

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

*** Board Submittal Checklist No. 3**

Capital Project – Stage III and Budget Reallocation Submittals/1
(Architectural Design and Budget Reallocation)

Campus: The University of Alabama
Project Name: Peter Bryce Campus Central Parking Lot-East
UA Project #: TRN-20-2191
Meeting Date: April 9 – 10, 2020

- ☒ 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: Carla Coleman Jones

Approved by: Tim Leepard

/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.

March 13, 2020

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

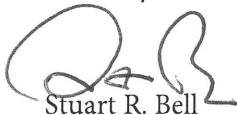
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its April 10, 2020 meeting the following resolution:

- Board Item – Action: Stage III and Budget Reallocation Submittals:
Peter Bryce Campus Central Parking Lot - East
UA Project No.: TRN-20-2191

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

WHEREAS, on November 8, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Peter Bryce Campus Central Parking Lot-East project (“Project”) located at 200 Bryce Drive; and

WHEREAS, this Project will serve as the primary parking location for the central area of the Peter Bryce Campus; and

WHEREAS, in accordance with Board Rule 415, on February 7, 2020, the Board approved the ranking of top firms and authorized the University to proceed with engineering services utilizing McGiffert and Associates, LLC, Tuscaloosa, Alabama (“McGiffert”); and

WHEREAS, upon completion of negotiations with McGiffert, the University has established a final design fee of 7.1% of the cost of construction, plus \$3,700 for additional services, less a credit in the amount of \$6,875 (.5% of the basic fee) for previous work performed; and

WHEREAS, the University is requesting approval of a Budget Reallocation to reflect the final design fee; and

WHEREAS, responsible officials at 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 University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from University Plant Reserves in the amount of \$2,000,000; and

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

BUDGET:	REVISED
Construction	\$ 1,000,000
Utilities and Infrastructure	\$ 300,000
Landscaping	\$ 75,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 85,000
Contingency* (10%)	\$ 137,500
UA Project Management Fee** (3%)	\$ 45,375
Architect/Engineer Fee*** (~6.87%)	\$ 94,450
Expenses (Surveys, Testing, Inspections)	\$ 83,175
Other Fees and Services (Advertising, Printing, Postage)	\$ 79,500
TOTAL PROJECT COST	\$ 2,000,000

*Contingency is based on 10% of the cost of construction, utilities and infrastructure, and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, utilities and infrastructure, landscaping, and contingency.


***Architect/Engineer Fee is based on 7.1% of the cost of construction, utilities and infrastructure and landscaping, plus \$3,700 for additional services, and less a credit in the amount of \$6,875 (.5% of the basic fee) for previous work performed.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Stage III submittal for the Project is hereby approved.
2. The Budget Reallocation is approved as stipulated above.

March 13, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III and Budget Reallocation submittals:
Peter Bryce Campus Central Parking Lot-East
UA Project No.: TRN-20-2191

Pursuant to Board Rule 415, on February 7, 2020, The Board of Trustees of The University of Alabama (“Board”) authorized The University of Alabama (“University”) to proceed with engineering services utilizing McGiffert and Associates, LLC, Tuscaloosa, Alabama (“McGiffert”) for the Peter Bryce Campus Central Parking Lot-East project (“Project”). Upon completion, of negotiations with McGiffert, the University has established a final design fee of 7.1% of the total costs of construction, utilities and infrastructure and landscaping plus \$3,700 for additional services, less a credit in the amount of \$6,875 (.5% of the basic fee) for previous work performed. Accordingly, the University is requesting approval of a Budget Reallocation to reflect the final negotiated cost of engineering fees.

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

The Project will be funded from University Plant Reserves in the amount of \$2,000,000.

This Project is included in the University’s current approved 2017 Campus Master Plan.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Location map and Renderings 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 April 9 – 10, 2020.

MMF/ccj

pc w/atchmts:	Michael Rodgers	Sommer Coleman	Austin Fisher
	Michael Lanier	Tim Leopard	

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: April 9 – 10, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Peter Bryce Campus Central Parking Lot-East

PROJECT LOCATION: 200 Peter Bryce Drive

ENGINEER: McGiffert and Associates, LLC, Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 7 – 8, 2019</u>
<input type="checkbox"/> Stage II	<u>February 6 – 7, 2020</u>
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Budget Reallocation	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Other	Parking/Infrastructure	<u>100%</u>	<u>N/A</u>
	TOTAL	100%	N/A

