

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

* Board Submittal Checklist No. 3
Capital Project – Stage III Submittal /1
(Architectural Design)

Campus: The University of Alabama
Project Name: Tutwiler Triangle Lot Stormwater Management Project
UA Project #: UTL-19-2010
Meeting Date: June 6 – 7, 2019

- ☒ 1. Completed Board Submittal Checklist No.3
- ☒ 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 Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

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 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

TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

WHEREAS, on April 12, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved 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 of Alabama’s (“University”) 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, on April 12, 2019, due to the firm’s substantial knowledge base gained over the course of development for the Project, the Board authorized the University to utilize the engineering services of McGiffert and Associates, LLC, Tuscaloosa, Alabama accepting a final negotiated design fee based on 6.2% of the cost of construction and landscaping plus \$13,500 for additional services less credits totaling \$110,700; and

WHEREAS, responsible officials of the University have received renderings for the Stage III submittal and are recommending approval of said design; 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 budget for the Project remains as stipulated below:

BUDGET:	CURRENT
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
TOTAL PROJECT COST	\$	9,000,000

*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.

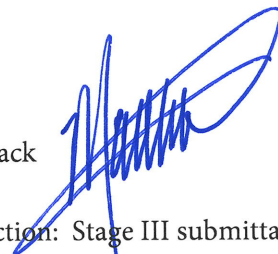
WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse 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 III submittal for the Project is hereby approved.

May 10, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:
Tutwiler Triangle Lot Stormwater Management Project
UA Project #UTL-19-2010

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Tutwiler Triangle Lot Stormwater Management Project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

The renderings depict the landscaping and the approximately 24’ x 24’ support structure necessary to provide secure access to the sump basin and space for mechanical and electrical equipment necessary for the site. The support structure will be at the low point of the site and will match the finish, color, and stone jointing pattern of the south elevation of Bryant-Denny Stadium so as to minimize any interruption of the view of the stadium.

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, Project Planning Report, Project Summary, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for June 6 – 7, 2019.

MMF/ccj

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

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 6 – 7, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Tutwiler Triangle Lot Stormwater Management Project

PROJECT LOCATION: 10th Avenue along Bryant Drive

ARCHITECT: McGiffert and Associates, LLC, Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>April 12, 2019</u>
<input type="checkbox"/> Stage II, Waiver	<u>April 12, 2019</u>
<input checked="" type="checkbox"/> Stage III	<u></u>
<input type="checkbox"/> Stage IV	<u></u>

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			
TOTAL		N/A	N/A

BUDGET	Current
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
TOTAL PROJECT COST	\$ 9,000,000

*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.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

56,000 GSF x ~\$0.09/GSF:	\$	5,000*
---------------------------	----	--------

TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	5,000*
--	-----------	---------------

FUNDING SOURCE:

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.

NEW EQUIPMENT REQUIRED:

N/A

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 III
Meeting Date: June 6 – 7, 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 10th 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 10th 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.

The Project includes an approximately 24’ x 24’ support structure to provide secure access to the sump basin and space for mechanical and electrical equipment necessary for the site. The support structure will be at the low point of the site and will match the finish, color, and stone jointing pattern of the south elevation of Bryant-Denny Stadium so as to minimize any interruption of the view of the stadium.

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.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: June 6 - 7, 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: Tutwiler Triangle Lot Stormwater Management Project

2. LOCATION: 10th Avenue along Bryant Drive

3. ARCHITECT/ENGINEER: McGiffert and Associates, LLC, Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN

DATE INITIATED

April-19

% COMPLETE

100%

* DATE COMPLETED (Projected)

April-19

B. PRELIMINARY DESIGN:

DATE INITIATED

May-19

% COMPLETE

75%

* DATE COMPLETED

June-19

C. CONSTRUCTION DOCUMENTS:

DATE INITIATED

July-19

% COMPLETE

0%

* DATE COMPLETED

August-19

D. SCHEDULED BID DATE:

September-19

5. CURRENT PROJECT BUDGET:

CURRENT

A. STORM BASIN AND UTILITIES AND INFRASTRUCTURE

\$ 7,600,000

B. LANDSCAPING

\$ 200,000

C. CONTINGENCY* (5%)

\$ 390,000

D. UA PROJECT MANAGEMENT FEE** (3%)

\$ 245,700

E. ARCHITECT/ENGINEER FEE*** (~5.08%)

\$ 386,400

F. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)

