

RESOLUTION

NEW FRESHMEN RESIDENCE HALL

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the New Freshmen Residence Hall project (“Project”) to be located at 810 2nd Street; and

WHEREAS, the Project 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 \$42,607,825; and

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

BUDGET:	PRELIMINARY
Construction	\$ 36,200,000
Landscaping	\$ 195,000
Security/Access Control	\$ 281,250
Telecommunication/Data	\$ 493,750
Contingency* (5%)	\$ 1,819,750
UA Project Management Fee** (3%)	\$ 1,146,443
Architect/Engineer Fee - Programming	\$ 50,000
Architect/Engineer Fee*** (5%)	\$ 1,810,000
Expenses (Geotech, Construction Materials Testing)	\$ 426,632
Other Fees and Services (testing, advertising, printing)	\$ 185,000
TOTAL PROJECT COST	\$ 42,607,825

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

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

***Architect/Engineer Fee is based on 5% of construction.

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

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

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

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

Campus: The University of Alabama
Project Name: New Freshmen Residence Hall
Meeting Date: June 16 – 17, 2016

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

This project is being submitted as an amendment to the Campus Master Plan.

Prepared by: Darrell Jones

Approved by: Tim Leppard

- /1 Reference Tab 3F – Board Rule 415 Instructional Guide
- /2 Reference Tab 3E – Board Rule 415 Instructional Guide

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



Division of
Financial Affairs

MEMO

May 26, 2016

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Campus Master Plan amendment and Stage I Submittal:
New Freshmen Residence Hall

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) to amend the Campus Master Plan to include the New Freshmen Residence Hall project (“Project”) to be located at 810 2nd Street, spanning the Palmer and Somerville Hall sites.

Additionally, in accordance with Board Rule 415, the University is requesting approval from the Board for a Stage I submittal for the Project at a projected cost of \$42,607,825. This proposed Project will accommodate the continuing growth in the Freshman Class and provide for capacity within the Housing system.

The proposed 139,044 gross square foot Project will be a new double occupancy residence hall with approximately 500 beds and common space allocated for individual/private restrooms, and lounge and study areas. Also included will be an approximately 11,500 square foot multi-purpose venue. Additionally, the Project will include a district storm shelter capable of providing protection for approximately 2,000 students, faculty, and staff in the Lakeside and Ridgecrest housing areas.

While the attached information and budget are reflective of a 500 bed development, the University proposes to bid 400 beds as the base bid with an additional floor as an add alternate. This would afford the University maximum flexibility at bid time with respect to identifying the lowest cost per bed option while maximizing the use of available funds.

The Project will be funded from University funds in the amount of \$42,607,825.

I have attached a 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 June 16–17, 2016.

LG/ccj

Attachments

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

ATTACHMENT NO. 1

Project: New Freshmen Residence Hall
BOT Submittal: Campus Master Plan amendment and
Stage I Submittals
Meeting Date: June 16 – 17, 2016

Project Summary

NEW FRESHMEN RESIDENCE HALL

The New Freshmen Residence Hall project (“Project”) will be located at 810 2nd Street spanning the Palmer and Somerville sites. This proposed Project will assist The University of Alabama (“University”) with addressing the high demand for on campus freshman housing. The demolition of Somerville Hall is not part of this Project.

The ability to accommodate demand while buildings are being renovated is also 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 proposed Project involves design and construction of a new double occupancy residence hall with approximately 500 beds, and common space allocated for individual/private restrooms, and lounge and study areas. The proposed 139,044 gross square foot Project will also provide approximately 11,500 square feet for a new multi-purpose venue.

The multi-purpose venue is proposed to be located under the residential facility and will be open to Palmer Lake and Lakeside Dining. The adjacency to the lake and green space will create the opportunity for outdoor programming in an amphitheater type environment.

In addition to the residential component, the Project will include an approximate 11,500 gross square foot district storm shelter capable of providing protection for approximately 2,000 students, faculty and staff located in the Lakeside and Ridgecrest housing areas.