BUDGET	Current	Revised
Construction	\$ 1,000,000	\$ 1,000,000
Utilities and Infrastructure	\$ 300,000	\$ 300,000
Landscaping	\$ 75,000	\$ 75,000
Security/Access Control	\$ 100,000	\$ 100,000
Telecommunication/Data	\$ 85,000	\$ 85,000
Contingency* (10%)	\$ 137,500	\$ 137,500
UA Project Management Fee** (3%)	\$ 45,375	\$ 45,375
Architect/Engineer Fee*** (~7.59%/~6.87)	\$ 97,625	\$ 94,450
Expenses (Surveys, Testing, Inspections)	\$ 80,000	\$ 83,175
Other Fees and Services (Advertising, Printing, Postage)	\$ 79,500	\$ 79,500
TOTAL PROJECT COST	\$ 2,000,000	\$ 2,000,000

*Contingency is based on 10% of the total cost of construction, utilities and infrastructure, and landscaping.

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

***Architect/Engineer Fee is based on 7.1% of the total costs of construction, utilities and infrastructure, and landscaping, plus \$3,700 for additional services, and less credits in the amount of \$6,875 (.5% of the basic fee) for previous work performed.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

129 Parking Spaces x \$116:	\$	15,000
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	15,000
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FUNDING SOURCE:

Capital Outlay:

University Plant Reserves	\$	2,000,000
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O&M Costs: University Annual Operating Funds	\$	15,000
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NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Peter Bryce Campus Central Parking Lot-East project ("Project") will provide parking and improve access and security for visitors, students, faculty, and departmental personnel in the area of the Tom Barnes Education Building, University Hall, Capital Hall, Peter Bryce Main, and the future Performing Arts Academic Center.

The Project will promote continued development and activation of the Peter Bryce Campus into the greater University. Integration of the Peter Bryce Campus into main campus is important to ensure that it is seamless with operations and feels a part of the campus community.

ATTACHMENT NO. 1

Project: Peter Bryce Campus Central Parking Lot-East

BOT Submittals: Stage III and Budget Reallocation

Meeting Date: April 9 – 10, 2020

Project Summary

PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

The Peter Bryce Campus Central Parking Lot-East project (“Project”) will provide parking for the central area of the Peter Bryce Campus. Per the 2017 Campus Master Plan, a parking lot is proposed north of Capital Hall and the Bryce Main, and east of the Performing Arts Academic Center to support operations and programs in the area. This Project will include completing the east half of the lot in its’ entirety and infrastructure support and roughing in the west half to support construction laydown for the Performing Arts Academic Center and Bryce Main.

The lot will initially include approximately 129 parking spaces and feature standard University lighting, safety features, wayfinding, and landscaping. This Project will also include adjacent work to coordinate pedestrian connectivity, roadways; improvements to stormwater drainage; and upgrades to site lighting in the area. This Project will be coordinated with present and proposed work for Capital Hall and the Performing Arts Academic Center.

Phase II of the Project will be considered at a future date and completed in conjunction with the Performing Arts Academic Center. The completed capacity of the lot will be approximately 410 spaces.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: APRIL 9 - 10, 2020

INITIAL REPORT

☒ 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: Peter Bryce Campus Central Parking Lot-East

2. LOCATION: 200 Peter Bryce Drive

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

4. PROJECT STATUS:

A. SCHEMATIC DESIGN

DATE INITIATED

November-19

% COMPLETE

100%

* DATE COMPLETED

January-20

B. PRELIMINARY DESIGN:

DATE INITIATED

February-20

% COMPLETE

100%

* DATE COMPLETED

March-20

C. CONSTRUCTION DOCUMENTS:

DATE INITIATED

March-20

% COMPLETE

25%

* DATE COMPLETED

April-20

D. SCHEDULED BID DATE:

May-20

5. CURRENT PROJECT BUDGET:

A. CONSTRUCTION

CURRENT

REVISED

B. UTILITIES AND INFRASTRUCTURE

C. LANDSCAPING

D. SECURITY/ACCESS CONTROL

E. TELECOMMUNICATION/DATA

F. CONTINGENCY* (10%)

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

H. ARCHITECT/ENGINEER FEE*** (~7.59%/~6.87%)

I. EXPENSES (SURVEYS, TESTING, INSPECTIONS)

J. OTHER FEES AND SERVICES (ADVERTISING, PRINTING,

K. TOTAL PROJECT COST

\$ 1,000,000

\$ 300,000

\$ 75,000

\$ 100,000

\$ 85,000

\$ 137,500

\$ 45,375

\$ 97,625

\$ 80,000

\$ 79,500

\$ 2,000,000

\$ 1,000,000

\$ 300,000

\$ 75,000

\$ 100,000

\$ 85,000

\$ 137,500

\$ 45,375

\$ 94,450

\$ 83,175

\$ 79,500

\$ 2,000,000

*Contingency is based on 10% of the total cost of construction, utilities and infrastructure, and landscaping.

