

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

*** Board Submittal Checklist No. 2**

Capital Project – Stage I and Stage II Submittals/1
(General Information Package and Architect Ranking)/8

Campus: The University of Alabama
Project Name: Delta Gamma Renovations and Addition
UA Project #: 831-19-2164
Meeting Date: February 6 – 7, 2019

- * ☒ 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. Completed 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. Project Planning Report/2
- ☒ 9. Preliminary Business Plan (if applicable)/7
- ☒ 10. Campus map(s) showing Project site

*Request for Waiver of the Consultant Selection process.

Additional information required for Stage I submittal:

- ☒ 11. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees.
- ☒ 12. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

Prepared by: Carla Coleman Jones
Approved by: Tin Shepard

/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.

January 3, 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 February 7, 2020 meeting the following resolution:

- Board Item - Action: Stage I and Stage II, Waiver Submittals: Delta Gamma Renovations and Addition
UA Project #: 831-19-2164

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

DELTA GAMMA RENOVATIONS AND ADDITION

WHEREAS, in accordance with Board Rule 415, Delta Gamma sorority ($\Delta\Gamma$) is requesting approval of a Stage I submittal for renovations of approximately 3,543 gross square feet (gsf) and an addition of approximately 978 gsf to their existing chapter house ("Project") located at 625 Judy Bonner Drive; and

WHEREAS, this Project will be comprised of two packages: Package I – Renovations and Package II – Addition; and

WHEREAS, Package I – Renovations will include renovation of the 1,143 gsf serving line area and 2,000 gsf dining area; and

WHEREAS, Package II – Addition will consist of an addition totaling 978 gsf, encompassing 326 gsf each for first, second, and third floors, and a 400 gsf renovation of the kitchen; and

WHEREAS, due to their involvement designing the existing house and their commitment to deliver the Project design by Summer 2020, The University of Alabama ("University") is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of Ellis Architects, Inc., of Tuscaloosa, Alabama; and

WHEREAS, the University has negotiated a design fee of 7.7% of the cost of construction of Package I - Renovations and 7.4% of the cost of construction of Package II - Addition, plus a 1.18 renovation factor and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed; 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, this Project will be funded from Chapter Reserves in the amount of \$2,000,000; and

WHEREAS, $\Delta\Gamma$ is current and has an outstanding note balance of \$6,744,074 as of September 30, 2019 with a monthly payment of \$39,190, maintains a strong chapter membership and has shown through its National Housing Operations Balance Sheet that the chapter has funds available; and

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

BUDGET:	PRELIMINARY
Construction Package I – Renovations	\$ 600,000
Construction Package II - Addition	\$ 897,000
Security/Access Control	\$ 20,000
Telecomm/Data	\$ 25,000
Contingency* (10%)	\$ 149,700
UA Project Management Fee** (3%)	\$ 49,401
Architect/Engineer Fee*** (~9.29%)	\$ 139,042
Expenses (Surveys, Testing, Inspections)	\$ 60,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 59,857
TOTAL PROJECT COST	\$ 2,000,000

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

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

***Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed.

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

1. The Stage I submittal package for this Project is hereby approved.
2. The preliminary budget for this Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED that Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute an architectural agreement for architectural services with Ellis Architects, Inc., of Tuscaloosa, Alabama, in accordance with Board Rule 415 for this Project.

December 18, 2019

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage I and Stage II, Waiver submittals:
Delta Gamma Renovations and Addition
UA Project #831-19-2164

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Delta Gamma ($\Delta\Gamma$) Renovations and Addition project (“Project”) located at 625 Judy Bonner Drive, at a projected total Project budget of \$2,000,000.

The proposed Project will be composed of two construction packages: Package I – Renovations and Package II – Addition.

Package I – Renovations will include the renovation of the 1,143 gross square foot (gsf) serving line area and 2,000 gsf dining area.

Package II – Addition will consist of an addition totaling 978 gsf encompassing 326 gsf for first, second, and third floors, and a 400 gsf renovation of the kitchen. The addition will not extend to the basement. The first floor will include a kitchen renovation which will enhance the serving efficiency to the members. The second and third floors will include a combination of study rooms and break rooms.

