

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

* Board Submittal Checklist
Capital Project – Revised Budget Submittal
(Revised Budget)

Campus: The University of Alabama
Project Name: Sigma Alpha Epsilon Renovation
Meeting Date: February 7 – 8, 2019

- * ☒ 1. Completed Board Submittal Checklist
☒ 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 Budget, and Project Budget
☒ 4. Campus correspondence/photographs providing supplemental project information
☒ 5. Executive Summary of Proposed Capital Project with 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. Campus map(s) showing location of project site
☒ 9. Final Business Plan (if applicable) /3

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.

RESOLUTION

SIGMA ALPHA EPSILON RENOVATION

WHEREAS, on September 21, 2018, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Sigma Alpha Epsilon (ΣAE) Renovation project (“Project”) located at 432 University Boulevard; and

WHEREAS, on September 21, 2018, due to the firm having provided programming services for the Project, having designed the Chapter’s existing Memorial Room, and their familiarity and knowledge of the existing facility and The University of Alabama’s (“University”) standards, the Board approved a Waiver of the Consultant Selection process authorizing the University to proceed with design utilizing architectural services of Seay Seay & Litchfield Architects, of Montgomery, Alabama, accepting a final negotiated a design fee of 6.3% of the cost of construction plus a 25% renovation factor less a \$10,000 credit; and

WHEREAS, on November 9, 2018, the Stage III submittal was approved; and

WHEREAS, the Chapter has requested to revise the budget to enhance the probability that proposed alternates, including replacement of portions of the existing house roof and finish upgrades, will be accepted during the bid process; 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 a Chapter Payable in the amount of \$6,199,565 and Chapter Reserve funds in the amount of \$900,000, including the funding for this revised budget; and

WHEREAS, ΣAE has agreed to repay the loan of \$6,199,565 to the University and has shown through its Business Plan the ability to repay the loan; and

WHEREAS, the Revised Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 5,768,056
Telecommunication/Data	\$ 60,000
Contingency* (10%)	\$ 576,806
UA Project Management Fee** (3%)	\$ 190,346
Architect/Engineer Fee*** (~7.7%)	\$ 444,234
Other Fees and Services (testing, advertising, printing)	\$ 60,123
TOTAL PROJECT COST	\$ 7,099,565

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


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

***Architect/Engineer Fee is based on 6.3% of the costs of construction plus a 25% renovation factor less a \$10,000 credit.

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

December 17, 2018

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Budget submittal:
Sigma Alpha Epsilon Renovation

The University of Alabama is requesting approval from The Board of Trustees of The University of Alabama ("Board") for a Revised Budget for the Sigma Alpha Epsilon (ΣAE) Renovation project ("Project") to enhance the probability that proposed alternates requested by ΣAE will be accepted during the bid process. The proposed alternates include replacement of portions of the existing house roof and finish upgrades.

Accordingly, the University is requesting approval of a Revised Budget from \$6,699,565 to \$7,099,565 to reflect the associated costs of the proposed alternates.

The Project is funded from a Chapter Payable in the amount of \$6,199,565, which will be in the form of a loan to ΣAE and the balance of \$900,000, including the funding for this revised budget will be funded with Chapter Reserves. ΣAE has shown through its Business Plan the ability to repay the loan.

This Project 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, Business Plan 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 7 – 8, 2019.

MMF/ccj

Attachments

pc w/atchmnts: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Mary Kathryn Holt

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

ATTACHMENT NO. 1

Project: Sigma Alpha Epsilon Renovation

BOT Submittal: Revised Budget

Meeting Date: February 7 – 8, 2019

Project Summary

SIGMA ALPHA EPSILON RENOVATION

The Sigma Alpha Epsilon (ΣAE) fraternity desires to renovate a portion of their existing house (“Project”) located at 432 University Boulevard.