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

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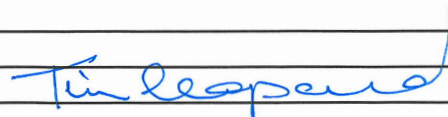
6. FUNDING/RESOURCES: University Plant Reserves - \$2,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

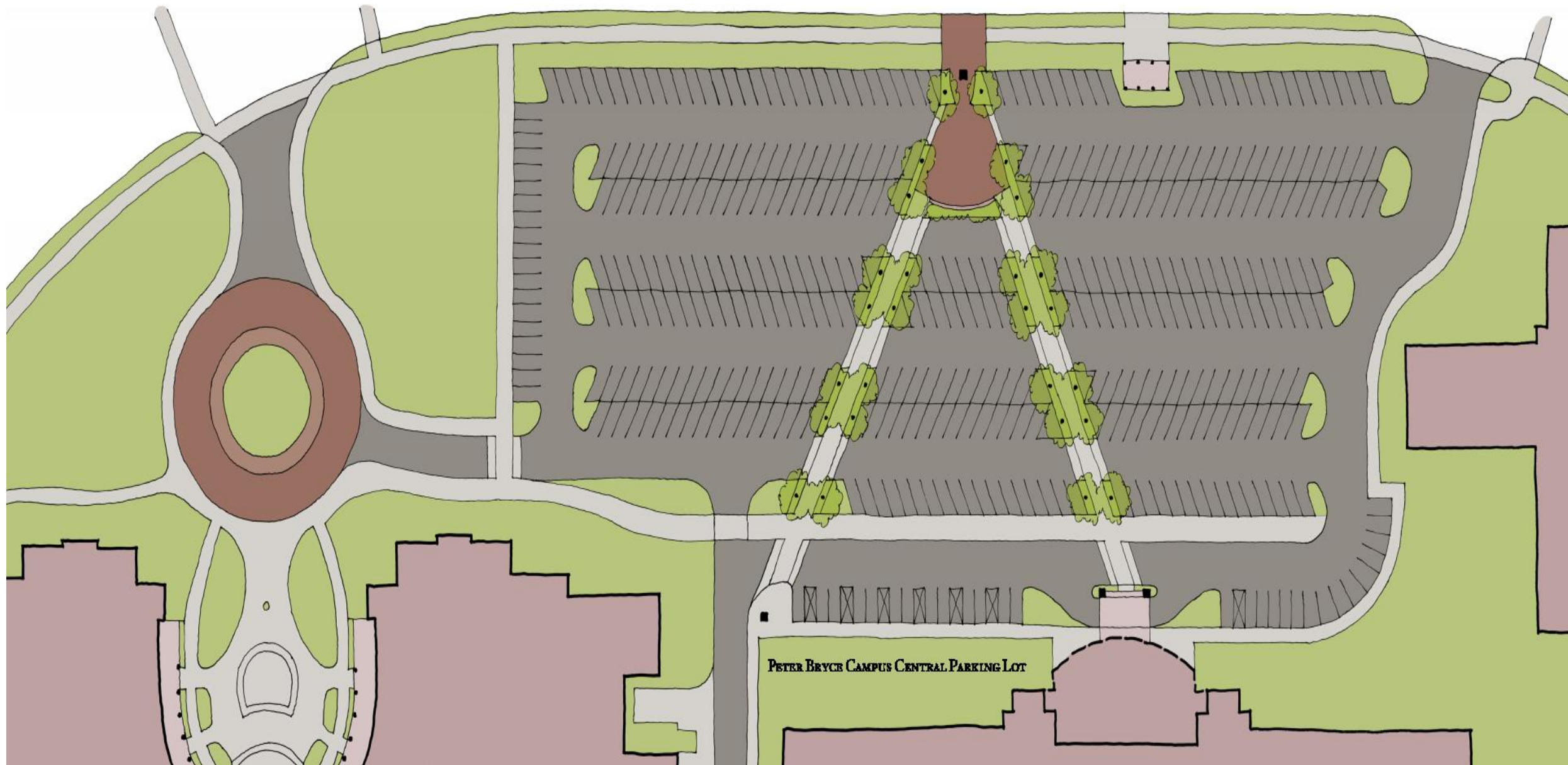
SUBMITTED BY:

61



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

SITE MAP



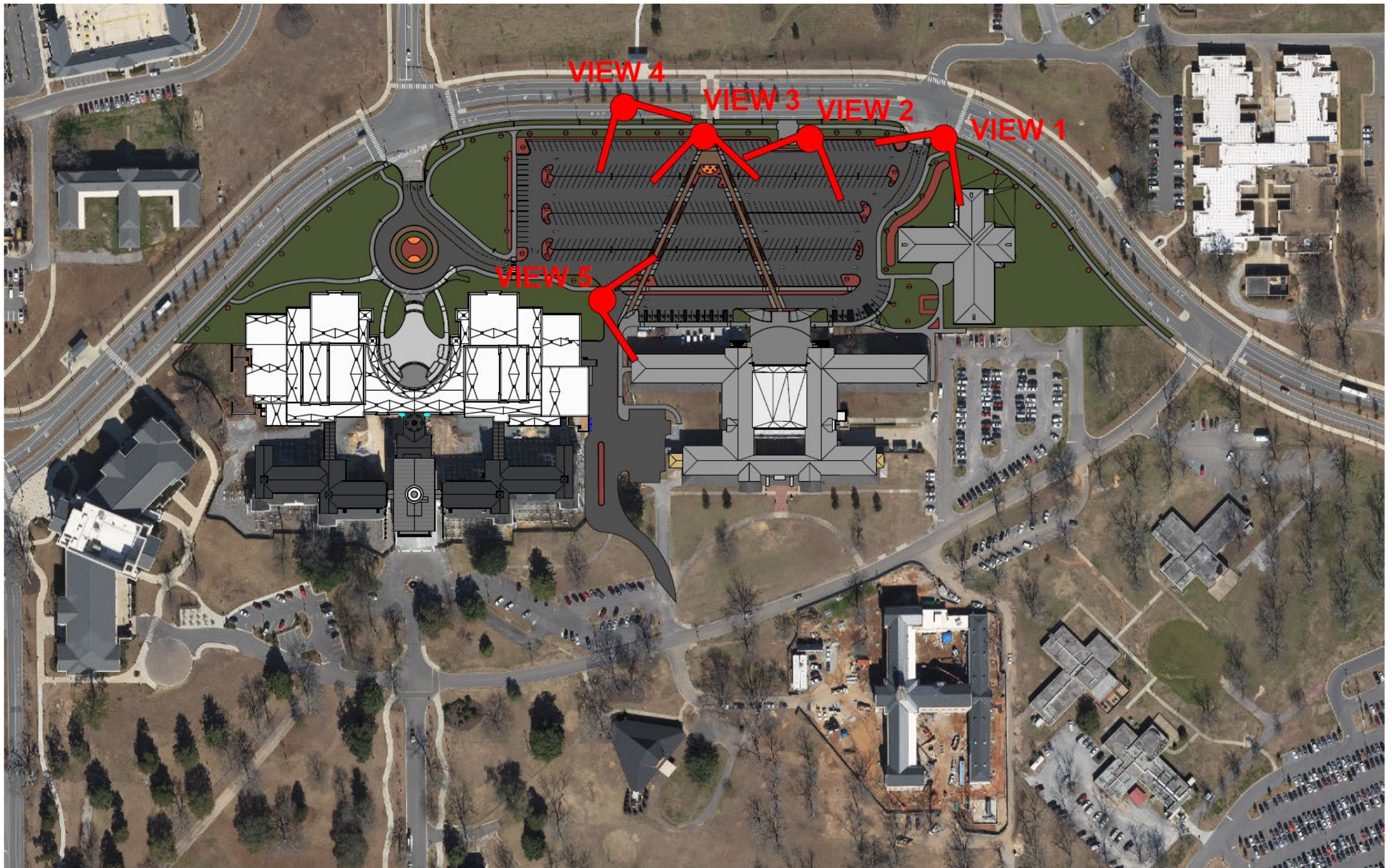
PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

EXISTING



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

VANTAGE POINTS



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

Vantage Point 1

View from North looking Southwest



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

Vantage Point 2

View from North looking Southwest



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

Vantage Point 3
View from North looking South



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

Vantage Point 4
Aerial View North looking Southeast



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

Vantage Point 5
View from West looking East



PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

LOCATION MAP