Additionally, the University is requesting a Waiver of the Consultant Selection Process for the proposed Project. The University proposes to utilize Ellis Architects, Inc., of Tuscaloosa, Alabama (EA), as the principal design firm for this Project. The services of EA are proposed due to having designed the current $\Delta\Gamma$ house and their commitment to deliver the Project design by Summer 2020. EA’s familiarity and knowledge of the University’s standards will facilitate an efficient design process and ensure coordination with the existing systems. Accordingly, the University is requesting approval to utilize Ellis Architects, Inc. for this Project.

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

Furthermore, the University has negotiated a design fee of 7.7% of the cost of Package I – Renovations and 7.4% of the cost of Package II plus a 1.18 renovation factor, a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed. This fee is consistent with the Alabama Building Commission fee schedule and represents a negotiated discount of approximately 5.6%. The University is requesting acceptance of this negotiated fee.

The Project will be funded from Chapter Reserves in the amount of \$2,000,000. $\Delta\Gamma$ is current and has an outstanding note balance of \$6,744,074 as of September 30, 2019 with a monthly payment of \$39,190, maintains a strong chapter membership and has shown through its National Housing Operations Balance Sheet that the chapter has funds available.

The 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 Letter of Approval from the Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, 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 February 6 – 7, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Sommer Coleman
Suzanne Webster

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 6 – 7, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Delta Gamma Renovations and Addition

PROJECT LOCATION: 625 Judy Bonner Drive

ARCHITECT: Requesting in this submittal

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Building Addition	Sorority	~22%	978
<input checked="" type="checkbox"/> Renovation		~78%	3,543
TOTAL		100%	4,521

BUDGET	Preliminary
Construction Package I – Renovations	\$ 600,000
Construction Package II – Addition	\$ 897,000
Security/Access Control	\$ 20,000
Telecomm/Data	\$ 25,000
Contingency* (10%)	\$ 149,700
UA Project Management Fee** (3%)	\$ 49,401
Architect/Engineer Fee*** (~9.29%)	\$ 139,042
Expenses (Surveys, Testing, Inspections)	\$ 60,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 59,857
TOTAL PROJECT COST	\$ 2,000,000

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

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

*** Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit in the amount of \$1,500 for previous work performed.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ N/A*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ N/A*

FUNDING SOURCE:

Capital Outlay:

Chapter Reserves \$ 2,000,000

O&M Costs:

*O&M Costs

\$ N/A

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

NEW EQUIPMENT REQUIRED:
RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

An increase in the size of the Delta Gamma sorority house will allow the chapter to comfortably accommodate the projected chapter size and the growing Greek community.

This proposed Project will allow the chapter to better compete and to enhance the living experience for existing student members as well as future members.

The facility will provide space more appropriate to current trends in Greek life and will enhance both functional and programmatic use.

ATTACHMENT NO. 1

Project: Delta Gamma Renovations and Addition
BOT Submittals – Stage I and Stage II, Waiver
Meeting Date: February 6 – 7, 2020

Project Summary**DELTA GAMMA RENOVATIONS AND ADDITION**

The Delta Gamma ($\Delta\Gamma$) Renovations and Addition project (“Project”) will be located at 625 Judy Bonner Drive. The current $\Delta\Gamma$ house opened in 2011 as part of Phase I of the Sorority Expansion Master Plan. The house is 36,157 gross square feet (gsf) with a bed capacity of 66. There are four (4) levels comprised of a basement and three (3) floors. In 2015, a porch addition was constructed to the south elevation of the house.

The proposed Project will include two packages: Package I – Renovations and Package II – Addition.

Package I – Renovations will include the renovation of the 1,143 square foot (sf) serving line area and 2,000 sf dining area as necessary to improve functionality for the growing chapter.

Package II – Addition will consist of an addition totaling 978 gsf, encompassing 326 gsf for each first, second, and third floors, and a 400 gsf renovation of the kitchen. The renovation on the first floor will enhance the serving efficiency to the growing number of members and provide additional work areas for staff.

The second and third floors will include a combination of study rooms and break rooms. The exterior and interior finishes will match the existing materials.

The addition will not extend to the basement and not extend beyond the approved variance of 8’ to The University of Alabama setbacks.

