


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

* Board Submittal Checklist No. 1
Capital Project – Stage I Submittal /1
(General Information Package)

Campus: The University of Alabama
Project Name: Existing Tutwiler Demolition and Site Redevelopment Phase I
UA Project #: 206-20-2446
Meeting Date: September 17 – 18, 2020

- * ☒ 1. Completed Board Submittal Checklist No.1
☒ 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 I Submittal by UA Board of Trustees
☒ 4. Campus correspondence/photos providing supporting project information
☒ 5. Completed Executive Summary – Proposed Capital Project /2
☒ 6. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415
☒ 7. Campus map(s) showing Project site
☐ 8. Business Plan

DocuSigned by:

733A54C78A0D4DA ..

Prepared by: _____

Approved by: Tim Leonard

- /1 Reference Tab 3F – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – 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 18, 2020

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

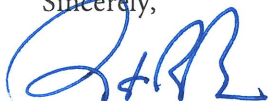
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its September 18, 2020 meeting the following resolution:

- Board Item – Action: Stage I submittal:
Existing Tutwiler Demolition and Site Redevelopment Phase I
UA Project #206-20-2446

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

EXISTING TUTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”) to occur at 901 Paul W. Bryant Drive on the southeast corner of the intersection of Paul W. Bryant Drive (“Bryant Drive”) and 10th Avenue; and

WHEREAS, the Project will consist of the demolition of the existing 270,225 gross square foot Tutwiler Residence Hall, site development to stabilize the area impacted by the demolition, pedestrian pathways, and vehicular access and utilities necessary to service the area; and

WHEREAS, to deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the project for Spring 2023, the University has separated the Project into two (2) packages: Package A–Existing Tutwiler Demolition and Package B – Site Redevelopment Phase I; and

WHEREAS, Package A–Existing Tutwiler Demolition will consist of the abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B–Site Redevelopment Phase I; and

WHEREAS, Package B–Site Redevelopment Phase I will entail the construction of pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue.

WHEREAS, the Project will prepare and appropriately stabilize the site until such time that the final purpose for the site is determined; 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 Housing and Residential Communities Reserves in the amount of \$10,000,000 and will eliminate approximately \$46,000,000 of campus deferred maintenance costs; and

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

BUDGET:	PRELIMINARY
Package A – Existing Tutwiler Demolition and Abatement	\$ 4,025,000
Package B – Site Redevelopment Phase I	\$ 3,297,413
Landscaping	\$ 400,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 772,241
UA Project Management Fee** (3%)	\$ 254,840
Architect/Engineer Fee*** (6.1%)	\$ 471,067
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 200,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 479,439
TOTAL PROJECT COST	\$ 10,000,000

*Contingency is based on 10% of the costs of Package A-Existing Tutwiler Demolition and Abatement, Package B-Site Redevelopment Phase I and Landscaping.

**UA Project Management fee is based on 3% of the costs of Package A, Package B, Landscaping, and Contingency.

***Architect/Engineer fee is based on 6.1% of the costs of Package A, Package B and Landscaping.

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.

August 18, 2020

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage I submittal:
Existing Tutwiler Demolition and Site Redevelopment Phase I
UA Project #206-20-2446

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 Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”) to occur at 901 Paul W. Bryant, on the intersection of Bryant Drive and 10th Avenue, at a total Project budget of \$10,000,000.

This proposed Project will include the demolition of the approximately 270,225 gross square foot building, site development to stabilize the area impacted by the demolition of the existing building, pedestrian pathways, and utilities necessary to service the area.

To deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project for Spring 2023, the University has separated the Project into two (2) packages: Package A – Existing Tutwiler Demolition and Package B–Site Redevelopment Phase I.

Package A – Existing Tutwiler Demolition will consist of the abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B – Site Redevelopment. Package B – Site Redevelopment, Phase I will entail the construction of pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue. Package B – Site Redevelopment Phase I will only stabilize the area of the existing Tutwiler and provide temporary drainage until such time that the final purpose for the site is determined.

WHERE LEGENDS ARE MADE

The Project will be funded from Housing and Residential Communities Reserves in the amount of \$10,000,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$46,000,000.

