

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ^{/1}
(Architectural Design)**

CAMPUS: University of Alabama

PROJECT NAME: University Services Campus Community Safe Room

MEETING DATE: November 3-4, 2022

- ☒ 1. Board Submittal Checklist No. 3
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- ☒ 4. Executive Summary - Proposed Capital Project ^{/2}
- ☒ 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 6. Campus map(s) showing project site

Prepared by: Leila Ahmady

Approved by:

Tim Leaper

NA

^{/1} Reference Tab 3H - Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E - Board Rule 415 Instructional Guide



Office of the
President

October 3, 2022

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 approval under Board Rule 415 the attached documents for a revised Scope and Budget and a revised Stage III submittal for the University Services Campus Community Safe Room construction project.

The submittal reflects the Alabama Department of Mental Health's decision not to participate in the project as originally proposed. Accordingly, the resolution requests authorization for a revised project budget, scope, funding and renderings.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on November 3-4, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell", written over a horizontal line.

Stuart R. Bell
President

Enclosure



RESOLUTION

UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

WHEREAS, the University Services Campus Community Safe Room project (“Project”) at The University of Alabama (“University”) was approved for the Federal Emergency Management Administration (“FEMA”) Pre-Disaster Mitigation Grant Program (“PDMGP”) through the Alabama Emergency Management Agency (“AEMA”); and

WHEREAS, in accordance with Board Rule 415, on February 5, 2021, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Project located at 1690 Ruby Tyler Parkway on the University Services Campus (“USC”); and

WHEREAS, the Project will be designed in accordance with the requirements of FEMA 361 and International Code Council (ICC) 500 and will serve as a Tornado Safe Shelter for the campus community; and

WHEREAS, on June 4, 2021, the Board approved the Board Rule 406 submittal for EnCompass360, Inc. of Gardendale Alabama to administer and coordinate the Project with the grant management process and ensure compliance with the terms of the grant; and

WHEREAS, on September 17, 2021, due to their previous experience with the East Campus storm shelter project and their concurrent work on the Bryce Lawn Community Safe Room project, the Board approved the Waiver of Consultant Selection Process and authorized the University to proceed with architectural design utilizing services of Adams Stewart Architects, LLC, of Robertsdale, Alabama, and to accept a negotiated final design fee; and

WHEREAS, the University negotiated a revised design fee for the Project based on 6.5% of the cost of Construction, Site Development, and Landscaping, less a 9% discount in the amount of \$20,566, plus \$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus \$67,200 re-design fee; and

WHEREAS, on September 17, 2021, the Board approved renderings for a Stage III submittal including supplemental space proposed to be utilized and funded by the Alabama Department of Mental Health (“ADMH”); and

WHEREAS, ADMH has elected not to participate in the Project at this time and therefore the Project design has been revised to reduce the size of the facility to 7,480 gross square feet, which will provide for 833 occupants and meets the requirements and scope of the Grant agreement; and

WHEREAS, responsible officials at the University have reviewed the renderings for the revised Stage III submittal and are recommending approval of said design;

WHEREAS, on August 16, 2022, pursuant to Title 39 State Bid Law of Alabama Code, competitive bids were received for the University Services Campus Community Safe Room – Early Site Development Package of the Project and CivilWorx Construction, LLC, of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$552,000, which is below the cost threshold requiring approval from the Board; and

WHEREAS, the Project design, 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 University is requesting approval for a Revised and Reallocated Budget from \$6,594,221 to \$5,000,000 to reflect the Revised Scope, final negotiated design fees, the Grant Management Fee, the Site Development package bid results and revisions to associated soft costs; and

WHEREAS, the total Project cost in the amount of \$5,000,000 will be funded from the FEMA PDMGP in the amount of \$2,099,964 and University Central Reserves in the amount of \$2,900,036; and

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

BUDGET	REVISED
Construction	\$ 2,854,600
Site Development	\$ 552,000
Landscaping	\$ 109,000
Furniture, Fixtures and Equipment	\$ 245,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 60,000
Contingency* (5%)	\$ 175,780
UA Project Management Fee** (3%)	\$ 110,741
Architect/Engineer Fee*** (~6.5%)	\$ 317,157
Grant Management Fee	\$ 157,320
Other****	\$ 343,402
TOTAL PROJECT BUDGET	\$ 5,000,000

*Contingency is based on 5% of the costs of Construction, Site Development and Landscaping.

