

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

* Board Submittal Checklist No. 3

Capital Project – Stage III, Revised Scope and Budget,
and Revised Funding Source submittals /1

(Architectural Design, Revised Scope and Budget, and Revised Funding Source)

Campus: The University of Alabama
Project Name: Mal M. Moore Athletic Facility Renovation and Addition
for Athletic Training**
UA Project #: 119-19-1894
Meeting Date: June 6 – 7, 2019

- ☒ 1. Completed Board Submittal Checklist No.3
- ☒ 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 Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

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 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.

**Formerly the Mal M. Moore Athletic Facility Renovation and Strength and Conditioning Facility Renovation and Addition project.

RESOLUTION

MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

WHEREAS, on November 9, 2018, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training project (“Project”), formerly known as the Mal M. Moore Athletic Facility Renovation and Strength and Conditioning Facility Renovation and Addition, located at 1102 Coliseum Drive; and

WHEREAS, the Project is included in Phase I of the Crimson Standard Facility Master Plan and will expand Sports Medicine services to all student athletes and address space needs within the Football program; and

WHEREAS, on November 9, 2018, due to the firm having served as architect of record for the original construction of the Strength and Conditioning Facility and most recently, the renovation of the Mal M. Moore Athletics Facility and Recruiting room renovations and their familiarity and knowledge of the existing facilities and the University’s standards, the Board approved a Waiver of the Consultant Selection process authorizing The University of Alabama (“University”) to proceed with design utilizing the architectural services of Davis Architects of Birmingham, Alabama, accepting a final negotiated a design fee based on 6.9% of the cost of construction plus, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses fee, representing a total fee reduction of approximately \$92,800; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the University is requesting approval of a Revised Scope to eliminate any work associated with Strength and Conditioning and to instead build a new one-level 6,855 gsf addition to the southeast corner of the Mal Moore Facility which will house the Sports Science efforts for the athletic program and relocated hydrotherapy services; and

WHEREAS, in an effort to accommodate the Project schedule, and to execute the project in a manner that minimizes risk and the impact to University services, the University is requesting approval to separate the Project into four packages consisting of Package A – OIT Ductbank Relocation, Package B – Sitework, Package C – Hydrotherapy Pools, and Package D – Construction; and

WHEREAS, Package A–OIT Ductbank Relocation will include relocating an existing telecommunication ductbank and manhole outside of the building footprint of

the addition; Package B – Sitework will consist of early sitework entailing the removal of existing sidewalks and landscaping, relocating an existing water line, gas main, and storm sewer along with grading the site to prepare for new building construction; Package C – Hydrotherapy Pools will include the procurement of new therapy pools to be installed in the Sports Science addition; and, Package D – Construction will include partial interior renovation of 34,259 gsf of the Mal Moore Facility along with a 6,855 gsf addition to the southeast corner of the building; and

WHEREAS, the University is requesting approval for a Revised Budget from \$14,631,787 to \$16,131,787 to reflect the cost of the Revised Scope and re-negotiated architect fees based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services, and a not-to-exceed amount of \$4,700 for reimbursable expenses; 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, Project will be funded from 2019 Future General Revenue Bonds in the amount of \$14,631,787, and from Crimson Tide Foundation funds in the amount of \$1,500,000 and will address approximately \$4,682,171 in campus deferred maintenance liabilities; and

WHEREAS, the Revised Budget for the Project is as stipulated below:

BUDGET:	REVISED
Package A: OIT Ductbank Relocation	\$ 250,000
Package B: Sitework	\$ 250,000
Package C: Hydrotherapy Pools	\$ 650,000
Package D: Construction	\$ 11,500,000
Furniture, Fixtures and Equipment	\$ 600,000
Security/Access Control	\$ 115,000
Telecommunication/Data	\$ 75,000
Contingency* (Previously BOT Approved Amount)	\$ 1,134,000
UA Project Management Fee** (3%)	\$ 413,520
Architect/Engineer Fee*** (~7.12%)	\$ 913,003
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 100,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 131,264
TOTAL PROJECT COST	\$ 16,131,787

*Contingency is based on previously BOT approval in the amount of \$1,134,000.