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 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 September 17 – 18, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Sommer Coleman
Ben Youngblood

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 17 – 18, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Existing Tutwiler Demolition and Site Redevelopment Phase I

PROJECT LOCATION: 901 Paul W. Bryant, southeast corner of the intersection of Paul W. Bryant Drive and 10th Avenue

ARCHITECT: To be determined

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other – Demolition	Housing	100%	(270,225)
	TOTAL	100%	(270,225)

BUDGET	Preliminary
Package A – Existing Tutwiler Demolition	\$ 4,025,000
Package B – Site Redevelopment Phase I	\$ 3,297,413
Landscaping	\$ 400,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 772,241
UA Project Management Fee** (3%)	\$ 254,840
Architect/Engineer Fee*** (6.1%)	\$ 471,067
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 200,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 479,439
TOTAL PROJECT COST	\$ 10,000,000

*Contingency is based on 10% of the costs of Package A-Existing Tutwiler Demolition, Package B-Site Redevelopment, and Landscaping.

**UA Project Management fee is based on 3% of the costs of Package A, Package B, Landscaping, and Contingency.

*** Architect/Engineer fee is based on 6.1% of the costs of Package A and Package B and Landscaping.

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:

Housing and Residential Communities Reserves \$ 10,000,000

O&M Costs:

*O&M Costs \$ N/A

*This project will result in a significant net decrease in O&M cost as the existing Tutwiler is experiencing increased costs due to the age and condition of the facility. Costs for the redeveloped lot will be minimal until such time that the site is fully redeveloped.

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”) will enable The University of Alabama (“University”) to redevelop the former site of Tutwiler Hall for vehicular and pedestrian support of the new development and an appropriate purpose as to be determined.

This proposed Project will also include the construction of a surface drop off parking lot to serve the New Tutwiler Hall and a bus loop for improved traffic flow in the area. Site lighting and a traffic signal along 10th Avenue will be included to address traffic in the area.

The removal of the existing Tutwiler Hall will provide a site for appropriate redevelopment of a facility or space that more closely reflects campus and the new Tutwiler Hall will provide modern space that meets the current needs and expectations of students.

ATTACHMENT NO. 1

Project: Existing Tutwiler Demolition and Site Redevelopment Phase I

BOT Submittal: Stage I

Meeting Date: September 17 – 18, 2020

Project Summary

EXISTING TUTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

The Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”), to occur at 901 Paul W. Bryant Drive, on the southeast corner of the intersection of Paul W. Bryant Drive (“Bryant Drive”) and 10th Avenue, will enable The University of Alabama (“University”) to redevelop the former site of Tutwiler Hall for vehicular and pedestrian support of the new development and an appropriate purpose as to be determined.

The Existing Tutwiler Hall was constructed in 1968 and has housing capacity of 966. The building has significant deferred maintenance needs that cannot be easily or economically addressed given its existing structure and configuration.

This proposed Project will include demolition of the 270,225 gross square foot existing residence hall, site development to stabilize the area impacted by the demolition of the existing residence hall, pedestrian pathways, and utilities necessary to service the area. This proposed Project will also include the construction of a drop off surface lot to serve the New Tutwiler Residence Hall and a bus loop for better traffic flow in the area. Site lighting and a traffic signal along 10th Avenue will be included to address traffic in the area. Utilities including temporary storm drainage and rerouting of existing electrical and telecommunication service will be included in the Project.

To deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project for Spring 2023, the University is separating the Project into two (2) packages: Package A – Existing Tutwiler Demolition and Package B – Site Redevelopment Phase I.

Package A – Existing Tutwiler Demolition will include abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B – Site Redevelopment.

Package B – Site Redevelopment Phase I will include pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue. Phase I will only stabilize the area of the existing residence hall and provide temporary drainage.

This Project will eliminate a deferred maintenance liability in the amount of approximately \$46,000,000.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2019 – 2020

Project Name/Category: Existing Tutwiler Demolition and Site Redevelopment Phase 1
901 Paul W. Bryant Drive
Southeast corner of the intersection of Paul W. Bryant Drive and 10th
Avenue
Campus: The University of Alabama

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

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input type="checkbox"/> renovation of existing space only		_____ GSF

Note: this project will decrease the current campus space inventory by approximately 270,225 gross square feet.

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

Comments:

Not applicable. The Existing Tutwiler Demolition and Site Development Phase I is a demolition and site redevelopment project ("Project"). The existing Tutwiler Hall is being replaced by the new Tutwiler Hall scheduled to open in the Fall of 2022.