The Project will entail the renovation of 17,110 gross square feet (GSF) comprised of upgrading finishes; installing new mechanical, plumbing, and electrical systems; new restrooms; and addressing accessibility issues. The upgraded systems will improve the energy efficiency of the house and bring the building to required codes. Life safety systems, including fire alarm and fire sprinkler, will be upgraded as required. The 3,150 GSF Memorial Room, constructed in 2005, will not be renovated as part of this Project.

The first floor will include a complete renovation of the entire kitchen facility and replacement of the equipment and upgraded finishes throughout the balance of the floor.

The second floor will include a mix of double and single bedrooms, laundry room, and lounge space. The sleeping capacity will decrease from 20 to approximately 14; however, this reduction will enhance the living experience by providing individual bathrooms for each bedroom unit and a new student lounge.

The installation of a sloped roof over the North elevation of the existing building will provide access to fit in the new systems. The roof pitch will match the existing building and provide a cohesive appearance to the exterior of the building. The University Boulevard elevation, as constructed in 1953, will remain unchanged.

A 500 square foot addition is required to provide space for a new elevator to service all floors.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

gsf x \$/gsf:	\$	N/A*
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	N/A*

FUNDING SOURCE:

Capital Outlay:

Chapter Payable	\$	6,199,565
Chapter Reserve Funds	\$	900,000
*O&M Costs:	\$	N/A

*O&M costs will be funded by the chapter from rental income and other charges to fraternity members.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Sigma Alpha Epsilon fraternity (ΣAE) Renovation project ("Project") will accommodate the fraternity's growing and diverse chapter membership by providing a facility that is operationally, programmatically, and functionally appropriate to meet the needs of the fraternity. This Project will allow members of ΣAE to comfortably accommodate the projected chapter size and the growing Greek community by enhancing the living experience for existing members as well as future members. Opportunities for involvement in social and fraternal organizations are a key part of the college experience for many students. Providing this opportunity is an important recruitment factor for many students and can enhance the experience for those that participate as reflected by the fact that over one-third of University of Alabama students participate in the Greek community.

The Project will address deferred maintenance requirements, upgrade life safety systems and provide a fully accessible facility thus providing a safe and efficient facility to help sustain the chapter.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 7 - 8, 2019

INITIAL REPORT
X INTERIM REPORT
 FINAL REPORT
 3 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: Sigma Alpha Epsilon

2. LOCATION: 432 University Boulevard

3. ARCHITECT/ENGINEER: Seay Seay & Litchfield Architects, Montgomery, AL

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-18
	% COMPLETE	100%
	* DATE COMPLETED	October-18
B. PRELIMINARY DESIGN:	DATE INITIATED	October-18
	% COMPLETE	100%
	* DATE COMPLETED	November-18
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	November-18
	% COMPLETE	100%
	* DATE COMPLETED	January-18
D. SCHEDULED BID DATE:		February-19

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 5,438,056	\$ 5,768,056
B. TELECOMMUNICATION/DATA	\$ 60,000	\$ 60,000
C. CONTINGENCY* (10%)	\$ 543,806	\$ 576,806
D. UA PROJECT MANAGEMENT FEE** (3%)	\$ 179,456	\$ 190,346
E. ARCHITECT/ENGINEER FEE*** (~7.7%)	\$ 418,247	\$ 444,234
F. OTHER FEES AND SERVICES (GEOTECH, TESTING, ADVERTISING, PRINTING)	\$ 60,000	\$ 60,123
G. TOTAL PROJECT COST	\$ 6,699,565	\$ 7,099,565

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

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

***Architect/Engineer Fee is based on 6.3% of the costs of construction plus a 25% renovation factor less a \$10,000 credit.

6. FUNDING/RESOURCES: Chapter Payable - \$6,199,565
Chapter Reserve funds - \$900,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY: Tim Leppard

LOCATION MAP



SIGMA ALPHA EPSILON RENOVATION

Existing House
(front elevation will not be impacted by the project)



SIGMA ALPHA EPSILON RENOVATION

View from 4th Street looking South
Rendering Approved November 9, 2018

