

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

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


Campus: The University of Alabama  
Project Name: Tutwiler Triangle Lot Stormwater Management Project  
UA Project #: UTL-19-2010  
Meeting Date: April 12 – 13, 2019


- \*  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 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. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- \* 7. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
- 8. Project Planning Report/2
- 9. Preliminary Business Plan (if applicable)/7
- 10. Campus map(s) showing Project site

\*This Project is being submitted for Waiver of the Consultant Selection process

Stage I information:

- 1. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
- 2. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

Prepared by: 

Approved by: 

/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 Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration. 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.

## RESOLUTION

### TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval for a Stage I submittal for the Tutwiler Triangle Lot Stormwater Management Project (“Project”); and

WHEREAS, the Project will address both chronic lack of capacity within the existing stormwater drainage system and support the University’s continued redevelopment of the South Campus Residential area; and

WHEREAS, this Project will consist of the installation of an approximately 56,000 square foot, 3-million-gallon capacity stormwater basin that serves the south and west portions of campus while maintaining the approximately 125 vehicle parking area on top of the basin; 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 2019 Future General Revenue Bonds in the amount of \$8,000,000 and pending City of Tuscaloosa funds in the amount of \$1,000,000; and

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

BUDGET:	PRELIMINARY
Stormwater Basin and Utilities and Infrastructure	\$ 7,600,000
Landscaping	\$ 200,000
Contingency* (5%)	\$ 390,000
UA Project Management Fee** (3%)	\$ 245,700
Architect/Engineer Fee*** (~5.08%)	\$ 386,400
Other Fees and Services (testing, advertising, printing)	\$ 177,900
<b>TOTAL PROJECT COST</b>	<b>\$ 9,000,000</b>

\*Contingency is based on 5% of the costs of the Stormwater Basin and Utilities and Infrastructure and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Stormwater Basin and Utilities and Infrastructure, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.2% of the cost of the Stormwater Basin and Utilities and Infrastructure and Landscaping plus \$13,500 for additional services less credits in the amount of \$110,700.

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).
2. The Stage I submittal package for this Project is hereby approved.
3. The preliminary budget for this Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED that Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board to execute an architectural agreement with McGiffert & Associates, LLC, of Tuscaloosa, Alabama, for engineering services in accordance with Board Rule 415 for this Project.

March 19, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I and Stage II, Waiver submittal:  
Tutwiler Triangle Lot Stormwater Management Project  
UA Project #UTL-19-2010

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 Tutwiler Triangle Lot Stormwater Management Project (“Project”) located at the southwest corner of the 10<sup>th</sup> Avenue and Bryant Drive intersection at a projected total project cost of \$9,000,000.

This proposed Project will address both the chronic lack of capacity within the existing stormwater drainage system and support the University’s continued redevelopment of the South Campus Residential area.

The proposed Project will consist of the installation of an approximately 56,000 square foot, 3-million-gallon capacity underground stormwater drainage basin that serves the south and west portions of the University’s campus. The existing parking will be retained on the top of the basin to support approximately 125 vehicles.

Additionally, the University is requesting a Waiver of the Consultant Selection Process for the proposed project. The University proposes to utilize McGiffert & Associates, LLC of Tuscaloosa, Alabama as the principal design firm for the Project. The services of McGiffert and Associates are proposed due to their substantial knowledge base gained over the course of development for the project and adjacent projects in the area and their familiarity with the University’s and City of Tuscaloosa’s standards.

The Project will be funded from 2019 Future General Revenue Bonds in the amount of \$8,000,000 and pending City of Tuscaloosa funds in the amount of \$1,000,000.

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, Attachment K, Project Summary, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for

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

Tutwiler Triangle Lot  
Stormwater Management Project  
March 19, 2019  
Page 2

inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for April 11 – 12, 2019.

