


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: Reese Phiher Radio & Satellite Farm Relocation
UA Project #: 000-18-1481
Meeting Date: September 5 – 6, 2019

- * ☒ 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 – Attachment “K”, Board Rule 415
☒ 7. Campus map(s) showing Project site
☐ 8. Business 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.

August 2, 2019

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

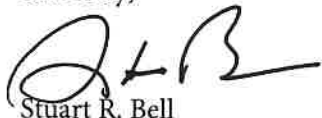
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its September 6, 2019 meeting the following resolution:

- Board Item - Action: Stage I Submittal:
Reese Phifer Radio & Satellite Farm Relocation
UA Project #000-18-1481

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

REESE PHIFER RADIO & SATELLITE FARM RELOCATION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage I submittal for the Reese Phifer Radio and Satellite Farm Relocation project (“Project”); and

WHEREAS, the Project will include the relocation of existing satellite dishes and antennas from the Reese Phifer area to the Satellite Farm at The University of Alabama Police Department (UAPD) Tower Site and the removal and disposal of the Reese Phifer Communications Tower; and

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

WHEREAS, the Project will be funded from University Plant Reserves in the amount of \$1,500,000 and will address approximately \$100,000 in campus deferred maintenance liability; and

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

BUDGET:	PRELIMINARY
Construction	\$ 600,000
Demolition	\$ 100,000
Equipment Relocation	\$ 450,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 75,000
Contingency* (10%)	\$ 70,000
UA Project Management Fee** (3%)	\$ 23,100
Architect/Engineer Fee*** (7.6%)	\$ 53,200
Expenses (Geotech, Construction Materials Testing)	\$ 25,000
Other Fees and Services (testing, advertising, printing)	\$ 53,700
TOTAL PROJECT COST	\$ 1,500,000

*Contingency is based on 10% of the cost of construction and demolition.

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

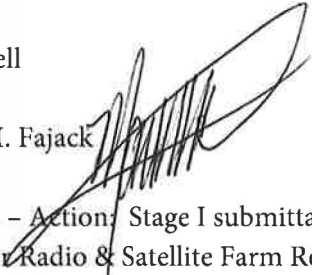
***Architect/Engineer Fee is based on 7.6% of the cost of construction and demolition.

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.

August 14, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I submittal:
Reese Phifer Radio & Satellite Farm Relocation
UA Project #000-18-1481

In accordance with Board Rule 415, the University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage I submittal for the Reese Phifer Radio & Satellite Farm Relocation project (“Project”). This proposed Project will include the relocation of existing satellite dishes and antennas from the Reese Phifer area and tower to The University of Alabama Police Department (UAPD) Tower Site on Campus Drive East.

The Project will be funded from University Plant Reserves in the amount of \$1,500,000 and will address approximately \$100,000 in campus deferred maintenance liability.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein.

I have attached a Resolution, Executive Summary, 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 5 – 6, 2019.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Sommer Coleman
Danny Collins
Andy Maddox

W H E R E L E G E N D S A R E M A D E

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 5 – 6, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Reese Phifer Radio & Satellite Farm Relocation

PROJECT LOCATION: 901 University Boulevard and Campus Drive East

ARCHITECT: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<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 type="checkbox"/> New Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Other	Equipment Shelter Structure	100%	432
TOTAL		100%	432

BUDGET	Preliminary
Construction	\$ 600,000
Demolition	\$ 100,000
Equipment Relocation	\$ 450,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 75,000
Contingency* (10%)	\$ 70,000
UA Project Management Fee** 3%)	\$ 23,100
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Expenses (Geotech, Construction Materials Testing)	\$ 25,000
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TOTAL PROJECT COST	\$ 1,500,000

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

***Architect/Engineer Fee is based on 7.6% of the cost of construction and demolition.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

GSF x ~\$/GSF:	\$	N/A*
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	N/A*

FUNDING SOURCE:

Capital Outlay:

University Plant Reserves \$ 1,500,000

O&M Costs: University Annual Operating Funds \$ *

NEW EQUIPMENT REQUIRED:

N/A

*This Project entails the relocation of existing communications equipment from the central core of campus and, as such, will not require additional O&M as the O&M costs are already funded from the annual operating budget.

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The equipment currently located at Reese Phifer Hall supports Alabama Public Television and Alabama Public Radio with significant connectivity to the Digital Media Center, located at Bryant-Denny Stadium. The current availability of fiber connectivity and infrastructure between The University of Alabama Police Department (UAPD) tower site and the Digital Media Center (satellite dishes, antennas and supporting electronic equipment) can be relocated off campus without impairing operations. Optical fiber has significant advantages over copper wiring and allows connectivity over long distances without sacrificing signal loss or bandwidth.

The existing tower behind Reese Phifer Hall is over 60 years old and is approaching the end of its useful life expectancy. The location of the tower in the core of campus is not optimal. Removing the services off of the tower, will allow the University to remove the communication tower enhancing the aesthetics of the immediate area and improving safety.

Also, locating all the electronic equipment that supports the antennas and satellite dishes in a central location off campus and connecting to the Digital Media Center via fiber connectivity will provide space to allow for growth of the College of Communication and Information Sciences.

