

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

*** Board Submittal Checklist No. 3**

Capital Project – Stage III and Revised Scope and Budget Submittals /1
(Architectural Design and Revised Scope and Budget)

Campus: The University of Alabama
Project Name: New Alumni Building
Meeting Date: November 2 – 3, 2017

- ☒ 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 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. Revised Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Revised Project Planning Report /2
- ☒ 8. Architectural rendering 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 Plan (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.

RESOLUTION

NEW ALUMNI BUILDING

WHEREAS, in accordance with Board Rule 415, on February 3, 2017 The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal and amendment to The University of Alabama’s (“University”) Campus Master Plan to include the New Alumni Building project (“Project”) to be located at 350 Campus Drive, East; and

WHEREAS, in accordance with Board Rule 415, on April 7, 2017 the Board authorized the University to proceed with architectural services utilizing Davis Architects of Birmingham, Alabama; and

WHEREAS, the University has negotiated a final design fee of 5.8% of the cost of construction; 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 for a revised scope to increase the square footage from 42,000 to 43,094 to increase ballroom seating capacity from 300 to 400 and to harden the storage area to create a Best Available Refuge Area for the building occupants; and

WHEREAS, the University is requesting approval for a revised budget from \$19,495,321 to \$21,495,321 to reflect the cost of the revised scope; 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, the Project will be funded by University funds in the amount of \$13,495,321 and Gifts in the amount of \$8,000,000; and

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

BUDGET:	REVISED
Construction	\$ 16,855,000
Landscaping	\$ 207,000
Furniture, Fixtures, and Equipment	\$ 1,250,000
Security/Access Control	\$ 300,000
Telecommunication/Data	\$ 240,000
Contingency* (5%)	\$ 853,100
UA Project Management Fee** (3%)	\$ 537,453
Architect/Engineer Fee*** (5.8%)	\$ 977,590
Other Fees and Services (testing, advertising, printing)	\$ 275,178
TOTAL PROJECT COST	\$ 21,495,321

*Contingency is based on 5% of the cost of construction and landscaping.

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

***Architect/Engineer Fee is based on 5.8% of the cost of construction.

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

1. The Stage III submittal for the Project is hereby approved.
2. The revised scope and budget is approved as stipulated above.




Division of
Financial Affairs

MEMO

October 2, 2017

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage III and Revised Scope and Budget submittals:
New Alumni Building

Pursuant to Board Rule 415, The University of Alabama has received renderings for the New Alumni Building project (“Project”) and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

Additionally, the University is requesting approval for a scope revision to increase square footage from 42,000 to 43,094 to increase seating capacity of the ballroom from 300 to 400 and to harden the storage area to provide a Best Available Refuge Area for the building occupants. Therefore, a budget revision is requested from \$19,495,321 to \$21,495,321.

The Project will be funded with University Funds in the amount of \$13,495,321 and Gifts in the amount of \$8,000,000.

This Project location and program have been reviewed and are consistent with University Design Standards and the principles contained therein. I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Renderings and Location Map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for November 2 – 3, 2017.

LG/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Danny Collins

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 2 – 3, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: New Alumni Building

PROJECT LOCATION: 350 Campus Drive East, southeast corner of the Peter Bryce campus

ARCHITECT: Davis Architects, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Campus Master Plan amendment	<u>February 3, 2017</u>
<input type="checkbox"/> Stage I	<u>February 3, 2017</u>
<input type="checkbox"/> Stage II	<u>April 7, 2017</u>
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Revised Scope and Budget	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	Assembly and Office	100%	43,094
<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%	43,094

BUDGET	Current	Revised
Construction	\$ 15,100,000	\$ 16,855,000
Landscaping	\$ 207,000	\$ 207,000
Furniture, Fixtures, and Equipment	\$ 1,250,000	\$ 1,250,000
Security/Access Control	\$ 300,000	\$ 300,000
Telecommunication/Data	\$ 240,000	\$ 240,000
Contingency* (5%)	\$ 765,350	\$ 853,100
UA Project Management Fee** (3%)	\$ 482,171	\$ 537,453
Architect/Engineer Fee*** (5.8%)	\$ 875,800	\$ 977,590
Other Fees and Services (testing, advertising, printing)	\$ 275,000	\$ 275,178
TOTAL PROJECT COST	\$ 19,495,321	\$ 21,495,321

*Contingency is based on 5% of the cost of construction and landscaping.