MMF/ccj

pc w/atcmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Taylor Thorn

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: April 11 – 12, 2019

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Tutwiler Triangle Lot Stormwater Management Project

**PROJECT LOCATION:** 10<sup>th</sup> Avenue, along Bryant Drive

**ARCHITECT:** Requesting in this submittal

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 type="checkbox"/> New Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Campus Infrastructure	Underground Stormwater Detention Basin		N/A
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
<b>TOTAL</b>			<b>N/A</b>

BUDGET	Preliminary
Stormwater Basin and Utilities and Infrastructure	\$ 7,600,000
Landscaping	\$ 200,000
Contingency* (5%)	\$ 390,000
UA Project Management Fee** (3%)	\$ 245,700
Architect/Engineer Fee*** (~5.08%)	\$ 386,400
Other Fees and Services (testing, advertising, printing)	\$ 177,900
<b>TOTAL PROJECT COST</b>	<b>\$ 9,000,000</b>

\*Contingency is based on 5% of the costs of the Stormwater Basin and Utilities and Infrastructure and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of the Stormwater Basin and Utilities and Infrastructure and Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.2% of the costs of the Stormwater Basin and Utilities and Landscaping plus \$13,500 for additional services less credits in the amount of \$110,700.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
56,000 GSF x ~\$0.09/GSF:	\$ 5,000*
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$ 5,000*</b>

<b>FUNDING SOURCE:</b>	
Capital Outlay:	
2019 Future General Revenue Bonds	\$ 8,000,000
Pending - The City of Tuscaloosa	\$ 1,000,000
O&M Costs: University annual operating budget	\$ 5,000*

\* The Tutwiler Triangle Parking Lot is an existing Parking Services Facility and, as such, O&M costs are already funded from the Parking Services budget. The incremental increase in O&M costs are for the maintenance of the added stormwater basin, which is covered in the University annual operating budget.

<b>NEW EQUIPMENT REQUIRED:</b>	N/A
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**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The modification of the Tutwiler Triangle Lot Stormwater Management Project will include the installation of a new 56,000 square foot, 3 million gallon stormwater basin to address both a chronic lack of capacity within the existing storm drainage system and support the University’s continued redevelopment of the south and west portions of campus. The top of the basin will remain surface parking for approximately 125 vehicles.

The project will mitigate emergency responder access issues and the potential for property damage during rain events.

Alternative usage for the water will be evaluated as part of the project including reuse for irrigation and potential research applications including remote sensing, geohydrology, and hydrological model evaluation.

**ATTACHMENT NO. 1**

Project: Tutwiler Triangle Lot  
Stormwater Management Project  
BOT Submittal – Stage I and Stage II, Waiver  
Meeting Date: April 11 – 12, 2019

## **Project Summary**

### **TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT**

The Tutwiler Triangle Lot Stormwater Management Project will consist of the construction of a new underground stormwater basin (“Project”) of approximately 56,000 gross square feet, 3-million-gallons of capacity, and one level of structured parking on top at the current grade level that serves the south and west portions of The University of Alabama (“University”) campus. The new stormwater basin will address both a chronic lack of capacity within the existing storm drainage system and support the University’s continued redevelopment of the South Campus Residential area. The surface parking function will be maintained.

Significant flooding along Bryant Drive and in the Tutwiler area creates travel and safety issues routinely – at times creating congestion that would delay emergency responders from being able to access vital University locations. The Project will provide capacity for stormwater that will allow this area to drain sufficiently in the event of a 50-year rain event, taking in to account the currently planned South Campus Residential Development.

This proposed Project will also include all the Utility and Infrastructure upgrades required in this area to accommodate the underground detention structure. This includes modification to the electrical overhead and relocation of the existing water main. Also, included in this proposed Project is site lighting along the west side of 10<sup>th</sup> Avenue, next to the Tutwiler Triangle Parking Lot and in the lot. A landscape buffer will be provided between the surface lot and Evergreen cemetery and the sidewalk along 10<sup>th</sup> Avenue will be enhanced to accommodate increased pedestrian traffic.

To maximize the land use for this Project and to complement the ongoing development of the south side of campus, the top of the basin will remain a parking area to support approximately 125 vehicles. The entry point will align with the new entry to the New Tutwiler Residence Hall.

Alternative usage for the water will be evaluated as part of the Project including reuse for irrigation and potential research applications including remote sensing, geohydrology, and hydrological model evaluation.