University of Alabama System
500 University Boulevard East
Tuscaloosa, AL 35401
205.348.6432

December 4, 2019

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
Delta Gamma Renovations and Addition @ UA

Dr. Keith and Trustee Wilson:

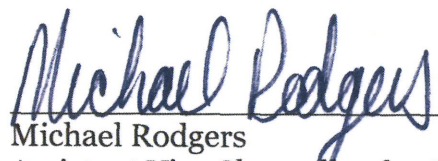
Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals 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 would like to contract with Ellis Architects, Inc. of Tuscaloosa, AL based on the following:

- 1.) **Familiarity with the Project.** Ellis is the Architect of Record on the existing house (constructed in 2011), and has been involved with the Chapter in the programming process for this renovation/addition project. Ellis's familiarity and knowledge of the existing facility and the University's standards will facilitate an efficient design process. Ellis has committed to deliver the Project by *July 2020*.
- 2.) **Financial Impact.** The University has negotiated a design fee of 9.086% (7.7% with a renovation multiplier of 1.18) of the cost of construction for Package A (estimated at \$600,000.00), a fee of 8.732% (7.4% with a renovation multiplier of 1.18) of the cost of construction for Package B (estimated at \$897,000.00), and a not-to-exceed amount of \$6,200.00 for reimbursable expenses. This approach provides a fee savings to the Project of \$7,881.00 (or 5.0% +).

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 blue ink that reads "Michael Rodgers". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Rodgers

Assistant Vice Chancellor for Construction Management

December 4, 2019

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

Mr. 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
Delta Gamma Renovations and Addition
UA Project #831-19-2164

Dear Dr. Keith and Trustee Wilson:

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Delta Gamma Renovations and Addition project ("Project") to be located at 625 Judy Bonner Drive.

The University proposes to utilize Ellis Architects, Inc. of Tuscaloosa, Alabama (EA) as the principal design firm for the Project. The services of EA are proposed due to their substantial knowledge base gained over the course of development for this Project and the firm having originally designed the existing house and their commitment to deliver the Project by July 2020. EA's familiarity and knowledge of the existing facility and the University's standards will facilitate an efficient design process and ensure coordination with the existing infrastructure, systems, finishes and materials. Accordingly, the University is requesting approval to utilize Ellis Architects, Inc. for this Project.

This Project will consist of two packages: Package I – Renovations and Package II – Addition. *The Architect is not requesting additional compensation for the multiple bid packages.* Accordingly, the University has negotiated a design fee based on 7.7% of the cost of Package I – Renovations and 7.4% of the cost of Package II – Addition, plus a 1.18 renovation factor and a not-to-exceed amount of \$7,700 for reimbursable expenses less \$1,500 for design work previously performed on the Delta Gamma house.

Cost of the Work		Percentage Fee for		Renovation		Fee
Package A - Renovation		Building Group III		Factor		
\$600,000	x	7.7%	x	1.25	=	\$57,750
\$600,000	x	7.7%	x	1.18	=	\$54,516

Cost of the Work		Percentage Fee for		Renovation		Fee
Package B - Addition		Building Group III		Factor		
\$897,000	x	7.4%	x	1.25	=	\$82,973
\$897,000	x	7.4%	x	1.18	=	\$78,326

Fee Savings is \$7,881 or approximately 5.6% of the standard fee for the combined packages.

This fee represents a significant financial benefit to the campus and the Chapter.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Ellis Architects, Inc., of Tuscaloosa, Alabama, as the design service provider for the Project at a negotiated design fee based on 7.7% of the cost of construction for Package I and 7.4% of the cost of Package B plus a 1.18 renovation factor, not-to-exceed \$7,700 for reimbursable expenses less \$1,500 for previous work performed.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/ccj

pc: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Suzanne Webster

- ☒ Recommended for approval. No Physical Properties Committee review required.
☐ Not Recommended for Approval. Submit to Physical Properties Committee.

Dana S Keith 12/5/2019
Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

- ☒ Recommended for approval. No Physical Properties Committee review required.
☐ Not Recommendation for Approval. Submit to Physical Properties Committee.

DocuSigned by:
James W. Wilson, III
454FB4D0A3234D5...
Trustee James W. Wilson, III, Chair for Physical Properties Committee

WHERE EIGHTH ARE MADE

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2019 – 2020

Project Name/Category: Delta Gamma Renovations and Addition
625 Judy Bonner Drive

Campus: The University of Alabama

1. Will this Project increase the current space inventory on campus or replace existing space?

<input checked="" type="checkbox"/> increase space inventory	<u>~.005</u> % increase	<u>978</u> GSF
<input type="checkbox"/> replace space inventory	<u> </u> % replacement	<u> </u> GSF
<input checked="" type="checkbox"/> renovation of existing space only		<u>3,543</u> GSF

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

No space will be vacated as part of the Delta Gamma ($\Delta\Gamma$) Renovations and Addition project ("Project").