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

***Architect/Engineer Fee is based on 5.8% of the cost of construction.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 43,094 gsf x ~\$7.26/gsf	\$	312,862
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	312,862

FUNDING SOURCE:

Capital Outlay: University funds	\$	13,495,321
Gifts	\$	8,000,000
O&M Costs: University Annual Operating Funds	\$	312,862

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The New Alumni Building project ("Project") will accommodate various staff from the Division of Advancement, including Alumni Affairs, the Office of Development and the Office of Planned Giving, with larger, more accommodating and welcoming space and will enhance several current programs, including those focusing on undergraduate enrollment. The National Alumni Association's (NAA) Discovering BAMA tour program has grown exponentially. This tour program includes participants that were recommended by current NAA members only. Alumni Hall, Alumni Affairs' current facility, is difficult to locate and parking for prospective students and their parents is a challenge. Tours begin at Alumni Hall, and many times, this is the first building entered by first-time visitors. A more welcoming building will enhance visitors' experience.

A new facility is required to capitalize on the opportunities that will be created through a growing alumni base, expanded staff, more identified donor prospects, an increased fundraising profile among all constituent groups, and a strategic approach to alumni engagement and fundraising. The building will promote cohesiveness across the Advancement Division and that synergy will carry far beyond the Division to impact the colleges and other units across the campus.

With a larger facility, Advancement will be able to accommodate several events that currently require the use of rental space. The Alumni luncheon, held on A-Day, typically welcomes 300-500 alumni, friends, students, faculty and staff. A new facility would allow the NAA to hold that function on site – again, strengthening the bond of alumni and donors to The University of Alabama.

ATTACHMENT NO. 1

Project: New Alumni Building
BOT Submittals – Stage III and
Revised Scope and Budget
Meeting Date: November 2 – 3, 2017

Project Summary

NEW ALUMNI BUILDING

The New Alumni Building project (“Project”) to be located at 350 Campus Drive East on the southeast corner of the Peter Bryce campus will serve as the new home for several departments within The University of Alabama’s (“University”) Division of Advancement (“Advancement”), including Alumni Affairs, the Office of Development, and the Office of Planned Giving.

The three (3) story facility will provide small and large meeting rooms, event spaces and event support space. The building will also provide offices and administration space for the staff of Advancement.

The opportunity to consolidate offices from Advancement into one facility has several benefits, including shared meeting space, shared resources, and synergy among fundraising and alumni/donors. Most importantly, this facility will create a distinctive and recognizable home for University Alumni, private foundations, and corporate donors to the University.

The University is proposing that the square footage be increased from 42,000 to 43,094 to increase the seating capacity for the ballroom from 300 to 400. This additional seating will support the anticipated growth of events for the facility. Also proposed is that the storage space will be enhanced or hardened to create a Best Available Refuge Area.

The building location will provide exterior areas that overlook Peter Bryce Park, which will provide expanded event space. Also, accessible parking exists in the northeast corner lot, which will limit the requirement to construct new parking. This location is also beneficial due to the adjacency of support infrastructure to the proposed building location.

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

INITIAL REPORT
☒ INTERIM REPORT
☐ FINAL REPORT
☐ 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: New Alumni Building

2. LOCATION: 3540 Campus Drive East, southeast corner of the Peter Bryce campus

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

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	May-17
	% COMPLETE	100%
	* DATE COMPLETED	Jul-17
B. PRELIMINARY DESIGN:	DATE INITIATED	Jul-17
	% COMPLETE	100%
	* DATE COMPLETED	Sep-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Sep-17
	% COMPLETE	25%
	* DATE COMPLETED	N/A
D. SCHEDULED BID DATE:		Mar-18

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 15,100,000	\$ 16,855,000
B. LANDSCAPING	\$ 207,000	\$ 207,000
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ 1,250,000	\$ 1,250,000
D. SECURITY/ACCESS CONTROL	\$ 300,000	\$ 300,000
E. TELECOMMUNICATION/DATA	\$ 240,000	\$ 240,000
F. CONTINGENCY* (5%)	\$ 765,350	\$ 853,100
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ 482,171	\$ 537,453
H. ARCHITECT/ENGINEER FEE*** (5.8%)	\$ 875,800	\$ 977,590
I. OTHER FEES AND SERVICES (SECURITY, ADVERTISING, POSTAGE)	\$ 275,000	\$ 275,178
J. TOTAL PROJECT COST	\$ 19,495,321	\$ 21,495,321

*Contingency is based on 5% of the cost of construction and landscaping.

