

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

*** Board Submittal Checklist No. 3**
Capital Project – Stage III, and Revised Scope and Budget Submittals /1
(Architectural Design and Revised Scope and Budget)

Campus: The University of Alabama
Project Name: Clinical Services and Research MRI Addition to Student Health
(previously University Medical Center – Addition for MRI)
Project #: 018-20-2305
Meeting Date: November 12 – 13, 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: DocuSigned by: Carla Coleman Jones

Approved by: 733A54C78A0D4DA... Tim Leonard

/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.

October 14, 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 November 13, 2020 meeting the following resolution:

- Board Item – Action: Revised Scope and Budget, and Stage III submittals: Clinical Services and Research MRI Addition to Student Health, UA Project #018-20-2305

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

Sincerely,

Stuart R. Bell / mcr

Stuart R. Bell
President

Enclosure



RESOLUTION

CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

WHEREAS, on February 7, 2020, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Clinical Services and Research MRI Addition to the Student Health Center Project (“Project”) (previously University Medical Center-Magnetic Resonance Imaging) located at 850 Peter Bryce Boulevard; and

WHEREAS, this Project will positively affect faculty research, faculty and graduate student recruitment as well as enhance undergraduate training; and

WHEREAS, in accordance with Board Rule 415, on April 10, 2020, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with Williams Blackstock Architects, P. C., Birmingham, Alabama, the University has established a final design fee of 6.1% of the cost of construction and landscaping plus \$39,000 for additional services; and

WHEREAS, after an extensive analysis of current Student Health operations, and evaluating the potential negative impacts of future construction over the operational MRI, the University desires to add 13,702 square feet within a second floor of the MRI addition to accommodate Student Health’s emergent care needs and trends and the 70% growth in students since the Student Health Center was originally constructed; and

WHEREAS, the University has determined it necessary to separate the packages into two separate packages Construction – Foundation Package and Construction – Main Package in order to maintain the project schedule so that the MRI can be operational as quickly as possible to support ongoing research initiatives; and

WHEREAS, the Construction – Foundation Package will include necessary foundation, sitework, erosion control measure, and utility relocations to prepare the Project site; and

WHEREAS, the Construction – Main Package will include the construction of the MRI Addition, and fit out of second level; and

WHEREAS, the University is requesting approval for a Revised Budget from \$7,512,720 to \$13,983,098 to reflect the final negotiated architectural fees and the associated costs of the Revised Scope; 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 University has received a National Science Foundation grant to purchase of a 3.0 Tesla MRI scanner to support the project; and

WHEREAS, the Project will be funded from the Office of Academic Affairs Research Reserves in the amount of \$4,976,882 and the Office for Research and Economic Development Research Reserves in the amount of \$930,723, National Science Foundation grant in the amount of \$1,605,115, and University Plant Reserves in the amount of \$6,470,378; and

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

BUDGET:	REVISED
Construction – Foundation Package	\$ 950,000
Construction – Main Package	\$ 8,010,300
Furniture, Fixtures and Equipment	\$ 175,000
Owner Furnished Equipment/MRI	\$ 2,500,000
Landscaping	\$ 125,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 150,000
Contingency* (10%)	\$ 908,530
UA Project Management Fee** (3%)	\$ 299,815
Architect/Engineer Fee*** (~6.5%)	\$ 593,203
Architect/Engineer Programming Fees	\$ 28,750
Expenses (Surveys, Testing, Inspections)	\$ 67,500
Other Fees and Services (Advertising, Printing, Postage)	\$ 100,000
TOTAL PROJECT COST	\$ 13,983,098

*Contingency is based on 10% of the cost of both construction packages and landscaping.

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


***Architect/Engineer Fee is based on 6.1% of the total cost of construction and landscaping plus \$39,000 for additional services.

NOW, THEREFORE, BE IT FURTHER RESOLVED that:

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

October 22, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Scope and Budget, and Stage III submittals:
Clinical Services and Research MRI Addition to Student Health
UA Project #018-20-2305

The original scope for the Clinical Services and Research MRI Addition to Student Health Center Project (“Project”), previously the University Medical Center -Magnetic Resonance Imaging project, was proposed to be a one-story concrete frame set into the hillside to accommodate the MRI and support services and structured to accommodate a future second floor addition for Student Health. Upon completion of an analysis of the current Student Health operations, the potential for a negative impact on MRI operations of future construction and the premium cost of constructing a future addition over occupied research space, the University proposes to advance the second floor of the MRI addition to accommodate Student Health as necessary to serve the current student population and emergent care needs.

