

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

**\* Board Submittal Checklist No. 2**

**Capital Project – Revised Stage II and Revised Scope and Budget Submittals/1**  
**(Revised Architect Ranking and Revised Scope and Budget) /8**

Campus: The University of Alabama  
Project Name: Smart Communities and Innovation Building  
(formerly known as Alabama Transportation Center)  
UA Project #: 430-20-2412  
Meeting Date: September 16 – 17, 2021

- \* ☒ 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 Senior 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

Prepared by: 

Approved by: 

/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 Senior 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.



August 17, 2021

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 September 16-17, 2021 meeting the following resolution:

- Board Item – Action: Revised Stage II, Waiver of the Consultant Selection Process, and Revised Scope and Budget Submittals: Smart Communities and Innovation Building, UA Project #: 430-20-2412

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

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", written over the printed name of Stuart R. Bell.

Stuart R. Bell  
President

Enclosure



## RESOLUTION

### SMART COMMUNITIES AND INNOVATION BUILDING

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 Smart Communities and Innovation Building (formerly known as the Alabama Transportation Center) project (“Project”) to be located on the Peter Bryce Campus; and

WHEREAS, the Project will be utilized by the Alabama Transportation Institute (ATI) and 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

WHEREAS, 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 November 13, 2020, the Board approved the renderings as submitted; and

WHEREAS, on July 23, 2021, Governor Kay Ivey announced an additional \$16,500,000 Public School and College Authority (PSCA) allocation to the University for the Project and this allocation supports the partnership between the State, the University, Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI) in establishing the Alabama Mobility and Power initiative (AMP); and

WHEREAS, this partnership seeks to create a world-class research and development hub for creating and sustaining modern mobility and power technologies, development, and deployment of charging infrastructure, and managing power delivery to support large scale growth in electric vehicles; and

WHEREAS, the University is requesting approval from the Board for a Revised Scope and Budget to include the necessary infrastructure (including medium voltage grid improvements and service to the facility), research technology, and support equipment to fit-out the balance of the building(first and second floor of the west wing) as necessary for AMP service and support including a screened research and support service yard and an approximately 4,000 GSF garage lab addition and all associated lab soft costs; and

WHEREAS, in order to facilitate the design and installation of the smart grid components, electrical service relocation to the facility and the conversion of APCO facilities in the area from overhead to underground, the University requests approval to complete all necessary agreements with APCO for the aforementioned work; and

WHEREAS, the Board had previously approved the use of Ward Scott Architecture, Inc., of Tuscaloosa, Alabama ("WSA"), as the scope and complexity of the Project has increased, WSA is not able to continue with the Project due to other existing commitments and changes in the structure of the firm; and

WHEREAS, accordingly, the University is proposing to transition the design of the Project to another qualified firm; and

WHEREAS, the University proposes to utilize Davis Architects of Birmingham, Alabama ("Davis Architects") as the principal design firm for the Project; and

WHEREAS, Davis Architects' past experience, understanding, and success in executing the design intent of the University, coupled with adequate resources and available capacity critical to driving the success of design, assures the effort to manage a smooth transition with minimal disruption to the Project schedule; and

WHEREAS, Davis Architects has a high level of familiarity and knowledge of the University's standards and technical research design requirements having successfully completed several teaching and research facilities on campus including the Science and Engineering Complex and the South Engineering and Research Center; and

WHEREAS, the University is requesting approval to utilize Davis Architects of Birmingham, Alabama, as the principal design firm for this Project with a negotiated design fee of \$903,600, as detailed in the budget below; and

WHEREAS, the University is requesting the Board to consider approval of a Revised Budget from \$19,500,000 to \$37,594,500 to reflect the costs of the Revised Architect Fee, Revised Scope, and associated soft costs; 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 with 2020 Alabama Public Schools and Colleges Authority Bond in the amount of \$36,000,000 and University Central Reserves in the amount of \$1,594,500; and

WHEREAS, the Project will eliminate approximately \$16,000,000 in campus building and infrastructure deferred maintenance liability; and