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:

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

Comments:

No new space will be provided as a result of this project. The approximately 270,225 gross square foot existing Tutwiler Residence Hall (“Tutwiler”) will be demolished following the completion of the New Tutwiler Residence Hall (“New Tutwiler”) in Fall 2022. The vacated site will be utilized for parking and infrastructure and the site stabilized for a future redevelopment.

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated New Funds from Tuition/Programs \$ NA Yr.

Comments:

This proposed Project will assist The University of Alabama (“University”) with addressing the demand for pedestrian pathways and utility and infrastructure improvements resulting from the construction of the New Tutwiler. The pedestrian pathways will connect the New Tutwiler and surrounding facilities to the core campus. Additionally, safety and security will be enhanced in the area for pedestrians by providing new pedestrian paths, lighting, and enhanced pedestrian safety along Paul W. Bryant Drive (“Bryant Drive”).

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☐ Yes ☒ No

The University will consider the final and future use of this space in the next Master Planning initiative.

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

Source(s)	New Funds (FY2021)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – Housing and Residential Communities	\$10,000,000		Allocated
Totals	\$10,000,000		Allocated

/7 Approved, allocated, pending

Comments:

This proposed Project will be funded from Housing and Residential Communities Reserves in the amount of \$10,000,000.

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:

Not applicable as the proposed Project is for demolition, abatement, and site redevelopment. This project will result in a significant net decrease in O&M cost as the existing Tutwiler is experiencing increased costs due to the age and condition of the facility. Costs for the redeveloped lot will be minimal until such time that the site is fully redeveloped.

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			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds			
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:

Not applicable as the proposed Project is a demolition, abatement and site development and there will be a net decrease in O & M costs.

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

\$ 46,000,000 ~460 % of Total Development Costs

Comments:

Elevators, finishes, mechanical and plumbing systems, and building envelope systems are all current liabilities that the University will eliminate with the demolition of this building.

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

Comments:

This project is part of the overall program to replace the existing Tutwiler Hall with the New Tutwiler Hall which is under construction and planned for completion in Fall of 2022.

The existing Tutwiler building has significant deferred maintenance needs that cannot be easily addressed given its existing structure and configuration.

Utilization of the existing Tutwiler Residence Hall was considered but provided issues with logistics, infrastructure load, parking, deferred maintenance, and student experience. Also, the demand for full occupancy of both residence halls is uncertain.

/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:

Creation of the pedestrian pathway will connect New Tutwiler and surrounding facilities to core campus. Additionally, the safety and security will be enhanced in the area for pedestrians by providing new lighting along Bryant Drive. A decorative wall will be constructed along Bryant Drive to separate pedestrian paths from the roadway and enhance the crosswalk locations.

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

Comments:

This Project is an example of providing support services that ensure a premier academic experience for all students, which is one of the *objectives* stated in Goal #1-to provide a premier undergraduate and graduate education that offers a global perspective and is characterized by outstanding teaching, high-quality scholarship and distinctive curricular and co-curricular programs. Specifically, the infrastructure and pedestrian and traffic improvements that are part of this Project will improve the physical environment of this area of campus, thereby enhancing the students' overall academic experience at the University.

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

Comments:

This proposed Project supports the University's System Core Principle of being accountable for every dollar received while maintaining the highest standards of excellence in every program and endeavor.

The significant deferred maintenance needs could not be easily addressed given the existing residential hall's structure and configuration. An alternative solution for the Project was renovation of the existing Tutwiler Residence Hall; however, with the needed increase in bed spaces and updates in facilities, it was determined that new construction would be more feasible in order to maintain the high standards of residence halls on Campus. Additionally, the loss of beds while a major renovation was being completed would pose an extreme hardship for housing.

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

Comments:

The New Tutwiler Residence Hall student occupants would not have a connection to core campus or the surrounding Greek community. Bus routes, traffic flow, and parking would not be optimal after the New Tutwiler Residence Hall opens. The condition of the existing Tutwiler Hall would have a negative impact on the perception of campus and having a large unoccupied building on campus would be a liability.

EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

SITE MAP



EXISTING TUTTWILER DEMOLITION AND SITE REDEVELOPMENT PHASE I

LOCATION MAP

