

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

*** Board Submittal Checklist No. 4**

**Capital Project – Stage III, Scope and Budget Revision and Stage IV Submittals/1
(Architectural Design, Scope and Budget Revision and Construction Contract Awards)**

Campus: The University of Alabama
Project Name: New Freshmen Residence Hall
Meeting Date: February 2 – 3, 2017

- * 1. Completed Board Submittal Checklist No. 4
- 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. Resolution requesting approval of Construction Contract Award, Revised Construction Budget, and Revised Project Budget
- 4. Campus correspondence/photographs providing supplemental project information
- 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
- 6. Revised Project Summary
- 7. Revised Project Planning Report /2
- * 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- * 9. Recommendations for Contract Award by Architect/Construction Manager
- 10. Campus map(s) showing location of project site
- 11. Final Business Plan (if applicable) /3

*Project is a Contract Award Approval Not to Exceed

Additional document for Stage III Submittal:

- 12. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- 13. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)

Prepared by: _____

Approved by: _____

/1 Reference Tab 3I - 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.



Division of
Financial Affairs

MEMO

December 21, 2016

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage III, Scope and Budget Revisions and Stage IV, Not to Exceed Contract Award submittals: New Freshmen Residence Hall

Pursuant to Board Rule 415, The University of Alabama (“University”), has received renderings for the New Freshmen Residence Hall project (“Project”) 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 for a revised Project scope to increase the bed count from 480 to 494, reflect additional square footage for private bathrooms in double-occupancy rooms, provide enhanced security and access control features, and to provide a distributed antenna system for the building. Therefore, the University is requesting a budget revision from \$45,086,115 to \$51,249,377 to reflect the proposed scope revisions.

On September 23, 2016, the Board of Trustees approved the separation of the construction components of the Project into three packages: Package A-Early Sitework and Utilities, Package B-Concrete Structure, and Package C-Building Construction. As this Project needs to be completed by June 2018 in order to minimize impact to students and to coordinate with the academic schedule, the University is requesting approval to award the construction contract for Package C – Building Construction to the lowest responsible bidder as long as the bid does not cause the Project to exceed the total Project budget. If the lowest responsible bid causes the Project to exceed the total Project budget, the University will bring the construction contract and the revised budget for the Project before the Board Trustees for approval. The University will also provide reports regarding the status of the Project’s construction contract to the Office of the Chancellor.

The Project will be funded from University funds in the amount of \$51,249,377.

New Freshmen Residence Hall

December 21, 2016

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The Project design, location, and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and 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 February 2 – 3, 2017.

LG/ccj

Attachments

pc w/atchmnts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Tom Love
 Sloan Walker

RESOLUTION

NEW FRESHMEN RESIDENCE HALL

WHEREAS, on June 17, 2016, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the New Freshmen Residence Hall project (“Project”) to be located at 810 2nd Street and an amendment to The University of Alabama’s (“University”) Campus Master Plan to include the Project; and

WHEREAS, on September 23, 2016, the Board approved the top ranked architectural firms and authorized the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with Williams Blackstock Architects, Birmingham, Alabama, the University established a design fee of 3.7% of all construction packages plus \$15,200 for early sitework package coordination, plus \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design; and

WHEREAS, on September 23, 2016, in order to coordinate the delivery of this Project with the academic schedule the Board approved the separation of construction of the Project into three packages; and

WHEREAS, Package A – Early Sitework and Utilities will consist of rough grading, demolition of existing utilities and installation of new utilities, basement excavation and shoring; and

WHEREAS, Package B – Concrete Structure will consist of foundations, retaining walls, podium concrete slab, waterproofing and backfill; and

WHEREAS, Package C – Building Construction will consist of constructing the frame, all MEFP, exterior envelope, interior finish work of all levels, roofing and final sitework grading; and

WHEREAS, on September 23, 2016, the Board approved a budget reallocation to reflect the separation of the Project into packages; and

WHEREAS, in accordance with Board Rule 415, on November 3, 2016 the Board approved the top ranked commissioning firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, on November 3, 2016, the Board approved a scope revision to increase the bed count from 472 to 480 and to reflect additional square footage for building support and storage; and