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



BUDGET:	REVISED
Construction	\$ 24,569,024
Demolition	\$ 340,000
Elevator	\$ 350,000
Utilities and Infrastructure	\$ 2,411,628
Landscaping	\$ 250,000
Owner Furnished Equipment – A/V Video Wall	\$ 675,000
Security/Access Control	\$ 250,000
Telecommunication/Data	\$ 550,400
Contingency (10%)*	\$ 2,792,065
UA Project Management Fee (3%)**	\$ 921,382
Architect/Engineer Fee (~6.5%/~4.17%***	\$ 1,062,607
Architect/Engineer Fee****(~3.3%)	\$ 903,006
Non-PSCA Eligible Expenses	\$ 1,594,500
Expenses (Geotech, Construction Materials Testing, Inspections)	\$ 669,927
Other Fees and Services	254,961
<b>TOTAL PROJECT COST</b>	<b>\$ 37,594,500</b>

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

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

\*\*\*WSA Architect/Engineer Fee is based on 5.7% of the cost of Construction in the amount of \$16,711,930, plus a 1.18 Renovation Factor, \$333,939 for design changes and Additional Services, less Credits in the amount of \$86,264, \$56,202 for Contract Procurement not performed, and \$224,809 for Construction Administration not performed, and \$28,101 for final submittal not performed.

\*\*\*\*Davis Architect/Engineer Fee is based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of the Construction budget)], plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

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

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 Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an architectural service agreement with Davis Architects, of Birmingham, Alabama, for design services in accordance with Board Rule 415 for the Project.

ALSO, 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 Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute all necessary agreements with Alabama Power Company or its affiliates required to execute the Project.

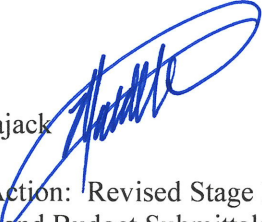


Division of  
Finance and Operations

MEMO

August 18, 2021

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Stage II, Waiver of the Consultant Selection Process, and Revised Scope and Budget Submittals:  
Smart Communities and Innovation Building  
UA Project#: 430-20-2412

On July 23, 2021, Governor Kay Ivey announced an additional \$16,500,000 Alabama Public School and College Authority (PSCA) allocation to the University of Alabama (“University”) for the Smart Communities and Innovation Building (“Project”), formerly known as the Alabama Transportation Center project. This allocation supports the partnership between the State, the University, Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI) in establishing the Alabama Mobility and Power initiative (AMP). This partnership seeks to create a world-class research and development hub for creating and sustaining modern mobility and power technologies, development, and deployment of charging infrastructure, and managing power delivery to support large scale growth in electric vehicles.

The University proposes that the AMP be co-located with the Alabama Transportation Institution (ATI) and Alabama Department of Transportation (ALDOT) in the Smart Communities and Innovation Building. Accordingly, the University is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Revised Scope and Budget to include the necessary infrastructure, research technology, and support equipment to fitout the balance of the building necessary for AMP service and support including an enclosed service yard and garage lab.

In order to facilitate the design and installation of the smart grid components, electrical service relocation to the facility and the conversion of APCO facilities in the area from overhead to underground, the University also requests approval to complete all necessary agreements with APCO for the work. This work will be funded through the PSCA funds and will address significant University deferred maintenance liability relative to the grid in the area.

The University is also requesting approval from Board for a Revised Waiver of the Consultant Selection process for the Project. The Board previously approved the use of Ward Scott Architecture, Inc., of Tuscaloosa, Alabama (WSA) and design had progressed as planned. As the scope and complexity of the Project has increased, WSA is not able to continue with the Project due to other existing commitments and changes in the structure of the firm. Accordingly, the University is proposing to transition the design of the Project to another qualified firm.

The University proposes to utilize Davis Architects of Birmingham, Alabama (“Davis Architects”) as the principal design firm for the Project. Davis Architects’ past experience, understanding, and success in executing the design intent of the University, coupled with adequate resources and available capacity critical to driving the success of design, assures the effort to manage a smooth transition with minimal disruption to the Project schedule.

Additionally, Davis Architects has a high level of familiarity and knowledge of the University's standards and technical research design requirements having successfully completed several teaching and research facilities on campus including the Science and Engineering Complex and the South Engineering and Research Center. Accordingly, the University is requesting approval to utilize Davis Architects for design services for this Project.

Furthermore, the University has negotiated a proposed design fee based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of construction budget)] plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

Lastly, the University is requesting the Board to consider approval of a Revised Budget from \$19,500,000 to \$37,594,500 to reflect the cost of the Revised Architect fee, Revised Scope, and associated soft costs.

The Project will be funded from the 2020 PSCA in the amount of \$36,000,000 and University Central Reserves in the amount of \$1,594,500 for PSCA ineligible expenses including furniture and direct University support such as work orders. This Project will eliminate approximately \$16,000,000 in campus building and infrastructure 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 from the Senior Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Project Summary, Project Planning Report, 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 September 16 – 17, 2021.

