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)

<table>
<thead>
<tr>
<th>Campus</th>
<th>The University of Alabama</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>New Tutwiler Residence Hall</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>April 11 – 12, 2019</td>
</tr>
</tbody>
</table>

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/photosgraphs 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: Capital D. Jones

Approved by: [Signature]

/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 TUTWILER RESIDENCE HALL

WHEREAS, on September 23, 2016, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama ("Board") approved a Stage I submittal for the New Tutwiler Residence Hall project ("Project") and an amendment to The University of Alabama’s ("University") Campus Master Plan to include this Project; and

WHEREAS, in accordance with Board Rule 415, on April 6, 2017, the Board authorized the University to proceed with architectural services utilizing TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri); and

WHEREAS, upon completion of negotiations with TurnerBatson Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri), the University established a final design fee of 3.5% of the total costs of all construction packages and landscaping, plus $120,000 for program verification and enhanced services, plus $96,400 for reimbursable expenses, less credits in the amount of $10,000 for landscape architecture and $25,000 for interior design; and

WHEREAS, in accordance with Board Rule 415, on April 6, 2017, the Board authorized the University to proceed with commissioning services utilizing Environmental Systems Corporation, Huntsville, Alabama; and

WHEREAS, upon completion of negotiations with Environmental Systems Corporations, Huntsville, Alabama, the University established a final lump sum fee of $123,903 for Commissioning Services; 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 include Furnishings, Fixtures, and Equipment, install keyless entry points at all bedroom entryways, provide dedicated bathroom facilities within the residential units, and provide a feature central courtyard; and
WHEREAS, in order to deliver the Project at a time to coordinate with the academic schedule so as to complete the Project for Fall 2022 occupancy, the University is requesting approval to separate the Project into four (4) construction packages: (1) Package A – Early Sitework and Utilities, (2) Package B – Deep Foundations, (3) Package C – Building Construction, and (4) Package D – Julia’s Market Fitout.

WHEREAS, Package A – Early Sitework and Utilities will include necessary site prep, erosion control measures, and utility relocations to prepare the Project site; and

WHEREAS, Package B – Deep Foundations will include the deep foundations for the Project and additional utility work necessary to be coordinated with the foundation system; and

WHEREAS, Package C – Building Construction will include the construction of the residence hall, new underground electrical and telecommunication infrastructure, thermal piping and new access roads and sidewalks; and

WHEREAS, Package D – Julia’s Market Fitout will include the fitout of Julia’s Market within the shell space constructed as part of Package C – Building Construction; and

WHEREAS, the University is requesting approval for a Revised Budget from $124,015,000 to $150,043,200 to reflect the final negotiated architectural and commissioning fees, the cost of inflation from the originally anticipated bid date, and the cost of the Revised Scope; and

WHEREAS, the Project will be funded from 2019 Future General Revenue Bonds in the amount of $110,000,000, Housing and Residential Communities Reserves in the amount of $31,524,170, Food Services Reserves in the amount of $2,936,685 and University Reserves in the amount of $5,582,345 for a Total Project Budget in the amount of $150,043,200; and

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

<table>
<thead>
<tr>
<th>Package</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package A – Early Sitework and Utilities</td>
<td>$675,000</td>
</tr>
<tr>
<td>Package B – Deep Foundations</td>
<td>$6,000,000</td>
</tr>
<tr>
<td>Package C – Building Construction</td>
<td>$114,888,759</td>
</tr>
<tr>
<td>Package D – Julia’s Market Fitout</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$600,000</td>
</tr>
<tr>
<td>Furniture, Fixtures and Equipment</td>
<td>$4,910,562</td>
</tr>
<tr>
<td>Security/Access Control</td>
<td>$2,700,000</td>
</tr>
<tr>
<td>Telecommunication/Data</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>Contingency* (5%)</td>
<td>$6,170,688</td>
</tr>
<tr>
<td>UA Project Management Fee** (3%)</td>
<td>$3,887,533</td>
</tr>
<tr>
<td>Architect/Engineer Fee*** (3.5%)</td>
<td>$4,500,882</td>
</tr>
<tr>
<td>Commissioning Fee**** (Lump Sum)</td>
<td>$123,903</td>
</tr>
<tr>
<td>Other Fees and Services (testing, advertising, printing, transportation)</td>
<td>$3,035,873</td>
</tr>
</tbody>
</table>

**TOTAL PROJECT COST**  
$150,043,200

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project Management Fee** is based on 3% of the total costs of all construction packages, landscaping and contingency.

