

RESOLUTION

SOUTH CAMPUS RESIDENTIAL PARKING DECK

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the South Campus Residential Parking Deck project (“Project”); and

WHEREAS, due to the firm’s previous programming experience on the Project and prior quality work on similar projects, such as the Riverside Parking Deck, the Ferguson Parking Deck, the Campus Drive Parking Deck, and the Magnolia Parking Deck, and approval by the Board to provide design services for the Capstone Parking Deck, the University is requesting approval for a waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of Evan Terry Associates of Birmingham, AL; and

WHEREAS, the University further requests approval to accept a negotiated fee of 2.7% of the cost of construction plus \$50,000 for special concrete inspections which represents a substantial reduction from the Alabama Building Commission fee schedule; and

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

WHEREAS, the Project will be funded from 2017 Future General Revenue Bonds in the amount of \$25,988,715; and

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

BUDGET:	PRELIMINARY
Construction	\$ 22,600,000
Landscaping	\$ 200,000
Security/Access Control	\$ 365,000
Telecommunication/Data	\$ 75,000
Contingency* (5%)	\$ 1,140,000
UA Project Management Fee** (3%)	\$ 718,200
Architect/Engineer Fee*** (2.7%)	\$ 660,200
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 145,000
Other Fees and Services	\$ 85,315
TOTAL PROJECT COST	\$ 25,988,715

*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 2.7% of construction plus \$50,000 for special concrete inspections.

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 requirement of Treasury Regulations Section 1.150-2(e).
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. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for the University be, and are

hereby authorized for and on behalf of the Board to execute an architectural service agreement with Evan Terry Associates of Birmingham, AL, for architectural services in accordance with Board Rule 415 for the Project.

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

*** Board Submittal Checklist No. 2
Capital Project – Stage Stage I and II Submittal /1
(General Information Package and
Architect Ranking, Project Scope and Project Budget) /8**

Campus: The University of Alabama
Project Name: South Campus Residential Parking Deck
Meeting Date: June 16 – 17, 2016

- * ☒ 1. Completed Board Submittal Checklist No.2
- ☒ 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 and Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 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. Executive Summary - Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☐* 8. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the UA System Executive Vice Chancellor for Finance and Operations. /6
- ☒ 9. Project Planning Report /2
- ☒ 10. Preliminary Business Plan (if applicable) /7
- ☒ 11. Campus map(s) showing Project site

*Request for Waiver of the Consultant Selection Process.

Prepared by:

Wafar Jones

Approved by:

Tim Leasure

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

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

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

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N – Board Rule 415 Instructional Guide

/7 Reference Tab 3V – Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to the Chairperson of Physical Properties Committee and UA System Executive Vice Chancellor and Chief Operating Officer. Reference Tab 3-O-Board Rule 415, Instructional Guide

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



Division of
Financial Affairs

MEMO

May 19, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Stage I and Stage II-Waiver Submittals: South Campus Residential Parking Deck

Pursuant to 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 South Campus Residential Parking Deck project (“Project”) at a projected cost of \$25,988,715. The proposed parking deck is to be located at the southeast corner of the Tutwiler Development directly to the south of Tutwiler Hall. Additionally, the parking deck will increase available parking in the immediate area by approximately 50%, which is necessary to support the future Tutwiler Residence Hall and further development of this area of campus.

This Project will consist of a new 1,555 space parking deck. The cast in place structure will have seven above ground levels and will be materially similar to other recently constructed parking structures, including Magnolia Parking Deck and the Riverside Parking Deck. The Project will include energy efficient LED lighting that is centrally controlled via the University web platform, an architecturally appropriate precast panel façade, and security and access control features.

Additionally, initial planning has been performed on the location, along with programming of the Project by the University with architectural guidance from Evan Terry Associates (ETA) of Birmingham, AL. An efficient transition from the planning and programming phase to the design and construction phase facilitates advancing the Project.

