

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

* Board Submittal Checklist
Capital Project – Revised Scope and Budget Submittal
(Revised Scope and Budget)

Campus: The University of Alabama
Project Name: Russell Hall Nutrition and Microbiome Lab and Research Support Fitout
(formerly Russell Hall Nutrition and Microbiome Lab)
Meeting Date: September 5 – 6, 2019

- * ☒ 1. Completed Board Submittal Checklist
☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
☒ 3. Resolution requesting approval of Revised Construction Budget, and Revised Project Budget
☒ 4. Campus correspondence/photographs providing supplemental project information
☒ 5. Executive Summary of Proposed Capital Project with Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
☒ 6. Project Summary
☒ 7. Project Planning Report /2
☒ 8. Campus map(s) showing location of project site

Prepared by: 

Approved by: 

/1 Reference Tab 3I - Board Rule 415 Instructional Guide

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

/3 Reference Tab 3V - Board Rule 415 Instructional Guide

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

RESOLUTION

RUSSELL HALL NUTRITION AND MICROBIOME LAB AND RESEARCH SUPPORT FITOUT

WHEREAS, in accordance with Board Rule 415, on April 6, 2018, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Russell Hall Nutrition and Microbiome Lab and Research Support Fitout (formerly Russell Hall Nutrition and Microbiome Lab) project (“Project”); and

WHEREAS, the Project will support the University’s research agenda in nutrition and specifically complement translational nutrition research (bench to bedside), i.e. moving bench research into the community to directly benefit human health; and

WHEREAS, the Project’s location in Russell Hall adjacent to the existing Nutrition and Metabolism Research Lab will promote synergy and efficiency between the research teams; and

WHEREAS, on April 6, 2018, due to the firm’s previous design experience on the Project, their knowledge of the facility and user, and their ability to deliver the Project by Fall 2018, the Board approved a Waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the architectural services of TurnerBatson Architects, of Birmingham, Alabama and the acceptance of a final negotiated design fee of 7.2% of the cost of construction, plus a 25% renovation factor and \$31,130 for reimbursable expenses, less a credit discount of \$20,000; and

WHEREAS, on July 30, 2019, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and Kyser Construction, LLC, of Northport, Alabama (Kyser), was declared the lowest responsive and responsible bidder with an adjusted bid in the amount of \$879,000; and

WHEREAS, the University is accepting Alternate 1 in the envelop adjusted amount of \$45,000 for a total contract award in the amount of \$924,000, which is less than the cost threshold requiring Board approval; and

WHEREAS, the University is requesting approval for a Revised Scope to renovate an additional 6,696 square feet of space on the first floor west of the entry lobby of the building to support the College of Health and Environmental Sciences (CHES) Public Health’s faculty and staff offices, graduate assistants and collaborative areas (“Package B – Research Support Fitout”); and

WHEREAS, the University is requesting approval for a Revised Budget to reflect the Revised Scope and the construction contract award for a total Project budget as reflected in the Revised Budget below; 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 the College of Human Environmental Sciences Reserves in the amount of \$250,000, Research and Economic Development Reserves in the amount of \$640,000 and Office of Academic Affairs Reserves in the amount of \$2,216,000; and

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

BUDGET:	REVISED
Construction – Nutrition and Microbiome Lab	\$ 924,000
Construction – Research Support Fitout	\$ 1,400,000
Furniture, Fixtures and Equipment	\$ 55,000
Security / Access Control	\$ 50,000
Telecommunication/Data	\$ 60,000
Contingency (10%)	\$ 232,400
UA Project Management Fee (3%)	\$ 76,692
Architect/Engineer Fee*** (~9%)	\$ 208,670
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 60,000
Other Fees and Services (testing, advertising, printing)	\$ 39,238
TOTAL PROJECT COST	<u>\$ 3,106,000</u>

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

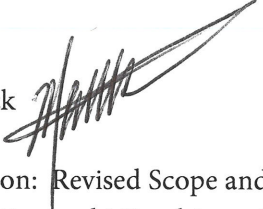
**UA Project Management Fee is based on 3% of the total cost of construction and contingency.

***Architect/Engineer Fee is based on 6.8% of the total cost of construction, plus a 25% renovation factor and \$31,130 for reimbursable expenses, less a credit discount of \$20,000.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Revised Scope and Budget for Project as stipulated above are hereby approved.

August 6, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Scope and Budget submittal:
Russell Hall Nutrition and Microbiome Lab and Research Support Fitout

The University of Alabama (“University”) is requesting the approval of a Revised Scope and Budget for the Russell Hall Nutrition and Microbiome Lab and Research Support Fitout (formerly Russell Hall Nutrition and Microbiome Lab) project (“Project”) to renovate an additional 6,696 square feet of space to support the College of Health and Environmental Sciences (CHES) by providing the Department of Public Health faculty and staff offices as well as space for graduate students and conference/library and collaborative areas. This proposed space is located west of the first-floor entry lobby of the building (“Package B – Research Support Fitout”).