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

***Architect/Engineer Fee is based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses.

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).

BE IT FURTHER RESOLVED that:

2. The Stage III submittal for the Project is hereby approved.
3. The Revised Scope and Budget is approved as stipulated above.
4. The Revised Funding Source is hereby approved.



Division of
Financial Affairs

MEMO

May 10, 2019

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage III, Revised Scope and Budget and Revised Funding Source submittals: Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Mal M. Moore Athletic Facility (Mal Moore Facility) Renovation and Addition for Athletic Training project (“Project”) (formerly the Mal M. Moore Athletic Facility Renovation and Strength and Conditioning Facility Renovation and Addition) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

Additionally, the University is requesting approval of a Revised Scope to eliminate any work associated with Strength and Conditioning as designated in the original Board submission; and instead, build a new one-level 6,855 gsf addition to the southeast corner of the Mal Moore Facility. The addition will house Sports Science efforts for the athletic program and the relocated hydrotherapy services.

Furthermore, in order to accommodate the Project schedule, and to execute the project in a manner that minimizes risk and the impact to University services, the University deems it necessary to separate the Project into four packages consisting of Package A – OIT Ductbank Relocation, Package B – Sitework, Package C – Hydrotherapy Pools, and Package D – Construction.

Package A – OIT Ductbank Relocation will include relocating an existing telecommunication ductbank and manhole outside of the building footprint of the addition. Package B – Sitework will consist of early sitework entailing the removal of existing sidewalks and landscaping, relocating an existing water line, gas main, and storm sewer along with grading the site to prepare for new building construction. Package C – Hydrotherapy Pools will include the

procurement of new therapy pools to be installed in the new Sports Science addition. Package D – Construction will include partial interior renovation of 34,259 gsf of the Mal Moore Facility along with a 6,855 gsf addition to the southeast corner of the building.

Accordingly, the University is requesting approval for a Revised Budget from \$14,631,787 to \$16,131,787 to reflect the cost of the Revised Scope and re-negotiated architect fee based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses.

The Project will be funded from 2019 Future General Revenue Bonds in the amount of \$14,631,787 and from Crimson Tide Foundation funds in the amount of \$1,500,000 and will address approximately \$4,682,171 in campus deferred maintenance liabilities.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, 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 June 6 – 7, 2019.

MMF/ccj

pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Finus Gaston
 Brandon Sevedge
 Sommer Coleman
 Matt Ernst

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 6 – 7, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Mal M. Moore Athletic Facility Renovation and Addition
for Athletic Training

PROJECT LOCATION: 1102 Coliseum Drive

ARCHITECT: Davis Architects, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 9, 2018</u>
<input type="checkbox"/> Stage II, Waiver	<u>November 9, 2018</u>
<input checked="" type="checkbox"/> Stage III	<u></u>
<input checked="" type="checkbox"/> Revised Scope and Budget	<u></u>
<input checked="" type="checkbox"/> Revised Funding Source	<u></u>
<input type="checkbox"/> Stage IV	<u></u>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	Locker Rooms, Office	83%	34,259
<input checked="" type="checkbox"/> Building Addition	Athletic Training	17%	6,855
TOTAL		100%	41,114

BUDGET	Current	Revised
Construction	\$ 11,300,000	\$ 0
Package A: OIT Ductbank Relocation	\$ -	\$ 250,000
Package B: Sitework	\$ -	\$ 250,000
Package C: Hydrotherapy Pools	\$ -	\$ 650,000
Package D: Construction	\$ -	\$ 11,500,000
Landscaping	\$ 40,000	\$ 0
Furniture, Fixtures and Equipment	\$ 600,000	\$ 600,000
Security/Access Control	\$ 75,000	\$ 115,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Contingency* (Previously Approved BOT Amount)	\$ 1,134,000	\$ 1,134,000
UA Project Management Fee** (3%)	\$ 374,220	\$ 413,520
Architect/Engineer Fee*** (~7.38%/~7.12%)	\$ 834,400	\$ 913,003
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 100,000	\$ 100,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 99,167	\$ 131,264
TOTAL PROJECT COST	\$ 14,631,787	\$ 16,131,787

*Contingency is based on previous BOT approval in the amount of \$1,134,000.

