

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

**\* Board Submittal Checklist No. 3**

**Capital Project – Stage II, Stage III, and Budget Reallocation Submittals /1**  
**(Architect Ranking, Architectural Design, and Budget Reallocation)**

Campus: The University of Alabama  
Project Name: University Services Campus Community Safe Room  
UA Project #: 1037-20-2320  
Meeting Date: September 16 – 17, 2021

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Proposed Resolution requesting approval of the Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☐\* 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☒ 7. Project Summary (Brief description of project and materials of construction)
- ☒ 8. Project Planning Report /2
- ☐\* 9. 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
- ☒ 10. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 11. Campus map(s) showing location of project site
- ☐ 12. Final Business Plans (if applicable) /3

\*Request for Waiver of the Consultant Selection process.

Prepared by: 

Approved by: Tim Leopard

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

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

/3 Reference Tab 3V - Board Rule 415 Instructional Guide

\* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.



Office of the  
President

August 10, 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: Stage II, Waiver, Stage III, and Budget Reallocation Submittals: University Services Campus Community Safe Room, UA Project #1037-20-2320

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

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", 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 a Stage I for the University Services Campus (USC) Community Safe Room project (“Project”); and

WHEREAS, the Project will consist of the construction of an approximately 14,772 gross square foot safe shelter suitable to accommodate 833 occupants during severe weather events; and

WHEREAS, this 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 intended occupants; and

WHEREAS, Adams Stewart Architects, LLC, of Robertsdale, Alabama (“Adams Stewart”) previously engaged by the University to perform programming and schematic design services associated with the necessary grant application submittal documents for three (3) Community Safe Rooms of which the USC Community Safe Room is a part; and

WHEREAS, Adams Stewart was the architect of Record for the previously completed and successful East Campus storm shelter project and has exclusive knowledge of the design and construction proposed for the Community Safe Rooms and familiarity of the University’s standards which will result in an efficient design and construction process; and

WHEREAS, Adams Stewart is committed to completing the design to allow the Project to proceed as scheduled in Fall 2021 with completion by early Spring 2023, the University is requesting approval for waiver of the Consultant Selection Process and to proceed with architectural design utilizing the architectural services of Adams Stewart Architects, LLC, of Robertsdale, Alabama; and

WHEREAS, the University has negotiated a final design fee for the Project based on 6.4% of the cost of construction, site development, and landscaping, less a 9% discount in the amount of \$26,883, plus \$35,009 for FEMA documentation, and not-to-exceed \$7,000 for reimbursable expenses for a total fee of \$313,830; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final negotiated architectural fee for the Project; and

WHEREAS, responsible officials at the University of received renderings for the Stage III submittal and are recommending approval of said design; 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 Project will be developed and funded in partnership with the Alabama Department of Mental Health (ADMH); and

WHEREAS, the total Project cost in the amount of \$6,594,221 will be funded from the FEMA PDMGP in the amount of \$2,099,964; ADMH in the amount of \$3,597,678; and, University Central Reserves in the amount of \$896,579; and

WHEREAS, the budget for the Project remains as stipulated:

BUDGET	REVISED
Construction	\$ 4,278,260
Site Development	\$ 280,000
Landscaping	\$ 109,000
Furniture, Fixtures and Equipment	\$ 400,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 225,000
Contingency* (5%)	\$ 233,363
UA Project Management Fee** (3%)	\$ 147,019
Architect/Engineer Fee*** (~6.72%)	\$ 313,831
Expenses (Surveys, Testing, Inspections)	\$ 56,882
Other Fees and Services (Advertising, Printing and Postage)	\$ 450,866
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 6,594,221</b>

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

\*\*UA Project Management fee is based on 3% of Construction, Site Development, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.4% of the cost of construction, site development, and landscaping, less a 9% discount in the amount of \$26,883, plus \$35,009 for FEMA documentation, and not-to-exceed \$7,000 for reimbursable expenses for a total fee of \$313,830.