Accordingly, the University is requesting approval for a Revised Budget from \$1,606,000 to \$3,106,000 to reflect the cost of the revised scope.

This Project is funded from CHES Reserves in the amount of \$250,000, Research and Economic Development Reserves in the amount of \$640,000 and Office of Academic Affairs Reserves in the amount of \$2,216,000. This Project will address approximately \$1,700,120 in campus deferred maintenance liabilities.

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, Project Planning Report, 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 on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for September 5 – 6, 2019.

MMF/ccj

Attachments

pc w/atchmts: Michael Rodgers
Mike Lanier

Tim Leopard
Sommer Coleman

Danny Collins

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 5 – 6, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Russell Hall Nutrition and Microbiome Lab and Research Support Fitout
(formerly Russell Hall Nutrition and Microbiome Lab)

PROJECT LOCATION: 504 University Boulevard

ARCHITECT: TurnerBatson Architects, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>April 6, 2018</u>
<input type="checkbox"/> Stage II, Waiver of Consult Selection process	<u>April 6, 2018</u>
<input type="checkbox"/> Stage III	<u>Not Required: Interior Renovation</u>
<input type="checkbox"/> Stage IV – Informational Item	<u>August 2, 2019</u>
<input checked="" type="checkbox"/> Revised Scope and Budget	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation		100%	7,972
<input type="checkbox"/> Other			
TOTAL		100%	7,972

BUDGET	Preliminary	Revised
Construction – Nutrition and Microbiome Lab	\$ 1,200,000	\$ 924,000
Construction – Research Support Fitout	\$ -	\$ 1,400,000
Furniture, Fixtures and Equipment	\$ 50,000	\$ 55,000
Security & Access Control	\$ 15,000	\$ 50,000
Telecommunication/Data	\$ 37,000	\$ 60,000
Contingency* (10%)	\$ 120,000	\$ 232,400
UA Project Management Fee** (3%)	\$ 39,600	\$ 76,692
Architect/Engineer Fee*** (~9.9%/~9%)	\$ 119,130	\$ 208,670
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 15,000	\$ 60,000
Other Fees and Services (testing, advertising, printing)	\$ 10,270	\$ 39,238
TOTAL PROJECT COST	\$ 1,606,000	\$ 3,106,000

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

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

***Architect/Engineer Fee is based on 6.8% of the total cost of construction, plus a 25% renovation factor and \$31,130 for lab consultant expenses, less a credit discount of \$20,000.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

7,972 GSF x \$2.65/GSF:	\$	21,126
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	21,126*

FUNDING SOURCE:

Capital Outlay:

College of Human Environmental Sciences Reserves	\$	250,000
Research and Economic Development Reserves	\$	640,000
Office of Academic Affairs Reserves	\$	2,216,000

O&M Costs: University annual operating funds

*N/A

*The Russell Hall Nutrition Microbiome Lab and Research Support Fitout project is an existing Educational and General facility and, as such, ongoing O&M costs are already included in the annual operating budget. The cost above reflect the incremental increase for more intense energy utilization in a laboratory environment.

NEW EQUIPMENT REQUIRED:

Chemical Fume Hood and Biological Safety Cabinets Hood

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Russell Hall Nutrition / Microbiome Lab and Research Support project ("Project") will provide an adequate and appropriate environment for programs of the College of Human and Environmental Sciences (CHES) to carry out their research mission. The proposed Project will support the research agenda of the existing Nutritional and Metabolism Laboratory in the adjacent building space and will provide an environment that enhances quality research and development activities for all participants through collaboration.

The Project will complement translational nutrition research (bench to bedside); i.e. moving bench (traditionally referred to as laboratory) research into the community to directly support benefit human health. Intestinal Microbiome research is advancing and being shown to have broad impacts on health as the relationship between our "gut" and other body systems is greater than previously thought. Diet plays a significant role in shaping the microbiome and therefore significant therapeutic utility can be achieved by altering microbial composition through diet- a research agenda which this Project will support.

This proposed additional renovated space for the west side will facilitate faculty and student growth in the area of public health as well as the growth in other academic departments. The Public Health faculty are highly active in research across a range of health behavior issues such as sleep disorders, nutrition, rural health, diabetes and substance abuse. Public Health offers an undergraduate degree program, two master's degree programs and a doctoral program. The Public Health undergraduate program, currently in its second year, has doubled in enrollment from 200 to 400 students. It is one of the largest degree programs in the CHES. Also, the doctoral program, in existence for over 25

years, remains the only joint doctoral program with The University of Alabama at Birmingham.

The proposed revised scope will increase staff offices and opportunities for CHES related research, thereby positively influencing the retention of quality students and faculty. As students and faculty consider retention rates a key factor in evaluating selection of Universities, this Project will serve to further augment the University's position as the institution of choice for the best and brightest.

