

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

*** Board Submittal Checklist No. 3
Capital Project – Stage III Submittal /1
(Architectural Design)**

Campus: The University of Alabama
Project Name: Bryce Lawn Community Safe Room
UA Project #: 356-21-2318
Meeting Date: November 4 – 5, 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 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. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

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 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.

September 29, 2021

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

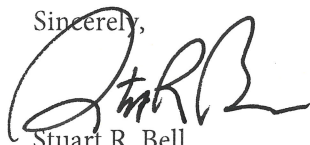
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its November 4-5, 2021 meeting the following resolution:

- Board Item – Action: Stage III submittal: Bryce Lawn Community Safe Room, UA Project #356-21-2318

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

BRYCE LAWN COMMUNITY SAFE ROOM

WHEREAS, The Bryce Lawn 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, on September 17, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I and Campus Master Plan Amendment submittals for the Project; and

WHEREAS, on September 17, 2021, due to their commitment to completing the design to allow the Safe Rooms to proceed as scheduled in Spring 2022 with completion by Spring 2023, the Board approved the Waiver of Consultant Selection Process and to proceed with architectural design utilizing services of Adams Stewart Architects, LLC, of Robertsdale, Alabama and to accept a negotiated final design fee for this Project based on 6.1% of the cost of construction and landscaping, less a 9% discount in the amount of \$43,920, plus \$40,000 for FEMA documentation and reimbursable expenses in the amount of \$10,000; and

WHEREAS, the Project will consist of the construction of an approximately 13,757 gross square foot multipurpose safe shelter suitable to accommodate 1,000 occupants during severe weather events and the space has been designed to be flexible for group sizes and needs and will feature spaces with operable partitions so that spaces can be easily adjusted for events, meetings, and study groups; and

WHEREAS, as the Project’s primary use and purpose is a Tornado Safe Shelter, the University will operate the facility under appropriate policies and procedures to ensure availability of the shelter during severe weather events in accordance with the terms of the PDMGP; 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 intended occupants; and

WHEREAS, the Project will be programmed for priority use by National Pan-Hellenic Council (NPHC) and Alabama United Greek Council (UGC) chapters for meetings, events, study groups and other uses during non-storm periods; and

WHEREAS, the total Project cost in the amount of \$9,657,971 will be funded from the FEMA PDMGP in the amount of \$3,565,669, and University Central Reserves in the amount of \$6,092,302; and

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

WHEREAS, the Project program, design and materials have been reviewed and are consistent with University Design Standards and the principles contained therein; and

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

| BUDGET | CURRENT |
|---|---------------------|
| Construction | \$ 7,900,000 |
| Landscaping | \$ 100,000 |
| Furniture, Fixtures and Equipment | \$ 113,200 |
| Security/Access Control | \$ 100,000 |
| Telecommunication/Data | \$ 225,000 |
| Contingency* (5%) | \$ 400,000 |
| UA Project Management Fee** (3%) | \$ 252,000 |
| Architect/Engineer Fee*** (~6.2%) | \$ 494,080 |
| Expenses (Surveys, Testing, Inspections) | \$ 60,717 |
| Other Fees and Services (Advertising, Printing and Postage) | \$ 12,974 |
| TOTAL PROJECT BUDGET | \$ 9,657,971 |

*Contingency is based on 5% of Construction and Landscaping.

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


***Architect/Engineer fee is based on 6.1% of the cost of Construction and Landscaping, less a 9% discount in the amount of \$43,920, plus \$40,000 for FEMA documentation and reimbursable expenses in the amount of \$10,000.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal package for the Project is hereby approved.

October 1, 2021

MEMORANDUM:

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:
Bryce Lawn Community Safe Room
UA Project #356-21-2318

Pursuant to Board Rule 415, officials of The University of Alabama (“University”) have received renderings for the Bryce Lawn Community Safe Room Project (“Project”) and are requesting approval of the Stage III submittal based on the renderings presented.

This Project will enhance safety during severe weather events for students, staff, and visitors in the vicinity of the Bryce Lawn area and be prioritized for use for other campus needs and events by the National Pan-Hellenic Council and Alabama United Greek Council in accordance with appropriate operational policies and procedures for the shelter. The Project will entail an above the ground tornado and extended severe weather event facility designed in accordance with the requirements of FEMA 361 and International Code Council ICC 500 for storm shelters. The 13,757 gross square foot structure will accommodate 1,000 occupants.

The Project design, materials, location, and program have been reviewed and are consistent with the amended Campus Master Plan, University Design Standards, and the principles contained therein.

The total Project cost in the amount of \$9,657,971 will be funded from the FEMA Pre-Disaster Mitigation Grant Program through the Alabama Emergency Management Administration in the amount of \$3,565,669, and University Central Reserves in the amount of \$6,092,302.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Location Map, and Renderings 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 November 4 – 5, 2021.