The current Student Health space is 18,988 gsf and constructed in 2005 with a student population of 21,835 at that time. The proposed total Student Health space serves a student population of 37,800 and will be 32,960 gsf as needed to address the 70% growth in student population from 2005. Furthermore, this will allow for a more appropriate ratio of provider to exam rooms to improve efficiency and flow which will enhance the student’s visit experience.

The second floor will align with the existing gabled end of Student Health to provide a seamless transition to the building’s interior and exterior and allocate space for vertical circulation needs including separated access for providers and patients to the MRI from the University Medical Center. Accordingly, the University is requesting approval for a Revised Scope to include the second-floor addition for Student Health.

Upon the University’s decision to include a second floor to the Project it is necessary to separate Construction in to two packages: Construction – Foundation Package and Construction – Main Package to maintain the project schedule.

The Construction – Foundation Package will include necessary foundation, sitework, erosion control measure, parking lot and loading dock modifications and utility relocations to prepare the Project site.

The Construction – Main Package will include the construction of the MRI and Student Health Addition.

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

Accordingly, the University is requesting a Revised Budget from \$7,512,720 to \$13,983,098 to reflect the revised scope, the final negotiated architectural fee and the associated revisions to soft cost.

Lastly, officials of the University have received renderings for the Project and are requesting approval of the Stage III submittal based on the renderings presented.

The Project will be funded from Office of Academic Affairs Research Reserves in the amount of \$4,976,882 and Office for Research and Economic Development Research Reserves in the amount of \$930,723, National Science Foundation (NSF) Grant in the amount of \$1,605,115, and University Plant Reserves in the amount of \$6,470,378.

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, 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 November 12 – 13, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 David Jones

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 12 – 13, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Clinical Services and Research MRI Addition to Student Health
(previously University Medical Center – Addition for MRI)

PROJECT LOCATION: 850 Peter Bryce Boulevard

ARCHITECT: Williams Blackstock Architects, P.C., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>February 6-7, 2020</u>
<input type="checkbox"/> Stage II	<u>April 10, 2020</u>
<input checked="" type="checkbox"/> Stage III	<u> </u>
<input checked="" type="checkbox"/> Revised Scope and Budget	<u> </u>
<input type="checkbox"/> Stage IV	<u> </u>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> New Construction	Research Space	42	9,756
<input checked="" type="checkbox"/> Building Addition	Clinical Space	58%	13,702
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Other			
TOTAL		100%	23,458

BUDGET	Current	Revised
Construction – Foundation Package	\$ 3,790,000	\$ 950,000
Construction – Main Package	\$ -	\$ 8,010,300
Furniture, Fixtures and Equipment	\$ 150,000	\$ 175,000
Owner Furnished Equipment/MRI	\$ 2,500,000	\$ 2,500,000
Landscaping	\$ 50,000	\$ 125,000
Security/Access Control	\$ 25,000	\$ 75,000
Telecommunication/Data	\$ 50,000	\$ 150,000
Contingency* (10%)	\$ 384,000	\$ 908,530
UA Project Management Fee** 3%)	\$ 126,720	\$ 299,815
Architect/Engineer Fee*** (~6.5%)	\$ 312,000	\$ 593,203
Architect/Engineer Programming Fee	\$ -	\$ 28,750
Expenses (Surveys, Testing, Inspections)	\$ 25,000	\$ 67,500
Other Fees and Services (Advertising, Printing, Postage)	\$ 100,000	\$ 100,000
TOTAL PROJECT COST	\$ 7,512,720	\$ 13,983,098

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

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

***Architect/Engineer Fee is based on 6.1% of the total costs of construction and landscaping plus \$39,000 for additional services.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

23,458 GSF x ~\$10.89/GSF	\$	255,457.62*
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	255,457.62*
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*Not inclusive of MRI O & M

FUNDING SOURCE:

Capital Outlay:

Office of Academic Affairs Research Reserves	\$	4,976,882
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Office for Research and Economic Development Research Reserves	\$	930,723
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National Science Foundation (NSF) Grant	\$	1,605,115
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University Plant Reserves	\$	6,470,378
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O&M Costs: University Annual Operating Funds	\$	255,457.62*
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NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

Clinical Services and Research MRI Addition to Student Health Center Project (“Project”) space expansion for the Student Health is critical and allows for increased space to accommodate the growing need and demand for health services as well as provides increased revenue potential from increasing exam room space.