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☒ Yes ☐

Amy Davis, Delta Gamma Sorority, Advisory Team Chairman
 Donna Jackson, Delta Gamma Sorority, House Corporation President
 Leyla Desjardin, Delta Gamma Sorority, Chapter President
 Susan Kinney, Delta Gamma Sorority, Treasurer
 Suzanne Webster, Senior Project Manager

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY2019)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> External Internal 			
Education Sales/Services <ul style="list-style-type: none"> External Internal 			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – Chapter Reserves		\$2,000,000	Pending
Totals		\$2,000,000	Pending

/7 Approved, allocated, pending

Comments:

This Project will be funded from Chapter Reserve funds in the amount of \$2,000,000. Delta Gamma has shown through its National Housing Operations Balance Sheet that the chapter has funds available.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2019 - 2020 Base Data /8	First Full /YR Occupancy FY	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other			
Totals	N/A	N/A	N/A

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

All O&M cost are the sole responsibility of the chapter and will be funded from rental income and other charges to the sorority members.

The structure will be designed to operate at minimal costs with minimal maintenance. The design will incorporate high efficiency heating and cooling equipment, as well as efficient lighting fixtures.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr. /9 (FY)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> External Internal 			
Educational Sales & Services <ul style="list-style-type: none"> External Internal 			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other			
Total/YR	N/A	N/A	N/A

/9 Initial Full Yr. of Occupancy

/10 Next Five (5) Yrs. Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

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

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ N/A N/A % of Total Development Costs

Comments:

Not applicable. All deferred maintenance costs are handled and funded by the chapter.

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

The chapter considered sacrificing dining space; however, it was determined that this area is being fully utilized for its original intended purpose and that utilizing the existing lot for an addition and expansion to provide additional study areas would better support members' needs.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

This Project will enhance the living experience for existing student members as well as future members.

13. How does the project correlate to the University's strategic goals?

Comments:

This Project will further University's Strategic Goal of attracting and supporting a diverse student body through housing enhancements for the student population who participate in Greek organizations.

14. Which of the six University of Alabama System Core Principles does this project support?

Comments:

Core Principle #3 - Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor.

This renovation assists the Greek Life community in maintaining the highest standards of excellence for students within the Chapter and future new members of Delta Gamma.

15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

If not approved, the chapter maintains there will continue to be a negative impact on their ability to be competitive during recruitment. The upgraded facility will support the chapter's efforts to grow, engage and enhance their members' experience.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: FEBRUARY 6 - 7, 2020

☒ 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: Delta Gamma Renovations and Addition

2. LOCATION: 625 Judy Bonner Drive

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	September-19
	% COMPLETE	100%
	* DATE COMPLETED	December-19
B. PRELIMINARY DESIGN:	DATE INITIATED	December-19
	% COMPLETE	50%
	* DATE COMPLETED	May-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	May-20
	% COMPLETE	0%
	* DATE COMPLETED	June-20
D. SCHEDULED BID DATE:		July-20

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION PACKAGE I - RENOVATIONS	\$ 600,000
B. CONSTRUCTION PACKAGE II - ADDITION	\$ 897,000
C. SECURITY/ACCESS CONTROL	\$ 20,000
D. TELECOMM/DATA	\$ 25,000
E. CONTINGENCY* (10%)	\$ 149,700
F. UA PROJECT MANAGEMENT FEE** (3%)	\$ 49,401
G. ARCHITECT/ENGINEER FEE*** (~9.29%)	\$ 139,042
H. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 60,000
I. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 59,857
J. TOTAL PROJECT COST	\$ 2,000,000

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

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

***Architect/Engineer fee is based on 7.7% of the cost of Package I and 7.4% of the cost of Package II, plus a 1.18 renovation factor, and a not-to-exceed amount of \$7,700 for reimbursable expenses, less a credit of \$1,500 for previous work performed.

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

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leonard

DELTA GAMMA RENOVATIONS AND ADDITION

LOCATION MAP