MMF/ccj

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

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

Meeting Date: September 16 – 17, 2021

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** **Smart Communities and Innovation Building  
(formerly known as Alabama Transportation Center)**

**PROJECT LOCATION:** South of Kirkbride Lane and east of Randall Way  
Former I North Building on the Peter Bryce Campus

**ARCHITECT:** Requesting in this submittal

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>June 4, 2020</u>
<input type="checkbox"/> Stage II, Waiver	<u>June 4, 2020</u>
<input type="checkbox"/> Stage III	<u>November 13, 2020</u>
<input checked="" type="checkbox"/> Revised Stage II, Waiver of the Consultant Selection Process	
<input checked="" type="checkbox"/> Revised Scope and Budget	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> New Construction	Office	~43%	31,479
<input checked="" type="checkbox"/> Building Addition	Conference and Meeting Room	~15%	11,275
<input checked="" type="checkbox"/> Building Renovation	Circulation and Support Areas	~32%	23,086
<input type="checkbox"/> Equipment	Operations Center	~5%	3,660
<input type="checkbox"/> Other	Garage Lab	~5%	3,861
	<b>TOTAL</b>	<b>100%</b>	<b>73,361</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Construction	\$ 12,848,017	\$ 24,569,024
Demolition	\$ 340,000	\$ 340,000
Elevator	\$ 350,000	\$ 350,000
Utilities and Infrastructure	\$ 500,000	\$ 2,411,628
Landscaping	\$ 150,000	\$ 250,000
Furniture, Fixtures and Equipment	\$ 964,100	\$ 0
Owner Furnished Equipment – A/V Video Wall	\$ 675,000	\$ 675,000
Security/Access Control	\$ 100,000	\$ 250,000
Telecommunication/Data	\$ 308,000	\$ 550,400
Contingency*(10%)	\$ 1,418,801	\$ 2,792,065
UA Project Management Fee**(3%)	\$ 468,205	\$ 921,382
Architect/Engineer Fee***(~6.5.%/~4.17%)	\$ 864,686	\$ 1,062,607
Architect/Engineer Fee****(~3.3%)	\$ -	\$ 903,006
PSCA Ineligible Expenses (Furniture & UA Direct Support)	\$ -	\$ 1,594,500
Expenses (Geotech, Construction Materials Testing)	\$ 258,230	\$ 669,927
Other Fees and Services (Postage, Advertising, Printing)	\$ 254,961	\$ 254,961
<b>TOTAL PROJECT COST</b>	<b>\$ 19,500,000</b>	<b>\$ 37,594,500</b>

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

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

\*\*\*WSA Architect/Engineer Fee is based on 5.7% of the cost of Construction in the amount of \$16,711,930, plus a 1.18 Renovation Factor, \$333,939 for design changes and Additional Services, less Credits in the amount of \$86,264, \$56,202 for Contract Procurement not performed, and \$224,809 for Construction Administration not performed and \$28,101 for final submittal not performed.

\*\*\*\*Davis A/E Fee is based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of construction budget)], plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

73,361 GSF x ~\$6.19/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	\$	36,000,000
University Central Reserves	\$	1,594,500

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

N/A

#### RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The University of Alabama (“University”), Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI), signed a Memorandum of Understanding to establish the Alabama Mobility and Power initiative (AMP). This partnership seeks to create a world-class research and development hub for creating and sustaining modern mobility and power technologies, development of a charging infrastructure, and managing power delivery to support large scale growth in electric vehicles.

The University proposes that the AMP be co-located with the ATI and ALDOT in the Smart Communities and Innovation Building (formerly Alabama Transportation Center). Within five years, the AMP is projected to have nearly 100 new employees and bring annually up to 1,000 trainees from all over the globe to the University’s campus. Therefore, this initiative will have a profound impact on workforce development and economic development in a targeted industry area vital to Alabama. This strategic co-location will also foster unique opportunities for collaboration between operational, research and applied technology partners.

Critically needed space for transportation related planning, research and cooperative initiatives is needed to engage community partners, faculty, undergraduate, graduate, and post-doctoral students. To achieve this initiative, students will be co-located with faculty members, researchers, and also practitioners from the Alabama Department of Transportation (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.

The Alabama Transportation Institution (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.