The impact on services and the student experience would be detrimental if the Student Health Center Project expansion was to not take place. Student Health Center Project would be increasingly challenged to meet the growing demands for physical health and medical services and health education. The increasing challenge could also negatively impact student recruitment and retention as students and their families’ may not find UA an attractive site for their students’ college experience because of the lack of critical campus student health services.

The MRI component of the Project will impact the Sports Medicine, Psychology, Educational Neuroscience and Engineering programs, as well as provide undergraduate research opportunities. The capability to study the intact human body, particularly, the brain with MRI is an essential element of propelling The University of Alabama (“University”) to becoming a top-ranked research university. Having such a system will positively affect faculty research, faculty and graduate student recruitment and retention, as well as enhance undergraduate training.

Use of the MRI for the Sports Medicine Clinic will permit the fast diagnosis of sports injuries. Additionally, the MRI system will allow for expanded research in the study of muscle, joint and bone injury, as well as concussion.

Human neuroscience has become critical to Psychology. Having a research MRI facility at the University will allow for the growth of experimental psychology and neuroscience undergraduate and graduate programs on campus. It will also boost the research of the strong clinical psychologists by being able to study the neural bases of psychological disorders.

The new educational Neuroscience program in the College of Education will benefit significantly from having research dedicated equipment that allows for the study of the neural bases of learning. The acquisition of the MRI system will allow faculty to expand their research and engage undergraduate students in their work.

Having a MRI on campus also opens the door for research that involves the College of Engineering. Imaging and time series analyses, MRI data acquisition and pulse programming, artificial intelligence and machine learning, and instrumentation development are only a few areas related to MRI that would involve engineering.

Human neuroscience is a growing area of interest for undergraduates because it touches several disciplines. Having an MRI system will create an opportunity for undergraduates to learn more about how brain imaging, neuroscience and related research is done.

Human imaging – both body imaging and brain imaging – will transform the research landscape of the campus and will attract top faculty, graduate students and undergraduates.

ATTACHMENT NO. 1

Project: Clinical Services and Research MRI
Addition to Student Health

BOT Submittal: Stage III, Revised Scope and Budget
Meeting Date: November 12 – 13, 2020

Project Summary**CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH**

The Clinical Services and Research MRI Addition to Student Health Center Project (“Project”) (formerly University Medical Center – Addition for Magnetic Resonance Imaging) will consist of the addition of 23,458 gross square feet (gsf) to accommodate a Magnetic Resonance Imaging (MRI) machine suite and expanded clinical services at the Student Health building located at 850 Peter Bryce Boulevard.

The Project, planned to be located due west of the northwest corner of the Student Health, was originally proposed to be a one-story concrete frame set into the hillside to accommodate a research MRI and support services and structured to accommodate a future second floor. The University now proposes to add a 13,702 sf second floor to the MRI addition to accommodate Student Health clinical needs. The second floor will align with the existing gabled end of Student Health to provide a seamless transition to the buildings as well as allocating space for vertical circulation needs. Executing this work now will minimize future disruption to research MRI operations, provide a more efficient and economical cost of construction and provide for needed growth within Student Health to consolidate operations and to provide services appropriately to serve the current student population.

The Student Health clinical component will include provider offices, exam rooms and other support functions including consolidating counseling services from the leased South Lawn Building. The goal is to also provide more efficient operations within the existing clinic by removing the provider offices that are embedded in the exam room areas and converting those back to exam rooms. This will provide a ratio of 3 exam rooms to provider which allows for a better patient flow.

The current Student Health space is 18,988 gsf and constructed in 2005 with a student population of 21,835 at that time. The revised total Student Health space serves a student population of 37,800 and will be 32,690 gsf as needed to address the 70% growth in student population from 2005.

The research MRI component of the addition would include one MRI room (funded through and National Science Foundation Grant), shell space for a future MRI and necessary support, reception, restrooms and office space.