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

***Architect/Engineer Fee is based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

6,855 gsf x ~\$6.99/gsf:	\$	47,917*
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	47,917*
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FUNDING SOURCE:

Capital Outlay:

2019 Future General Revenue Bonds	\$	14,631,787
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Crimson Tide Foundation	\$	1,500,000
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O&M Costs:	\$	47,917*
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*O&M costs are based on the addition only and will be funded by Intercollegiate Athletics.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training project (“Project”) will enhance existing programs by providing Athletics facilities that can support the evolving athletics programs and treatments that will attract student athletes. This Project will also develop and treat all needs of student athletes to assist them with performing at their highest level of competition and to ensure their long-term health and wellness.

The University’s athletics programs are premier programs to highlight the University on a national stage. A venue that exceeds the expectations of prospective students and achieves the “wow factor” plays a critical role in opening the door of the University to many prospective student athletes.

ATTACHMENT NO. 1

Project: Mal M. Moore Athletic Facility
Renovation and Addition
for Athletic Training

BOT Submittal: Stage III, Revised Scope and Budget
and Revised Funding Source
Meeting Date: June 6 – 7, 2019

Project Summary

MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

On August 16, 2018, The University of Alabama's ("University") Intercollegiate Athletics department unveiled the Crimson Standard facilities master plan. The Mal M. Moore Athletic Facility (Mal Moore Facility) Renovation and Addition for Athletic Training project ("Project"), located at 1102 Coliseum Drive, is included in the plan.

On November 9, 2018, The Board of Trustees of The University of Alabama approved a partial renovation of 47,040 gross square feet (gsf) of the Mal Moore Facility and a 6,300 gsf addition to the west side of Strength and Conditioning. The University is proposing a revised scope to eliminate any work associated with Strength and Conditioning; and instead, build a new one-level 6,855 gsf addition to the southeast corner of Mal Moore Athletic Facility. The addition will house Sports Science efforts for the athletic program and the relocated hydrotherapy services. The revised scope will eliminate the need to re-build existing spaces within Strength and Conditioning and allow for better efficiency with new adjacencies between the existing training room, relocated hydrotherapy services, and Sports Science efforts.

Within the Mal Moore Facility, the revised scope includes reconfiguring the training and equipment area to provide a more functional layout and a complete renovation with upgraded finishes and furniture.

Hydrotherapy services will be relocated and reconfigured along with the team recovery rooms to allow for better efficiency. The football locker room will be reconfigured to more efficiently connect to training, equipment and recovery areas while providing more changing space.

Renovations to the second level of the Mal Moore Facility will be minor. New locker rooms for coaches and staff displaced by the expanded locker room on the first floor will be included. Space for the Scout team, along with support space, will be created within an existing meeting room.

Additionally, new offices and storage space for football staff, along with an expanded existing restroom, will be included.

The Mal Moore Facility main two-level entry lobby will be updated with new finishes and new access to the training, equipment and locker rooms.

The proposed addition will require relocation of several existing utilities and the reconfiguration of Coliseum Drive, which will be converted to service access only with the addition of a new traffic control gate. The proposed reconfiguration will enhance pedestrian and vehicular safety and improve building operations.