**ATTACHMENT NO. 1**

Project: Smart Communities and Innovation Building  
(formerly Alabama Transportation Center)

BOT Submittals: Revised Stage II,  
Waiver of the Consultant Selection Process and  
Revised Scope and Budget

Meeting Date: September 16 – 17, 2021

**Project Summary****SMART COMMUNITIES AND INNOVATION BUILDING  
(FORMERLY ALABAMA TRANSPORTATION CENTER)**

The Smart Communities and Innovation Building (formerly Alabama Transportation Center) project (“Project”) involves a comprehensive exterior and interior renovation of an 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 The University of Alabama (“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 Project will eliminate approximately \$16,000,000 in campus building and infrastructure deferred maintenance liability.

The University is proposing a Revised Scope to include the newly established Alabama Mobility and Power initiative (AMP), a partnership between the University, Alabama Power Company (APCO), and Mercedes-Benz U.S. International (MBUSI). The AMP will provide the critical research infrastructure needed to transform the transportation industry in Alabama and make the State a national leader in innovation relating to mobility and power and connecting smart and resilient communities. This initiative will have profound impact on workforce development and economic development in a targeted industry area vital to Alabama. As such, the University will co-locate the AMP with the ATI and ALDOT in the Smart Communities and Innovation Building to appropriately reflect its mission and opportunity. This strategic co-location will also foster unique opportunities for collaboration between operational, research and applied technology partners.

The proposed Revised Scope will include all necessary infrastructure work, smart and resilient grid technology planned in conjunction with APCO, small scale alternative electric generation including solar, battery testing equipment, fitting out the balance of the building, constructing new AMP service and support space and all necessary research and support equipment inclusive of an approximate 3,851 gsf garage lab.

Also in the proposed Revised Scope will be a service yard enclosed with a brick screen wall at the south elevation of the building to visually screen the area from Peter Bryce Boulevard and Randall Way.



Critically needed space for transportation related planning, research and cooperative initiatives is needed to engage community partners, faculty, undergraduate, graduate, and post-doctoral students. To achieve this initiative, students will be co-located with faculty members, researchers, and also practitioners from the Alabama Department of Transportation (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.

The Alabama Transportation Institution (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 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.

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 Project also includes approximately 3,000 gross square feet of addition for an enhanced lobby space and vertical circulation at the main entrance to the building.

Finally, the building façade will be reworked in the course of addressing building envelope issues and to address the exterior architecture of the facility so as to complement the campus milieu.



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

August 13, 2021

## MEMORANDUM

TO: Dr. Dana Keith, Senior Vice Chancellor for Finance and Administration  
Trustee Karen Brooks, Chairwoman, Physical Properties Committee

FROM: Michael Rodgers

SUBJECT: Board Rule 415 Waiver  
Architect/Engineer Selection Process  
Smart Communities and Innovation Building @ UA

Dr. Keith and Trustee Brooks:

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.

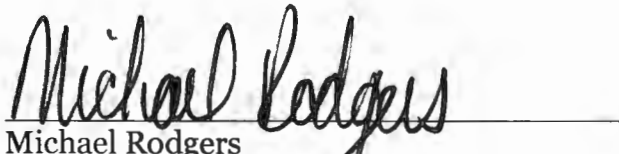
You will find attached a request to waive this Consultant Selection Process on the above referenced project. The Board previously (June 2020) approved Ward Scott Architecture, Inc. (WSA) as the principal design firm for the Project. Design moved forward as planned; however, as the scope and complexity of the Project increased, WSA determined that they would be unable to complete the Project. As a result, the University would like to transition the design of the Project to Davis Architects (Davis) of Birmingham, AL based on the following:

- 1.) **Familiarity with the Project.** Davis has a high level of familiarity and knowledge of the University's standards and technical research design requirements having successfully completed several teaching and research facilities on campus including the Science and Engineering Complex and South Engineering and Research Center.
- 2.) **Schedule Impact.** The firm's experience and understanding in executing the design intent of the University, coupled with adequate resources and available capacity, improves the effort to manage a smooth transition with minimal disruption to the Project schedule.

- 3.) **Financial Impact.** The University has negotiated a design fee (percentage of the cost of construction) of approximately \$823,049.00. The allowable fee according to the DCM fee schedule for this type of Project is \$964,248.00. The negotiated fee represents a savings of approximately \$141,199.00 or approximately 15% off the standard fee for this type of project.