Evan Terry Associates was previously engaged by the University at no cost to perform programming to ensure that the Project’s configuration will be efficient and compatible with adjacent Projects in the area and appropriately sited on the allocated parcel. The University has a good working relationship with ETA and would like for them to continue to providing architectural/engineering services throughout the term of the Project. ETA also has extensive experience designing similar structures on the University campus such as the Riverside Parking Deck, the Ferguson Parking Deck, the Campus Drive Parking Deck, and the Magnolia Parking

Deck, and has been approved by the Board to provide design services for the Capstone Parking Deck. As such, ETA has a unique understanding of University design standards, architectural guidelines and enterprise systems, which will greatly facilitate the design and construction process. Thus, pursuant to Board Rule 415, the University is requesting approval of the waiver of the Consultant Selection process and to proceed with architectural services utilizing ETA.

Furthermore, the University has negotiated a fee of 2.7% of the cost of construction plus \$50,000 for special concrete inspections, which is consistent with special inspections required for previous parking deck projects. This proposed fee represents an approximate 20.5% savings from the Alabama Building commission fee for this type of structure. As part of the fee negotiation, it is also proposed that the 2.7% fee will also be applied to the Capstone Parking Deck which will provide further savings beyond what was already negotiated on that project. Accordingly, the University is requesting acceptance of this negotiated fee.

The Project will be funded from 2017 Future General Revenue Bonds in the amount of \$25,988,715.

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

I have attached a Resolution, Executive Summary, Attachment K, Project Summary, Approval Waiver for the Consultant Selection Process, and Location Map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for June 16 – 17, 2016.

LG/ccj

Attachments

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

ATTACHMENT NO. 1

Project: South Campus Residential Parking Deck
BOT Submittal: Stage I and
Stage II-Waiver Submittals
Meeting Date: June 16 – 17, 2016

Project Summary

SOUTH CAMPUS RESIDENTIAL PARKING DECK

The South Campus Residential Parking Deck project (“Project”) will be located at the southeast corner of the Tutwiler Development directly to the south of Tutwiler Hall. The Project will consist of a new 1,555 space parking deck.

The cast in place structure will have seven above ground levels to accommodate the students living in Tutwiler Hall and surrounding student housing area. The Project will increase available parking in the immediate area by approximately 50%, which is necessary to support the future Tutwiler Residence Hall and further development of this area of campus.

The Project will provide space and structural capacity to support an energy plant to serve a future Tutwiler Residence Hall currently included in the 2016-2017 Annual Capital Development Plan. The space for the future energy plant will be located under the ramp going from Level 1 to Level 2 and thus will not eliminate any parking spaces.

The Project will be materially similar to other recent University parking structures, including Magnolia Parking Deck and the Riverside Parking Deck, will include energy efficient LED lighting that is centrally controlled via the University web platform, an architecturally appropriate precast panel façade, and security and access control features.

Attachment K to Board Rule 415

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

FY: 2015-2016

Project Name/Category: South Campus Residential Parking Deck
Southeast corner of the Tutwiler Development, south of Tutwiler Hall

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	_____ % increase	528,721	GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____	GSF
<input type="checkbox"/> renovation of existing space only		_____	GSF

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

Comments:
Not applicable.

- 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 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 (NASF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
730 Central Storage	1	N/A	10,096	
740 Vehicle Storage	1,555	1,555	516,609	
000 Unclassified Facilities				

Comments/Notations:

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

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

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

Comments:

The construction of the new South Campus Residential Parking Deck ("Project") will increase available parking in the immediate area by 50% which is necessary to provide additional parking to accommodate future development near Tutwiler and further development of the south end of campus. Construction of the parking deck prior to the construction of the Tutwiler replacement residence hall will allow the replacement to be constructed without displacing parking for Tutwiler Hall.