WHEREAS, on November 3, 2016, the Board approved a budget revision from \$42,607,825 to \$45,086,115 to reflect the cost of commissioning and the revised scope; and

WHEREAS, on November 3, 2016, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project by June 2018, the Board approved the University's request to award construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget; and

WHEREAS, upon completion of negotiations with the top ranked firm of Environmental Systems Corporation, Huntsville, Alabama, the University has established a lump sum fee of \$71,913 for Commissioning Services; and

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

WHEREAS, the University is requesting approval for a revised Project scope to increase the bed count from 480 to 494, provide additional square footage for private bathrooms to be contained within the residential units, provide enhanced security and access control features, and to provide a distributed antenna system for the building; and

WHEREAS, the University is requesting a budget revision from \$45,086,115 to \$51,241,290 to include the scope revisions; and

WHEREAS, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, the Project needs to be completed by June 2018; and

WHEREAS, the University is requesting approval to award the construction contract for Package C – Building Construction for this Project to the lowest responsible bidder so long as the bid for the construction contract for the Project does not cause the total Project budget to exceed \$51,249,377 as set out below; and

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

WHEREAS, the Project will be funded from University funds in the amount of \$51,249,377; and

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

BUDGET:	REVISED
Package A – Early Sitework and Utilities	\$ 1,869,159
Package B – Concrete Structure	\$ 4,669,000
Package C – Building Construction	\$ 36,723,547
Commissioning	\$ 71,913
Landscaping	\$ 195,000
Security/Access Control	\$ 944,800
Telecommunication/Data	\$ 577,500
DAS for Wireless Coverage	\$ 380,000
Contingency* (5%)	\$ 2,172,835
UA Project Management Fee** (3%)	\$ 1,368,886
Architect/Engineer Fee*** (3.7%)	\$ 1,628,283
Expenses (Geotech, Construction Materials Testing)	\$ 451,454
Other Fees and Services (testing, advertising, printing)	\$ 197,000
TOTAL PROJECT COST	<u>\$ 51,249,377</u>

*Contingency is based on 5% of Package A – Early Sitework and Utilities, B – Concrete Structure, Package C – Building Construction and Landscaping.

**UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction, Landscaping and Contingency.

***Architect/Engineer Fee is based on 3.7% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction, plus \$15,200 for early sitework package coordination, \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design.

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

1. The Stage III submittal of this Project based on the renderings presented for review is hereby approved.
2. The scope and budget revision for the Project is approved as stipulated above.

BE IT FURTHER RESOLVED that the construction contract for Package C – Building Construction of this Project to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of the University are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing a construction contract for Package C – Building Construction of this Project with such low bidder for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award the construction contract for Package C – Building Construction for the Project to the lowest responsible bidder pursuant to Alabama bid law so long as the award of such construction contract for the Project does not cause the Project to exceed the total Project budget.
2. If the award of the construction contract for Package C – Building Construction of the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the construction contract and the revised budget for the Project.
3. The University will provide an ongoing report about the award of the construction contract for the Project to the Office of the Chancellor.
4. Stuart R. Bell, 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 of Alabama be, and each hereby is, authorized to act for and in the name of the Board of Trustees in executing the aforementioned construction contract for Package C – Building Construction of the Project upon satisfaction of the conditions set out above.

ATTACHMENT NO. 1

Project: New Freshmen Residence Hall
BOT Submittals: Scope and Budget Revision, Stage III and
Stage IV, Not to Exceed Contract Award (Package-C)
Meeting Date: February 2 – 3, 2017

Project Summary

NEW FRESHMEN RESIDENCE HALL

The construction of the New Freshmen Residence Hall (“Project”) to be located at 810 – 2nd Street, will assist The University of Alabama (“University”) in addressing the high demand for on-campus freshmen housing and provide capacity within the housing system while renovations are made to other facilities.

The Project will be co-ed with men and women on separate floors controlled via access control measures. The typical residential floor includes a common area with open study areas, laundries, and meeting rooms in order to encourage and facilitate resident socialization opportunities along with a sense of community.