**UA Project Management Fee is based on 3% of the costs of Construction, Site Development Landscaping, and Contingency.

*** Architect/Engineer Fee is based on 6.5% of the cost of Construction, Site Development, and Landscaping, less a 9% discount in the amount of \$20,566, plus

\$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus \$67,200 re-design fee.

**** Other includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs, as applicable.

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

1. The revised scope, budget and funding for the Project are hereby approved as stipulated above.
2. The budget reallocation for the Project is hereby approved as stipulated above.
3. The revised Stage III submittal for the Project is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 3-4, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Services Campus Community Safe Room

PROJECT NUMBER: 1037-20-2320

PROJECT LOCATION: University Services Campus, 1690 Ruby Tyler Pkwy, southeast of the Human Resources Building, and immediately north of Ruby Tyler Parkway

ARCHITECT: Adams Stewart Architects, Robertsdale, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☒ Stage III – Revised Scope, Budget and Renderings
- ☐ Stage IV

PREVIOUS APPROVALS:

February 5, 2021

September 17, 2021

September 17, 2021

November 4, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	General Use Facilities	~61%	4,526
<input type="checkbox"/> Building Addition	Central Service/Support	~ 8%	617
<input type="checkbox"/> Building Renovation	Circulation Area	~11%	831
<input type="checkbox"/> Equipment	Building Service Area	~ 8%	611
	Mechanical Area	~ 12%	895
TOTAL		100%	7,480

BUDGET	Current	Revised
Construction	\$ 4,278,260	\$ 2,854,600
Site Development	\$ 280,000	\$ 552,000
Landscaping	\$ 109,000	\$ 109,000
Furniture, Fixtures and Equipment	\$ 400,000	\$ 245,000
Security/Access Control	\$ 100,000	\$ 75,000
Telecommunication/Data	\$ 225,000	\$ 60,000
Contingency* (5%)	\$ 233,363	\$ 175,780
UA Project Management Fee** (3%)	\$ 147,019	\$ 110,741
Architect/Engineer Fee*** (6.5%)	\$ 313,831	\$ 317,157
Grant Management Fee	\$ 0	\$ 157,320
Expenses (Surveys, Testing, Inspections)	\$ 56,882	\$ 0
Other****	\$ 450,866	\$ 343,402
TOTAL PROJECT COST	\$ 6,594,221	\$ 5,000,000
Construction Cost per square foot: \$479		

*Contingency is based on 5% of the costs of Construction, Site Development and Landscaping.

**UA Project Management Fee is based on 3% of the costs of Construction, Site Development Landscaping, and Contingency.

*** Architect/Engineer Fee is based on 6.5% of the cost of Construction, Site Development, and Landscaping, less a 9% discount in the amount of \$20,566, plus \$35,009 for FEMA documentation, plus not-to-exceed \$7,000 for reimbursable expenses, and plus \$67,200 re-design fee.

**** Other includes Geotech, Construction Materials Testing, Special Inspections, Advertising, Printing, and other associated project costs, as applicable.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

7,480 gsf x ~\$2.77/gsf \$ 20,720

Total Estimated Annual O&M Costs: \$ **20,720**

FUNDING SOURCE:

FEMA \$ 2,099,964

University Central Reserves \$ 2,900,036

O&M Costs: University Annual Operating Funds \$ 20,720

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The Project will consist of the construction of an above ground tornado and extended severe weather event facility designed in accordance with the requirements of FEMA 361 and ICC 500. The 7,480 gross square feet facility will support approximately 833 occupants and meets the requirements and scope of the Grant agreement.

Key design elements that will be included in the Project are restrooms sized to accommodate design occupancy, emergency generator sized to run building systems, impact resistant construction, and a structure designed to resist wind speeds up to 250 miles per hour.

Once ADMH elected not to participate in the project scope revisions were necessary to reduce the size of the facility from 14,772 gross square feet to 7,480 gross square feet. Revisions include removal of the North and South Wing from the Project design as well as roof and other envelope adjustments.