In order to accommodate the Project schedule, and to execute the project in a manner that minimizes risk and the impact to University services, the University deems it necessary to separate the Project into four packages: 1) Package A – OIT Ductbank Relocation, 2) Package B – Sitework, 3) Package C – Hydrotherapy Pools, and 4) Package D – Construction. Package A – OIT Ductbank Relocation will include relocating an existing telecommunication ductbank and manhole outside of the building footprint of the addition. Package B – Sitework will consist of an early sitework package containing the removal of existing sidewalks and landscaping, relocating an existing water line, gas main, and storm sewer along with grading the site to prepare for new building construction. Package C – Hydrotherapy Pools will include the procurement of new therapy pools which will be installed in the new Sports Science addition. Package D – Construction will include partial interior renovation of 34,259 gross square feet (gsf) of the Mal Moore Facility along with a 6,855 gsf addition to the southeast corner of the building.

The Project will address approximately \$4,682,171 in deferred maintenance liabilities.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: June 6 - 7, 2019

INITIAL REPORT
X 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: Mal M. Moore Athletic Facility Renovation and Addition for Athletic Training

2. LOCATION: 1102 Coliseum Drive

3. ARCHITECT/ENGINEER: Davis Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-18
	% COMPLETE	100%
	* DATE COMPLETED	November-18
B. PRELIMINARY DESIGN:	DATE INITIATED	December-18
	% COMPLETE	100%
	* DATE COMPLETED	February-19
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	February-19
	% COMPLETE	90%
	* DATE COMPLETED	August-19
D. SCHEDULED BID DATE:		September-19

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 11,300,000	\$ -
B. PACKAGE A: TELECOM DUCTBANK RELOCATION	\$ -	\$ 250,000
C. PACKAGE B: SITEWORK	\$ -	\$ 250,000
D. PACKAGE C: HYDROTHERAPY POOLS	\$ -	\$ 650,000
E. PACKAGE D: CONSTRUCTION	\$ -	\$ 11,500,000
F. LANDSCAPING	\$ 40,000	\$ -
G. FURNITURE, FIXTURES AND EQUIPMENT	\$ 600,000	\$ 600,000
H. SECURITY/ACCESS CONTROL	\$ 75,000	\$ 115,000
I. TELECOMMUNICATION/DATA	\$ 75,000	\$ 75,000
J. CONTINGENCY (PREVIOUSLY BOT APPROVED AMOUNT)	\$ 1,134,000	\$ 1,134,000
K. UA PROJECT MANAGEMENT FEE (3%)	\$ 374,220	\$ 413,520
L. ARCHITECT/ENGINEER FEE***(~7.38%/~7.12%)	\$ 834,400	\$ 913,003
M. EXPENSES (GEOTECH, TESTING, ADVERTISING, PRINTING)	\$ 100,000	\$ 100,000
N. OTHER FEES AND SERVICES	\$ 99,167	\$ 131,264
O. TOTAL PROJECT COST	\$ 14,631,787	\$ 16,131,787

*Contingency is based on previous BOT approval in the amount of \$1,134,000.

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

***Architect/Engineer Fee is based on 5.9% of the total cost of construction plus a 15% renovation factor, \$50,000 for additional services and a not-to-exceed amount of \$4,700 for reimbursable expenses.

