

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

*** Board Submittal Checklist No. 2**
Capital Project – Stage II and Revised Budget Submittals/1
(Architect Ranking and Reallocated Budget) /8

Campus: The University of Alabama
Project Name: Anechoic Chamber
Meeting Date: November 2 – 3, 2017

- * ☒ 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. Revised 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. Revised 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

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

ANECHOIC CHAMBER

WHEREAS, on February 3, 2017, the Board of Trustees of the University of Alabama (“Board”) approved the establishment of the Remote Sensing Center to support research in remote sensing in order to address the pressing challenge of ensuring access to adequate clean water in the 21st Century; and

WHEREAS, on September 15, 2017, the Board approved a Stage I submittal for the Anechoic Chamber project (“Project”) to be located within the Alabama Institute for Manufacturing Excellence building (AIME) at 720 - 2nd Street, to support the Remote Sensing Center and other research efforts; and

WHEREAS, the expertise of a local firm familiar with working with The University of Alabama’s Electrical and Computer Engineering and Aerospace Engineering and Mechanical program and knowledge of the local construction market combined with the knowledge of an anechoic chamber expert will greatly enhance the projects outcome; and

WHEREAS, KPS Group is the original architect of record on the AIME building and thus has an innate knowledge of the building’s structure and systems and TreanorHL has previously executed a substantially similar project at another institution with the researcher that will use the facility and accordingly, are intimately familiar with the complex design elements necessary for a successful project and the team has the ability to deliver the Project by February 2018 for bidding; and

WHEREAS, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of KPS Group of Birmingham, Alabama and TreanorHL of Lawrence, Kansas; and

WHEREAS, the University further requests approval to accept a final negotiated design fee of 7.6% of the cost of construction plus a 1.25 renovation factor and \$70,000 for specialty consultants and \$10,000 for reimbursable expenses; and

WHEREAS, the University is requesting a revised budget reallocation to reflect the negotiated architect fee;

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 Funds in the amount of \$5,451,626; and

WHEREAS, the revised budget for the Project is as stipulated below:	
BUDGET:	REVISED
Construction	\$ 3,354,000
Furniture, Fixtures and Equipment	\$ 1,000,000
Contingency* (10%)	\$ 335,400
UA Project Management Fee** (3%)	\$ 110,682
Architect/Engineer Fee - Programming	\$ 71,640
Architect/Engineer Fee*** (~11.9%)	\$ 398,630
Other Fees and Services (testing, advertising, printing)	\$ 181,274
TOTAL PROJECT COST	\$ 5,451,626

*Contingency is based on 10% of the cost of construction.

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

***Architect/Engineer Fee is based on 7.6% of the cost of construction, plus a 1.25 renovation factor, plus \$70,000 for specialty consultants and \$10,000 for reimbursable expenses.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the revised budget for this Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED THAT Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs 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 KPS Group of Birmingham, Alabama and TreanorHL of Lawrence, Kansas for architectural services in accordance with Board Rule 415 for this Project.




Division of
Financial Affairs

MEMO

October 3, 2017

To: Stuart R. Bell

From: Lynda Gilbert 

Subject: Board Item – Action: Stage II, Waiver and Budget Reallocation Submittals:
Anechoic Chamber

The University of Alabama (“University”) proposes to utilize KPS Group of Birmingham, Alabama and TreanorHL of Lawrence, Kansas, as the principal design firms for the Anechoic Chamber project (“Project”) to be located within The Alabama Institute for Manufacturing Excellence building (AIME) at 720 2nd Street. KPS Group will be the architect of record for the Project.

The services of KPS Group and TreanorHL are recommended due to the combined expertise and knowledge of the two firms. KPS Group has worked with The University of Alabama’s Electrical and Computer Engineering and Aerospace Engineering and Mechanical program and has knowledge of the local construction market, and TreanorHL is proficient related to the design of an anechoic chamber. KPS is the original architect of record on the AIME building and thus has an innate knowledge of the building’s structure and systems. Additionally, TreanorHL previously executed a substantially similar project at another institution in conjunction with the researcher who will use the facility. Accordingly, they are intimately familiar with the complex design elements necessary for a successful project.

KPS Group and TreanorHL have committed to delivery of the Project by February 2018 for bidding. KPS Group’s and TreanorHL’s familiarity and knowledge of the AIME Building and this type of facility will facilitate an efficient design process, operational effectiveness, and ensure coordination with the existing building. Accordingly, the University is requesting approval to use KPS Group and TreanorHL’s services for this Project.

Furthermore, the University has negotiated a final design fee of 7.6% of the cost of construction plus a 1.25 renovation factor and \$70,000 for special consultants and \$10,000 for reimbursable expenses. This fee is consistent with the Alabama Building Commission fee for this type of Project and represents a negotiated discount of approximately \$20,000. The University is requesting acceptance of this negotiated fee.

Lastly, the University is requesting approval for a Revised Budget Reallocation to reflect the final negotiated fee for architectural services.

This Project will be funded from University funds in the amount of \$5,451,626.

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 Summary, Project Planning Report, 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 November 2 – 3, 2017.