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, Student Affairs

Ronnie Robertson – Associate Vice President, Department of Public Safety and Enterprise Operations

Ralph Clayton – Assistant Vice President of Enterprise Operations

Chris D'Esposito – Director, Parking Services

Dan Wolfe – University Planner and Designer

Tim leopard – Associate Vice President for Construction

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

Source(s)	New Funds (FY 2017)	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	\$25,988,715		Pending
Existing Net Assets			
Other			
Totals	\$25,988,715		Pending

^{/7} Approved, allocated, pending

Comments:

The Project will be funded from 2017 Future General Revenue Bonds.

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- 2016 Base Data /8	First Full /YR Occupancy FY2019	Successive Five (5) Year Projections /9
Maintenance	\$384,626.25	\$399,769.45	\$2,057,775.04
Elevator Service	\$ 8,400.00	\$ 8,729.54	\$ 44,930.82
Building Repairs	\$131,008.75	\$136,166.33	\$ 700,901.95
Building Services			
Electric, Natural Gas, Steam	\$ 79,144.77	\$ 82,260.56	\$ 423,427.62
Chilled Water			
Water and Sewer	\$ 5,287.21	\$ 5,495.36	\$ 28,286.78
Insurance	\$ 10,604.44	\$ 11,021.92	\$ 56,734.17
Safety Support			
Operations Staff Support Funding	\$ 5,287.21	\$ 5,495.35	\$ 28,286.79
Other –			
Totals	\$624,358.63	\$648,938.51	\$3,340,343.17

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

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

Comments:

O&M Costs for the parking deck are estimated at \$377 per space annually in 2015/16 dollars, plus the cost for utilities and staff, and will be funded from the annual operating budget for Parking and Transportation Services.

Utility costs will be funded from the general University utility budget.

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

Source(s)	Occupancy Yr ^{/9} (FY 2019)	Future Years ^{/10}	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal	\$648,938.51	\$3,340,343.17	Pending
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other			
Total/YR	\$648,938.51	\$3,340,343.17	Pending

^{/9} Initial Full Yr of Occupancy

^{/10} Next Five (5) Yrs Occupancy

^{/11} Funds Reallocated from other sources

^{/7} Approved, allocated, pending

Comments:

O&M costs will be funded from the annual operating budget for Parking and Transportation Services.

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

\$ 4,000,000 N/A % of Total Development Costs

Comments:

The above cost is related to the deferred maintenance associated with the existing Tutwiler surface parking and infrastructure.

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

Comments:

An alternative to the construction of the parking deck considered was the construction of surface parking to accommodate the same number of vehicles. However, the land required to construct a surface lot as opposed to a parking deck is significantly greater and the amount of land for a surface lot is not available to the University in the immediate area. Furthermore, that amount of surface parking would have a major impact on the storm drainage system and/or require detention structures.

/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:

The University's Mission to continue to disseminate knowledge to a growing student population is made possible by projects like this that accommodate and support the corresponding growth in student population and on campus residence.

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

Comments:

This Project will facilitate continued development of the surrounding areas, thereby continuing to enhance the student experience and increase the University's ability to attract and retain the highest caliber students in the country.

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

Comments:

With the growth in enrollment and increasing development in the area, this area of campus is continuing to expand. This Project will provide for additional parking capacity to not only support the growth in student enrollment, but also provide the additional parking spaces needed in an area of campus that continues to have considerable growth in residential communities. The Project will also facilitate the University's ability to construct a replacement facility for Tutwiler Hall without displacing over 1,000 vehicles for the current occupants of Tutwiler Hall. Without this Project, living at Tutwiler Hall becomes considerably less appealing during the construction of the replacement residence hall.