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

1. The Budget Reallocation for the Project is hereby approved as stipulated above.
2. The Stage III submittal for the Project 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 Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the board to execute a design service agreement with Adams Stewart, Architects, LLC, of Robertsdale, Alabama, for design services in accordance with Board Rule 415 for the Project.

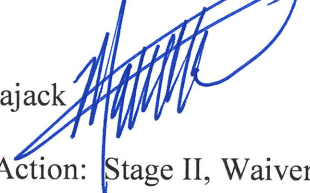


Division of  
Finance and Operations

# MEMO

August 11, 2021

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage II, Waiver, Stage III, and Budget Reallocation submittals:  
University Services Campus Community Safe Room  
UA Project #1037-20-2320

The University of Alabama (“University”) previously engaged Adams Stewart Architects, LLC, Robertsdale, Alabama (“Adams Stewart”) to perform programming and schematic design services associated with the necessary grant application submittal documents for Community Safe Rooms (Safe Rooms). The University was subsequently awarded three (3) FEMA Pre-Disaster Mitigation Grant Program (PDMGP) for the Safe Room projects of which the University Services Campus (USC) Community Safe Room is a part of.

Adams Stewart assisted with the grant application submittal process for Safe Rooms and has extensive knowledge of the design and construction proposed for the Safe Rooms and familiarity of the University’s standards, which will result in an efficient design and construction process. Furthermore, Adams Stewart was the Architect of Record for the previously completed and successful East Campus storm shelter project and has significant experience with FEMA grant requirements and the Alabama Division of Construction Management requirements for storm shelters. Adams Stewart is also committed to completing the design to allow the Safe Rooms to proceed as scheduled in Fall 2021 with completion by early Spring of 2023.

Accordingly, the University is requesting a Waiver of the Consultant Selection Process for the proposed Project to utilize Adams Stewart, LLC, Robertsdale, Alabama, as the principal design firm for this Project.

Additionally, the University has negotiated a design fee based on 6.4% of the cost of Construction, Site Development, and Landscaping, less a 9% discount in the amount of \$26,883, plus the cost of FEMA documentation in the amount of \$35,009, and reimbursable expenses not-to-exceed \$7,000 for a total fee of \$313,830. The University is requesting acceptance of this negotiated fee for the project.

Accordingly, the University is requesting approval for a Budget Reallocation to reflect the final negotiated design fee.

Lastly, pursuant to Rule 415, the University has received renderings for the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

The total Project cost in the amount of \$6,594,221 will be funded from the FEMA PDMGP in the amount of \$2,099,964; the Alabama Department of Mental Health in the amount of \$3,597,678; and, University Central Reserves in the amount of \$896,579.

I have attached a Letter of Approval for the Waiver of the Consultant Selection Process from the Senior Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Project Planning Report, Project Summary, Renderings, 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

Attachments

pc w/atchmnts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Leila Ahmady

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

Meeting Date: September 16 – 17, 2021

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

**PROJECT NAME:** University Services Campus Community Safe Room

**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 - Requesting in this submittal

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>February 5, 2021</u>
<input checked="" type="checkbox"/> Stage II, Waiver	
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Budget Reallocation	
<input type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Other (All Purpose)	~84 %	12,463
<input type="checkbox"/> Building Renovation	Support Services	~16 %	2,309
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100 %</b>	<b>14,772</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Construction	\$ 4,278,260	\$ 4,278,260
Site Development	\$ 280,000	\$ 280,000
Landscaping	\$ 109,000	\$ 109,000
Furniture, Fixture and Equipment	\$ 400,000	\$ 400,000
Security/Access Control	\$ 100,000	\$ 100,000
Telecommunication/Data	\$ 225,000	\$ 225,000
Contingency* (5%)	\$ 233,363	\$ 233,363
UA Project Management Fee ** (3%)	\$ 147,019	\$ 147,019
Architect/Engineer Fee*** (~6.72%)	\$ 384,416	\$ 313,831
Expenses (Geotech, Construction Materials Testing)	\$ 30,000	\$ 56,882
Other Fees and Services (Testing, Advertising, Inspections and Printing)	\$ 407,163	\$ 450,866
<b>TOTAL PROJECT COST</b>	<b>\$ 6,594,221</b>	<b>\$ 6,594,221</b>