University of Alabama System  
500 University Boulevard East  
Tuscaloosa, AL 35401  
205.348.6432

March 8, 2019

## MEMORANDUM

**TO:** Dr. Dana Keith, Vice Chancellor for Finance and Administration  
Trustee Jim Wilson, Chairman, Physical Properties Committee

**FROM:** Michael Rodgers

**SUBJECT:** Board Rule 415 Waiver  
Architect/Engineer Selection Process  
Tutwiler Triangle Parking Lot Modification @ UA

Dr. Keith and Trustee Wilson:

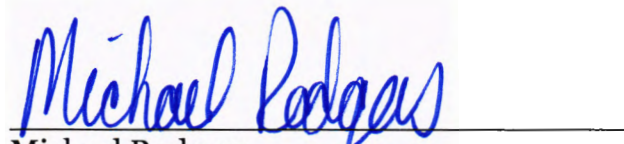
Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals to the Physical Properties Committee for approval and authorization to negotiate a Consulting Agreement.

You will find attached a request to waive this Consultant Selection Process on the above referenced project. The University would like to contract with McGiffert and Associates, LLC of Tuscaloosa, AL based on the following:

- 1.) **Familiarity with the Project.** McGiffert has been involved in several of the UA and City of Tuscaloosa utility and infrastructure projects in the south campus residential and Bryant-Denny Stadium area and, therefore, has a high working knowledge of the existing conditions. Knowledge of UA and City of Tuscaloosa standards will facilitate an efficient design process.
- 2.) **Financial Impact.** The University has negotiated a design fee of 4.95% of the cost of construction (estimated at \$7,800,000.00). This reflects a 1.25% reduction off of the standard basic fee rate of 6.2% for this type of project. The resulting actual fee savings to the Project is \$97,500.00 or 20% (\$483,600.00 - \$386,100.00).

I have reviewed this request and the associated documentation and recommend approval by the Vice Chancellor and the Chair of the Physical Properties Committee. Thereafter, campus officials will be authorized to proceed in negotiating a Consultant Agreement with the preferred firm.

Sincerely,



---

Michael Rodgers  
Assistant Vice Chancellor for Construction Management

March 8, 2019

Dr. Dana S. Keith  
Vice Chancellor for Finance and Administration  
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: Request for Waiver of Consultant Selection Process  
Tutwiler Triangle Parking Lot Modification  
UA Project #UTL-19-2010

Dear Dr. Keith and Trustee Wilson,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Tutwiler Triangle Parking Lot Modification project ("Project") located at the southwest corner of the intersection of 10<sup>th</sup> Avenue and Bryant Drive.

The University proposes to utilize McGiffert and Associates, LLC., Tuscaloosa, Alabama (McGiffert) as the principal design firm for the Project. The services of McGiffert are proposed due to their substantial knowledge base gained over the course of development for the Project and adjacent projects in the area. Utilizing McGiffert will ensure an efficient transition from planning to design, while also continuing to ensure that all utilities and infrastructure for the entire south campus residential development are adequately planned, coordinated, and executed.

McGiffert also has a high level of familiarity and knowledge of the University's and City of Tuscaloosa's standards, which will facilitate an efficient design process. McGiffert's experience with the Project and understanding of the goals and design intent of this Project will ensure efficient coordination with the existing infrastructure and systems as necessary to achieve a successful Project. Accordingly, the University is requesting approval to utilize McGiffert and Associates, LLC, for this Project.

Furthermore, the University has negotiated a design fee based on 4.95% of the cost of construction, plus \$13,500 for additional services, less a credit of \$13,200 for previous related work on the project. The 4.95% fee reflects a 1.25% reduction off of the standard basic fee for this type of project (Group III, 6.2%), which is an effective discount of approximately 20% as follows.

Cost of the Work	x	Percentage Fee for Building Group	= Fee
\$7,800,000		6.2%	= \$483,600
\$7,800,000		4.95%	= \$386,100

Fee Savings = \$97,500 or approximately 20% of standard fee

This fee represents a significant financial benefit to the campus.