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

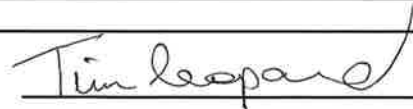
***Architect/Engineer Fee is based on 5.8% of the cost of construction.

6. FUNDING/RESOURCES: University funds - \$13,495,321
Gifts - \$8,000,000

7. REMARKS

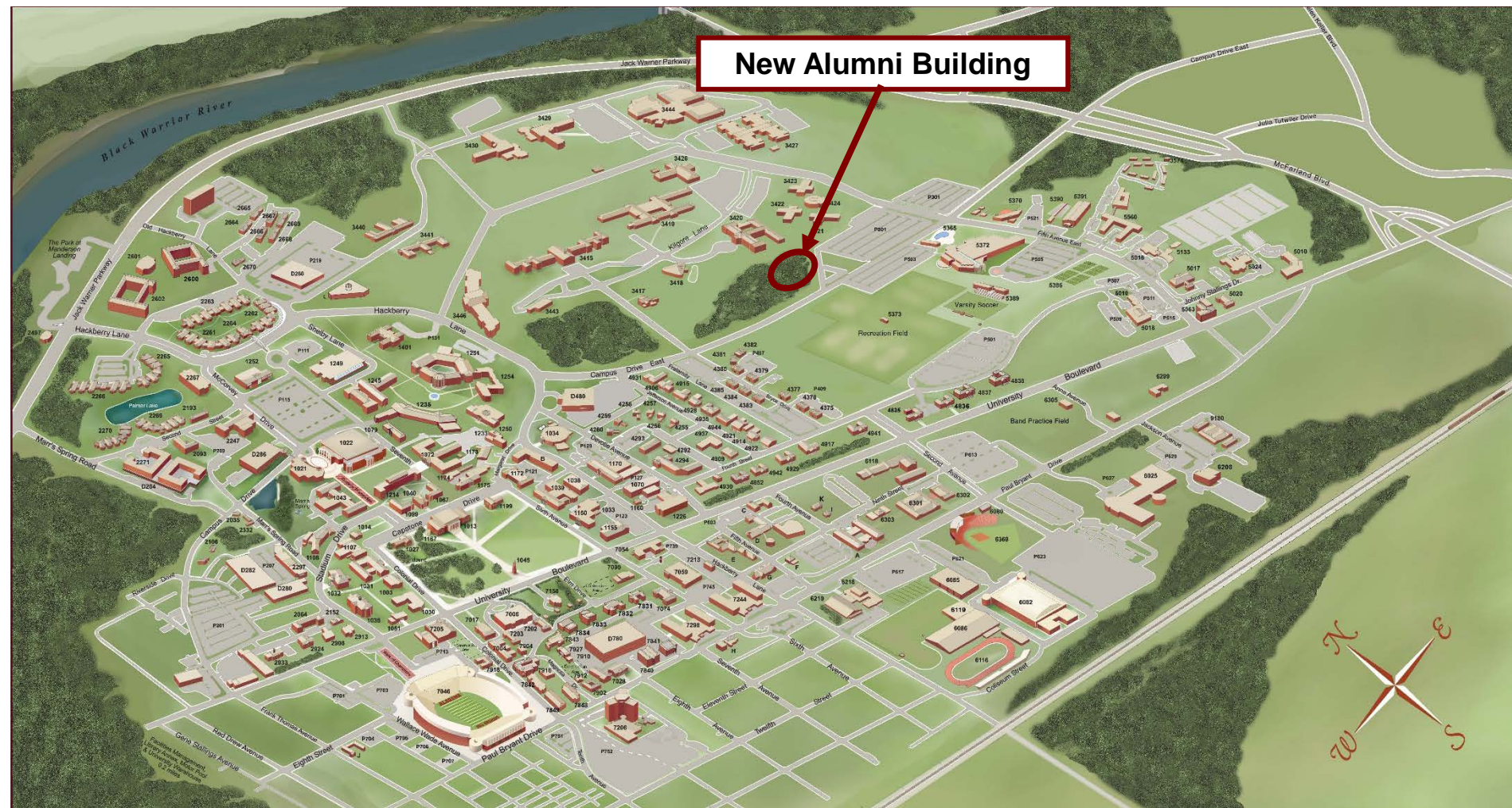
* FINAL AGENCY APPROVAL

SUBMITTED BY:



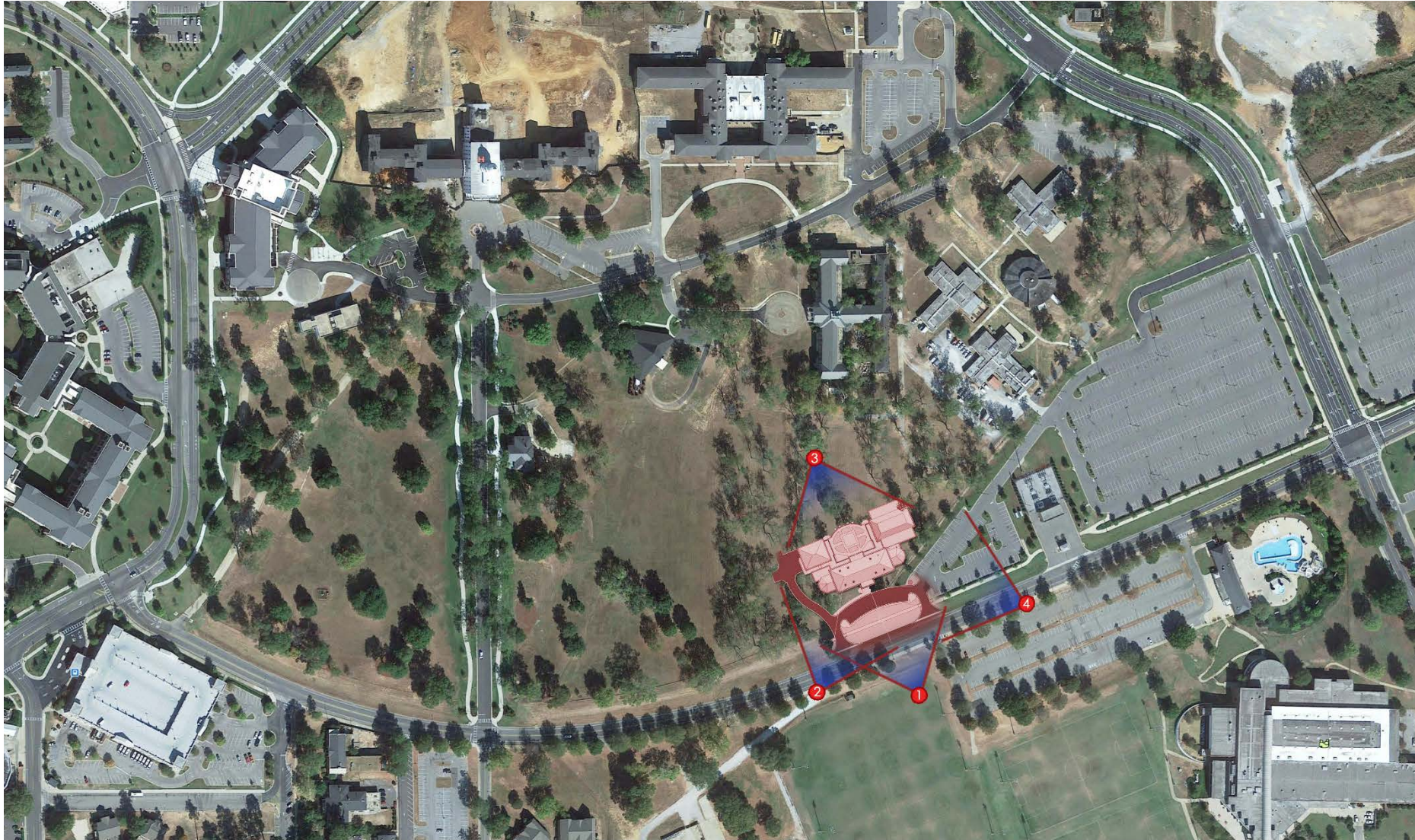
LOCATION MAP

New Alumni Building



NEW ALUMNI BUILDING

Vantage Points



NEW ALUMNI BUILDING

View 1 from Campus Drive looking North



NEW ALUMNI BUILDING

View 2 from Campus Drive looking Northeast



NEW ALUMNI BUILDING

View 3 North Elevation



NEW ALUMNI BUILDING

View 4 from Campus Drive looking Northwest