I have reviewed this request and the associated documentation and recommend approval by the Senior Vice Chancellor and the Chairwoman of the Physical Properties Committee. Thereafter, campus officials will be authorized to proceed in negotiating a Consultant Agreement with the preferred firm.

Sincerely,



Michael Rodgers  
Assistant Vice Chancellor for Construction Management



August 12, 2021

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

Trustee Karen Brooks  
Chair, Physical Properties Committee  
2555 14<sup>th</sup> Street, East  
Tuscaloosa, AL 35404

RE: Request for Waiver of Consultant Selection Process - Revised  
Smart Communities and Innovation Building  
UA Project #430-20-2412

Dear Dr. Keith and Trustee Brooks,

The University of Alabama ("University") is requesting a revised Waiver of the Consultant Selection process for the Smart Communities and Innovation Building (formerly known as the Alabama Transportation Center) project ("Project") to be located on the Peter Bryce Campus. A summary of the vision and programs for the Smart Communities and Innovation Building is attached for reference.

The Board of Trustees had previously approved the use of Ward Scott Architecture, Inc. of Tuscaloosa (WSA). Design progressed as planned; however, as the scope and complexity of the Project has increased, WSA is not able to continue with the Project due to other existing commitments and changes in the structure of the firm. Accordingly, the University is proposing to transition the design of the Project to another qualified firm as necessary to maintain the project schedule.

Therefore, the University proposes to utilize Davis Architects of Birmingham, Alabama, ("Davis Architects") as the principal design firm for the Project. Davis Architects' past experience and understanding in executing the design intent of the University, coupled with adequate resources and available capacity, improves the effort to manage a smooth transition with minimal disruption to the Project schedule.

Additionally, Davis Architects has a high level of familiarity and knowledge of the University's standards and technical research design requirements having successfully completed several teaching and research facilities on campus including the Science and Engineering Complex and

Smart Communities and  
Innovation Building  
August 12, 2021  
Page 3

the South Engineering and Research Center. Accordingly, the University is requesting approval to utilize Davis Architects for design services for this Project.

It is important to note that WSA is working diligently to transfer documents to Davis Architects in a format and structure that will be easily adoptable so as to attempt to mitigate any loss in efficiency through this transition. Also, Davis Architects is proposing to use all of the same sub design consultants as WSA, which will also ensure efficiency and continuity of the information. The University's standard required platform for design deliverables, Revit, will also ensure the transfer of the documents in a usable, industry standard manner.

Furthermore, the University has negotiated a design fee based on 5.7% of the cost of Renovation plus a 1.05 Renovation Factor (in lieu of 25% standard), less a credit in the amount of \$762,000, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses. This fee structure represents a significant financial benefit to the campus for the standard fee calculation.

As a Public Schools and Colleges of Alabama (PSCA) Project there were several design services that are typically provided by the University which were not eligible for reimbursement had the University executed the services including furniture selection and interior design. In order to maximize the reimbursable expenses by PSCA, the University included these scopes of service in with the Architects' services.

Cost of Work		Percentage Fee for Building Group III		Renovation Factor		Basic Fee		Credit		Additional Services		Reimbursable Expenses		Total A/E Fee
\$18,163,350	x	5.6%	x	1.25	=	\$1,271,435	-	\$890,005	+	\$84,675	+	\$15,000	=	\$481,105
\$ 3,446,467	x	7.6%	x	1.25	=	\$ 327,414							=	\$327,414
												Utility Package	+	\$155,729
														<u>\$964,248</u>
\$18,163,350	x	5.7%	x	1.05	=	\$1,087,077	-	\$762,000	+	\$84,675	+	\$15,000	=	\$424,752
\$ 3,446,467	x	7.6%			=	\$ 261,932							=	\$261,932
												Utility Package	+	\$136,365
														<u>\$823,049</u>

**Total Fee savings = \$141,199 or approximately 15% 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. Davis Architects, Birmingham, Alabama as the Architect of Record for the Project at a design fee based on 5.7% of the cost of Renovation plus a 1.05 Renovation Factor (in lieu of 25% standard), less a credit in the amount of \$762,000, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator

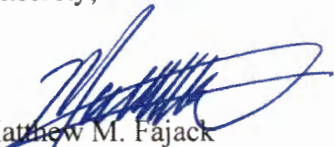
Smart Communities and  
Innovation Building  
August 12, 2021  
Page 3

Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

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 Funds in the amount of \$36,000,000 and from University Central Reserves in the amount of \$1,594,500.

