

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

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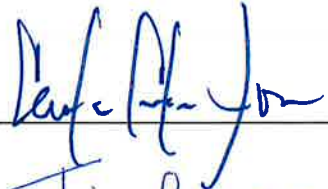
*** Board Submittal Checklist No. 1
Capital Project – Stage I Submittal /1
(General Information Package)**

Campus: The University of Alabama
Project Name: New Tutwiler Residence Hall
Meeting Date: September 22 – 23, 2016

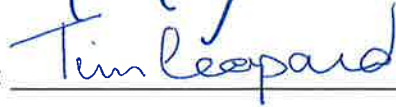
- * ☒ 1. Completed Board Submittal Checklist No.1
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Proposed Board Resolution requesting 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:



Approved by:



- /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

August 15, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Campus Master Plan amendment and Stage I Submittals:
New Tutwiler 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 Tutwiler Residence Hall project (“Project”) to be located on the northeast corner of 10th Avenue and 12th Street.

Additionally, in accordance with Board Rule 415, the University is requesting the Board to consider approval of the Stage I submittal for the Project at a projected total Project budget amount of \$124,015,000. This proposed Project will accommodate the continued growth in the Freshmen class and provide additional capacity within the housing system, eliminate the deferred maintenance liability associated with the existing building, and provide a facility that meets the current needs and expectations of the students.

The proposed 520,621 gross square foot Project will provide housing for approximately 1,583 freshmen students and resident assistants. The Project will be a new double occupancy residence hall with community bathrooms with individual compartments (4 residents/compartments), lounges, study areas, as well as Julia’s Market food service and convenience store. Additionally, the Project will include a multipurpose room/storm shelter capable of providing programming opportunities and protection for approximately 1,742 students, faculty, and staff.

The Project will be funded from 2019 Future General Revenue Bonds in the amount of \$124,015,000.

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 September 22–23, 2016.

LG/ccj

Attachments

pc w/atchmnts: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Taylor Thorn

RESOLUTION

NEW TUTWILER RESIDENCE HALL

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") is requesting approval from The Board of Trustees of The University of Alabama ("Board") for a Stage I submittal for the New Tutwiler Residence Hall project ("Project") to be located at the northeast corner of 10th Avenue and 12th Street; and

WHEREAS, the Project is not included in the University's current approved Campus Master Plan, the University is requesting approval to amend its Campus Master Plan to include this Project; and

WHEREAS, the Project will be funded from 2019 Future General Revenue Bonds in the amount of \$124,015,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 105,600,000
Landscaping	\$ 600,000
Security/Access Control	\$ 1,100,000
Telecommunication/Data	\$ 1,500,000
Contingency* (5%)	\$ 5,310,000
UA Project Management Fee** (3%)	\$ 3,345,300
Architect/Engineer Fee*** (3.5%)	\$ 3,696,000
Other Fees and Services (testing, advertising, printing)	\$ 2,863,700
TOTAL PROJECT COST	\$ 124,015,000

*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 3.5% of construction.

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 I submittal package for the Project is hereby approved.
3. The preliminary budget for the Project as stipulated above is hereby approved.
4. The Campus Master Plan for The University of Alabama be, and hereby is, amended to reflect the Project to be located on University property.

ATTACHMENT NO. 1

Project: New Tutwiler Residence Hall
BOT Submittal: Stage I and
Campus Master Plan amendment
Meeting Date: September 22–23, 2016

Project Summary

NEW TUTWILER RESIDENCE HALL

The proposed construction of the 520,621 gross square foot New Tutwiler Residence Hall ("Project") to be located on the northeast corner of 10th Avenue and 12th Street will assist The University of Alabama ("University") with addressing the high demand for on campus freshmen housing. The demolition of the existing Tutwiler Residence Hall is not part of this Project.

The proposed Project will house approximately 1,583 freshmen female students with community bathrooms with individual compartments (4 residents/compartment), lounges and study areas and will feature community/traditional-style residence hall spaces. It was determined through benchmarking exercises done against similar recent housing projects that this layout is most efficient and beneficial to new students on campus. Each level of the building includes smaller, intimate community style living spaces to encourage a sense of comfort and community for the freshmen. Special consideration has been given to the student flow to support annual move-in events as well as summer camps. For this reason, seven elevators have been planned for the Project to accommodate the vertical movement of students. Through focus group interviews 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 10,000 square foot multipurpose room/storm shelter capable of providing protection for approximately 1,742 students, faculty and staff. This space will allow the freshman students the ability to utilize this space for group meetings or social gatherings. The roof of this space will be utilized as a sundeck and will provide a safe outdoor social space for the occupants.

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

In addition, a central energy plant will be located in the New Tutwiler Parking Deck which is currently programmed to be located on the East side of the Project. The energy plant will service the New Tutwiler Residence Hall, as well as allow for efficient expansion of chilled water capacity to serve the future development on the adjacent sites. It will also include a covered pedestrian bridge for safe access to the New Tutwiler Parking Deck.

Additionally, satellite Housing Residential Community offices will be included to support the facility and the south campus housing area.