**Architect/Engineer Fee** is based on 3.5% of the total costs of all construction packages and landscaping, plus $120,000 for program verification and enhanced services and $96,400 for reimbursable expenses, less credits in the amounts of $10,000 for landscape architecture and $25,000 for interior design.

**Commissioning Fee** is based on a lump sum amount of $123,903.

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 BE IT RESOLVED by The Board of Trustees of The University of Alabama that 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)

**NOW BE IT FURTHER RESOLVED that:**

1. The Stage III submittal for the Project is hereby approved.

2. The Revised Scope and Budget is approved as stipulated above.
March 5, 2019

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage III and Revised Scope and Budget submittals: New Tutwiler Residence Hall

Pursuant to Board Rule 415, on April 6, 2017, the Board of Trustees of The University of Alabama ("Board") authorized the University to proceed with architectural services utilizing TurnerBaton Architects, Birmingham, Alabama (Mackey Mitchell Architects, St. Louis, Missouri) for the New Tutwiler Residence Hall project ("Project"). Upon completion of negotiations with TurnerBaton Architects, the University established a final design fee of 3.5% of the total cost of all construction packages and landscaping, plus $120,000 for program verification and enhanced services and $96,400 for reimbursable expenses, less credits in the amounts of $10,000 for landscape architecture and $25,000 for interior design.

Additionally, pursuant to Board Rule 415, on April 6, 2017, the Board authorized the University to proceed with commissioning services utilizing Environmental Systems Corporations of Huntsville, Alabama for the Project. Upon completion of final negotiations with Environmental Systems Corporations, the University established a final commissioning fee in a lump sum amount of $123,093.

Furthermore, pursuant to Board Rule 415, the University has received renderings for the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

Also, the University is requesting approval of a Revised Scope to include Furnishings, Fixtures, and Equipment to fully furnish all residence rooms, common area, peripherals and office furniture; improve the security and efficiencies of the facility by installing keyless entry to all bedroom entryways; provide dedicated bathroom facilities within the residential units; provide a central courtyard where events can be hosted; and, in order to deliver the Project at a time to coordinate with the academic schedule to complete the Project for Fall 2022 occupancy, separate the Project into four (4) packages: (1) Package A – Early Sitework and Utilities, (2) Package B – Deep Foundations, (3) Package C – Building Construction, and (4) Package D – Julia’s Market Fitout.
Tuesday, March 5, 2019
New Tutwiler Residence Hall
Page 2

Package A – Early Sitework and Utilities will include necessary site prep, erosion control measures, and utility relocations to prepare the Project site. Package B – Deep Foundations will include the deep foundations for the Project and additional utility work necessary to be coordinated with the foundation system. Package C – Building Construction will include the construction of the residence hall; provide new underground electrical and telecommunication infrastructure; thermal piping; and new access roads and sidewalks to support connectivity to nearby facilities to ensure the building functions as intended. Package D – Julia’s Market Fitout will include the fitout of the Julia’s Market store within the shell space constructed as part of Package C – Building Construction.

Accordingly, the University is requesting approval for a Revised Budget from $124,015,000 to $150,043,200 to reflect the final negotiated architectural and commissioning fees, the cost of inflation from the originally anticipated bid date, and the cost of the Revised Scope.

The Project will be funded from 2019 Future General Revenue Bonds in the amount of $110,000,000, Housing & Residential Communities Reserves in the amount of $31,524,170, Food Service Reserves in the amount $2,936,685, and University Reserves in the amount $5,582,345.

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 April 11-12, 2019.