Sincerely,

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

MMF/ccj

Attachment

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

\*\*\*\*\*

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

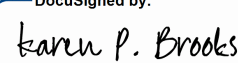
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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

\*\*\*\*\*

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

DocuSigned by:

  
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Trustee Karen Brooks, Chair of the Physical Properties Committee



## THE UNIVERSITY OF ALABAMA SYSTEM

## PROJECT PLANNING REPORT

DATE: September 16 - 17, 2021

\_\_\_\_\_ INITIAL REPORT  
X \_\_\_\_\_ INTERIM REPORT  
 \_\_\_\_\_ FINAL REPORT  
3 \_\_\_\_\_ REPORT NO.

TO: OFFICE OF THE CHANCELLOR  
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT  
THE UNIVERSITY OF ALABAMA

1. PROJECT:	Smart Communities and Innovation Building (formerly Alabama Transportation Center)		
2. LOCATION:	South of Kirkbride Lane and east of Randall Way - Peter Bryce Campus		
3. ARCHITECT/ENGINEER:	Requesting in this submittal		
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	90%	
	* DATE COMPLETED (Projected)	January-22	
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	February-22	
	% COMPLETE	0%	
	* DATE COMPLETED (Projected)	March-22	
D. SCHEDULED BID DATE:		March-22	
5. CURRENT PROJECT BUDGET:	CURRENT	REVISED	
A. CONSTRUCTION	\$ 12,848,017	\$ 24,569,024	
B. DEMOLITION	\$ 340,000	\$ 340,000	
C. ELEVATOR	\$ 350,000	\$ 350,000	
D. UTILITIES AND INFRASTRUCTURE	\$ 500,000	\$ 2,411,628	
E. LANDSCAPING	\$ 150,000	\$ 250,000	
F. FURNITURE, FIXTURES, AND EQUIPMENT	\$ 964,100	\$ -	
G. OWNER FURNISHED EQUIPMENT - A/V VIDEO WALL	\$ 675,000	\$ 675,000	
H. SECURITY/ACCESS CONTROL	\$ 100,000	\$ 250,000	
I. TELECOMMUNICATION/DATA	\$ 308,000	\$ 550,400	
J. CONTINGENCY* (10%)	\$ 1,418,801	\$ 2,792,065	
K. UA PROJECT MANAGEMENT FEE** (3%)	\$ 468,205	\$ 921,382	
L. ARCHITECT/ENGINEER FEE*** (~6.5%/-4.17)	\$ 864,686	\$ 1,062,607	
M. ARCHITECT/ENGINEER FEE**** (~3.3%)	\$ -	\$ 903,006	
N. PSCA INELIGIBLE EXPENSES (Furniture & UA Direct Support)	\$ -	\$ 1,594,500	
O. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 258,230	\$ 669,927	
P. OTHER FEES AND SERVICES (POSTAGE, ADVERTISING,	\$ 254,961	\$ 254,961	
<b>Q. TOTAL PROJECT COST</b>	<b>\$ 19,500,000</b>	<b>\$ 37,594,500</b>	

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

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

\*\*\*WSA A/E Fee is based on 5.7% of the cost of Construction in the amount of \$16,711,930 plus a 1.18 Renovation Factor, \$333,939 for design changes and Additional Services, less Credits in the amount of \$86,264, \$56,202 for Contract Procurement not performed, and \$224,809 for Construction Administration not performed less (\$28,101) final submittal not performed. In negotiation.

\*\*\*\*Davis Architect A/E Fee is based on 5.7% of the cost of Construction [less \$3,446,467 for AMP and \$3,309,207 for Smart Grid (both components of construction budget)] plus a 1.05 Renovation Factor, less a Credit in the amount of \$746,290, plus 7.6% of the cost of the AMP, a Transition Fee Lump Sum in the amount of \$79,960, \$5,237 for the Elevator Package, \$136,365 for the Utility Package, \$84,675 for Additional Services, and \$15,000 for Reimbursable Expenses.

6. FUNDING/RESOURCES: 2020 Alabama Public Schools and Colleges Authority Bond - \$36,000,000  
University Central Reserves - \$1,594,500

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:

*Tim Leopard*



# SMART COMMUNITIES AND INNOVATION BUILDING

(formerly Alabama Transportation Center)

Approved November 2020





# SMART COMMUNITIES AND INNOVATION BUILDING

(formerly Alabama Transportation Center)

## LOCATION MAP