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 22 – 23, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: New Tutwiler Residence Hall

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

ARCHITECT: To Be Determined

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~98%	510,621
<input type="checkbox"/> Building Demolition	Storm Shelter	~2%	10,000
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		~100%	520,621

BUDGET	Percentage	Preliminary
Construction		\$ 105,600,000
Landscaping		\$ 600,000
Security/Access Control		\$ 1,100,000
Telecommunication/Data		\$ 1,500,000
Contingency*	5%	\$ 5,310,000
UA Project Management Fee**	3%	\$ 3,345,300
Architect/Engineer Fee***	3.5%	\$ 3,696,000
Other Fees and Services (testing, advertising, printing, transportation, etc.)		\$ 2,863,700
TOTAL PROJECT COST		\$ 124,015,00

*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 3.5% of construction.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 520,621 GSF x ~5.59/GSF

\$ 2,911,802

TOTAL ESTIMATED ANNUAL O&M COSTS:**\$ 2,911,802****FUNDING SOURCE:**

Capital Outlay:

2019 Future General Revenue Bonds \$ 124,015,000

O&M Costs: Housing and Residential Communities annual operating budget \$ 2,911,802

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability with projected FTE population approaching 35,000 by 2020. The New Tutwiler Residence Hall project ("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.

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 and grades and will also affect communication engagement, 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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2016-2017

Project Name/Category: New Tutwiler Residence Hall
Northeast corner of 10th Avenue and 12th 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	1.66 % increase	250,366 GSF /1
<input checked="" type="checkbox"/> replace space inventory	1.79 % replacement	270,255 GSF /2
<input type="checkbox"/> renovation of existing space only		GSF

/1 Represents the net increase in GSF from the existing Tutwiler Hall to the proposed new facility.

/2 Represents the GSF of the existing Tutwiler Hall.

The total for the proposed facility is 520,621 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 Tutwiler Residence Hall project ("Project") will replace the bed space lost from the demolition of the existing Tutwiler Residence Hall after the Project is completed.

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:

In addition to the continuing growth of the Freshmen class and following studies conducted in coordination with Housing and Residential Communities (HRC) it was determined that there is a demand for on-campus traditional/style community housing. This Project will address these demands. As it is not feasible to loose beds for an extended period, construction of a new facility while the existing building remains in service is the only viable option.

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				
110 Classroom	2	60	600	
300 Office Facilities				100% /4
310 Office	19	19	2,450	
315 Office Service	5		1,407	
350 Conference Room	1	16	240	
400 Study Facilities				
410 Study Room	138		23,100	/3
500 Special Use Facilities				
590 Other (All Purpose)	48		18,890	/1
600 General Use Facilities				
610 Assembly	1	2,000	10,000	
615 Assembly Service	2		3,000	
630 Food Facility	1		7,000	
650 Lounge	19	1,550	34,400	/3
700 Support Facilities				
730 Central Storage	1		5,000	
900 Residential Facilities				+98% /2
910 Sleep/Study Without Toilet or Bath	815	1583	158,110	
919 Toilet or Bath	328	328	20,992	
935 Sleep/Study Service	N/A	N/A	42,590	
950 Apartment	6	12	6,400	

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 2012-544 of the Code of Alabama.

/2 Occupancy rates for campus-wide housing in 2015-2016 exceed 97%.

Occupancy rates for campus-wide housing in 2016-2017 exceed 98% and it is projected that 2017-2018 will be the same.

Tutwiler remains near or at the top of the most requested space on campus.

Tutwiler is also the primary facility for large summer campus and is almost continuously used throughout the summer.

/3 The University does not require scheduling for these spaces as they are available for students on a first-come basis. As such, the University cannot accurately measure utilization. Casual observation indicates that utilization of these spaces follows the testing calendar.

/4 HRC office space occupied year round to support residents and summer camps.

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

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

Comments:

The demand for on-campus freshmen housing along with a projected FTE population of 35,000 by 2020 supports the need for the proposed Project. This Project will support the University's effort to keep pace with preferred on-campus living accommodations for incoming freshmen. 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.

There is substantial research 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 manifests itself in many ways including retention, grades, affect, community engagement, relationship development, and even long-term loyalty to the institution.

The 520,621 gross square foot Project will provide housing for approximately 1,583 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 on the south side of campus. In addition, the Project will assist with meeting the appropriate room-type inventory mix as indicated in the HRC Master Plan update.

The Project will encompass satellite HRC offices, food service, group meeting spaces, multipurpose spaces, fitness area, model rooms, and other amenities on the 1st floor while providing housing for students on the upper levels. With increases in projected on-campus students, this project will help with increases in enrollment and the total campus population by offering an attractive living/learning environment.

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
Tim Leopard, Associate Vice President for Construction
Dan Wolfe, University Planner and Designer
Susanna Johnson, Director, Furnishings and Design
Taylor Thorn, Project Manager

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

Source(s)	New Funds (FY2019)	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 – 2019 Future General Revenue Bonds	\$124,015,000		Pending
Existing Net Assets			
Other			
Totals	\$124,015,000		Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded with 2019 Future General Revenue Bonds in the amount of \$124,015,000.