The University will bid 400 beds as the base bid with an additional floor as an add alternate in order to maximize flexibility with respect to identifying the lowest cost per bed option while maximizing the use of available funds.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2015-2016

Project Name/Category: New Freshmen Residence Hall
810 2nd Street
Campus: The University of Alabama

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

<input checked="" type="checkbox"/> increase space inventory	<u>.92</u> % increase	<u>139,044</u> GSF
<input type="checkbox"/> replace space inventory	<u> </u> % replacement	<u> </u> GSF
<input type="checkbox"/> renovation of existing space only		<u> </u> GSF

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

Comments:

The New Freshmen Residence Hall project ("Project") will replace the bed space lost from the demolition of Palmer and Somerville Halls.

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

☐ Yes ☒ No, Campus Master Plan Amendment is required

If Campus Master Plan amendment required, explain:

The 2012 Campus Master Plan shows the proposed location as greenspace/amphitheater. Following studies conducted in coordination with Housing and Residential Communities, it was determined that the proposed site would provide an excellent location for a new residence hall due to several factors and the fact that it would still accommodate an amphitheater.

Factors which support the selection of this site include, but are not limited to, immediate adjacency to services including dining and transit, availability of support utilities already in proximity, the topography of the site facilitates placement of the storm shelter and the "walk out" multi-purpose room adjacent to the amphitheater, Somerville was already approved for demolition, and its general proximity to campus.

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 (NASF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
590 Other (All Purpose)	1	2,317	11,587	/1
600 General Use Facilities				
610 Assembly	1	1,655	11,587	/2
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				97% /3
910 Sleep/Study Without Toilet or Bath	240	480	47,120	
919 Toilet or Bath	80	80	12,240	
935 Sleep/Study Service	N/A	N/A	56,510	
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.

/1 Storm shelter as required by Act 2012-554 of the Code of Alabama

/2 Multi-purpose venue

/3 Occupancy Rate of campus-wide housing for 2015-2016. Projected occupancy rates for 2016 – 2017 and 2017-2018 are 100%.

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

Estimated new Funds from Tuition/Programs \$ NA Yr.

Comments:

Demand for on campus housing for freshmen continues to outpace availability and current projections for an FTE population of 35,000 by 2020 supports this proposed Project. This Project will support The University of Alabama's ("University") effort to keep pace with preferred on campus living accommodations for incoming freshman. The new residence hall will lodge two students in each bedroom providing both a lower cost point than some of the other options on campus as well as provide a more traditional college experience by enhancing interaction with other students.

The 139,044 gross square foot Project will provide housing for 480 on-campus students addressing the demand for on-campus housing resulting from the increased number of freshmen each year. This proposed Project will provide student housing closer to the core of campus and in close proximity to dining, transit, other residential facilities, and academic buildings. This proposed Project will assist with meeting the appropriate inventory mix as indicated in the Housing and Residential Communities (HRC) Master Plan Update.

The multi-purpose venue will provide programming opportunities for large student events.

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.

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:

Dr. David Grady, Vice-President for Student Affairs
Dr. Steven Hood, Associate Vice President for Student Affairs
Matt Kerch, Executive Director, Housing and Residential Communities
Neil McMillion, Director, Housing Operations
Dan Wolfe, University Planner and Designer
Tim Leopard, Associate Vice President for Construction

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

Source(s)	New Funds (FY_____)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> • External • Internal 			
Education Sales/Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – Housing Residential Communities		\$42,607,825	Pending
Totals		\$42,607,825	Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded with University funds in the amount of \$42,607,825.

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 2015 Base Data /8	First Full /YR Occupancy FY 2019	Successive Five (5) Year Projections /9
Maintenance	\$123,053.94	\$127,881.46	\$ 658,234.74
Elevator Service	\$ 8,400.00	\$ 8,729.54	\$ 44,932.92
Building Repairs	\$ 41,017.98	\$ 42,627.15	\$ 219,411.60
Building Services	\$253,060.08	\$288,022.60	\$1,353,881.36
Electric, Natural Gas, Steam	\$170,106.32	\$176,779.75	\$ 909,925.30
Chilled Water	\$ 64,878.14	\$ 67,423.37	\$ 347,043.30
Water and Sewer	\$ 45,884.52	\$ 47,684.61	\$ 245,443.44
Insurance	\$ 11,032.35	\$ 11,465.16	\$ 59,013.77
Safety Support	\$ 11,123.52	\$ 11,559.91	\$ 59,501.44
Operations Staff Support Funding	\$ 1,390.44	\$ 1,444.99	\$ 7,437.70
Other			
Totals	\$729,947.29	\$783,618.54	\$3,904,825.57

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

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

Comments:

Base data was obtained from the University Energy Management Department, Electrical Maintenance Department, Facilities Management Department, Environmental, Health and Safety Department, and Risk Management Department.