During planning for the Project, the University conducted focus groups and intercept surveys to identify the most desired features for the Project. In order to incorporate the feedback into the Project, full bathrooms will now be provided in each double occupancy room. This proposed scope revision will increase the Project gross square footage from 150,516 to 166,989. This additional square footage will also increase proposed occupancy from 480 to 494.

In addition to the residential component, the Project will include an approximate 10,791 gross square foot multipurpose room with furniture that will include on-grade access, views of the lake, and will accommodate 656 occupants in a ballroom configuration. The multipurpose room will also provide support for programs held at the Palmer Lake amphitheater. A storm shelter capable of providing protection for approximately 1,603 students, faculty and staff will also be provided in accordance with Alabama code and, in a non-emergency configuration, this space will be able to accommodate 514 occupants. Both of these basement spaces, the multi-purpose and storm shelter, will allow the freshman students the ability to conduct group meetings or social gatherings.

This Project will also include the shelled out space for a future convenience (“C”) store that will provide sidewalk access from the corner of McCorvey Drive and 2nd Street. The first floor will have a main entry lobby with common space and a small meeting area.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: February 2 – 3, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: New Freshmen Residence Hall
PROJECT LOCATION: 810 2nd Street
ARCHITECT: Williams Blackstock Architects, Birmingham, Alabama
COMMISSIONING: Environmental Systems Corporation, Huntsville, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Campus Master Plan amendment	<u>June 17, 2016</u>
<input type="checkbox"/> Stage I	<u>June 17, 2016</u>
<input type="checkbox"/> Stage II	<u>September 23, 2016</u>
<input type="checkbox"/> Budget Revision	<u>September 23, 2016</u>
<input type="checkbox"/> Scope and Budget Revision	<u>November 3, 2016</u>
<input type="checkbox"/> Stage IV, Not to Exceed (Packages A & B)	<u>November 3, 2016</u>
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Scope and Budget Revision	
<input checked="" type="checkbox"/> Stage IV, Not to Exceed (Package C)	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~75%	124,878
<input type="checkbox"/> Building Renovation	Assembly	~6%	9,852
<input type="checkbox"/> Campus Infrastructure	Storm shelter	~6%	10,791
<input type="checkbox"/> Equipment	Building support	~12%	19,318
<input type="checkbox"/> Other	C-Store Shell	~1%	2,150
TOTAL		100%	166,989

BUDGET	Current	Revised
Package A – Early Sitework and Utilities	\$ 464,803	\$ 1,869,159
Package B – Concrete Structure	\$ 4,774,382	\$ 4,669,000
Package C – Building Construction (NTE)	\$ 32,980,601	\$ 36,723,547
Commissioning	\$ 192,903	\$ 71,913
Landscaping	\$ 195,000	\$ 195,000
Security/Access Control	\$ 281,250	\$ 944,800
Telecommunication/Data	\$ 493,750	\$ 577,500
DAS for Wireless Coverage	\$ -	\$ 380,000
Contingency* (5%)	\$ 1,920,739	\$ 2,172,835
UA Project Management Fee** (3%)	\$ 1,210,066	\$ 1,368,886
Architect/Engineer Fee – Programming	\$ 50,000	\$ -
Architect/Engineer Fee*** (3.7%)	\$ 1,910,989	\$ 1,628,283
Expenses (Geotech, Construction Materials Testing)	\$ 426,632	\$ 451,454
Other Fees and Services (testing, advertising, printing)	\$ 185,000	\$ 197,000
TOTAL PROJECT COST	\$ 45,086,115	\$ 51,249,377

*Contingency is based on 5% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction and landscaping.
 **UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction, landscaping and contingency.
 ***Architect/Engineer Fee is based on 3.7% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction plus \$15,200 for early sitework package coordination, \$2,400 for preliminary hardscape coordination with Lakeside Dining, \$20,000 for program verification, \$6,000 for storm shelter peer review, less credits of \$12,000 for University Interior design and \$4,000 for University Landscape design.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
Per GSF: 166,989 gsf x \$5.25/GSF	\$	876,692
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	876,692

FUNDING SOURCE:		
Capital Outlay:		
University funds	\$	51,249,377
O&M Costs: Housing and Residential Communities annual operating budget	\$	876,692

NEW EQUIPMENT REQUIRED:

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

Demand for on-campus housing for Freshmen continues to outpace availability. The New Freshmen Residence Hall project will assist the University in meeting the preferred living accommodations for incoming freshmen and other students as the new residence hall will provide a more traditional college experience by enhancing interaction with other students through the provision of abundant and accessible study and meeting space.