The facility will be constructed to be complementary to the surrounding facilities including a brick façade, gabled portico and appropriate landscaping. The building is sited symmetrically around the oval between the Human Resources Building and the Campus Support Services building so that the Campus Support Services building, and the Storm Shelter will frame the Human Resources building in an appropriate composition of the space and structures.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	May 2021
PRELIMINARY DESIGN:	Date Initiated	May 2021
	% Complete	100%
	Date Completed	August 2021
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2021
	% Complete	50%
	Date Completed	October 2022
SCHEDULED BID DATE (main package):		December 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed University Services Campus Community Safe Room project (“Project”) will enhance safety and security during severe weather events for students, staff, and visitors in the vicinity of the University Services Campus. The location was selected to serve the overall area as there is a high density of employees on the University Services Campus as well as students in the surrounding housing complexes along Helen Keller Boulevard. It will also provide convenient access due to several existing parking lots in the area.

UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Existing Site Conditions



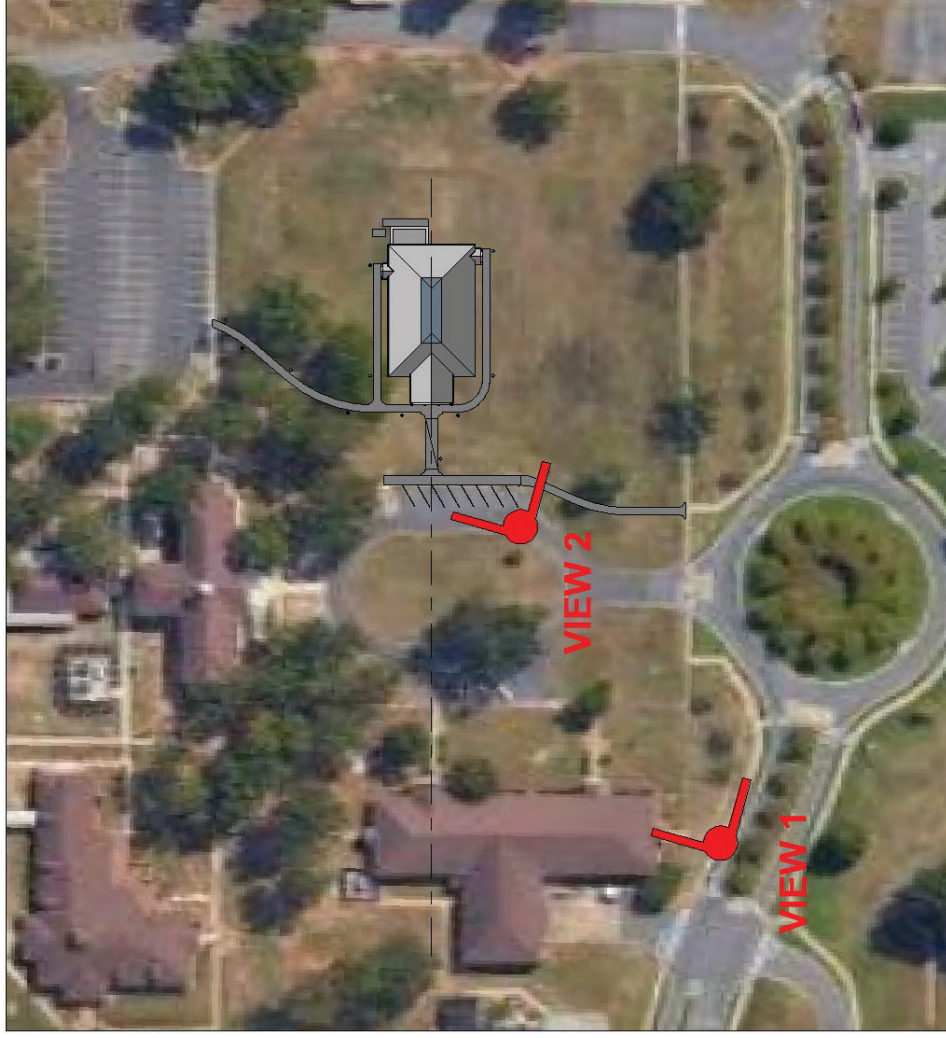
East Elevation



North Elevation

UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Vantage Points



UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Vantage Point 1

View from Ruby Tyler Parkway looking Northeast



UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Vantage Point 2

View from North River Drive looking East



UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Massing Study

Name of Building	Height from Finished Floor to Roof Ridge	Width (East to West)	Depth (North to South)
University Services Campus Community Safe Room	~16 feet	~65 feet	~129 feet
Human Resources Building	~35 feet	~169 feet	~199 feet
Campus Support Services Building	~30 feet	~131 feet	~235 feet

UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

LOCATION MAP