6. FUNDING/RESOURCES: 2019 Future General Revenue Bonds - \$14,631,787
Crimson Tide Foundation - \$1,500,000

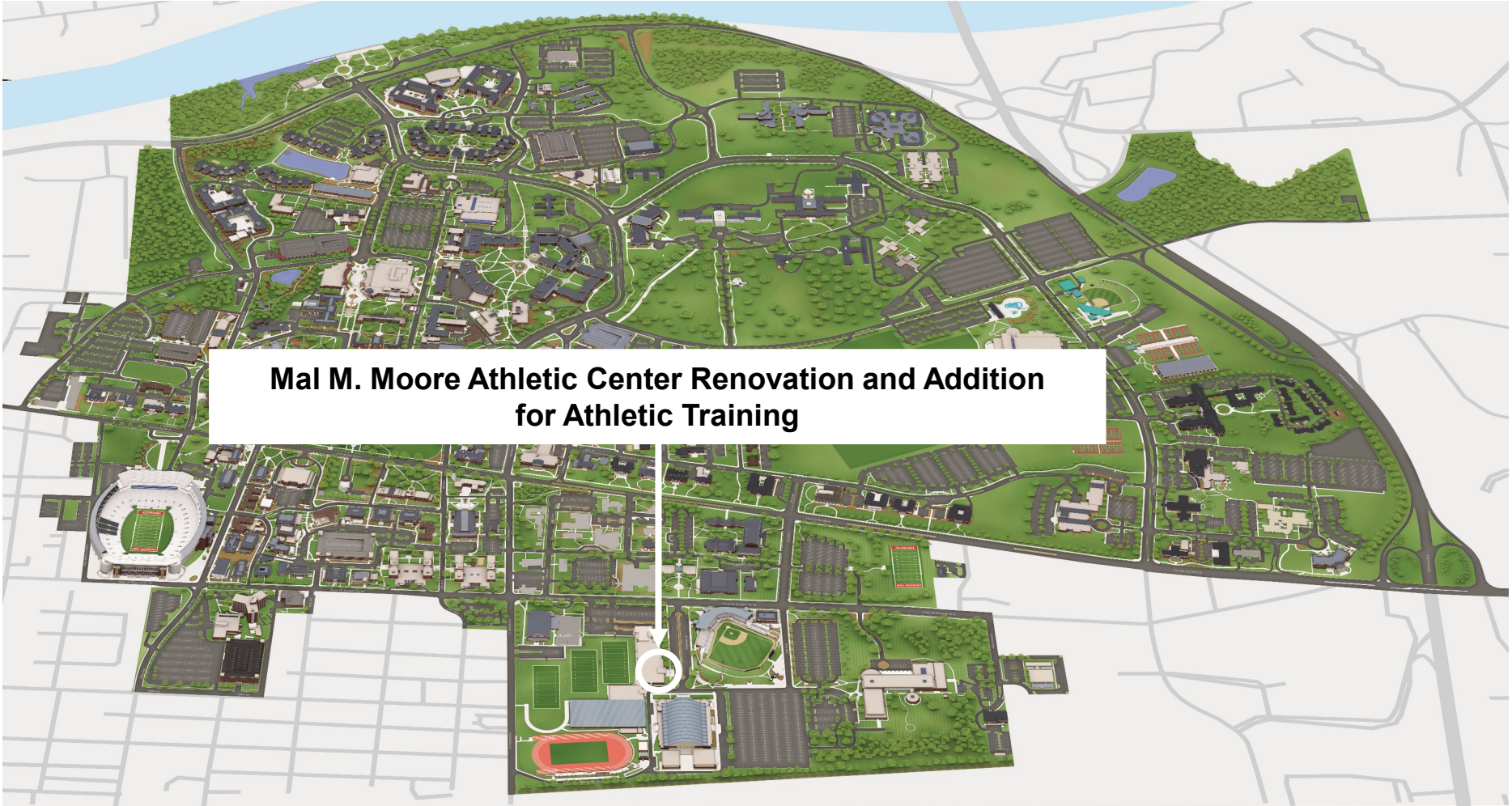
7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY: Tim Leopold

LOCATION MAP

**Mal M. Moore Athletic Center Renovation and Addition
for Athletic Training**



MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Vantage Points



MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Vantage Point 1
Coleman Coliseum Looking Northwest



MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Vantage Point 2
View Looking West



MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Vantage Point 3
View Looking West

PROPOSED EXISTING

PROPOSED EXISTING



MAL M. MOORE ATHLETIC FACILITY RENOVATION AND ADDITION FOR ATHLETIC TRAINING

Vantage Point 4
View Looking West