ATTACHMENT NO. 1**Project: Reese Phifer Radio & Satellite Farm Relocation****BOT Submittal: Stage I****Meeting Date: September 5 – 6, 2019****Project Summary****REESE PHIFER RADIO & SATELLITE FARM RELOCATION**

The Reese Phifer Radio & Satellite Farm Relocation project (“Project”) is proposed as necessary to relocate the existing satellite dishes and antennas from the Reese Phifer area and tower to the existing University of Alabama Police Department (UAPD) tower site on Campus Drive East.

The tower located adjacent to Reese Phifer was erected in 1955 and is owned by Alabama Public Television (APT). Due to the age and type of the tower, recurring maintenance is required and APT is dependent on state funding and limited donations to maintain the tower. The location of the tower in the core of campus is not optimal.

The UAPD tower site, located east of campus, was constructed with space reserved on the tower to accommodate the antennas currently residing on the Reese Phifer tower. In addition, there is undeveloped land, located to the west of the UAPD tower site, available for constructing a satellite farm to house the satellite dishes being relocated and their respective supporting equipment.

This proposed Project will include all necessary network and fiber connections, site development, infrastructure, equipment relocation, and generator required to support the facility and to maintain operational effectiveness. Following relocation, the existing radio tower and remaining satellite dishes will be removed from the area immediately adjacent to Reese Phifer and the area will be available for redevelopment. This will greatly improve the aesthetics of the Reese Phifer Hall common grounds and the Colonial Drive area as well as improve the campus visuals.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2018 – 2019

Project Name/Category: Reese Phifer Radio & Satellite Farm Relocation
901 University Boulevard and Campus Drive East
Campus: The University of Alabama

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

Not applicable.

<input type="checkbox"/> increase space inventory	_____ % increase	_____ N/A	GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ N/A	GSF
<input type="checkbox"/> renovation of existing space only		_____ N/A	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 Reese Phifer Radio & Satellite Farm Relocation project (“Project”) will primarily vacate exterior space on the south side of Reese Phifer Hall (“Reese Phifer”). The University of Alabama (“University”) is working to determine the highest and best use for the space which could include greenspace, an addition to Reese Phifer, or outdoor gathering space.

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

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

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 (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities	1	N/A	432	Equipment Shelter Structure
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

Comments/Notations:

Data reported on latest fiscal year data available.

The new 432 GSF Equipment Shelter is special use space that must be dedicated to the equipment.

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

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

Comments:

The equipment currently located at Reese Phifer supports Alabama Public Television, Alabama Public Radio and (University-owned) WVUA-TV with significant connectivity to the Digital Media Center, located at Bryant-Denny Stadium. With the current availability of fiber connectivity and infrastructure between the University Police Department (UAPD) tower site and the Digital Media Center, the satellite dishes, antennas and supporting electronic equipment can be located off campus without impairing operations. Optical fiber has significant advantages over copper wiring and allows connectivity over long distances without sacrificing signal loss or bandwidth.

Removal of the existing radio tower will enhance the safety and aesthetics of the immediate area.

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☒ Yes ☐ In-Progress

Andy Maddox, Director of University Cellular Operations

Robert D. Butler, Director of Engineering, University Center for Public
Television and Radio

Jake Ballard, Broadcast Engineer, WVUA 23

Dan Collins, Senior Project Manager

Donald Keith, Director of Emergency Management

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			
Existing Net Assets			
Other – University Reserves	\$1,500,000		Pending
Totals	\$1,500,000		Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from University Plant Reserves in the amount of \$1,500,000.

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 2019 - 2020 Base Data /8	First Full /YR Occupancy FY <u>2020</u>	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other			
Totals	N/A	N/A	N/A

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

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

Comments:

This Project entails the relocation of an existing communications equipment out of the core of campus and, as such, will not require additional O&M as the O&M costs are already funded from the annual operating budget.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr. / ⁹ (FY 2020)	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			
Total/YR	N/A	N/A	

/9 Initial Full Yr. of Occupancy

/10 Next Five (5) Yrs. Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

On-going O&M costs will be funded with University Annual Operating funds.

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

\$ 100,000 7 % of Total Development Costs

Comments:

This Project allows for removal and replacement of numerous satellite dishes that have reached the end of their functional and technological service life.

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

Comments:

Other development alternatives were not considered in the planning process for this Project as the UAPD tower was originally planned and constructed with space reserved on the tower to accommodate the antennas currently residing on the Reese Phifer tower. The proposed Satellite Farm will offer the most beneficial and functional location for the satellite communication dishes.

/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:

Maintaining comfortable, pleasant and continuously operating facilities is an important part of recruiting and retaining top tier students, faculty, researchers, and staff. The existing tower structure and numerous satellite dishes located behind Reese Phifer have created a need to provide a more aesthetically pleasing space in the core of campus.

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

Comments:

The Project will assist with combining the significant campus communications equipment into a secluded area, away from the campus central core, for these select operational and service activities. Additionally, the elimination of existing satellite dishes and the aged tower in the Reese Phifer/Colonial Drive area will aesthetically enhance that general area of the central campus.

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

Comments:

The immediate impact on campus programs and enrollment if this Project is not approved is that the existing communication systems will limit the quality of opportunities offered to current and future Communication's Studies students. If not approved these opportunities will be lost. Those potential students would most likely seek opportunities elsewhere.

REESE PHIFER RADIO & SATELLITE FARM RELOCATION

LOCATION MAP