LG/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Tom Love
Ed Whatley

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 2 – 3, 2017

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Anechoic Chamber

PROJECT LOCATION: 720 – 2nd Street
The Alabama Institute for Manufacturing Excellence (AIME)

ARCHITECT: Requesting in this submittal

THIS SUBMITTAL: <input type="checkbox"/> Stage I <input checked="" type="checkbox"/> Stage II, Waiver <input checked="" type="checkbox"/> Revised Budget-Reallocation <input type="checkbox"/> Stage III <input type="checkbox"/> Stage IV	PREVIOUS APPROVALS: <u>September 15, 2017</u> <hr/> <hr/> <hr/> <hr/>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Demolition			
<input checked="" type="checkbox"/> Building Renovation		100%	2,375
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Campus Infrastructure			
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	2,375

BUDGET	Current	Revised
Construction	\$ 3,354,000	\$ 3,354,000
Furniture, Fixtures, and Equipment	\$ 1,000,000	\$ 1,000,000
Contingency* (10%)	\$ 335,400	\$ 335,400
UA Project Management Fee** (3%)	\$ 110,682	\$ 110,682
Architect/Engineer Fee – Programming	\$ 71,640	\$ 71,640
Architect/Engineer Fee*** (~12.5%/~11.9%)	\$ 418,630	\$ 398,630
Other Fees and Services (testing, advertising, printing)	\$ 161,274	\$ 181,274
TOTAL PROJECT COST	\$ 5,451,626	\$ 5,451,626

*Contingency is based on 10% of the cost of construction.

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

***Architect/Engineer Fee is based on 7.6% of the cost of construction plus a 1.25 renovation factor and \$70,000 for specialty consultants and \$10,000 for reimbursable expenses.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF:

\$ *N/A

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ *N/A

*This is an enclosure within existing space; as such, there should be no additional O&M cost as the current facility O&M costs are already budgeted.

FUNDING SOURCE:

Capital Outlay:

University funds \$ 5,451,626

O&M Costs: University annual operating funds \$ *N/A

*The AIME facility, in which the Anechoic Chamber will be located, is an existing Educational and General facility; as such, ongoing O&M costs are already included in the annual operating budget.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Anechoic Chamber project ("Project") will support courses and projects in radar engineering, an important component of the Electrical and Computer Engineering and Aerospace Engineering and Mechanics programs at The University of Alabama ("University"). This Project will enable a major new research and education capability for the University inclusive of the use of radio frequency devices for remote sensing.

This Project will directly support the Remote Sensing Center (RSC), an interdisciplinary research center in basic and applied research in sensing soil moisture, snow, and ice. The Project will allow testing of radar and electronics components of unmanned aerial vehicles and potentially automobiles.

This Project is directly in line with the University's mission to advance the intellectual and social condition of the people of the state of Alabama, the nation, and the world through these programs that contain key elements of service, research, and teaching. The Project is also in direct alignment with the research focus of the strategic plan.

ATTACHMENT NO. 1

Project: Anechoic Chamber
BOT Submittal: Stage II, Waiver
and Revised Budget-Reallocation
Meeting Date: November 2 – 3, 2017

Project Summary

ANECHOIC CHAMBER

The Anechoic Chamber¹ project (“Project”) will entail the construction of an anechoic testing facility within the existing Alabama Institute for Manufacturing Excellence (AIME) high bay area located at 720 2nd Street. This Project will facilitate courses and projects in radar engineering, an important component of The University of Alabama’s (“University”) Electrical and Computer Engineering and Aerospace Engineering and Mechanics programs, allowing testing of radar and electronics components of unmanned aerial vehicles and automobiles.

The Project will specifically support the research efforts of the Remote Sensing Center by allowing the testing of radar and electronics components of unmanned aerial vehicles for radio frequency (RF) and electromagnetic waves (EM). Small automobiles will also be able to be tested.

Exterior dimensions of the Anechoic Chamber will be approximately 32.5 feet wide, 61.25 feet long and 30.25 feet in height consisting of approximately 1,991 square feet and will be installed in the High Bay area. Additionally, a control room and an office of approximately 192 square feet each will be included in the Project.

The existing AIME high bay area modifications will include providing a floor recess so that items being tested can be rolled into the chamber. There will be no changes to the exterior appearance of the AIME facility.

¹ An anechoic chamber is a room designed to both externally and internally isolate and absorb either sound, radio frequency, or electromagnetic waves so they do not interfere with what is being tested.



THE UNIVERSITY OF ALABAMA SYSTEM

The University of Alabama | The University of Alabama at Birmingham | The University of Alabama in Huntsville

Michael Rodgers, *Assistant Vice Chancellor for Construction Management*

September 29, 2017

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
Anechoic Chamber @ 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.

