

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

*** Board Submittal Checklist No. 4**

Capital Project – Budget Reallocation, Stage III, and Stage IV Submittals/1
(Budget Reallocation, Architectural Design, and Construction Contract Award)

Campus: The University of Alabama
Project Name: Tutwiler Parking Deck
Meeting Date: February 2 – 3, 2017

- * ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 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 Construction Contract Award, Construction Budget, and Project Budget
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project with final 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. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☐ * 9. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 10. Campus map(s) showing location of project site
- ☐ 11. Final Business Plan (if applicable) /3

*Project is a Contract Award Approval Not to Exceed

Additional documents for Stage III:

- ☒ 12. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 13. Architectural rendering of Project (Final design prior to the initiation of construction documents on the project)

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.



Division of
Financial Affairs

MEMO

January 4, 2017

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Budget Reallocation, Stage III and Stage IV, Not to Exceed Contract Award submittals: Tutwiler Parking Deck (formerly South Campus Parking Deck)

On June 17, 2016, based on previous programming experience on the Tutwiler Parking Deck (formerly South Campus Residential Parking Deck) project (“Project”) and providing prior quality work on similar projects, The Board of Trustees of The University of Alabama (“Board”) approved The University of Alabama (“University”) to proceed with design utilizing the architectural services of Evan Terry Associates of Birmingham, Alabama. The accepted negotiated fee for these services was 2.7% of the cost of construction, plus \$25,000 for special inspections, which represents a substantial reduction from the Alabama Building commission fee schedule.

The Project is approximately 50% larger than previous parking decks constructed on campus and the University desires to provide the best opportunity to complete the Project by the anticipated completion date of July, 2018. Therefore, upon completion of programming, to allow for sufficient design and construction on the Project, the University has separated the construction into two packages: 1) Construction – Early Site Foundations and 2) Construction – Parking Deck.

The Construction - Early Site Foundations package will include site work and deep foundations. The Construction – Parking Deck package will include all remaining work to construct the parking structure. Therefore, the University is requesting approval for both a budget reallocation to reflect the separation of construction into two packages and the architect fee.

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

As noted earlier, the Project needs to be completed by July 2018 in order to minimize the impact to students and to coordinate with the academic schedule and the development of the New Tutwiler Residence Hall. Therefore, in an effort to meet the Project completion date, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bids cause the Project to exceed the total Project budget, the University will bring the construction contracts and the revised budget for the Project before the Board of Trustees for approval. The University will also provide reports regarding the status of the Project's construction contracts to the Office of the Chancellor.

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

This Project design, 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, Project Summary, Project Planning Report, Renderings and Location Map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for February 2 – 3, 2017.

LG/ccj

Attachments

pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Tom Love
 David Rye

RESOLUTION

TUTWILER PARKING DECK

WHEREAS, in accordance with Board Rule 415, on June 17, 2016, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Tutwiler Parking Deck (formerly South Campus Residential Parking Deck) project (“Project”); and

WHEREAS, on June 17, 2016, based on the firm’s previous programming experience on the Project and prior quality work on similar projects, the Board approved a waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the architectural services of Evan Terry Associates of Birmingham, Alabama, accepting a negotiated fee of 2.7% of the cost of construction, plus \$25,000 for special inspections; and

WHEREAS, upon completion of programming, the University has separated construction into two packages to support the project schedule: 1) Construction – Early Site Foundations and 2) Construction – Parking Deck; and

WHEREAS Construction – Early Site Foundations will entail site work and deep foundations; and

WHEREAS Construction – Parking Deck will entail remaining work required to build the parking structure; and

WHEREAS, the University is requesting approval for a budget reallocation to reflect the separation of construction into two packages; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule and the development of the new Tutwiler Residence Hall, this Project needs to be completed by July 2018; and

WHEREAS, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget to exceed \$25,988,715 as set out below; and

WHEREAS, the Project design, 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 revised budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction – Early Site and Foundations	\$ 2,762,000
Construction – Parking Deck	\$ 19,838,000
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%)	\$ 635,200
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 145,000
Other Fees and Services	\$ 110,315
TOTAL PROJECT COST	\$ 25,988,715

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

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

***Architect/Engineer Fee is based on 2.7% of all construction costs, plus \$25,000 for special 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 III submittal for this Project is hereby approved.
3. The budget reallocation as set forth above is hereby approved.