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

\*\*UA Project Management fee is based on 3% of the cost of Construction, Site Development, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.4% of the cost of construction, site development, and landscaping, less a 9% discount in the amount of \$26,883, plus \$35,009 for FEMA documentation, and not-to-exceed \$7,000 for reimbursable expenses for a total fee of \$313,830.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

14,772 gsf x ~\$2.27/gsf	\$	33,545
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>33,545*</b>

\*O & M costs will be shared with Alabama Department of Mental Health on a pro rata basis.

#### **FUNDING SOURCE:**

Capital Outlay:

Federal Emergency Management Administration - Pre-Disaster Mitigation Grant Program	\$	2,099,964
Alabama Department of Mental Health	\$	3,597,678
University Central Reserves	\$	896,579
 O&M Costs:		
Alabama Department of Mental Health	\$	16,830
University Annual Operating budget	\$	16,317

#### **NEW EQUIPMENT REQUIRED:**

Not Applicable.

#### **RELATIONSHIP & 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 in the area and also students in the surrounding housing complexes along Helen Keller Boulevard. It will also provide quick access due to several existing parking lots in the area.

**ATTACHMENT NO. 1**

Project: University Services Campus  
Community Safe Room

BOT Submittals – Stage II, Waiver, Stage III  
and Budget Reallocation

Meeting Date: September 16 – 17, 2021

**Project Summary****UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM**

The University Services Campus Community Safe Room project (“Project”) will be located on the University Service Campus (USC), at 1690 Ruby Tyler Parkway, southeast of the Human Resources Building, and immediately north of Ruby Tyler Parkway.

Due to the lack of appropriate storm shelter space on the USC and east of McFarland Boulevard, The University of Alabama (“University”) submitted a grant request for the Project in response to FEMA’s Pre-Disaster Mitigation Grant Program in January 2020 and were notified of award in October 2020. The Project will be in collaboration with the Alabama Department of Mental Health (ADMH) and both capital and operational cost will be shared on a pro rata basis.

The building will be constructed to withstand wind speeds up to 250 MPH in accordance with FEMA 361-Guidance for Community and Residential Safe Rooms and ICC 500-Standard for the Design and Construction of Storm Shelters. The 14,772 gross square foot (GSF) facility (7,520 GSF of non-hardened and 7,252 GSF of rated shelter) will support 833 total occupants. The non-hardened 7,520 gsf space will allow the ADMH to use the facility as a temporary shelter during long term severe weather events such as hurricanes or for swing space if a facility is offline for an extended duration. This space will include showers, a medicine room, laundry services, serving kitchen and dining as well as housing for 50 clients and 15 staff.

The Project will enhance safety during severe weather events for University students, staff, and visitors to the USC, and those in close proximity to the facility. The ADMH will not use the facility during tornado events.

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



**THE UNIVERSITY OF ALABAMA SYSTEM**  
**PROJECT PLANNING REPORT**  
DATE: SEPTEMBER 16 - 17, 2021

INITIAL REPORT  
X INTERIM REPORT  
FINAL REPORT  
2 REPORT NO.

