

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

*** Board Submittal Checklist No. 3
Capital Project – Stage III Submittal /1
(Architectural Design)**

Campus: The University of Alabama
Project Name: Alabama Transportation Center
UA Project #: 430-20-2412
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 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 Leopand

/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 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 November 13, 2020 meeting the following resolution:

- Board Item – Action: Stage III submittal: Alabama Transportation Center, UA Project #430-20-2412

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

ALABAMA TRANSPORTATION CENTER

WHEREAS, on June 4, 2020, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved of the Stage I submittal for the Alabama Transportation Center project (“Project”) to be located in the former 1 North Building on the Peter Bryce Campus; and

WHEREAS, the Project will be utilized by the Alabama Transportation Institute (ATI) and potential strategic partners including the Alabama Department of Transportation (ALDOT) and City of Tuscaloosa; and

WHEREAS, ATI has been extremely successful in obtaining research awards, leveraging existing partner relationships, and increasing general growth of the program, and ALDOT’s regional Transportation Systems Management Operations collaboration, currently a component of ATI, has been successful and has functionally outgrown its space; and

WHEREAS, the Project will provide critically needed space for transportation related planning, research and cooperative initiatives and will engage community partners, faculty, undergraduate, graduate, and post-doctoral students in those efforts; and

WHEREAS, on June 4, 2020, due to their high level of familiarity and knowledge of The University of Alabama’s (“University”) standards, and familiarity of the program and previous related work on the Project, the Board approved a Waiver of the Consultant Selection process and authorized the University to proceed with architectural services utilizing the firm of Ward Scott Architecture, Inc. of Tuscaloosa, Alabama (WSA) accepting a final negotiated design fee of \$864,686, which is 5.8% of the total cost of construction, plus a 1.18 renovation factor, plus \$44,500 in additional services, less credits in the amount of \$150,842; 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 Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from the 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$19,500,000, and will address approximately \$10,000,000 in campus deferred maintenance liabilities; and

WHEREAS, the Budget for the Project remains as stipulated below:

BUDGET:	CURRENT
Construction	\$ 12,848,017
Demolition	\$ 340,000
Elevator	\$ 350,000
Utilities and Infrastructure	\$ 500,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 964,100
Owner Furnished Equipment – A/V Video Wall	\$ 675,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 308,000
Contingency* (10%)	\$ 1,418,801
UA Project Management Fee** (3%)	\$ 468,205
Architect/Engineer Fee*** (~8.5%)	\$ 864,686
Expenses (Geotech, Construction Materials Testing, Inspections)	\$ 258,230
Other Fees and Services (postage, advertising, printing)	\$ 254,961
TOTAL PROJECT COST	<u>\$ 19,500,000</u>

*Contingency is based on 10% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure and Landscaping.

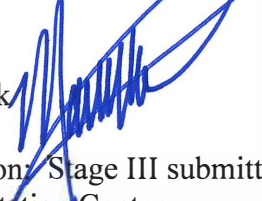
**UA Project Management Fee is based on 3% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure, Landscaping and Contingency.

***Architect/Engineer Fee is based on 5.8% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure, and Landscaping plus a 1.18 renovation factor, plus \$44,500 in additional services, less credits in the amount of \$150,842.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal for the Project is hereby approved.

October 12, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action/ Stage III submittal:
Alabama Transportation Center
UA Project#: 430-20-2412

Pursuant to Rule 415, The University of Alabama (“University”) has received renderings for the Alabama Transportation Center project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

The Project will be funded from the 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$19,500,000 and will eliminate approximately \$10,000,000 in campus deferred maintenance liability.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. The building massing will be unchanged by the Project and will match the adjacent Cyber Hall.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, and 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
Tommy Alfano

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

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

Meeting Date: November 12 – 13, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Alabama Transportation Center