MMF/ccj

Attachments

pc w/atchmts:  Michael Rodgers
               Michael Lanier
               Tim Leopard
               Sommer Coleman
               Taylor Thorn
               Ben Youngblood
EXECUTIVE SUMMARY

PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: April 11 – 12, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: New Tutwiler Residence Hall

PROJECT LOCATION: Northeast corner of 10th Avenue and 12th Street

ARCHITECT: Turner Batson Architects, Birmingham, AL (Mackey Mitchell Architects, St. Louis, MO)

COMMISSIONING AGENT: Environmental Systems Corporation, Huntsville, AL

THIS SUBMITTAL:

☐ Campus Master Plan amendment
☐ Stage I
☐ Stage II (Architect selection)
☐ Stage II (Commissioning Agent selection)
☐ Budget Reallocation
☐ Stage III
☐ Revised Scope and Budget

PREVIOUS APPROVALS:

September 23, 2016
September 23, 2016
April 7, 2017
April 7, 2017
April 7, 2017

PROJECT TYPE

SPACE CATEGORIES

PERCENTAGE

GSF

Building Construction
Residential
~94%
358,336

Building Demolition
Storm Shelter
~4%
16,660

Housing and Residential Communities Office
~1%
3,519

Julia’s Market
~1%
4,500

TOTAL
100%
383,015

BUDGET

Construction
Package A – Early Sitework and Utilities
Package B – Deep Foundations
Package C – Building Construction
Package D – Julia’s Market Fitout
Landscaping
Furniture, Fixtures and Equipment
Security/Access Control
Telecommunication/Data
Contingency* (5%)
UA Project Management Fee** (3%)
Architect/Engineer Fee*** (3.5%)
Commissioning Fee**** (Lump Sum)
Other Fees and Services (Testing, Advertising, Printing, Transportation)

<table>
<thead>
<tr>
<th>Category</th>
<th>Current</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$105,600,000</td>
<td>$-</td>
</tr>
<tr>
<td>Package A – Early Sitework and Utilities</td>
<td>$-</td>
<td>$675,000</td>
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<td>$3,035,873</td>
</tr>
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TOTAL PROJECT COST

$124,015,000  $150,043,200

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project Management Fee is based on 3% of the total costs of all construction packages, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of the total costs of all construction packages and landscaping, plus $120,000 for program verification and enhanced services and $96,400 for reimbursable expenses, less credits in the amounts of $10,000 for landscape architecture and $25,000 for interior design.
**Commissioning Fee is based on a lump sum in the amount of $123,903.**

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per GSF: 383,015 GSF x ~$5.59/GSF</td>
<td>$2,141,054</td>
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</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$2,141,054</td>
</tr>
</tbody>
</table>

### FUNDING SOURCE:

**Capital Outlay:**

- 2019 Future General Revenue Bonds: $110,000,000
- Housing & Residential Communities Reserves: $31,524,170
- Food Service Reserves: $2,936,685
- University Reserves: $5,582,645

**O&M Costs:** Housing and Residential Communities annual operating budget: $2,141,054

### NEW EQUIPMENT REQUIRED:

### RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The New Tutwiler Residence Hall project (“Project”) will assist The University of Alabama with keeping pace with preferred living accommodations for incoming freshmen and other students by providing a more traditional college experience through enhancing interaction with other students.

There is substantial research that has been generated by Higher Education professional organizations and researchers that supports that double occupancy rooms in reasonably sized “pods” have a major impact on overall student success and satisfaction. This positive will manifest itself in many ways including retention, grades, student engagement and relationship development, and even long-term loyalty to the institution.

The design of the Project is intended to encourage this interaction and halo effect through the spatial relationships and layout of the student living areas.

The new facility will also provide for capacity in the housing system so that strategic renovations can be made to existing facilities as part of the Housing and Residential Communities R&R Plan.
Project Summary

NEW TUTWILER RESIDENCE HALL

The construction of the 383,015-gross square foot New Tutwiler Residence Hall project (“Project”), will be located on the northeast corner of 10th Avenue and 12th Street. The Project will assist The University of Alabama (“University”) with addressing the high demand for on-campus first-year student housing. The new facility will also provide for capacity in the housing system so that strategic renovations can be made to existing facilities as part of the Housing and Residential Communities (HRC) R & R Plan. The demolition of the existing Tutwiler Residence Hall is not part of this Project and will not take place until the new residence hall is complete.