The new facility will also provide for capacity within the housing system while renovations are made to existing facilities as part of the Housing and Residential communities R&R Plan.

The ability to accommodate demand while buildings are being renovated is critical as it allows the University to keep the condition of existing facilities consistent with student expectations and relieves cost pressure associated with attempting to complete some renovations compressed over the summer months.

This Project will replace Somerville hall which will eliminate approximately \$6,297,519 in deferred maintenance liability.

Furthermore, this facility will enhance the safety of students in surrounding communities by providing a fully compliant FEMA 361 storm shelter with a capacity of approximately 1,603.

The proposed multi-purpose space will provide opportunities for on campus programming and student events. The co-location with the Palmer Lake amphitheater will also provide a support facility for outdoor programs at the amphitheater.

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

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: New Freshmen Residence Hall
2. LOCATION: 810 2nd Street
3. ARCHITECT/ENGINEER: Williams Blackstock Architects, Birmingham, Alabama
COMMISSIONING: Environmental Systems Corporation, Huntsville, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Nov-16
	% COMPLETE	100%
	* DATE COMPLETED	Dec-16
B. PRELIMINARY DESIGN:	DATE INITIATED	Dec-16
	% COMPLETE	85%
	* DATE COMPLETED	Mar-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Mar-17
	% COMPLETE	0%
	* DATE COMPLETED	Apr-17
D. SCHEDULED BID DATE:		May-17

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. PACKAGE A - EARLY SITE WORK AND UTILITIES	\$ 464,803	\$ 1,869,159
B. PACKAGE B - CONCRETE STRUCTURE	\$ 4,774,382	\$ 4,669,000
C. PACKAGE C - BUILDING CONSTRUCTION	\$ 32,980,601	\$ 36,723,547
D. COMMISSIONING	\$ 192,903	\$ 71,913
E. LANDSCAPING	\$ 195,000	\$ 195,000
F. SECURITY/ACCESS CONTROL	\$ 281,250	\$ 944,800
G. TELECOMMUNICATION/DATA	\$ 493,750	\$ 577,500
H. DAS FOR WIRELESS COVERAGE	\$ -	\$ 380,000
I. CONTINGENCY* (5%)	\$ 1,920,739	\$ 2,172,835
J. UA PROJECT MANAGER FEE** (3%)	\$ 1,210,066	\$ 1,368,886
K. ARCHITECT/ENGINEER FEE - PROGRAMMING	\$ 50,000	\$ -
L. ARCHITECT/ENGINEER FEE*** (3.7%)	\$ 1,910,989	\$ 1,628,283
M. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 426,632	\$ 451,454
N. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 185,000	\$ 197,000
TOTAL PROJECT COST	\$ 45,086,115	\$ 51,249,377

*Contingency is based on 5% of Package A - Early Sitework and Utilities, Package B - Concrete Structure, Package C - Building Construction and Landscaping.

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6. FUNDING/RESOURCES: University funds - \$51,249,377