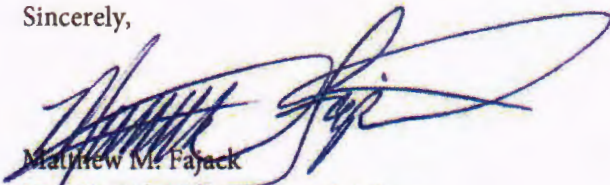
The total fee (\$386,400) was derived by applying the Alabama Building Commission's ("ABC") basic fee rate for a Group III building (6.2% of the cost of the work), plus \$3,500 for city permitting and coordination and \$10,000 for hydraulic modeling, less credit for previous work performed in the amount of \$13,200 and a \$97,500 credit for the 1.25% discount from the state fee schedule.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. McGiffert and Associates, LLC, Tuscaloosa, Alabama as the Engineer of Record for the Project at a negotiated design fee based on 4.95% of the cost of construction plus \$13,500 for additional services, less credits totaling \$110,700.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Matthew M. Fajack  
Vice President for Financial Affairs  
and Treasurer

MMF/ccj

Attachment

pc/atchmt: Michael Rodgers Tim Leopard Taylor Thorn  
Michael Lanier Sommer Coleman

WHERE LEGENDS ARE MADE



\*\*\*\*\*  
The University of Alabama is requesting Waiver of the Consultant Selection Process and is requesting McGiffert and Associates, LLC, of Tuscaloosa, Alabama, provide engineering services at a negotiated design fee of \$386,400  
\*\*\*\*\*

- Recommend for Approval.
- Do Not Recommend for Approval.

*Dana S Keith*

Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

- \*\*\*\*\*
- Recommend for Approval.
  - Do Not Recommend for Approval.

DocuSigned by:  
*James W. Wilson, III*  
454FB4D0A3234D5...

Trustee James W. Wilson, III, Chair for Physical Properties Committee

WHERE LEGENDS ARE MADE

**Attachment K to Board Rule 415**

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

**FY: 2019-2020**

**Project Name/Category:** Tutwiler Triangle Lot Stormwater Management Project  
Southwest Corner of the 10<sup>th</sup> Avenue and Bryant Drive Intersection

**Campus:** The University of Alabama

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

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

Not applicable. This is a Campus Utility and Infrastructure project.

**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 to the Tutwiler Triangle Lot Stormwater Management Project (“Project”) as it is a Campus Utility and Infrastructure project. No building space is involved.

**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				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

**Comments/Notations:**

Not Applicable – no programmable space is included as part of the construction.

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:**

This Project will support the University’s continued redevelopment of the South Campus area. The project will be considered for potential research applications including remote sensing, geohydrology, water quality, and hydrological model evaluation. Its convenient location and large scale are optimal for an on-campus research and classroom platform.

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

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

<b>Source(s)</b>	<b>New Funds (FY2018-2019)</b>	<b>Reserves</b>	<b>Status<sup>/7</sup></b>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Education Sales/Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grants			
Gifts			
2019 Future General Revenue Bonds	8,000,000		Pending
Existing Net Assets			
Other – The City of Tuscaloosa	\$1,000,000		Pending
<b>Totals</b>	<b>\$9,000,000</b>		<b>Pending</b>

<sup>/7</sup> Approved, allocated, pending

**Comments:**

This Project will be funded from 2019 Future General Revenue Bonds in the amount of \$8,000,000 and the City of Tuscaloosa in the amount of \$1,000,000. This project is listed in the City’s General Fund Reserve for Future Improvements Projects list and funding is proposed for FY 19/20.



8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2016-2017 Base Data /8</b>	<b>First Full /YR Occupancy FY2020</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	N/A	\$ 5,000	\$25,000
Grounds			
Building Repairs			
Custodial			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other			
<b>Totals</b>	<b>N/A</b>	<b>\$5,000</b>	<b>\$25,000</b>

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

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

Comments:

The Tutwiler Triangle Parking Lot is an existing Parking Services Facility and, as such, O&M costs are already funded from the Parking Services budget. The incremental increase in O&M costs are for the maintenance of the added stormwater basin, which is covered in the University annual operating budget.