The Project will house approximately 1,284 freshmen female students and will consist of double occupancy units. Each level of the building includes smaller, intimate social and gathering spaces to encourage a sense of comfort and community for the students. Special consideration has been given to the student flow to support annual move-in events as well as summer camps. For this reason, six elevators have been planned for the Project to accommodate the vertical movement of students. Through focus group interviews that were conducted during programming, rising juniors expressed the need for a comfortable atmosphere for the female students to focus on their personal well-being. In order to foster the well-being of the students, a fitness center will also be included in the Project.

In addition to the residential component, the Project will include an approximate 16,600 square foot storm shelter capable of providing protection for approximately 1,413 students, faculty and staff. The functionality of the storm shelter as a multipurpose space will be bid as an alternate to the project. If accepted, the multipurpose space will allow the freshman students the ability to utilize the area for group meetings or social gatherings and for other programming opportunities to support Student Life operations.

The Julia’s Market food service venue that is currently located in the existing Tutwiler Residential Hall will be relocated to New Tutwiler and expanded to support the increased student density.

Satellite HRC offices will be included to support this facility and the south campus housing area.

Safety and security of the community is paramount and, as such, there are numerous elements integrated into the design to support this. These include, but are not limited to, keyless entry installed with traditional locksets at all bedroom entryways; dedicated bathroom facilities within the
residential units as opposed to the shared bathrooms outside of the residential unit; access control and cameras at all building entrances and other strategic points; perimeter fencing at all areas adjacent to public right of way and controlled access to the courtyard.

The central courtyard will provide additional opportunities for residents to gather and HRC can host events to improve the student experience.

The University further proposes to include Furnishing, Fixtures, and Equipment to fully furnish all residence rooms, common areas, peripherals, and office furniture. Appliances will be provided to support the director suites and student lounges.

Lastly, to deliver the Project at a time to coordinate with the academic schedule so as to complete the Project for Fall 2022 occupancy, the University is proposing the Project be separated into packages four (4) construction packages: (1) Package A – Early Sitework and Utilities, (2) Package B – Deep Foundations, (3) Package C – Building Construction, and (4) Package D – Julia’s Market Fitout.

Package A – Early Sitework and Utilities will include necessary site prep, erosion control measures, and utility relocations to prepare the Project site. Package B – Deep Foundations will include the deep foundations for the Project and additional utility work necessary to be coordinated with the foundation system.

Package C – Building Construction will include the construction of the residence hall; provide new underground electrical and telecommunication infrastructure; thermal piping; and new access roads and sidewalks. The new access roads and sidewalks will support connectivity to nearby facilities to ensure the building functions as intended. Package D – Julia’s Market Fitout will include the fitout of the Julia’s Market store within the shell space constructed as part of Package C – Building Construction.
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 Tutwiler Residence Hall

2. LOCATION:  
Northeast corner of 10th Avenue and 12th Street

3. ARCHITECT/ENGINEER:  
TurnerBatson Architects, Birmingham, Alabama  
(Mackey Mitchell Architects, St. Louis Missouri)

COMMISSIONING AGENT:  
Environmental Systems Corporation, Huntsville, Alabama

4. PROJECT STATUS:  

<table>
<thead>
<tr>
<th>DATE INITIATED</th>
<th>% COMPLETE</th>
<th>DATE COMPLETED</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. SCHEMATIC DESIGN</td>
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<tr>
<td>B. PRELIMINARY DESIGN</td>
<td>Oct-17</td>
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<tr>
<td>C. CONSTRUCTION DOCUMENTS</td>
<td>Dec-17</td>
<td>60%</td>
</tr>
<tr>
<td>D. SCHEDULED BID DATE</td>
<td>Sep-19</td>
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5. CURRENT PROJECT BUDGET:  