PROJECT LOCATION: Former 1 North Building on the Peter Bryce Campus

ARCHITECT: Ward Scott Architecture, Inc., Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>June 4, 2020</u>
<input type="checkbox"/> Stage II, Waiver	<u>June 4, 2020</u>
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> New Construction	Office	45%	31,479
<input checked="" type="checkbox"/> Building Addition	Conference & Meeting	16%	11,275
<input checked="" type="checkbox"/> Building Renovation	Circulation & Support	33%	23,086
<input type="checkbox"/> Other	Operations Center	6%	3,660
TOTAL		100%	69,500

BUDGET	Current
Construction	\$ 12,848,017
Demolition	\$ 340,000
Elevator	\$ 350,000
Utilities and Infrastructure	\$ 500,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 964,100
Owner Furnished Equipment – A/V Video Wall	\$ 675,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 308,000
Contingency* (10%)	\$ 1,418,801
UA Project Management Fee**(3%)	\$ 468,205
Architect/Engineer Fee*** (~8.5%)	\$ 864,686
Expenses (Geotech, Construction Materials Testing)	\$ 258,230
Other Fees and Services (Postage, Advertising, Printing)	\$ 254,961
TOTAL PROJECT COST	19,500,000

*Contingency is based on 10% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure, and Landscaping.

**UA Project Management Fee is based on 3% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 5.8% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure, and Landscaping, plus a 1.18 renovation factor plus \$44,500 in additional services, less credits in the amount of \$150,842.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

69,500 GSF x ~\$6.54/GSF:	\$	\$454,827
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	\$454,827

FUNDING SOURCE:

Capital Outlay:

2020 Alabama Public Schools and Colleges Authority Bond \$ 19,500,000

O&M Costs: University Annual Operating Funds, Lease Income, State Appropriations \$ \$454,827

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Alabama Transportation Center project (“Project”) will provide critically needed space for transportation related planning, research and cooperative initiatives and will engage community partners, faculty, undergraduate, graduate, and post-doctoral students in those efforts. These students will be co-located with faculty members, researchers, and also practitioners from ALDOT. The research teams are expected to include participants from other colleges such as Engineering, business, and Arts and Sciences. Such an integrated setting will help attract and retain top notch students from across the country and globally, which will in turn help increase enrollment and enhance the quality of our educational and research impacts.

ATI has been extremely successful in obtaining research awards, leveraging existing partnerships and increasing general growth of the program and supporting the mission. ATI continues to lead and support regional and State-wide transportation planning initiatives and this project will provide the appropriate environment to support those efforts.

The Project will vacate space on the 3rd floor of Cyber Hall that can be used for swing space and to satisfy space needs for potential growth of other programs. As the University shifts its focus to capital renewal of facilities in lieu of new construction, adequate and appropriate swing space will be essential to successfully executing those projects.

ATTACHMENT NO. 1

Project: Alabama Transportation Center

BOT Submittals: Stage III

Meeting Date: November 12 – 13, 2020

Project Summary**ALABAMA TRANSPORTATION CENTER**

The Alabama Transportation Center project (“Project”) will entail renovating the former 1 North building on the Peter Bryce Camps for use by the Alabama Transportation Institute (ATI) and other strategic transportation partners including the Alabama Department of Transportation and the City of Tuscaloosa. The Project will provide space for transportation related planning, research and cooperative transportation initiatives and will engage community partners, faculty, undergraduate, graduate, and post-doctoral students in those efforts.

The Project will entail a total renovation of the approximately 66,500 gross square foot three (3) story building. The renovation will include the installation of all new building systems including life safety, HVAC, elevator, electrical, information technology, security and access control, and other systems as required to bring the facility in line with University enterprise systems and current code and to meet the functional needs of the programs. A building envelope assessment will be performed, and issues addressed as appropriate. The roof will be replaced as part of the Project.

The structure and single column bay layout of the building is ideally suited to open office format. This format provides for flexible future program and space use and yields a lower cost of construction.

The Project also includes approximately 3,000 gross square feet of addition for an enhanced lobby space and vertical circulation. The Project will be bid with alternates to fitout portions of the 3rd floor.