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

Source(s)	Occupancy Yr. <sup>/9</sup> (FY 2019-2020)	Future Years <sup>/10</sup>	Status <sup>/7</sup>
Tuition	\$5,000	\$25,000	Allocated
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Educational Sales & Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
Other			
<b>Total/YR</b>	<b>\$5,000</b>	<b>\$25,000</b>	

<sup>/9</sup> Initial Full Yr of Occupancy

<sup>/10</sup> Next Five (5) Yrs Occupancy

<sup>/11</sup> Funds Reallocated from other sources

<sup>/7</sup> Approved, allocated, pending

Comments:

The incremental increase in O&M costs are for the maintenance of the added stormwater basin, which is covered in the University annual operating budget.

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

\$     N/A         N/A     % of Total Development Costs

Comments:

N/A

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

Comments:

This area is drained by an existing 48” line that runs under the stadium to the Marrs Spring area immediately below (north of) ten Hoor. This 48” line is undersized. Various options were considered in an attempt to alleviate the chronic stormwater issues that are occurring in this area of campus.

A local above ground stormwater detention pond was deemed inappropriate due to the land area required to absorb the needed volume. The required location of the pond would be located at a major gateway to the University and would not be the highest and best use for the land.

Also considered was the option to tunnel/pipe storm water from this area to the Black Warrior River, which was studied and deemed cost prohibitive.

A force main was also considered but concerns about the long-term maintenance of the pumps, operation during power loss, and the overall cost prohibited this option.

/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 eliminate chronic flooding on the southwest end of campus, which will improve the well-being and safety of the students and faculty located in this area of campus.

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

Comments:

This Project will improve the appearance in this area of campus by eliminating continuous stormwater issues; thereby, removing the negative perception that such issues may have on the retention and recruitment of students.

The Project will also potentially support research and classroom activities related to water. Several classes participated during the geotechnical studies for the Project as a way to experience real world testing and analysis for geohydrology.

The Project was also used as the basis for submittal of several student competitions. One student team won the SEC “Campus Water Matters Challenge” with this Project as the basis. A tangible and relatable project area greatly facilitates positive learning and research outcomes.

**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 chronic stormwater issues will worsen as the South Campus Residential Development continues to grow, ultimately resulting in loss of appeal on this side of campus, which will impact recruitment of new students and faculty. Furthermore, the cost of maintenance will continue to increase due to costly repairs associated with the area flooding.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: April 11 - 12, 2019

X INITIAL REPORT  
   INTERIM REPORT  
   FINAL REPORT  
  1 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: Tutwiler Triangle Lot Stormwater Management Project

2. LOCATION: 10th Avenue along Bryant Drive

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>April-19</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED (Projected)	<u>April-19</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>May-19</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>June-19</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>July-19</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>August-19</u>
D. SCHEDULED BID DATE:		<u>September-19</u>

5. CURRENT PROJECT BUDGET:		PRELIMINARY
A. STORM BASIN AND UTILITIES AND INFRASTRUCTURE	\$	<u>7,600,000</u>
B. LANDSCAPING	\$	<u>200,000</u>
C. CONTINGENCY*	\$	<u>390,000</u>
D. UA PROJECT MANAGEMENT FEE**	\$	<u>245,700</u>
E. ARCHITECT/ENGINEER FEE***	\$	<u>386,400</u>
F. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$	<u>177,900</u>
G. TOTAL PROJECT COST	\$	<u>9,000,000</u>

\*Contingency is based on 5% of the cost of the Basin and Utilities and Infrastructure and Landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of the Storm Basin and Utilities and Infrastructure and Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.2% of the costs of the Basin and Utilities and Infrastructure plus \$13,500 for additional services less credits totaling \$110,700.

6. FUNDING/RESOURCES: 2019 Future General Revenue Bonds - \$8,000,000  
Pending - City of Tuscaloosa - \$1,000,000

7. REMARKS  
   
 

\* FINAL AGENCY APPROVAL

SUBMITTED BY: Tim leopard

# LOCATION MAP



**Tutwiler Triangle Lot  
Stormwater Management Project**