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"> • External • Internal 			
Educational Sales & Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other – Housing Operating Budget	\$783,618.54	\$3,904,825.57	Pending
Total/YR	\$783,618.54	\$3,904,825.57	Pending

/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 be funded from the Housing and Residential Community annual operating budget.

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

\$ 6,297,519 14.8 % of Total Development Costs

Comments:

Approximate deferred maintenance liability for Somerville Hall constructed in 1955. Cost based on Palmer–Somerville demolition approved by The Board of Trustees of The University of Alabama November 7, 2013 and escalated 16.92% from fourth quarter 2013 to second quarter 2017 per the Turner Building Index.

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

Comments:

Alternative solutions for this Project included constructing a residence hall on the Peter Bryce Campus which was ultimately deemed too remote for the new development due to the current lack of support services such as dining.

Another alternative was to construct the residence hall where the Grounds Department is currently housed; however, this site was ruled out due to the cost of relocating the department and the resulting loss of sorority swing space which occurs on the same site.

/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 proposed Project will be the beginning of a new phase of residence hall construction on the University's campus with an intentional shift to help meet the needs of a growing and diverse student body. In a recent update to the HRC Master Plan, Brailsford and Dunlavy conducted a housing demand analysis and determined that there was a surplus of suite style/apartment style living arrangements on campus and a deficit of community/traditional style residence hall spaces. This demand reinforces that students are seeking out living arrangements that will provide them opportunities to interact with fellow students in a manner that supports learning both inside and outside of the classroom. Traditional style halls will provide students with shared bedrooms, private bathrooms and engaging spaces where they can collaborate with their peers.

The additional beds that this Project will provide to the University's housing inventory will also facilitate the renovation of existing facilities as necessary to provide adequate space that meets the needs and expectations of students.

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

Comments:

Through intentional programming, planning, design, and construction, new traditional style halls will provide students valuable opportunities to increase engagement, connectivity, and success while they reside on campus. There is a tremendous desire to live in current residence halls based on proximity to the core of campus, Greek organizations, athletic venues, and other amenities. Research suggests that students who find a place and connection to campus are retained at higher rates. Through this proposed Project, the University will support students by providing them with opportunities to connect more closely with peers, and promote active involvement with the campus and greater campus community.

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

Comments:

There will be a lack of the ability to accommodate growth in the freshmen class or to provide any space for upper class students. HRC has implemented and designed a detailed Housing Phasing Strategy, which was vetted by the consulting firm Brailsford & Dunleavy in a recent review of Living Learning Communities and a Housing Demand Analysis that was completed fall of 2014. In order to implement this plan, the University will have several residence halls in need of major capital improvements over the next several years, which will require taking beds offline. In order to address facility needs in the existing inventory, it will be necessary to bring new space online. Otherwise deferring capital projects and/or reducing availability for upperclassmen and possibly some freshmen will be the only other alternative to manage demand for housing.

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 16–17, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: New Freshmen Residence Hall

PROJECT LOCATION: 810 2nd Street

ARCHITECT: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Campus Master Plan amendment	<hr/>
<input checked="" type="checkbox"/> Stage I	<hr/>
<input type="checkbox"/> Stage II	<hr/>
<input type="checkbox"/> Stage III	<hr/>
<input type="checkbox"/> Stage IV	<hr/>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	83.33%	115,870
<input type="checkbox"/> Building Renovation	Assembly	8.33%	11,587
<input type="checkbox"/> Campus Infrastructure	Storm shelter	8.33%	11,587
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		~100%	139,044

BUDGET	Percentage	Preliminary
Construction		\$ 36,200,000
Landscaping		\$ 195,000
Security/Access Control		\$ 281,250
Telecommunication/Data		\$ 493,750
Contingency*	5%	\$ 1,819,750
UA Project Management Fee**	3%	\$ 1,146,443
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Other Fees and Services (testing, advertising, printing)		\$ 185,000
TOTAL PROJECT COST		\$ 42,607,825

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

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

***Architect/Engineer Fee is based on 5% of construction.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 139,044 gsf x~\$5.25/GSF	\$	729,947.29
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	729,947.29
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FUNDING SOURCE:

Capital Outlay:

University funds	\$	42,607,825
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O&M Costs: Housing and Residential Communities annual operating budget	\$	729,947.29
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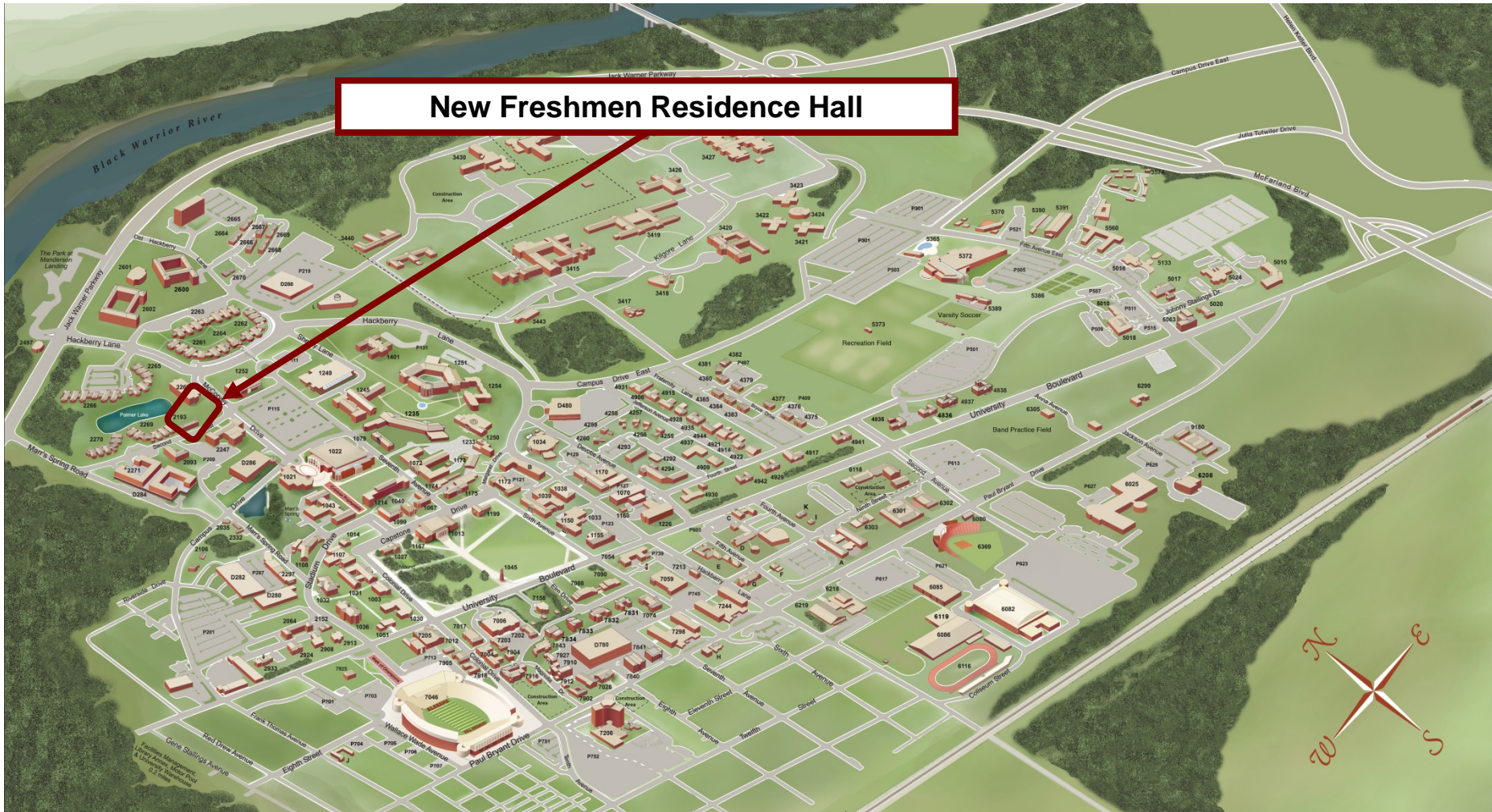
NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability with projected FTE enrollment approaching 35,000 by 2020. The New Freshmen Residence Hall project will assist the University with keeping pace with 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.

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.

LOCATION MAP



New Freshmen Residence Hall