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 2021	Successive Five (5) Year Projections /9
Maintenance	\$ 460,200.00	\$ 487,561.12	\$ 2,509,669.93
Elevator Service	\$ 16,800.00	\$ 17,798.84	\$ 91,617.67
Building Repairs	\$ 153,400.00	\$ 162,520.37	\$ 836,556.64
Building Services	\$ 837,200.00	\$1,037,775.59	\$ 4,565,614.20
Electric, Natural Gas, Steam	\$ 636,167.59	\$ 673,990.83	\$ 3,469,297.42
Chilled Water	\$ 242,632.77	\$ 257,058.46	\$ 1,323,181.59
Water and Sewer	\$ 171,600.00	\$ 181,802.45	\$ 935,809.13
Insurance	\$ 41,259.03	\$ 43,712.07	\$ 225,003.33
Safety Support	\$ 41,600.00	\$ 44,073.32	\$ 226,862.83
Operations Staff Support Funding	\$ 5,200.00	\$ 5,509.17	\$ 28,357.85
Other			
Totals	\$2,606,059.39	\$2,911,802.22	\$14,211,970.59

/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, 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 2021)	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	\$2,911,802.23	\$14,211,970.59	Pending
Total/YR	\$2,911,802.23	\$14,211,970.59	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 Communities operating budget.

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

\$ 46,000,000 37.1 % of Total Development Costs

Comments:

Elevators, mechanical systems, and building envelope systems are current liabilities that the University will eliminate with the construction of the new facility.

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

Comments:

An alternative solution for the Project was renovation of the existing Tutwiler Residence Hall; however, with the needed increase in bed spaces and updates in facilities, it was determined that new construction would be more feasible. Additionally, the loss of beds while a major renovation was being completed would pose an extreme hardship for Housing.

/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 part of a new phase of residence hall construction on the University's campus with an intentional shift in unit type 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/apartment style living arrangements on campus and a deficit of community/traditional style spaces. This analysis reinforces that students are seeking living arrangements that will provide opportunities for them 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. Traditional spaces also provide a lower price point for students when compared to other on-campus suite style buildings.

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

Comments:

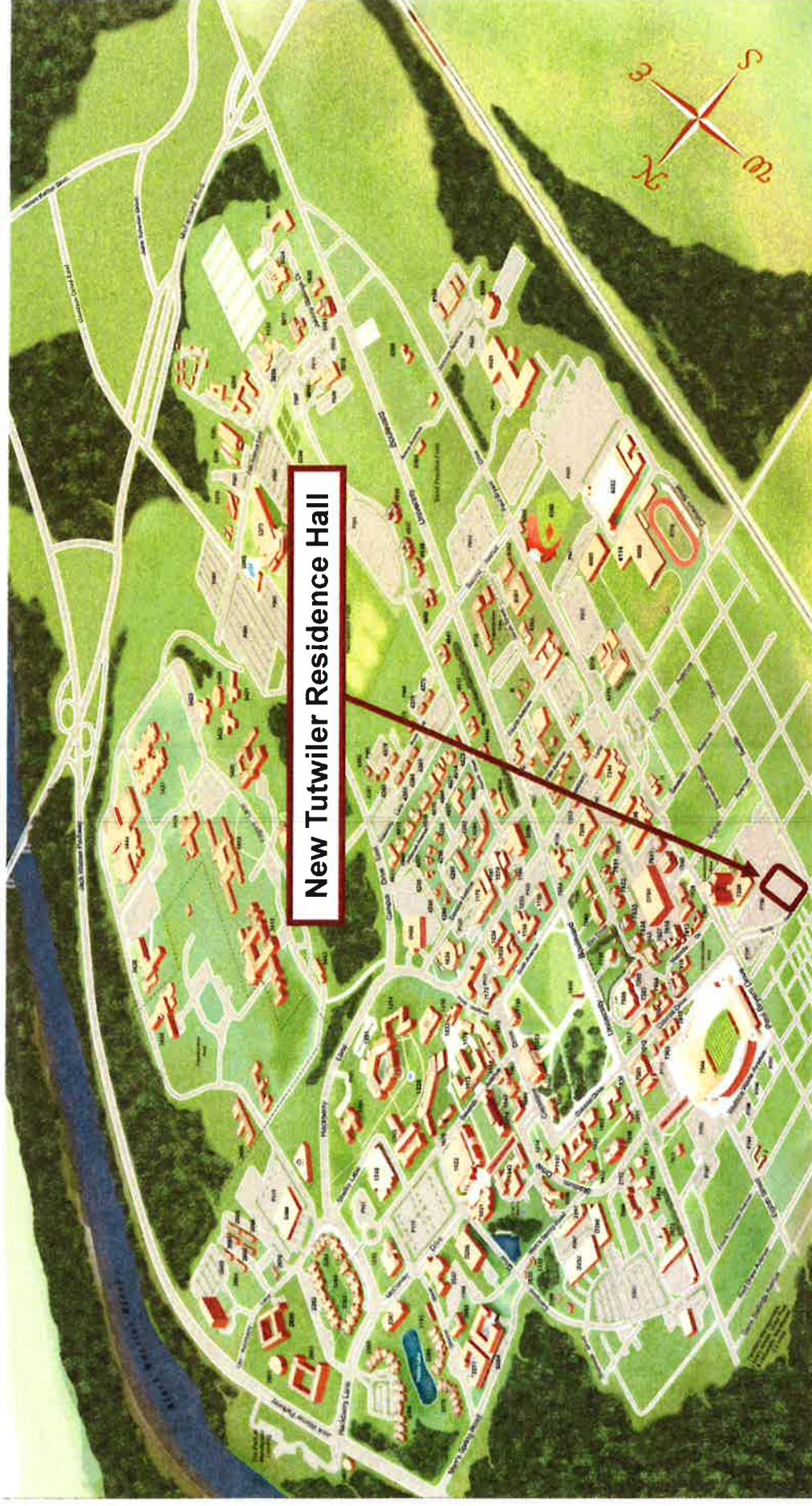
Through intentional programming, planning, design, and construction, new traditional style halls provide students valuable opportunities to increase engagement, connectivity, and success while they reside on campus. There is a tremendous desire to live in current residence halls based on proximity to 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:

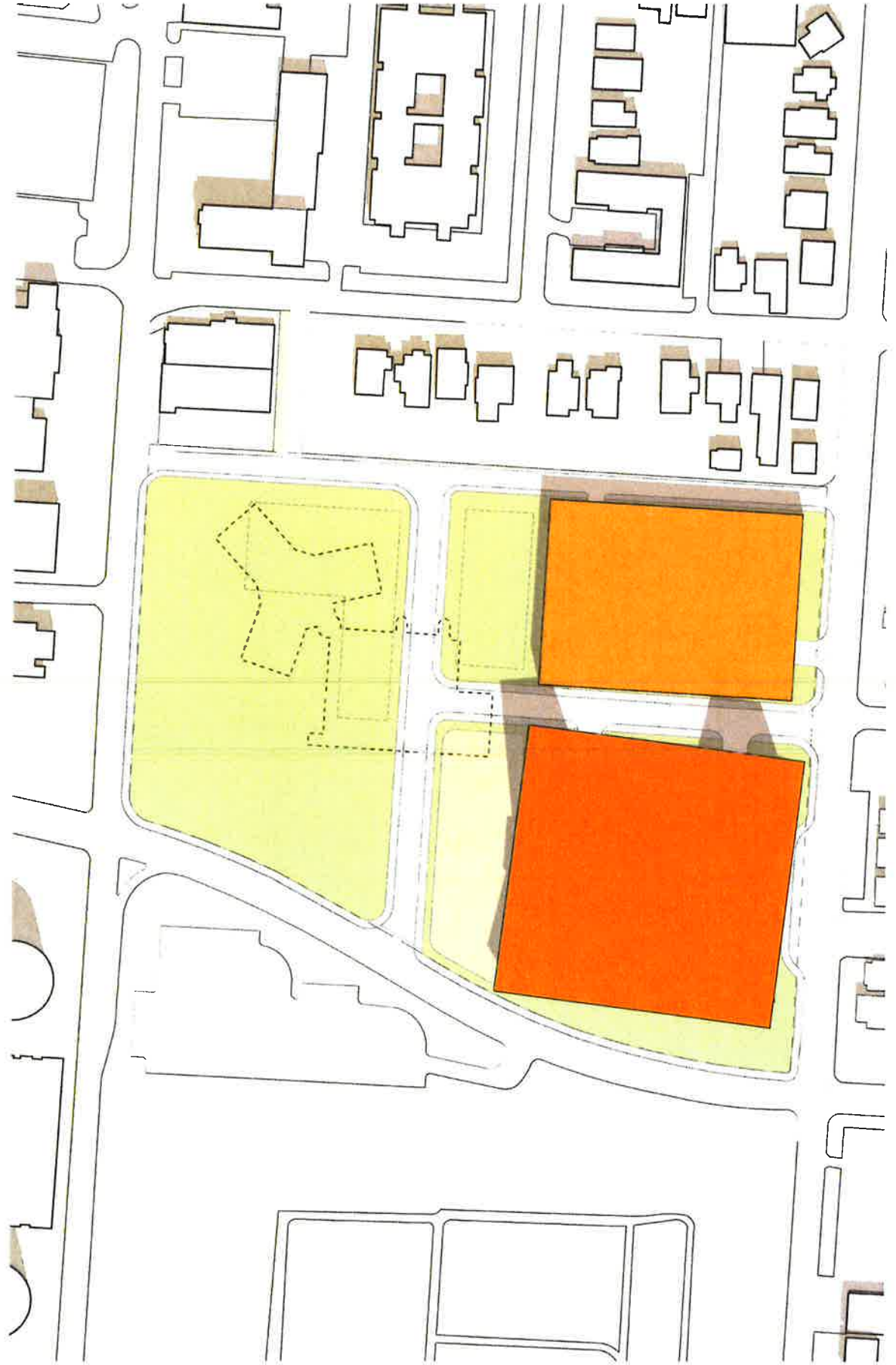
If this Project is not approved, the attractiveness of living in Tutwiler Hall will continue to diminish as it ages. The University will be lacking in its ability to provide any space for upper class students and eventually the University may not be able to accommodate all first year students. HRC implemented 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 has several residence halls that are 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 prior to removing an existing large facility.