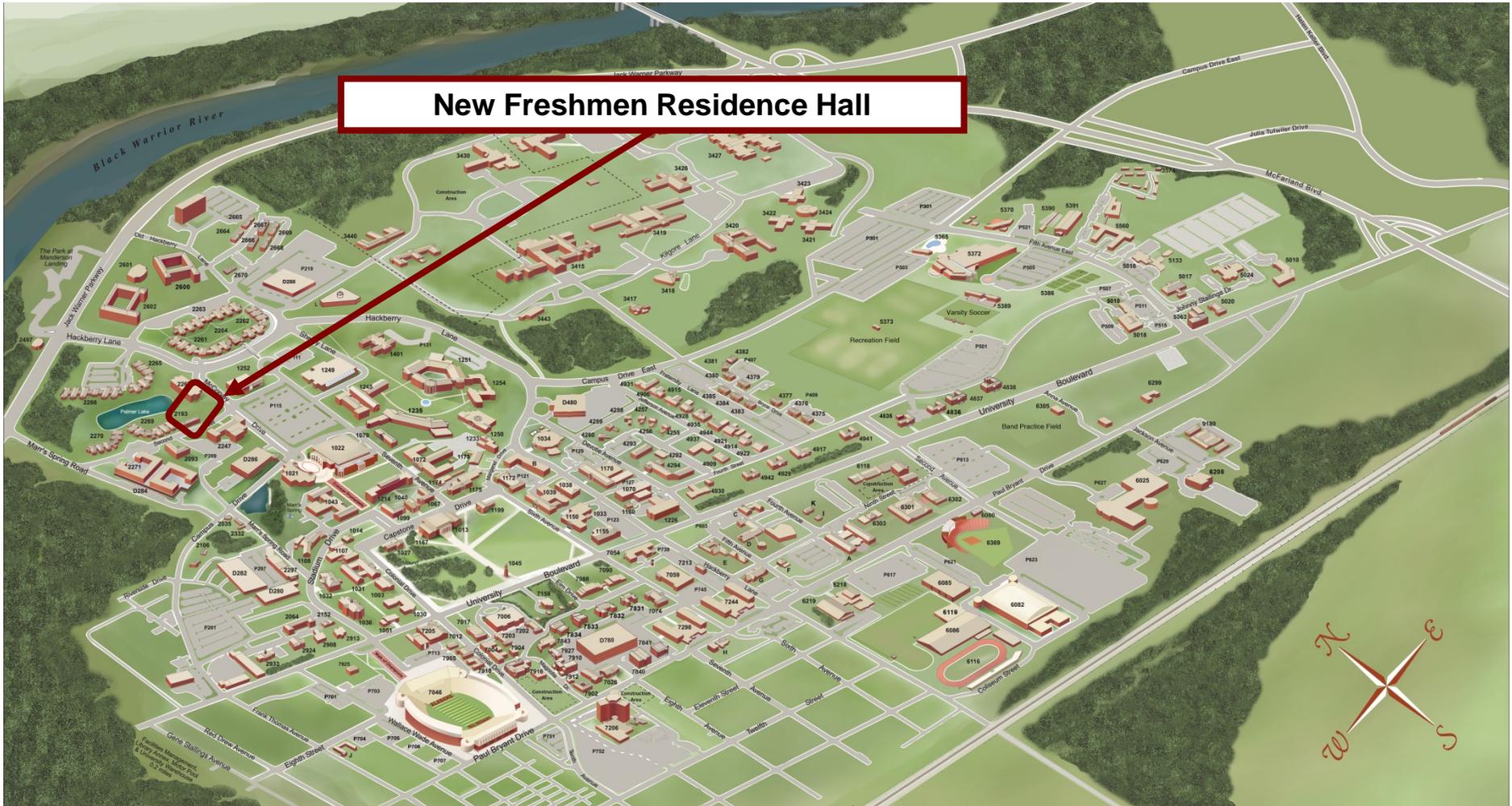
7. REMARKS _____

* FINAL AGENCY APPROVAL

SUBMITTED BY: 1 of 1



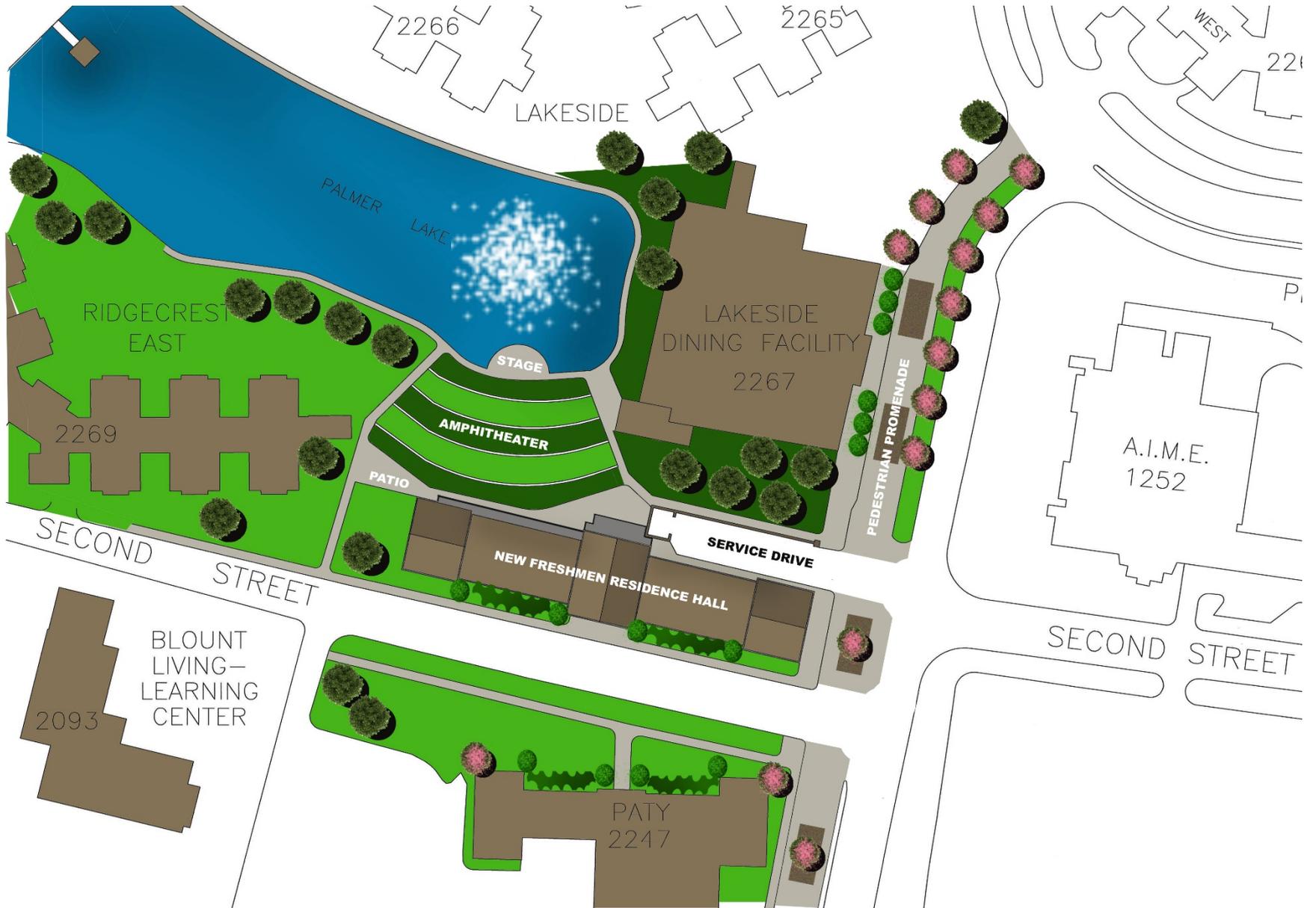
LOCATION MAP



New Freshmen Residence Hall

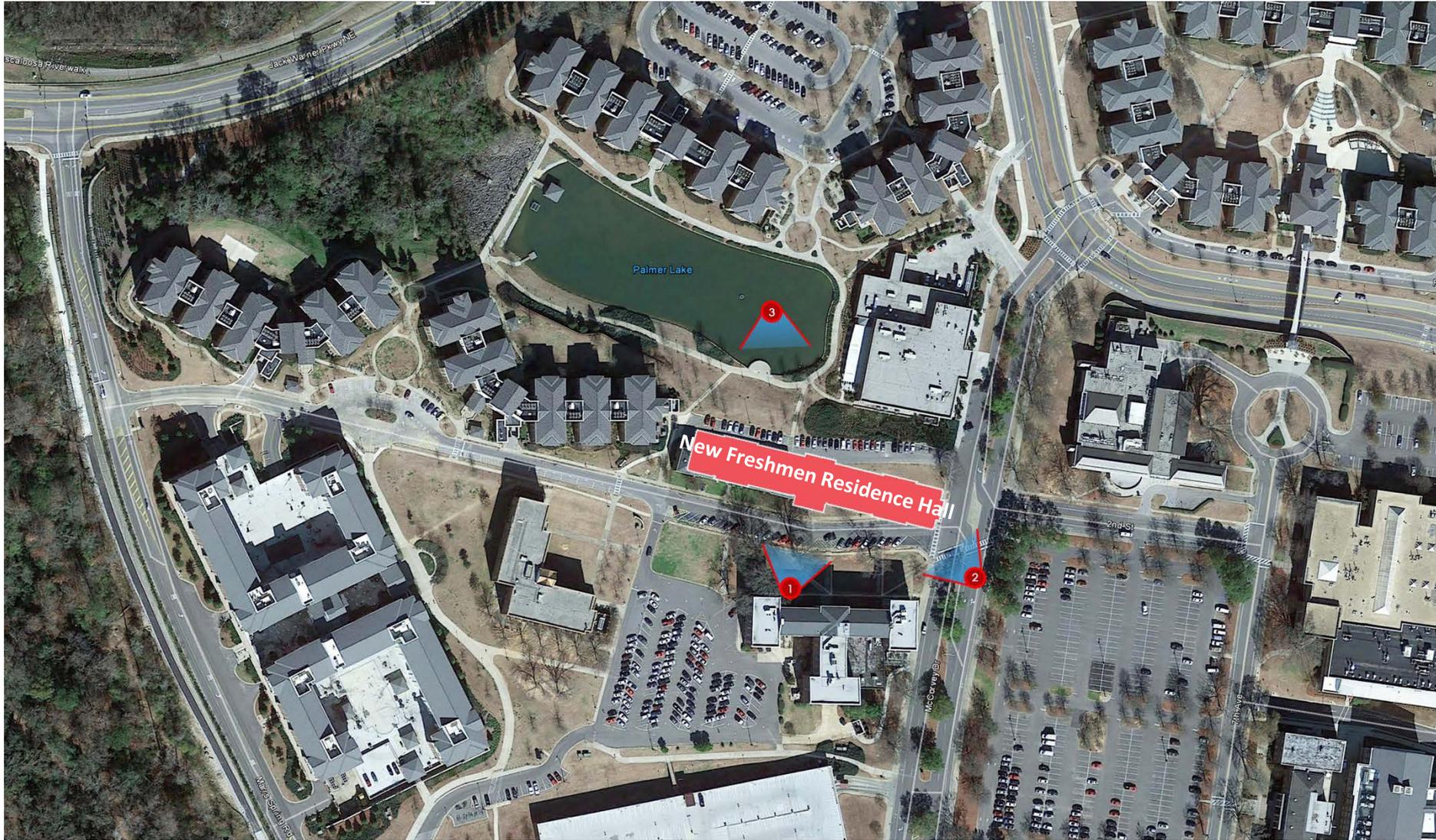
NEW FRESHMEN RESIDENCE HALL

Site Plan



NEW FRESHMEN RESIDENCE HALL

Elevation Key Plan



NEW FRESHMEN RESIDENCE HALL

View 1 from Paty Hall looking north



NEW FRESHMEN RESIDENCE HALL

View 2 from McCorvey Drive looking west



NEW FRESHMEN RESIDENCE HALL

View 3 from Palmer Lake looking south



NEW FRESHMEN RESIDENCE HALL

Massing

Name of Building	Height from Finish Floor to Roof Ridge	Width	Depth
Paty Hall	60 feet	259 feet	167 feet
Lakeside Dining	34 feet	199 feet	177 feet
Lakeside West Residence Hall	65 feet	452 feet	108 feet
New Freshman Residence Hall	64 feet	408 feet	79 feet