May 18, 2016

Mr. C. Ray Hayes
Executive Vice Chancellor and Chief Operating Officer
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Mr. James W. Wilson, III
Chair, Physical Properties Committee
Chairman and CEO
Jim Wilson & Associates, LLC
2660 Eastchase Lane, Suite 100
Montgomery, AL 36117

RE: Waiver of Consultant Selection Process
South Campus Parking Deck

Dear Mr. Hayes and Trustee Wilson,

Initial planning has been performed for the location and programming of the South Campus Residential Parking Deck ("Project") by The University of Alabama ("University") with architectural guidance from Evan Terry Associates (ETA) of Birmingham, AL. An efficient transition from the planning and programming phase to the design phase facilitates advancing the Project in order to meet projected parking demand and to coordinate the schedule with other projects currently in planning. Thus, pursuant to Board Rule 415, the University is requesting approval to waive the Consultant Selection process and to proceed with architectural services utilizing Evan Terry Associates for this Project.

Evan Terry Associates provided consulting to the University at no cost to ensure that the Project's configuration will be efficient and compatible with adjacent Projects in the area and appropriately sited on the allocated parcel. The University has a good working relationship with Evan Terry Associates and would like for them to provide architectural/engineering services for the Project. Evan Terry Associates also has extensive experience designing similar structures on the University campus such as the Riverside Parking Deck, the Ferguson Parking Deck, the Campus Drive Parking Deck, and the Magnolia Parking

Deck and has been approved by the Board to provide design services for the Capstone Parking Deck. As such, Evan Terry Associates has a unique understanding of University design standards, architectural guidelines and enterprise systems, which will greatly facilitate the design and construction process.

Furthermore, the University has negotiated a fee of approximately 2.7% of the cost of construction plus \$50,000 for special concrete inspections, which is consistent with special inspections required for previous parking deck projects. This proposed fee represents an approximate 20.5% savings from the Alabama Building Commission fee for this type of structure. As part of the fee negotiation, it is also proposed that the 2.7% fee also be applied to the Capstone parking Deck which will provide further savings beyond what was already negotiated on that project. Accordingly, the University is requesting acceptance of this negotiated fee.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Evan Terry Associates of Birmingham, AL, as the architectural service provider for the Project at a fee of 2.7% of the cost of construction plus \$50,000 for special concrete inspections.
3. Submittal to the Physical Properties Committee for review and approval.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/ccj

Attachment

pc/atchmt: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson

The above listing of firms ranked as the most qualified for the Project is hereby approved and by forwarding this executed document to the Chancellor's office, the ranking is approved for inclusion in the Board materials to the Physical Properties Committee.

Mr. C. Ray Hayes: **Recommend For Approval**
Executive Vice Chancellor and Chief Operating Officer

Trustee James W. Wilson, III: **Approval Recommended**
Chair of the Physical Properties Committee

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 16 – 17, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: South Campus Residential Parking Deck

PROJECT LOCATION: Southeast corner of the Tutwiler Development, south of Tutwiler Hall

ARCHITECT: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II – Waiver	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	Parking Deck	100%	528,721
<input type="checkbox"/> Building Demolition			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	528,721

BUDGET	Percentage	Preliminary
Construction		\$ 22,600,000
Landscaping		\$ 200,000
Security/Access Control		\$ 365,000
Telecommunication/Data		\$ 75,000
Contingency*	5%	\$ 1,140,000
UA Project Management Fee**	3%	\$ 718,200
Architect/Engineer Fee***	2.7%	\$ 660,200
Expenses (Geotech, Construction Materials Testing, and Special Inspections)		\$ 145,000
Other Fees and Services		\$ 85,315
TOTAL PROJECT COST		\$ 25,988,715

*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 2.7% of construction plus \$50,000 for special concrete inspections.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

1,555 parking spaces x ~\$377	\$	624,350
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	624,358
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FUNDING SOURCE:

Capital Outlay:

2017 Future General Revenue Bonds	\$	25,988,715
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O&M Costs	\$	624,358
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NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The construction of the new South Campus Residential Parking Deck ("Project") will increase available parking in the immediate area by 50% which is necessary to provide additional parking to accommodate future development near Tutwiler and further development of the south end of campus. Construction of the parking deck prior to the construction of the Tutwiler replacement residence hall will allow the replacement to be constructed without displacing parking for Tutwiler Hall.

LOCATION MAP