<table>
<thead>
<tr>
<th>CURRENT</th>
<th>REVISED</th>
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<tbody>
<tr>
<td>A. CONSTRUCTION</td>
<td>$105,600,000</td>
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<tr>
<td>B. PACKAGE A - EARLY SITEWORK AND UTILITIES</td>
<td>$ -</td>
</tr>
<tr>
<td>C. PACKAGE B - DEEP FOUNDATIONS</td>
<td>$ -</td>
</tr>
<tr>
<td>D. PACKAGE C - BUILDING CONSTRUCTION</td>
<td>$ -</td>
</tr>
<tr>
<td>E. PACKAGE D - JULA'S MARKET FITOUT</td>
<td>$ -</td>
</tr>
<tr>
<td>F. LANDSCAPING</td>
<td>$600,000</td>
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<tr>
<td>G. FURNITURE, FIXTURES &amp; EQUIPMENT</td>
<td>$ -</td>
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<tr>
<td>H. SECURITY/ACCESS CONTROL</td>
<td>$1,100,000</td>
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<tr>
<td>I. TELECOMMUNICATION/DATA</td>
<td>$1,500,000</td>
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<tr>
<td>J. CONTINGENCY* (5%)</td>
<td>$5,310,000</td>
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<tr>
<td>K. UA PROJECT MANAGEMENT FEE** (3%)</td>
<td>$3,345,300</td>
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<td>L. ARCHITECT/ENGINEER FEE*** (3.5%)</td>
<td>$3,696,000</td>
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<tr>
<td>M. COMMISSIONING AGENT****</td>
<td>$290,000</td>
</tr>
<tr>
<td>N. OTHER FEES AND SERVICES (testing, advertising, printing, transportation)</td>
<td>$2,573,700</td>
</tr>
<tr>
<td>O. TOTAL PROJECT COST</td>
<td>$124,015,000</td>
</tr>
</tbody>
</table>

*Contingency is based on 5% of the total costs of all construction packages and landscaping.

**UA Project management fee is based on 3% of the total costs of all construction packages, landscaping and contingency.

***Architect/Engineer Fee is based on 3.5% of the total costs of all construction packages and landscaping, plus $120,000 for program verification and enhanced services and $96,400 for reimbursable expenses, less credits in the amount of $10,000 for landscape architecture and $75,000 for interior design.

****Commissioning Fee is based on a lump sum amount in the amount of $123,093.

6. FUNDING/RESOURCES:  

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing &amp; Residential Communities Reserves</td>
<td>$31,524,170</td>
</tr>
<tr>
<td>Food Service Reserves</td>
<td>$2,936,685</td>
</tr>
<tr>
<td>University Reserves</td>
<td>$5,582,345</td>
</tr>
</tbody>
</table>

7. REMARKS  
* FINAL AGENCY APPROVAL

SUBMITTED BY: [Signature]
New Tutwiler Residence Hall
Vantage Point

PERSPECTIVE
New Tutwiler Residence Hall

RENDERING
New Tutwiler Residence Hall

RENDERING
New Tutwiler Residence Hall

RENDERING
New Tutwiler Residence Hall
<table>
<thead>
<tr>
<th>Name of Building</th>
<th>Height from Finish Floor to Roof Ridge</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Tutwiler Residence Hall</td>
<td>82 feet</td>
<td>395 feet</td>
<td>463 feet</td>
</tr>
<tr>
<td>Tutwiler Parking Deck</td>
<td>89 feet</td>
<td>228 feet</td>
<td>321 feet</td>
</tr>
<tr>
<td>Bryant Denny Stadium</td>
<td>161 feet</td>
<td>741 feet</td>
<td>966 feet</td>
</tr>
<tr>
<td>Barnwell Hall</td>
<td>62 feet</td>
<td>206 feet</td>
<td>160 feet</td>
</tr>
<tr>
<td>Retail Center on Bryant Drive</td>
<td>39 feet</td>
<td>149 feet</td>
<td>121 feet</td>
</tr>
<tr>
<td>Zeta Tau Alpha</td>
<td>50 feet</td>
<td>160 feet</td>
<td>76 feet</td>
</tr>
<tr>
<td>Phi Mu</td>
<td>52 feet</td>
<td>140 feet</td>
<td>76 feet</td>
</tr>
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## TUTWILER REPLACEMENT
### SUMMARY INCOME AND EXPENSES
#### UA STUDENT HOUSING - RESIDENTIAL ONLY - 30 YEAR BONDS