\$ 177,900

G. TOTAL PROJECT COST**\$ 9,000,000**

*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 Leopand

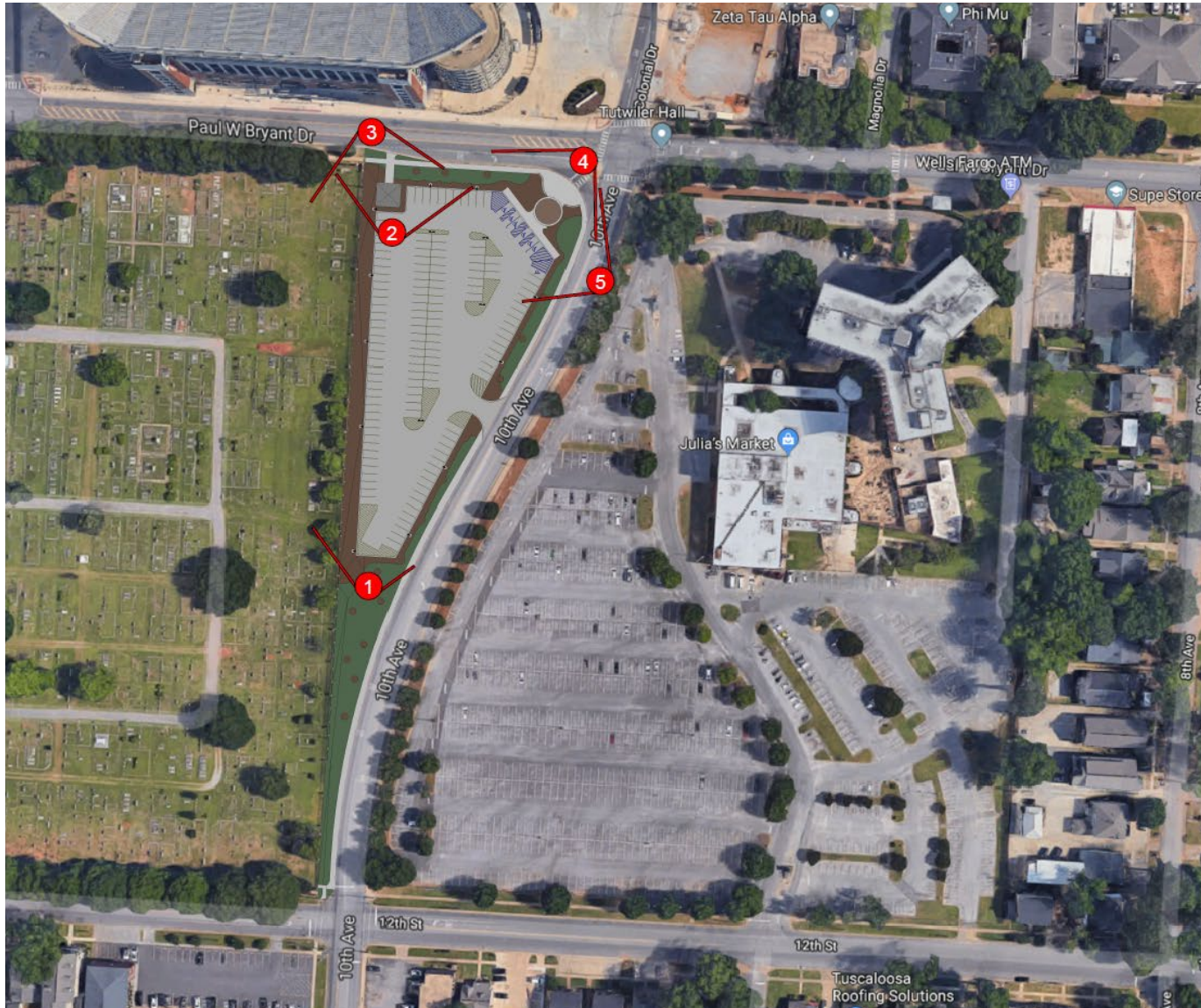
LOCATION MAP



**Tutwiler Triangle Lot
Stormwater Management Project**

TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Points



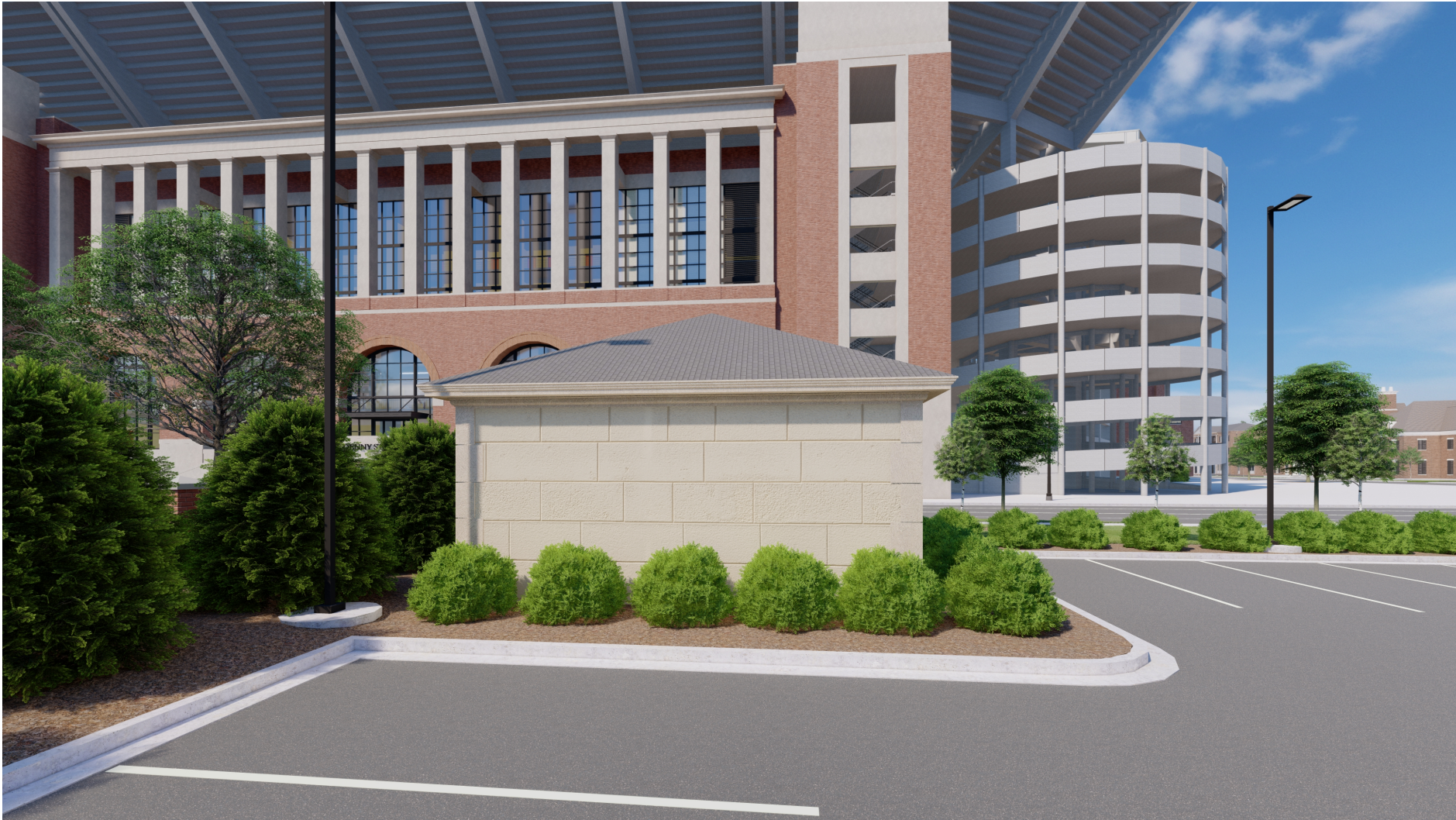
TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Point 1
10th Avenue looking North



TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Point 2
Tutwiler Triangle Lot looking North



TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Point 3
Paul W. Bryant Drive looking Southeast



TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Point 4

Paul W. Bryant Drive and 10th Avenue looking South



TUTWILER TRIANGLE LOT STORMWATER MANAGEMENT PROJECT

Vantage Point 5

10th Avenue and Paul W. Bryant Drive looking Northwest

