

May 12, 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 June 5, 2020 meeting the following resolution:

- Board Item – Action: Stage I and Stage II, Waiver Submittals:  
Alabama Transportation Center  
UA Project No.: 430-20-2412

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

Sincerely,



Stuart R. Bell  
President

Enclosure



**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: Alabama Transportation Center  
UA Project #: 430-20-2412  
Meeting Date: June 4-5, 2020

- \* ☒ 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

Stage I information:

- ☒ 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: Jacy Bolling

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 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

### ALABAMA TRANSPORTATION CENTER

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval 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, the University is requesting approval of a Waiver of the Consultant Selection process and to proceed with architectural services utilizing the firm of Ward Scott Architecture, Inc. of Tuscaloosa, Alabama (WSA); and

WHEREAS, the University proposes to utilize WSA due to their high level of familiarity and knowledge of the University’s standards, and familiarity of the program and previous related work on the Project; and

WHEREAS, the University is requesting approval to accept the final negotiated design fee 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, 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 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 preliminary budget for the Project is as stipulated below:

BUDGET:	PRELIMINARY
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
<b>TOTAL PROJECT COST</b>	<b>\$ 19,500,000</b>

\*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:

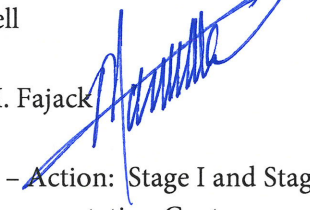
1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget for the Project as stipulated above is hereby approved.

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 be, and each hereby is, authorized to act for and on behalf of the Board to execute a design agreement with Ward Scott Architecture, Inc. of Tuscaloosa, Alabama for architectural services in accordance with Board Rule 415 for this Project.



May 12, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I and Stage II, Waiver submittals:  
Alabama Transportation Center

In accordance with Board Rule 415, the University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage I submittal for the Alabama Transportation Center project (“Project”). This proposed 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.

The proposed Project will entail renovating the former 1 North building on the Peter Bryce Campus for use by the Alabama Transportation Institute (ATI) and potential strategic partners including the Alabama Department of Transportation (ALDOT) and City of Tuscaloosa. ATI has been extremely successful in obtaining research awards, leveraging existing partner relationships, and increasing general growth of the program. Furthermore, the ALDOT regional Transportation Systems Management and Operations Center (TSMO) collaboration, currently a component of ATI, has been successful and has functionally outgrown its space.

The Project will entail a total renovation of the approximately 66,500 gross square foot (gsf) building and an approximate 3,000 gsf addition for enhanced vertical circulation. 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.

Furthermore, the University proposes to utilize Ward Scott Architecture, Inc., of Tuscaloosa, Alabama (WSA) as the architect of record for this Project. The services of WSA are proposed due to their extensive knowledge of the scope and existing facility and University standards. Furthermore, the University has negotiated a design fee based on 6.84% (5.8% x 1.18 Renovation Factor) of the cost of construction, plus \$44,500 for add services, less a credit in the amount of (\$150,842) for familiarity with the program and previous related work on the Project. The 6.84% percentage fee reflects a 6% reduction off the standard basic fee for this type of project (Group III,

WHERE LEGENDS ARE MADE

5.8%, 1.25 Renovation Factor) and the overall fee represents an approximate 16% fee reduction off the standard fee. This fee represents a significant financial benefit to the campus.

Accordingly, the University is requesting approval to utilize WSA for architectural services for this Project.

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.

I have attached a letter of approval by the Vice Chancellor for Finance and Administration and the Chair of the Physical Properties Committee for the Waiver of the Consultant Selection process, Resolution, Executive Summary, Project Summary, Project Planning Report, and Location Map and photos 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 June 4 – 5, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Sommer Coleman  
Tommy Alfano

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

Meeting Date: June 4 – 5, 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:** 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"/> New Construction	Office	45%	31,479
<input 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
<b>TOTAL</b>		<b>100%</b>	<b>69,500</b>

<b>BUDGET</b>	<b>Preliminary</b>
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%)	\$ 1,418,802
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
<b>TOTAL PROJECT COST</b>	<b>\$ 19,500,000</b>

\*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
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>\$454,827</b>

#### 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 3<sup>rd</sup> 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 Submittal: Stage I and Stage II, Waiver  
Meeting Date: June 4 – 5, 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 3<sup>rd</sup> 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.

DATE: June 4-5, 2020

X 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: Alabama Transportation Center  
 2. LOCATION: Former 1 North building on the Peter Bryce Campus  
 3. ARCHITECT/ENGINEER: Requesting in this submittal

## 4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	July-18
	% COMPLETE	75%
	* DATE COMPLETED	
B. PRELIMINARY DESIGN:	DATE INITIATED (Projected)	July-20
	% COMPLETE	0%
	* DATE COMPLETED (Projected)	
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	September-20
	% COMPLETE	0%
	* DATE COMPLETED (Projected)	
D. SCHEDULED BID DATE:		November-20

## 5. CURRENT PROJECT BUDGET:

	PRELIMINARY
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
I. SECURITY/ACCESS CONTROL	\$ 100,000
J. TELECOMMUNICATION/DATA	\$ 308,000
K. CONTINGENCY* (10%)	\$ 1,418,801
L. UA PROJECT MANAGEMENT FEE** (3%)	\$ 468,205
M. ARCHITECT/ENGINEER FEE*** (~8.75%)	\$ 864,686
N. EXPENSES (GEOTECH, CMT, INSPECTIONS)	\$ 258,230
O. OTHER FEES AND SERVICES (POSTAGE, ADVERTISING, PRINTING)	\$ 254,961
<b>P. TOTAL PROJECT COST</b>	<b>\$ 19,500,000</b>

\*Contingency is based on 10% of the cost of Construction, Demolition, Elevator, U & I and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Construction, Demolition, Elevator, U & I, Landscaping, and Contingency.