<table>
<thead>
<tr>
<th>Fiscal Yr.</th>
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<td>FY2019</td>
<td>FY2019</td>
<td>2025-26</td>
<td>2026-27</td>
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### HOUSING REVENUES

#### Semester Per Month
- **Area Coordinator**: 1 2 $0 $0 0 0 0 0 0 0
- **Community Director (Grad Students)**: 3 3 $0 $0 0 0 0 0 0 0
- **RA Units**: 35 35 $4,900 $1,089 343,000 353,290 363,889 374,805 386,050 857,528
- **Double**: 622 1,244 $4,400 $978 10,947,200 11,275,616 11,613,884 11,962,301 12,321,170 27,368,880

### NET ANNUAL HOUSING RENTAL REVENUE

- **Gross Potential Rent**: 661 1,284 11,290,200 11,628,906 11,977,773 12,337,106 12,707,220 28,226,407

### ACADEMIC YEAR VACANCY

#### Year 1 Year 2+
- **Graduate & Resident Assistant Units**: 38 (343,000) (353,290) (363,889) (374,805) (386,050) (857,528)
- **Academic Yr Vacancy & Credit Loss**: -5.00% -5.00% (547,360) (563,781) (580,694) (598,115) (616,059) (1,368,444)

### NET ANNUAL HOUSING RENTAL REVENUE

- **Subtotal Vacancy & Rent Loss**: -7.89% -7.89% (890,360) (917,071) (944,583) (972,920) (1,002,108) (2,225,972)

### NET ANNUAL HOUSING RENTAL REVENUE

- **NET ANNUAL HOUSING RENTAL REVENUE**: 10,399,840 10,711,835 11,033,190 11,364,186 11,705,112 26,000,436

### OTHER HOUSING INCOME

- **Summer Income**: - 25,000 25,750 26,523 27,318 60,682
- **Other Income**: 2,000 2,060 2,122 2,185 2,251 5,000

### TOTAL HOUSING REVENUE

- **Subtotal**: 2,000 27,060 27,872 28,708 29,569 65,682

### HOUSING OPERATING EXPENSES

#### Personnel
- 45,972 47,351 48,772 50,235 51,742 114,934

#### Utilities
- 696,281 717,169 738,684 760,845 783,670 1,740,758

#### Custodial Services
- 409,351 421,632 434,281 447,309 460,728 1,023,411

#### Maintenance
- 564,721 581,663 599,113 617,086 635,999 1,411,849

#### Maintenance-Buildings/Equipment
- 339,739 349,931 360,429 371,242 382,379 849,374

#### Cable
- 78,205 80,551 82,968 85,457 88,021 195,519

#### Other Expenses
- 105,974 109,154 112,428 115,801 119,275 264,944

#### Indirect Cost
- 197,484 203,409 209,511 215,797 222,271 493,727

### Subtotal Housing Operating Expenses

- 2,437,728 2,510,860 2,586,186 2,663,772 2,743,685 6,094,517

### NET OPERATING INCOME

- **NET OPERATING INCOME**: 7,964,112 8,228,035 8,474,876 8,729,122 8,990,996 19,971,601

### REPLACEMENT RESERVES

- **REPLACEMENT RESERVES**: 346,680 357,080 367,793 378,827 390,191 868,726

### NET INCOME AFTER RESERVES

- **NET INCOME AFTER RESERVES**: 7,617,432 7,870,955 8,107,083 8,350,296 8,600,805 19,104,873

### GROSS DEBT SERVICE & FEES

- **GROSS DEBT SERVICE & FEES**: 7,568,593 7,568,593 7,568,593 7,568,593 7,568,593 0

### DEBT COVERAGE RATIO

- **DEBT COVERAGE RATIO**: 1.01 1.04 1.07 1.10 1.14 0.00

### CASH SURPLUS

- **CASH SURPLUS**: 48,839 302,362 538,490 781,703 1,032,212 19,104,873

### Income Growth Rate

- **Income Growth Rate**: 3.0%

### Expense Growth Rate

- **Expense Growth Rate**: 3.0%

- Assumes FY18/19 approved rental rates for Blount/Freshman Hall with annual 5.0% increases through FY22/23 and 3.0% thereafter.