LOCATION MAP



NEW TUTWILER RESIDENCE HALL

Preliminary Site Plan



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

COPY

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

Campus: The University of Alabama
Project Name: New Tutwiler Residence Hall
Meeting Date: September 22 – 23, 2016

- * ☒ 1. Completed Board Submittal Checklist No.1
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Financial Affairs

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NEW TUTWILER RESIDENCE HALL

The proposed construction of the 520,621 gross square foot New Tutwiler Residence Hall ("Project") to be located on the northeast corner of 10th Avenue and 12th Street will assist The University of Alabama ("University") with addressing the high demand for on campus freshmen housing. The demolition of the existing Tutwiler Residence Hall is not part of this Project.

The proposed Project will house approximately 1,583 freshmen female students with community bathrooms with individual compartments (4 residents/compartment), lounges and study areas and will feature community/traditional-style residence hall spaces. It was determined through benchmarking exercises done against similar recent housing projects that this layout is most efficient and beneficial to new students on campus. Each level of the building includes smaller, intimate community style living spaces to encourage a sense of comfort and community for the freshmen. Special consideration has been given to the student flow to support annual move-in events as well as summer camps. For this reason, seven elevators have been planned for the Project to accommodate the vertical movement of students. Through focus group interviews 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 10,000 square foot multipurpose room/storm shelter capable of providing protection for approximately 1,742 students, faculty and staff. This space will allow the freshman students the ability to utilize this space for group meetings or social gatherings. The roof of this space will be utilized as a sundeck and will provide a safe outdoor social space for the occupants.

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

In addition, a central energy plant will be located in the New Tutwiler Parking Deck which is currently programmed to be located on the East side of the Project. The energy plant will service the New Tutwiler Residence Hall, as well as allow for efficient expansion of chilled water capacity to serve the future development on the adjacent sites. It will also include a covered pedestrian bridge for safe access to the New Tutwiler Parking Deck.

Additionally, satellite Housing Residential Community offices will be included to support the facility and the south campus housing area.

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 22 – 23, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: New Tutwiler Residence Hall

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

ARCHITECT: To Be Determined

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~98%	510,621
<input type="checkbox"/> Building Demolition	Storm Shelter	~2%	10,000
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		~100%	520,621

BUDGET	Percentage	Preliminary
Construction		\$ 105,600,000
Landscaping		\$ 600,000
Security/Access Control		\$ 1,100,000
Telecommunication/Data		\$ 1,500,000
Contingency*	5%	\$ 5,310,000
UA Project Management Fee**	3%	\$ 3,345,300
Architect/Engineer Fee***	3.5%	\$ 3,696,000
Other Fees and Services (testing, advertising, printing, transportation, etc.)		\$ 2,863,700
TOTAL PROJECT COST		\$ 124,015,00

*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 3.5% of construction.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 520,621 GSF x ~5.59/GSF

\$ 2,911,802

TOTAL ESTIMATED ANNUAL O&M COSTS:**\$ 2,911,802****FUNDING SOURCE:**

Capital Outlay:

2019 Future General Revenue Bonds \$ 124,015,000

O&M Costs: Housing and Residential Communities annual operating budget \$ 2,911,802

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability with projected FTE population approaching 35,000 by 2020. The New Tutwiler Residence Hall project ("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.

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 and grades and will also affect communication engagement, 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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2016-2017

Project Name/Category: New Tutwiler Residence Hall
Northeast corner of 10th Avenue and 12th 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	1.66 % increase	250,366 GSF	/1
<input checked="" type="checkbox"/> replace space inventory	1.79 % replacement	270,255 GSF	/2
<input type="checkbox"/> renovation of existing space only			GSF

/1 Represents the net increase in GSF from the existing Tutwiler Hall to the proposed new facility.

/2 Represents the GSF of the existing Tutwiler Hall.

The total for the proposed facility is 520,621 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 Tutwiler Residence Hall project ("Project") will replace the bed space lost from the demolition of the existing Tutwiler Residence Hall after the Project is completed.

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:

In addition to the continuing growth of the Freshmen class and following studies conducted in coordination with Housing and Residential Communities (HRC) it was determined that there is a demand for on-campus traditional/style community housing. This Project will address these demands. As it is not feasible to loose beds for an extended period, construction of a new facility while the existing building remains in service is the only viable option.