BE IT FURTHER RESOLVED that all contracts to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of the University are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing all construction contracts with such low bidders for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award all construction contracts for the Project to the lowest responsible bidders pursuant to Alabama bid law so long as the award of such construction contracts for the Project does not cause the Project to exceed the total Project budget.
2. If the award of the construction contracts for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the construction contracts and the revised budget for the Project.
3. The University will provide an ongoing report about the award of all construction contracts for the Project to the Office of the Chancellor.
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 of Alabama be, and each hereby is, authorized to act for an in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.

ATTACHMENT NO. 1

Project: Tutwiler Parking Deck
BOT Submittals: Budget Reallocation, Stage III and
Stage IV, Not to Exceed
Meeting Date: February 2 – 3, 2017

Project Summary

TUTWILER PARKING DECK

The Tutwiler Parking Deck (formerly South Campus Residential Parking Deck) project (“Project”) will be located at the southeast corner of the Tutwiler Development directly south of Tutwiler Hall. The Project will consist of a new 1,450 space parking deck.

The cast-in place structure will have seven above ground levels to accommodate the students living in Tutwiler Residence Hall and the surrounding student housing area. The Project will increase available parking in the immediate area by approximately 80%, 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, thereby not eliminating any parking spaces.

The Project will be materially similar to other recent University parking structures, including Magnolia Parking Deck and the Riverside Parking Deck, and 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.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 2 – 3, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Tutwiler Parking Deck (formerly South Campus Residential Parking Deck)

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

ARCHITECT: Evan Terry Associates, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>June 17, 2016</u>
<input type="checkbox"/> Stage II, Waiver	<u>June 17, 2016</u>
<input checked="" type="checkbox"/> Budget Reallocation	<u></u>
<input checked="" type="checkbox"/> Stage III	<u></u>
<input checked="" type="checkbox"/> Stage IV, Not to Exceed	<u></u>

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	Current	Revised
Construction		\$ 22,600,000	\$ 0
Construction – Early Site Foundations		\$ -	\$ 2,762,000
Construction – Parking Deck		\$ -	\$ 19,838,000
Landscaping		\$ 200,000	\$ 200,000
Security/Access Control		\$ 365,000	\$ 365,000
Telecommunication/Data		\$ 75,000	\$ 75,000
Contingency*	5%	\$ 1,140,000	\$ 1,140,000
UA Project Management Fee**	3%	\$ 718,200	\$ 718,200
Architect/Engineer Fee***	2.7%	\$ 660,200	\$ 635,200
Expenses (Geotech, Construction Materials Testing, and Special Inspections)		\$ 145,000	\$ 145,000
Other Fees and Services		\$ 85,315	\$ 110,315
TOTAL PROJECT COST		\$ 25,988,715	\$ 25,988,715

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

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

***Architect/Engineer Fee is based on 2.7% of all construction costs, plus \$25,000 for special inspections.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

1,450 parking spaces x ~\$434	\$	624,358
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	624,358

FUNDING SOURCE:

Capital Outlay:

2017 Future General Revenue Bonds \$ 25,988,715

O&M Costs \$ 624,358

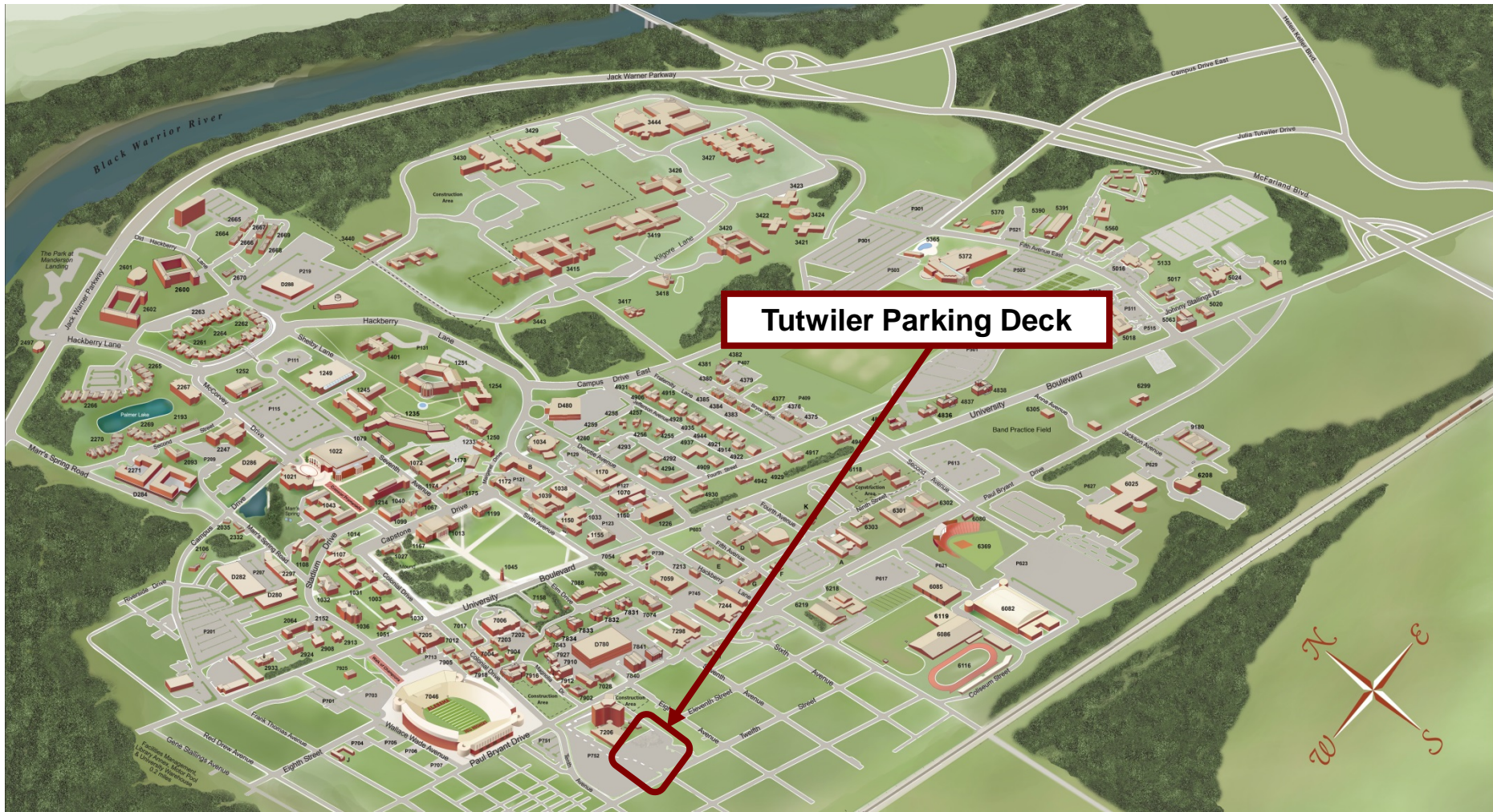
NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The construction of the new Tutwiler Parking Deck ("Project") will increase available parking in the immediate area by approximately 80%, which is necessary to provide additional parking to accommodate the future Tutwiler Residence Hall and further development of the south end of campus. Construction of the parking deck prior to the construction of the new Tutwiler Residence Hall will allow the replacement to be constructed without displacing parking for the current Tutwiler Hall.

X	INITIAL REPORT
	INTERIM REPORT
	FINAL REPORT
1	REPORT NO.

1 of 1

LOCATION MAP



TUTWILER PARKING DECK

Site Plan



TUTWILER PARKING DECK

View 1 from 12th Street looking North



TUTWILER PARKING DECK

View 2 from 10th Avenue looking East



TUTWILER PARKING DECK

View 3 from Bryant Drive looking South



TUTWILER PARKING DECK

View 4 from 12th Street looking North along 8th Avenue



TUTWILER PARKING DECK

Name of Building	Height from Finish Floor to Roof Ridge	Width	Depth
Bryant Denny Stadium	154 feet	896 feet	720 feet
Tutwiler Dormitory	123 feet	202 feet	175 feet
Tutwiler Parking Deck	85 feet	321 feet	228 feet