ATTACHMENT NO. 1

Project: Russell Hall Nutrition and Microbiome Lab
and Research Support Fitout
BOT Submittal – Revised Scope and Budget
Meeting Date: September 5 – 6, 2019

Project Summary

RUSSELL HALL NUTRITION AND MICROBIOME LAB AND RESEARCH SUPPORT FITOUT

The previously approved Russell Hall Nutrition and Microbiome Lab and Research Support Fitout (formerly Russell Hall Nutrition and Microbiome Lab) project (“Project”) included the renovation of approximately 1,276 square feet (sf) of existing space on the first floor of Russell Hall, adjacent to the Nutrition and Metabolism Laboratory. This adjacency will promote synergy and efficiency between the research teams and support translational research efforts. The space includes offices and an open laboratory area.

Upgrades to the finishes will be consistent with the previously renovated portions of the building as well as upgrades to all mechanical, electrical, technology, and plumbing systems. Wall partitions are being removed and relocated as necessary to support the new layout. All associated flooring, doors, hardware, ceilings and paint are being replaced to meet The University of Alabama (“University”) standards. New fume hoods are being installed to support the research agenda and to meet current lab safety standards.

The Project requires a new air handler to provide proper ventilation and operation, as well as acid waste piping, perchloric duct work and exhaust duct extending to the roof.

The space is being brought up to current code including fire alarm and fire sprinkler and the technology infrastructure is being upgraded to provide adequate support for audiovisual and network requirements.

It is proposed that a revised scope of the Project, Package B – Research Support Fitout, be added to house the College of Human Environmental Sciences (CHES) Department of Health Sciences Public Health program. It is proposed that the public health’s faculty and staff utilize the proposed renovated space on the first floor, west side of Russell Hall.

This proposed renovated space will facilitate faculty and student growth in the area of public health as well as the growth in other academic departments. The Public Health faculty are highly active in research across a range of health behavior issues such as sleep disorders, nutrition, rural health,

diabetes and substance abuse. Public Health offers an undergraduate degree program, two master's degree programs and a doctoral program. The Public Health undergraduate program, currently in its second year, has doubled in enrollment from 200 to 400 students. It is one of the largest degree programs in the CHES. Also, the doctoral program, in existence for over 25 years, remains the only joint doctoral program with The University of Alabama at Birmingham.

For the academic year 2019-20 there will be thirteen (13) full-time faculty and one (1) full-time advisor in the Public Health program. There are nine (9) graduate assistants and a full-time administrative assistant.

Package B – Research Support Fitout will entail renovation of 6,696 square feet of space located west of the first-floor entry lobby to provide offices, an interview room, conference room, kitchenette and copy room. The space is being brought up to current code including fire alarm and fire sprinkler and the technology infrastructure is being upgraded to provide adequate support for audiovisual and network requirements. This is the last section of Russell Hall to be renovated beginning with the 2011 Renovation and Addition project and will complete the building.

Package A – Nutrition and Microbiome Laboratory has been designed and bid and is currently being constructed.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: September 5 - 6, 2019

INITIAL REPORT
X INTERIM REPORT
FINAL REPORT
2 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Russell Hall Nutrition and Microbiome Lab and Research Support Fitout
(formerly Russell Hall Nutrition and Microbiome Lab)

2. LOCATION: 504 University Boulevard

3. ARCHITECT/ENGINEER: TurnerBatson Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-19
	% COMPLETE	0%
	* DATE COMPLETED	October-19
B. PRELIMINARY DESIGN:	DATE INITIATED	November-19
	% COMPLETE	0%
	* DATE COMPLETED	January-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	February-20
	% COMPLETE	0%
	* DATE COMPLETED	March-20
D. SCHEDULED BID DATE:		December-19

5. CURRENT PROJECT BUDGET:	PRELIMINARY	REVISED
A. CONSTRUCTION - NUTRITION AND MICROBIOME LAB	\$ 1,200,000	\$ 924,000
B. CONSTRUCTION - RESEARCH SUPPORT FITOUT		\$ 1,400,000
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ 50,000	\$ 55,000
D. SECURITY & ACCESS CONTROL	\$ 15,000	\$ 50,000
E. TELECOMMUNICATION/DATA	\$ 37,000	\$ 60,000
F. CONTINGENCY* (10%)	\$ 120,000	\$ 232,400
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ 39,600	\$ 76,692
H. ARCHITECT/ENGINEER FEE*** (~9.9%/~9%)	\$ 119,130	\$ 208,670
I. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING AND SPECIAL INSPECTIONS)	\$ 15,000	\$ 60,000
J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 10,270	\$ 39,238
K. TOTAL PROJECT COST	\$ 1,606,000	\$ 3,106,000

*Contingency is based on 10% of the total cost of Construction.

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

***Architect/Engineer Fee is based on 6.8% of the total cost of construction, plus a 25% renovation factor plus \$31,130 for reimbursable expenses, less a credit discount of \$20,000.

6. FUNDING/RESOURCES: College of Human Environmental Sciences Reserves- \$250,000
Research and Economic Development Reserves- \$640,000
Office of Academic Affairs Reserves- \$2,216,000

7. REMARKS

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RUSSELL HALL NUTRITION AND MICROBIOME LAB AND RESEARCH SUPPORT FITOUT

LOCATION MAP