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				
110 Classroom	2	60	600	
300 Office Facilities				100% /4
310 Office	19	19	2,450	
315 Office Service	5		1,407	
350 Conference Room	1	16	240	
400 Study Facilities				
410 Study Room	138		23,100	/3
500 Special Use Facilities				
590 Other (All Purpose)	48		18,890	/1
600 General Use Facilities				
610 Assembly	1	2,000	10,000	
615 Assembly Service	2		3,000	
630 Food Facility	1		7,000	
650 Lounge	19	1,550	34,400	/3
700 Support Facilities				
730 Central Storage	1		5,000	
900 Residential Facilities				+98% /2
910 Sleep/Study Without Toilet or Bath	815	1583	158,110	
919 Toilet or Bath	328	328	20,992	
935 Sleep/Study Service	N/A	N/A	42,590	
950 Apartment	6	12	6,400	

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 2012-544 of the Code of Alabama.
- /2 Occupancy rates for campus-wide housing in 2015-2016 exceed 97%.
Occupancy rates for campus-wide housing in 2016-2017 exceed 98% and it is projected that 2017-2018 will be the same.
Tutwiler remains near or at the top of the most requested space on campus.
Tutwiler is also the primary facility for large summer campus and is almost continuously used throughout the summer.
- /3 The University does not require scheduling for these spaces as they are available for students on a first-come basis. As such, the University cannot accurately measure utilization. Casual observation indicates that utilization of these spaces follows the testing calendar.
- /4 HRC office space occupied year round to support residents and summer camps.

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

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

Comments:

The demand for on-campus freshmen housing along with a projected FTE population of 35,000 by 2020 supports the need for the proposed Project. This Project will support the University's effort to keep pace with preferred on-campus living accommodations for incoming freshmen. 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.

There is substantial research 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 manifests itself in many ways including retention, grades, affect, community engagement, relationship development, and even long-term loyalty to the institution.

The 520,621 gross square foot Project will provide housing for approximately 1,583 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 on the south side of campus. In addition, the Project will assist with meeting the appropriate room-type inventory mix as indicated in the HRC Master Plan update.

The Project will encompass satellite HRC offices, food service, group meeting spaces, multipurpose spaces, fitness area, model rooms, and other amenities on the 1st floor while providing housing for students on the upper levels. With increases in projected on-campus students, this project will help with increases in enrollment and the total campus population by offering an attractive living/learning environment.

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
Tim Leopard, Associate Vice President for Construction
Dan Wolfe, University Planner and Designer
Susanna Johnson, Director, Furnishings and Design
Taylor Thorn, Project Manager

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

Source(s)	New Funds (FY2019)	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 – 2019 Future General Revenue Bonds	\$124,015,000		Pending
Existing Net Assets			
Other			
Totals	\$124,015,000		Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded with 2019 Future General Revenue Bonds in the amount of \$124,015,000.

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 2021	Successive Five (5) Year Projections /9
Maintenance	\$ 460,200.00	\$ 487,561.12	\$ 2,509,669.93
Elevator Service	\$ 16,800.00	\$ 17,798.84	\$ 91,617.67
Building Repairs	\$ 153,400.00	\$ 162,520.37	\$ 836,556.64
Building Services	\$ 837,200.00	\$1,037,775.59	\$ 4,565,614.20
Electric, Natural Gas, Steam	\$ 636,167.59	\$ 673,990.83	\$ 3,469,297.42
Chilled Water	\$ 242,632.77	\$ 257,058.46	\$ 1,323,181.59
Water and Sewer	\$ 171,600.00	\$ 181,802.45	\$ 935,809.13
Insurance	\$ 41,259.03	\$ 43,712.07	\$ 225,003.33
Safety Support	\$ 41,600.00	\$ 44,073.32	\$ 226,862.83
Operations Staff Support Funding	\$ 5,200.00	\$ 5,509.17	\$ 28,357.85
Other			
Totals	\$2,606,059.39	\$2,911,802.22	\$14,211,970.59

/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, 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 2021)	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	\$2,911,802.23	\$14,211,970.59	Pending
Total/YR	\$2,911,802.23	\$14,211,970.59	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 Communities operating budget.

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

\$ 46,000,000 37.1 % of Total Development Costs

Comments:

Elevators, mechanical systems, and building envelope systems are current liabilities that the University will eliminate with the construction of the new facility.

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

Comments:

An alternative solution for the Project was renovation of the existing Tutwiler Residence Hall; however, with the needed increase in bed spaces and updates in facilities, it was determined that new construction would be more feasible. Additionally, the loss of beds while a major renovation was being completed would pose an extreme hardship for Housing.

/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 part of a new phase of residence hall construction on the University's campus with an intentional shift in unit type to help meet the needs of a growing and diverse student body. In a recent update to the HRC Master Plan, Brailsford and Dunlavey conducted a housing demand analysis and determined that there was a surplus of suite/apartment style living arrangements on campus and a deficit of community/traditional style spaces. This analysis reinforces that students are seeking living arrangements that will provide opportunities for them 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. Traditional spaces also provide a lower price point for students when compared to other on-campus suite style buildings.