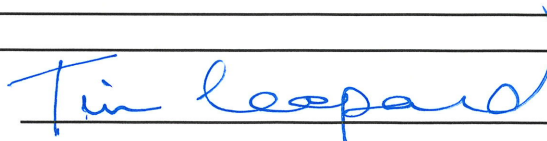
\*\*\*Architect/Engineer Fee is based on 5.8% of the costs of Construction, Demolition, Elevator, U & I and Landscaping plus an 18% renovation factor, plus \$44,500 in additional services, less credits in the amount of \$150,842.

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

## 7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:







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

May 11, 2020

## **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  
Alabama Transportation Center – 1 North Building @ 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.

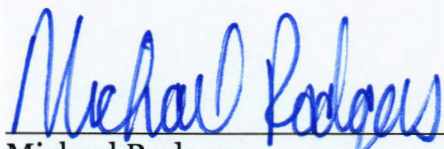
You will find attached a request to waive this Consultant Selection Process on the above referenced project. The University would like to contract with Ward Scott Architecture of Tuscaloosa, AL based on the following:

- 1.) **Familiarity with the Project.** Ward Scott (WSA) is the Architect of Record on the adjacent 2 North building renovation (Cyber Hall), which was completed in 2015. 1 North was constructed at the same time as 2 North and has the same floor plan, structure, and building systems. Also, WSA worked with the Alabama Transportation Institute (ATI) as part of the 2 North renovation. The firm's familiarity and knowledge of the existing facility, the ATI's program and operation, and the University's standards will facilitate an efficient design process and ensure coordination with existing infrastructure, systems, finishes, and materials.
- 2.) **Financial Impact.** The University has negotiated a design fee of 6.844% of the cost of construction (estimated at \$14,188,017.00), or \$971,028.00, with a fee reduction of \$150,842.00 for previous related work on the Project. \$44,500.00 will be added for additional services. The total estimated fee is \$864,686.00. This Project will be funded with an allocation from the 2020 Alabama Public Schools and Colleges Authority Bond (PSCA).



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

May 11, 2020

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  
Alabama Transportation Center  
UA Project #430-20-2412

Dear Dr. Keith and Trustee Wilson,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Alabama Transportation Center project ("Project") proposed to be located at the former 1 North Building on the Peter Bryce Campus. 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 University proposes to utilize Ward Scott Architecture of Tuscaloosa, Alabama (WSA) as the principal design firm for the Project. The services of WSA are proposed due to their extensive knowledge of the existing building and their experience as the Architect of record on the adjacent Cyber Hall. Cyber Hall and 1 North were constructed at the same time and the floor plan, structure and systems are identical. Furthermore, WSA worked with the Alabama Transportation Institute at Cyber Hall and their familiarity with that program and operation will accelerate the design process.

In addition, Ward Scott Architects has a high level of familiarity and knowledge of the University's standards, which will facilitate an efficient design process. Accordingly, the University is requesting approval to utilize Ward Scott Architecture for design services for this Project.

Furthermore, the University has negotiated a design fee based on 6.84% (5.8% x 1.18 Renovation Factor) of the cost of construction, plus \$44,500 for add services, less a credit in the amount of (\$150,842) for familiarity with the program and previous related work on the Project. The 6.84% percentage fee reflects a 6% reduction off the standard basic fee for this type of project (Group III, 5.8%, 1.25 Renovation Factor).

Cost of the Work		Percentage Fee for Building Group III		(x) Renovation Factor/ (-) Credits		Cost for Additional Services		Fee
\$14,188,017	x	5.8%	x	1.25	=			\$1,028,631
\$14,188,017	x	5.8%	x	1.18 (-\$150,842)	+	\$44,500	=	\$864,686

**Total Fee savings = \$163,945 or approximately 16% of standard fee.**

This fee represents a significant financial benefit to the campus.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Ward Scott Architecture, Inc., Tuscaloosa Alabama as the Architect of Record for the Project at a negotiated design fee based on 6.84% of the cost of construction, \$44,500 for additional services, less a credit in the amount of \$150,842 for previous related work on the Project.
3. Submittal to the Physical Properties Committee for review and approval.

The Project will be funded from the 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$19,500,000.

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

Attachment

pc w/atchmts: Michael Rodgers  
Tim Leopard  
Tommy Alfano

Michael Lanier  
Sommer Coleman

WHERE LEGENDS ARE MADE

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- ☒ Recommended for approval.  
☐ Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:

*Dana S Keith*

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Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

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- ☐ Recommended for approval.  
☐ Not Recommendation for Approval. Submit to Physical Properties Committee.

DocuSigned by:

*James W. Wilson, III*

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

WHERE LEGENDS ARE MADE

**ATTACHMENT NO. 1**

Project: Alabama Transportation Center  
BOT Submittal: Stage I and Stage II, Waiver  
Meeting Date: June 4-5, 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 3000 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 3<sup>rd</sup> 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.



# ALABAMA TRANSPORTATION CENTER

## LOCATION MAP





# ALABAMA TRANSPORTATION CENTER

Existing North Elevation





# ALABAMA TRANSPORTATION CENTER

Existing West Elevation





# ALABAMA TRANSPORTATION CENTER

Existing South Elevation