In addition to medical diagnostic applications in support of the Sports Medicine Clinic operations, the capability to study the intact human body, particularly the brain, with MRI is an essential element of propelling The University of Alabama (“University”) to becoming a top-ranked research university. Every top research university has a dedicated research ready MRI system (“System”). Having such System will positively affect faculty research, faculty and graduate

student recruitment and retention as well as enhance undergraduate training. The high-field MRI system will impact the following programs: Sports Medicine, Psychology, Educational Neuroscience, Engineering, and Undergraduate Research, while also assisting in maintaining the Carnegie Doctorial Granting classification.

The exterior of the addition will be brick veneer with cast stone to match and align with the existing Student Health building.

Upon the University's decision to include a second floor to the Project, it is necessary to separate Construction in to two packages: Construction – Foundation Package and Construction – Main Package.

The Construction – Foundation Package will include necessary foundation, sitework, erosion control measure, additional parking and utility relocations to prepare the Project site. The entrance to the west parking lot will also be reworked to provide better access to the area.

The Construction – Main Package will include the construction of the research MRI Addition, and construction and fitout of the second level.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: NOVEMBER 12-13, 2020

X 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: Clinical Services and Research MRI Addition to Student Health
2. LOCATION: 850 Peter Bryce Boulevard
3. ARCHITECT/ENGINEER: Williams Blackstock Architects, P.C., Birmingham, AL

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	October-20
	% COMPLETE	60%
	* DATE COMPLETED	January-21
B. PRELIMINARY DESIGN:	DATE INITIATED	January-21
	% COMPLETE	0%
	* DATE COMPLETED	March-21
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	March-21
	% COMPLETE	0%
	* DATE COMPLETED	June-21
D. SCHEDULED BID DATE:		August-21

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION - FOUNDATION PACKAGE	\$ -	\$ 950,000
B. CONSTRUCTION - MAIN PACKAGE	\$ 3,790,000	\$ 8,010,300
C. FURNITURE, FIXTURES AND EQUIPMENT	\$ 150,000	\$ 175,000
D. OWNER FURNISHED EQUIPMENT/MRI	\$ 2,500,000	\$ 2,500,000
E. LANDSCAPING	\$ 50,000	\$ 125,000
F. SECURITY/ACCESS CONTROL	\$ 25,000	\$ 75,000
G. TELECOMMUNICATION/DATA	\$ 50,000	\$ 150,000
H. CONTINGENCY* (10%)	\$ 384,000	\$ 908,530
I. UA PROJECT MANAGEMENT FEE** (3%)	\$ 126,720	\$ 299,815
J. ARCHITECT/ENGINEER FEE*** (~6.5%)	\$ 312,000	\$ 593,203
K. ARCHITECT PROGRAMMING FEES	\$ -	\$ 28,750
L. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 25,000	\$ 67,500
M. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 100,000	\$ 100,000
N. TOTAL PROJECT COST	\$ 7,512,720	\$ 13,983,098

*Contingency is based on 10% of the cost of both construction packages and landscaping.

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

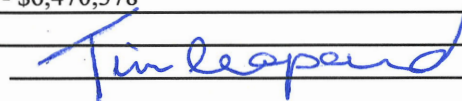
***Architect/Engineer fee is based on 6.1% of the total costs of construction and landscaping plus \$39,000 for additional services.

6. FUNDING/RESOURCES: Office of Academic Affairs Research Reserves - \$4,976,882
Office for Research and Economic Development Research Reserves - \$930,723
National Science Foundation (NSF) Grant - \$1,605,115
University Plant Reserves - \$6,470,378

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

Vantage Points



CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

Existing West Elevation



CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

View 1

View from Northwest looking Southeast



CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

View 2

View from West looking East



CLINICAL SERVICES AND RESEARCH MRI ADDITION TO STUDENT HEALTH

MASSING STUDY

Name of Building	Height from Finished Floor to Roof Ridge	Width (East to West)	Depth (North to South)
Student Health (Current)	31 feet	82 feet	249 feet
Student Health (Proposed)*	31 feet	186 feet**	249 Feet
Pi Kappa Phi	40 feet	140 feet	114 feet
Sidney McDonald	47 feet	162 feet	162 feet
Stalling Center/RISE	42 feet	220 feet	178 feet
Child Development Center	48 feet	357 feet	250 feet

*The proposed addition aligns with the north end of the current Student Health building and the ridge will match and extend to the west. The massing of the gable with the large arch top window will match the existing west elevation of the University Medical Center gabled pediments.

**The proposed addition is approximately 104 feet and the existing building is 82 feet for a combined total of 186 feet.

LOCATION MAP