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

Comments:

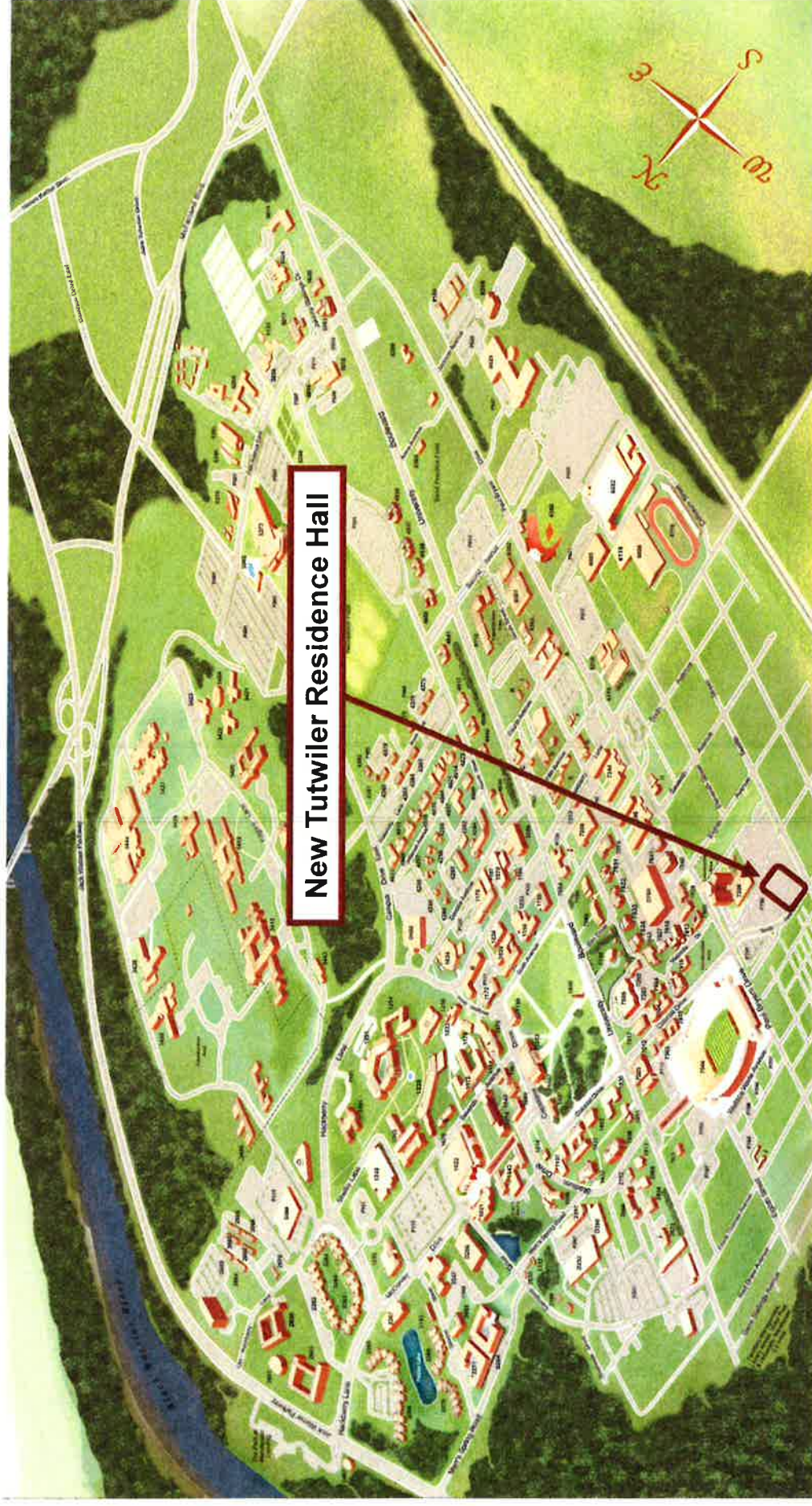
Through intentional programming, planning, design, and construction, new traditional style halls provide students valuable opportunities to increase engagement, connectivity, and success while they reside on campus. There is a tremendous desire to live in current residence halls based on proximity to 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:

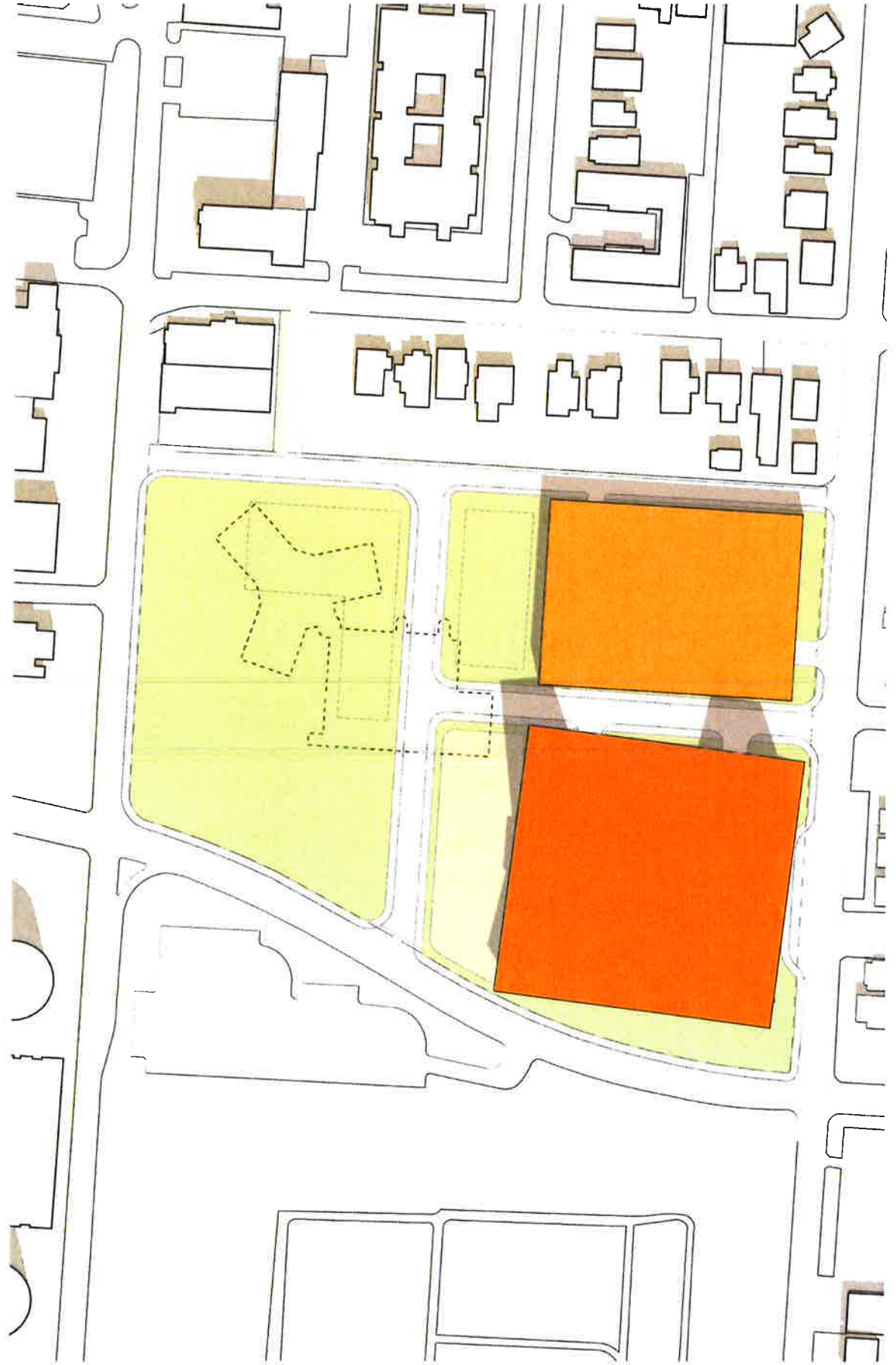
If this Project is not approved, the attractiveness of living in Tutwiler Hall will continue to diminish as it ages. The University will be lacking in its ability to provide any space for upper class students and eventually the University may not be able to accommodate all first year students. HRC implemented 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 has several residence halls that are 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 prior to removing an existing large facility.

LOCATION MAP



NEW TUTWILER RESIDENCE HALL

Preliminary Site Plan



RESOLUTION

NEW TUTWILER RESIDENCE HALL

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") is requesting approval from The Board of Trustees of The University of Alabama ("Board") for a Stage I submittal for the New Tutwiler Residence Hall project ("Project") to be located at the northeast corner of 10th Avenue and 12th Street; and

WHEREAS, the Project is not included in the University's current approved Campus Master Plan, the University is requesting approval to amend its Campus Master Plan to include this Project; and

WHEREAS, the Project will be funded from 2019 Future General Revenue Bonds in the amount of \$124,015,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 105,600,000
Landscaping	\$ 600,000
Security/Access Control	\$ 1,100,000
Telecommunication/Data	\$ 1,500,000
Contingency* (5%)	\$ 5,310,000
UA Project Management Fee** (3%)	\$ 3,345,300
Architect/Engineer Fee*** (3.5%)	\$ 3,696,000
Other Fees and Services (testing, advertising, printing)	\$ 2,863,700
TOTAL PROJECT COST	\$ 124,015,000

*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 3.5% of construction.

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 I submittal package for the Project is hereby approved.
3. The preliminary budget for the Project as stipulated above is hereby approved.
4. The Campus Master Plan for The University of Alabama be, and hereby is, amended to reflect the Project to be located on University property.

CERTIFICATE

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Cooper Shattuck, hereby certify that I am General Counsel of The Board of Trustees of The University of Alabama; that I have custody of the minutes of said Board of Trustees, that the foregoing is a true and correct copy of a resolution adopted by the Physical Properties Committee of The Board of Trustees of The University of Alabama in a meeting held on September 23, 2016, as the same appears of record in my office, and that said resolution is in full force and effect as of the date set forth below.

WITNESS my hand and the seal of The Board of Trustees of The University of Alabama on this 26th day of September, 2016.



General Counsel, The Board of Trustees
of The University of Alabama