Site enhancements will include creating a distinct entrance with a covered drop off and a designated parking area for visitors and accessible spaces for the building in the area immediately northwest of the building along with providing drive access to the loading dock and service area for the building. The site will be landscaped to University standards, all service areas will be appropriately screened, and appropriate pedestrian connectivity and lighting will be included.

The facility will also include significant network infrastructure and connectivity to support research and operational needs including the regional Transportation Systems Management and Operations (TSMO) Center.

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

INITIAL REPORT
X 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: Alabama Transportation Center
2. LOCATION: Former 1 North building on the Peter Bryce Campus
3. ARCHITECT/ENGINEER: Ward Scott Architecture, Inc., Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	July-18
	% COMPLETE	100%
	* DATE COMPLETED	August-20
 B. PRELIMINARY DESIGN:	DATE INITIATED (Projected)	September-20
	% COMPLETE	50%
	* DATE COMPLETED (Projected)	October-20
 C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	October-20
	% COMPLETE	0%
	* DATE COMPLETED (Projected)	December-20
 D. SCHEDULED BID DATE:		March-21

5. CURRENT PROJECT BUDGET:	CURRENT
A. CONSTRUCTION	\$ 12,848,017
B. DEMOLITION	\$ 340,000
C. ELEVATOR	\$ 350,000
D. UTILITIES AND INFRASTRUCTURE	\$ 500,000
E. LANDSCAPING	\$ 150,000
F. FURNITURE, FIXTURES AND EQUIPMENT	\$ 964,100
G. OWNER FURNISHED EQUIPMENT - A/V VIDEO WALL	\$ 675,000
H. SECURITY/ACCESS CONTROL	\$ 100,000
I. TELECOMMUNICATION/DATA	\$ 308,000
J. CONTINGENCY* (10%)	\$ 1,418,801
K. UA PROJECT MANAGEMENT FEE** (3%)	\$ 468,205
L. ARCHITECT/ENGINEER FEE*** (~8.5%)	\$ 864,686
M. EXPENSES (GEOTECH, CMT, INSPECTIONS)	\$ 258,230
N. OTHER FEES AND SERVICES (POSTAGE, ADVERTISING, PRINTING)	\$ 254,961
O. TOTAL PROJECT COST	\$ 19,500,000

*Contingency is based on 10% of the cost of Construction, Demolition, Elevator, Utilities and Infrastructure and Landscaping.

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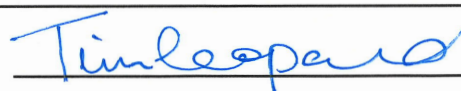
***Architect/Engineer Fee is based on 5.8% of the costs of Construction, Demolition, Elevator, Utilities and Infrastructure and Landscaping plus a 1.18 renovation factor, plus \$44,500 in additional services, less credits in the amount of \$150,842.

6. FUNDING/RESOURCES: 2020 Alabama Public Schools and Colleges Authority Bond - \$19,500,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



ALABAMA TRANSPORTATION CENTER

Existing North Elevation



ALABAMA TRANSPORTATION CENTER

Proposed North Elevation



ALABAMA TRANSPORTATION CENTER

Proposed Main Entrance at North Elevation



ALABAMA TRANSPORTATION CENTER

Existing West Elevation



ALABAMA TRANSPORTATION CENTER

Proposed West Elevation



ALABAMA TRANSPORTATION CENTER

Existing South Elevation- Architectural Changes will be bid as an Alternate



ALABAMA TRANSPORTATION CENTER

Massing Study

Name of Building	Height from Finished Floor to Roof Ridge or Eave	Width	Depth
Alabama Transportation Center*	54 feet	262 feet	312 feet
Cyber Hall**	54 feet	262 feet	312 feet
Performing Arts and Academic Center	82 feet	601 feet	235 feet
Printing and Mail Services	37 feet	248 feet	143 feet
Searcy Hall	37 feet	248 feet	132 feet

*The existing massing will not change with the proposed project.

** Twin/Mirror facility to Alabama Transportation Center

ALABAMA TRANSPORTATION CENTER

LOCATION MAP