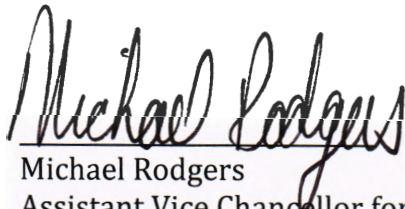
You will find attached a request to waive this Consultant Selection Process on the above referenced project. The University of Alabama would like to contract with KPS Group of Birmingham, AL with TreanorHL of Lawrence, KS based on the following:

- 1.) **Qualifications of the team.** KPS Group is the Architect of Record on the AIME Building and thus have a thorough understanding of the building's structure and existing systems. TreanorHL previously executed a substantially similar project at another institution with the researcher that will use the facility and accordingly, are intimately familiar with the design elements necessary for a successful project.

- 2.) **Fee savings.** KPS Group/ TreanorHL has agreed to a negotiated fee of 7.6% of the cost of construction with a 25% renovation factor, plus \$700,000.00 for special consultants, and a \$10,000.00 reimbursable expense. The negotiated fee represents a savings of approximately \$20,000.00.

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,

A handwritten signature in black ink that reads "Michael Rodgers". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Rodgers
Assistant Vice Chancellor for Construction Management

September 29, 2017

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee 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
Anechoic Chamber

Dear Dr. Keith and Trustee Wilson,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Anechoic Chamber project ("Project") to be located within the high bay area of the Alabama Institute of Manufacturing Excellence (AIME) building at 720 2nd Street.

The University proposes to utilize the KPS Group of Birmingham, Alabama and TreanorHL of Lawrence, Kansas as the principal design firms for this Project. KPS Group will be the architect of record for the Project. The services of KPS Group and TreanorHL are recommended due to the combined expertise and knowledge of the two firms. KPS Group has worked with The University of Alabama's Electrical and Computer Engineering and Aerospace Engineering and Mechanical program and has knowledge of the local construction market, and TreanorHL is proficient related to the design of an anechoic chamber. Specifically, TreanorHL previously executed a substantially similar project at another institution with the researcher that will use the facility and accordingly, are intimately familiar with the design elements necessary for a successful project. KPS is the original architect of record on the AIME building and thus has an innate knowledge of the building's structure and systems.

KPS Group and TreanorHL have committed to delivery of the Project by February 2018 for bidding. KPS Group's and TreanorHL's familiarity and knowledge of the AIME Building and this type of facility will facilitate an efficient design process, operational effectiveness and ensure coordination with the existing building. Accordingly, the University is requesting approval to KPS Group and TreanorHL for services for this Project.

Furthermore, the University has negotiated a final design fee of 7.6% of the cost of construction plus a 1.25 renovation factor and \$70,000 for special consultants and \$10,000 for reimbursable expenses. This fee is consistent with the Alabama Building Commission fee for this type of Project and represents a negotiated discount of approximately \$20,000. The University is requesting acceptance of this negotiated fee.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. KPS Group and TreanorHL as architectural service providers for the Project at a negotiated design fee of 7.6% of the cost of construction plus a 1.25 renovation factor, plus \$700,000 for special consultants and \$10,000 for reimbursable expenses.
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
Tom Love
Ed Whatley

The above request for Waiver of the Consultant Selection Process and request for KPS Group of Birmingham, Alabama and TreanorHL of Lawrence, Kansas, to provide architectural services at a negotiated design fee of 7.6% of the cost of construction, plus a 1.25 renovation factor plus \$70,000 for special consultants and \$10,000 for reimbursable expenses.

DocuSigned by:



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Dr. Dana S. Keith: Recommend for Approval
Vice Chancellor for Finance and Administration

DocuSigned by:

James W. Wilson, III

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

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: November 2 - 3, 2017

☒ 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: Anechoic Chamber

2. LOCATION: 720 - 2nd Street - The Alabama Institute for Manufacturing Excellence (AIME)

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	TBD
	% COMPLETE	0%
	* DATE COMPLETED (Projected)	November-17
B. PRELIMINARY DESIGN:	DATE INITIATED	TBD
	% COMPLETE	0%
	* DATE COMPLETED	January-17
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	TBD
	% COMPLETE	0%
	* DATE COMPLETED	March-18
D. SCHEDULED BID DATE:		April-18

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 3,354,000	\$ 3,354,000
B. FURNITURE, FIXTURES AND EQUIPMENT	\$ 1,000,000	\$ 1,000,000
C. CONTINGENCY* (10%)	\$ 335,400	\$ 335,400
D. UA PROJECT MANAGEMENT FEE** (3%)	\$ 110,682	\$ 110,682
E. ARCHITECT/ENGINEER FEE - PROGRAMMING	\$ 71,640	\$ 71,640
F. ARCHITECT/ENGINEER FEE*** (~12.5%/~11.9)	\$ 418,630	\$ 398,630
G. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 161,274	\$ 181,274
H. TOTAL PROJECT COST	\$ 5,451,626	\$ 5,451,626

*Contingency is based on 10% of construction.

**UA Project Management Fee is based on 3% of construction and contingency.

***Architect/Engineer Fee is based on 7.6% of the cost of construction, plus a 1.25 renovation factor, plus \$70,000 for specialty consultants and \$10,000 for reimbursable expenses.

6. FUNDING/RESOURCES: University funds - \$5,451,626

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leopard

LOCATION MAP

Anechoic Chamber