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

FROM: OFFICE OF THE PRESIDENT  
THE UNIVERSITY OF ALABAMA

1. PROJECT: University Services Campus Community Safe Room

2. LOCATION: University Services Campus, 1690 Ruby Tyler Parkway, southeast of Human Resources Building, and immediately north of Ruby Tyler Parkway

3. ARCHITECT/ENGINEER: Adams Stewart Architects - Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	March-21
	% COMPLETE	100%
	* DATE COMPLETED	May-21
B. PRELIMINARY DESIGN:	DATE INITIATED	May-21
	% COMPLETE	100%
	* DATE COMPLETED	August-21
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	August-21
	% COMPLETE	0%
	* DATE COMPLETED	October-21
D. SCHEDULED BID DATE:		October-21

5. CURRENT PROJECT BUDGET:		
	CURRENT	REVISED
A. CONSTRUCTION	\$ 4,278,260	\$ 4,278,260
B. SITE DEVELOPMENT	\$ 280,000	\$ 280,000
C. LANDSCAPING	\$ 109,000	\$ 109,000
D. FURNITURE FIXTURE & EQUIPMENT	\$ 400,000	\$ 400,000
E. SECURITY/ACCESS CONTROL	\$ 100,000	\$ 100,000
F. TELECOMMUNICATION/DATA	\$ 225,000	\$ 225,000
G. CONTINGENCY* (5%)	\$ 233,363	\$ 233,363
H. UA PROJECT MANAGEMENT FEE** (3%)	\$ 147,019	\$ 147,019
I. ARCHITECT/ENGINEER FEE *** (~6.72%)	\$ 384,416	\$ 313,831
J. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 30,000	\$ 56,882
K. OTHER FEES AND SERVICES (TESTING, ADVERTISING, INSPECTIONS AND PRINTING)	\$ 407,163	\$ 450,866
<b>L. TOTAL PROJECT COST</b>	<b>\$ 6,594,221</b>	<b>\$ 6,594,221</b>

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

\*\*UA Project Management fee is based on 3% of the cost of Construction, Site Development, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.4% of the cost of construction, site development, and landscaping, less a 9% discount in the amount of \$26,883, plus \$35,009 for FEMA documentation, and not-to-exceed \$7,000 for reimbursable expenses for a total fee of \$313,830.

6. FUNDING/RESOURCES: FEMA - PDMGP - \$2,099,964

Alabama Mental Health Department - \$ 3,597,678

University Central Reserves - \$896,579

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:

*Tim Leopold*





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

May 4, 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  
University Services Campus, Facilities, and Bryce Lawn Community Safe Rooms  
@ 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 projects. The University would like to contract with Adams Stewart Architects, LLC of Robertsdale, AL based on the following:

- 1.) **Familiarity with the Project.** Adams Stewart is being proposed as the designer for these Projects based on their substantial existing knowledge of the design and construction proposed for the Projects and familiarity with University standards. Adams Stewart provided programming and schematic design services associated with the necessary FEMA pre-disaster mitigation grant application submittal documents. Additionally, Adams Stewart was the Architect of Record on the East Campus Storm Shelter (completed in 2015). This foundation of familiarity and knowledge of the FEMA grant requirements, the DCM requirements for storm shelters, and the University's design guidelines and standards will facilitate an efficient design process and ensure effective Project coordination.

- 2.) **Financial Impact.** The three Projects will be executed simultaneously. As a result, the University has negotiated a 9% discount (\$76,131.42) off the total design fee for the three Projects. A breakdown of discount by Project:

University Services Campus:

$\$4,667,260.00 \times 6.4\% = \$298,704.64$ , discount of 9% (\$26,883.42) = \$271,821.22

Bryce Lawn:

$\$8,000,000.00 \times 6.1\% = \$488,000.00$ , discount of 9% (\$43,920.00) = \$444,080.00

Facilities Complex:

$\$800,000.00 \times 7.4\% = \$59,200.00$ , discount of 9% (\$5,328.00) = \$53,872.00

In addition, the University has negotiated a discount on the 1.5% administration fee for FEMA associated grant documentation requirements. The total discount for the administrative fee on the three Projects equates to \$119,000.00 (an approximately 61% reduction).

Reimbursable expenses for the three Projects shall not exceed \$20,000.00.

