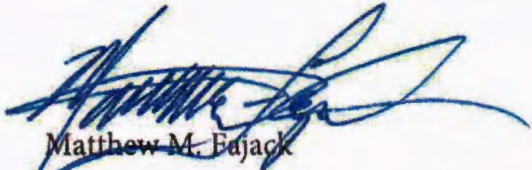
For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.



July 30, 2019

Page 3

Sincerely,



Matthew M. Eujack

Vice President for Finance and Operations  
and Treasurer

MMF/ccj

pc: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Steven Mercado

\*\*\*\*\*

- ☒ Recommended for approval. No Physical Properties Committee review required.  
☐ Not Recommended for Approval. Submit to Physical Properties Committee.

Dana S Keith 8/6/2019  
Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

\*\*\*\*\*

- ☒ Recommended for approval. No Physical Properties Committee review required.  
☐ Not Recommendation for Approval. Submit to Physical Properties Committee.

DocuSigned by:

James W. Wilson, III

454FB4D0A3234D5...

Trustee James W. Wilson, III, Chair for Physical Properties Committee

W H E R E L E G E N D S A R E M A D E

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: September 5 - 6, 2019

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: Colonial Drive Enhancements

2. LOCATION: Between University Boulevard and Bryant Drive on Colonial Drive

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-19
	% COMPLETE	100%
	* DATE COMPLETED	October-19
B. PRELIMINARY DESIGN:	DATE INITIATED	October-19
	% COMPLETE	20%
	* DATE COMPLETED	November-19
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	November-19
	% COMPLETE	0%
	* DATE COMPLETED	December-19
D. SCHEDULED BID DATE:		December-19

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION	\$ 2,916,000
B. TELECOMM/DATA	\$ 10,000
C. CONTINGENCY* (10%)	\$ 291,600
D. UA PROJECT MANAGEMENT FEE** (3%)	\$ 96,228
E. ARCHITECT/ENGINEER FEE*** (~5.92%)	\$ 172,712
F. OTHER PROJECT COST (SECURITY, ADVERTISING, POSTAGE)	\$ 13,460
G. TOTAL PROJECT COST	\$ 3,500,000

\*Contingency is based on 10% of the cost of construction.

\*\*UA Project Management fee is based on 3% of the cost of construction and contingency.

\*\*\*Architect/Engineer fee is based on 6.7% of the cost of construction plus \$6,500 for additional services, less a credit of \$29,160 for a 1% discount from the state fee schedule.

6. FUNDING/RESOURCES: University Plant Reserves - \$3,500,000

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:

*Tim Leopand*

Attachment K to Board Rule 415

Supplemental Project Information Worksheet  
Annual Capital Development Plan

FY: 2018 – 2019

**Project Name/Category:** Colonial Drive Enhancements  
Between University Boulevard and Bryant Drive on Colonial Drive

**Campus:** The University of Alabama

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

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input type="checkbox"/> renovation of existing space only		_____ GSF

Not applicable. This is a Campus Utilities and Infrastructure project.

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

Comments:

Not applicable. This is a Campus Utilities and Infrastructure project.

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

☒ Yes      ☐ No, A Campus Master Plan Amendment Is 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				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
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.

**Comments:**

Not applicable. The Colonial Drive Enhancement project (“Project”) is a Campus Utilities and Infrastructure project.

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

Estimated new Funds from Tuition/Programs \$           N/A           Yr.

Comments:

The Colonial Drive Enhancements project (“Project”) is key to enhancing the pedestrian and vehicular traffic to and from the academic core of campus. This corridor is a key pedestrian and transportation link to the campus for both on and off campus residents and serves as a gateway for many to the University. This Project will include improvements to the common areas between recently completed sorority houses as well as improvements to the roadways including paving, road markings, landscaping, bike paths, lighting and security. As these areas are heavily utilized on game days, security improvements are recommended and will be coordinated with the overall stadium security plan. Furthermore, the Project will provide an alternate emergency access route to and from campus.

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:

Richard Powell, Staff Engineer

Bonner Lee, University Landscape Architect

Jason Bigelow, Assistant University Architect

Steven Mercado, Project Manager

Chris D’Esposito, Director of Transportation Services

Brandon Sevedge, Director of Athletic Facilities

Ralph Clayton, Associate Vice President for Public Safety

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

Source(s)	New Funds (FY2018)	Reserves	Status /7
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			
Existing Net Assets			
Other – University Reserves		\$3,500,000	Pending
<b>Totals</b>		<b>\$3,500,000</b>	<b>Pending</b>

/7 Approved, allocated, pending

Comments:

The Project will be funded from University Plant Reserve funds in the amount of \$3,500,000.

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 2018- 2019 Base Data/ <sup>8</sup>	First Full /YR Occupancy FY2019	Successive Five (5) Year Projections / <sup>9</sup>
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam		\$77,500	\$77,500
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other			
<b>Totals</b>		<b>\$77,500</b>	<b>\$77,500</b>

<sup>8</sup> Latest Fiscal Year Data used as Base Year for Projections

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

Comments:

O&M costs are projected for 7 new LED fixtures. This will be funded in the University annual operating budget.

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

Source(s)	Occupancy Yr. /9 (FY 2019)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>External</li> <li>Internal</li> </ul>			
Educational Sales & Services <ul style="list-style-type: none"> <li>External</li> <li>Internal</li> </ul>			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other	\$77,500	\$77,500	Pending
<b>Total/YR</b>	<b>\$77,500</b>	<b>\$77,500</b>	<b>Pending</b>

/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 continue to be funded from the University annual operating budget.

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

\$ 1,500,000 43 % of Total Development Costs

Comments:

New pavement and equipment including installation of new LED fixtures will assist with the reduction in cost of current campus deferred maintenance liabilities.

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

Comments:

There were no alternatives considered in the planning process for this Project.

This Project was reflected in the 2017 Campus Master Plan and will support the recently constructed sorority houses on Magnolia and Colonial Drives, the Tutwiler Parking Lot and the future New Tutwiler Residence Hall and Bryant-Denny Stadium Renovations and Addition projects.

/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:**

Comments:

This Project supports the University's mission by alleviating traffic congestion in the heart of campus that is highly utilized by pedestrians. By decreasing traffic, the potential of pedestrian/vehicle conflicts will be reduced creating a safer pedestrian environment.

Furthermore, the Project will provide alternative emergency access routes to and from campus.

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

Comments:

In addition to this Project supporting the missions and programs of the users in the sorority houses, the future New Tutwiler Residential Hall and the Bryant-Denny Stadium, this Project will also promote health and wellness opportunities and alternative transportation means as the sidewalks will provide connectivity to the existing campus pedestrian system.

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

Comments:

If this Project is not approved, the increased activity in the area will be hampered due to the degraded roads, minimal parking, poor pedestrian connectivity and unacceptable site lighting. Safety of the students, public and building occupants is the main reason to improve this road for access, security and functionality of the site.

# COLONIAL DRIVE ENHANCEMENTS

## LOCATION MAP