The applicable fee discounts and individual design fees will be included in each respective Project budget when presented to the Board.

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



May 4, 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  
 Community Safe Rooms  
 UA Projects: University Services Campus Community Safe Room – No. 1037-20-2320  
 Facilities Community Safe Room – No. 326-20-2319  
 Bryce Lawn Community Safe Room – No. 356-20-2318

Dear Dr. Keith and Trustee Brooks,

Adams Stewart Architects, LLC, Robertsdale, Alabama (“Adams Stewart”), was previously engaged by The University of Alabama (“University”) to perform programming and schematic design services associated with the necessary grant application submittal documents for the Community Safe Rooms proposed to be located on the University Services Campus, Ruby Tyler Parkway; Facilities Complex, 1205 14<sup>th</sup> Street; and Bryce Lawn, Campus Drive East (“Projects”). The University was subsequently awarded three (3) FEMA Pre-Disaster Mitigation Grants (“PDMC”) for these Projects. The PDMC will cover 75% of all eligible costs for the projects.

Adams Stewart assisted with the grant application submittal process for the Projects and has extensive knowledge of the design and construction proposed for the Projects and familiarity of the University’s standards, which will result in an efficient design and construction process. Furthermore, Adams Stewart was the Architect of Record for the previously completed and successful East Campus storm shelter project and has significant experience with FEMA grant requirements and the Alabama Division of Construction Management requirements for storm

shelters. Adams Stewart is also committed to completing the design to allow the Projects to proceed as scheduled in Fall 2021 with Project completions by early Spring of 2023.

As these three Projects will be simultaneously executed, there will be beneficial economies of scale and efficiencies realized. Accordingly, the University has negotiated a design fee for the Projects based on a negotiated discount of \$76,131 or 9% of the standard fee off of the total fee for the three (3) projects. Furthermore, a 1.5% administration fee for FEMA associated grant documentation requirements is standard for projects of this type and the University has negotiated a discount of \$119,000 or approximately 61% reduction for this fee for the Projects.

**The proposed fees represent a significant financial benefit to the campus.**

Approval is hereby requested for:

1. Waiver of Consultant Selection process for each individual project.
2. Adams Stewart Architects, LLC, Robertsedale, Alabama, as the design service provider for the Projects at a negotiated design as follows:
  - a. 9% discount off of the basic design fee for each Project.
  - b. A discount of \$119,000, or approximately 61%, off of the FEMA administration fee for the Projects.
  - c. Reimbursable expenses not to exceed \$20,000.
3. Submittal to the Physical Properties Committee for review and approval.

Please note that the applicable fee discounts will be reflected in the individual design fee for each respective project's budget as the University must distinctly account for each grant. While the University negotiated the fee discount to be applicable to the Facilities Community Safe Room too, that project will not be submitted as a Board Rule 415 project as it is under the cost threshold for a capital project. If you have any questions or concerns, please feel free to contact me.



Matthew M. Farack

Vice President for Finance and Operations  
 and Treasurer

MMF/ccj

Attachment

pc w/atchmts: Michael Rodgers  
 Michael Lanier

Tim Leopard  
 Dennis McDaniel

Leila Ahmady

Community Safe Rooms

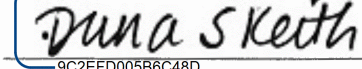
May 4, 2021

Page 3

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

DocuSigned by:

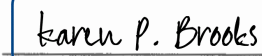


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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

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

DocuSigned by:



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Trustee Karen Brooks, Chair for Physical Properties Committee



# UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

## SITE MAP





# UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

## Existing Site Conditions



East Elevation

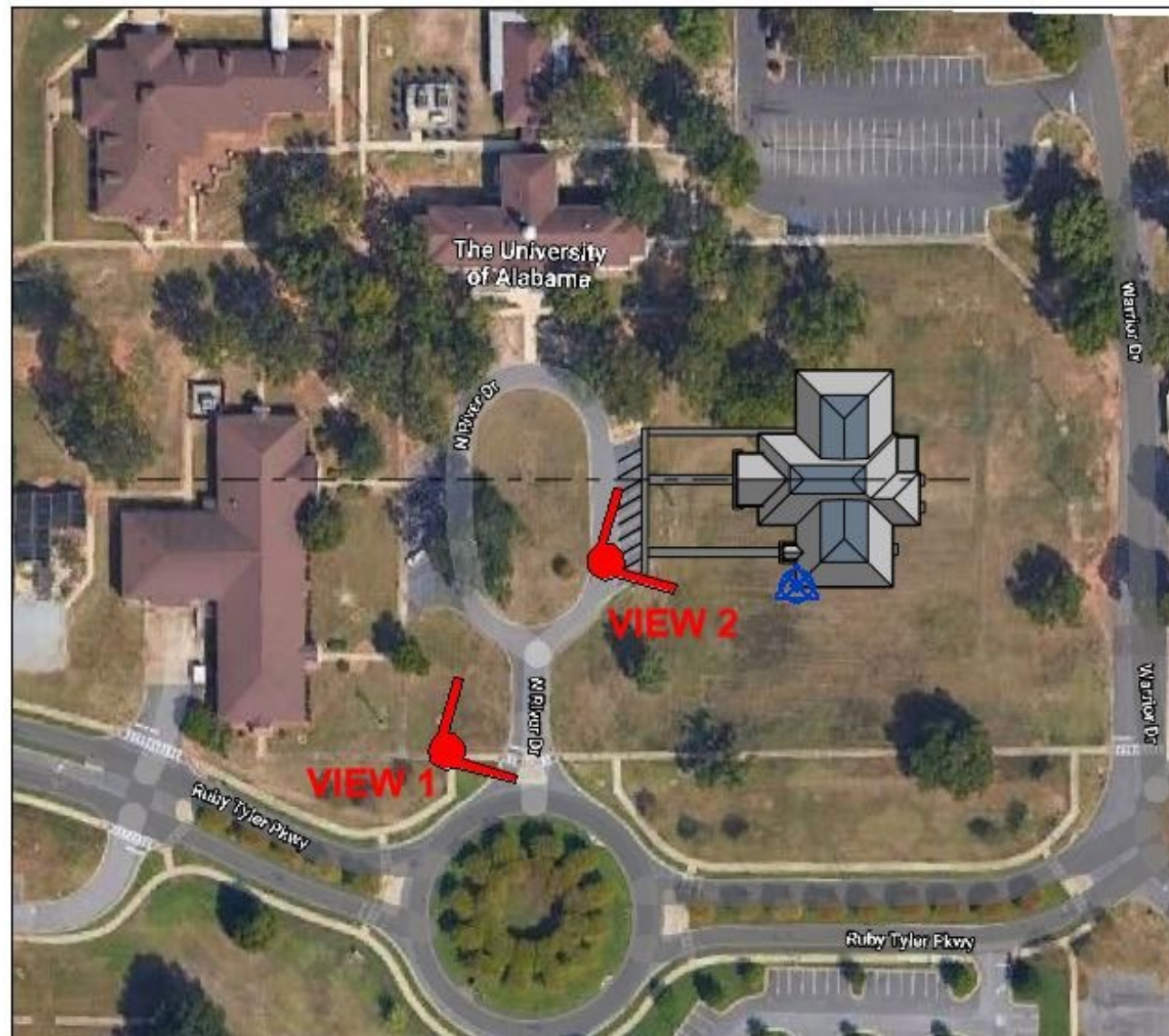


North Elevation



# UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

## Vantage Points





# UNIVERSITY SERVICES CAMPUS COMMUNITY SAFE ROOM

Vantage Point 1  
View from Ruby Tyler Parkway looking East





# 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	~25 feet	~134 feet	~159 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