MMF/ccj

pc w/atchmts: Michael Rodgers
Leila Ahmady
Tim Leopard
Steven Hood

Meeting Date: November 4 – 5, 2021

| | |
|--------------------------|---|
| CAMPUS: | <u>The University of Alabama, Tuscaloosa, Alabama</u> |
| PROJECT NAME: | <u>Bryce Lawn Community Safe Room</u> |
| PROJECT LOCATION: | <u>Campus Drive East (Northwest corner of Recreation Fields by Bryce Lawn Apartments)</u> |
| ARCHITECT: | <u>Adams Stewart Architects, LLC, Robertsedale, Alabama</u> |

| BUDGET | Current |
|--|---------------------|
| Construction | \$ 7,900,000 |
| Landscaping | \$ 100,000 |
| Furniture, Fixture and Equipment | \$ 113,200 |
| Security/Access Control | \$ 100,000 |
| Telecommunication/Data | \$ 225,000 |
| Contingency* (5%) | \$ 400,000 |
| UA Project Management Fee ** (3%) | \$ 252,000 |
| Architect/Engineer Fee*** (~6.2%) | \$ 494,080 |
| Expenses (Geotech, Construction Materials Testing) | \$ 60,717 |
| Other Fees and Services (Testing, Advertising, Inspections and Printing) | \$ 12,974 |
| TOTAL PROJECT COST | \$ 9,657,971 |

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

***Architect/Engineer fee is based on 6.1% of the cost of Construction and Landscaping, less a 9% discount in the amount of \$43,920, plus \$40,000 for FEMA documentation and reimbursable expenses in the amount of \$10,000.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

| | | |
|--|-----------|---------------|
| 13,757 gsf x \$~4.10 | \$ | 56,404 |
| TOTAL ESTIMATED ANNUAL O&M COSTS: | \$ | 56,404 |

FUNDING SOURCE:

Capital Outlay:

| | | |
|---|----|-----------|
| Federal Emergency Management Administration-Pre-Disaster Mitigation Grant Program | \$ | 3,565,669 |
| University Central Reserves | \$ | 6,092,302 |
| O&M Costs: | | |
| University Annual Operating budget | \$ | 56,404 |

NEW EQUIPMENT REQUIRED:

Not Applicable.

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Bryce Lawn Community Safe Room project (“Project”) will enhance safety and security during severe weather events for students, staff, and visitors in the vicinity of the Bryce Lawn area. The location was selected to serve the overall area as there is a high density of employees in the area and students in the surrounding housing complexes and fraternity houses along University Boulevard and Jefferson Avenue. The Project will also provide quick access due to several existing parking lots in the area.

Furthermore, the adjacency of the outdoor Recreation fields to this Project will provide for sheltering of patrons of the fields as needed for inclement weather events.

Finally, the facility will be multipurpose and prioritized for use by National Pan-Hellenic Council (NPHC) and Alabama United Greek Council (UGC) chapters for meetings, events, study groups and other uses. The plans have been reviewed with the student and alumni leadership of these groups to ensure the facility will meet their needs. The space has been designed to be flexible for group sizes and needs, and will feature spaces with operable partitions so that room configurations can be easily adjusted. The Project will provide additional opportunities for programming by these groups and will enhance and enrich the student experience and the relationships of the members and community.

ATTACHMENT NO. 1

Project: Bryce Lawn Community Safe Room

BOT Submittal – Stage III

Meeting Date: November 4 – 5, 2021

Project Summary

BRYCE LAWN COMMUNITY SAFE ROOM

The Bryce Lawn Community Safe Room project (“Project”) will enhance safety and security during severe weather events for students, faculty and staff, and visitors in the vicinity of the Bryce Lawn area on the campus of The University of Alabama (“University”). The conveniently located and accessible multipurpose facility will also provide program space for campus groups including events, breakout meeting spaces and general use.

To be located on Campus Drive East between the Recreation Center (Rec) and Bryce Lawn Apartments, the Project will serve the overall east-central campus area as there is a high density of students in the area and in the surrounding housing complexes and fraternity houses along University Boulevard, Bryce Lawn Drive and Jefferson Avenue. The Project will also provide quick access for users of the Rec Fields during inclement weather events.

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. Of the 13,757 gross square feet facility, approximately 1,000 occupants will be supported in the space.

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. Other enhancements to support alternative uses within the terms of the grant include equipment upgrades and security gates at the protected entries, carpet installation, painting of walls and ceilings.

The facility will also be multipurpose and prioritized for use by National Pan-Hellenic Council (NPHC) and Alabama United Greek Council (UGC) chapters for meetings, events, study groups and other uses. The plans have been reviewed with student and alumni leadership of these groups to ensure the plans will meet their needs. The space has been designed to be flexible for group sizes and needs and will feature spaces with operable partitions so that spaces can be easily adjusted. The Project will provide additional opportunities for programming by these groups and will enhance and enrich the student experience and the relationships of the members and community.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: NOVEMBER 4 - 5, 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: Bryce Lawn Community Safe Room

2. LOCATION: Campus Drive East (Northwest corner of Recreation Fields by Bryce Lawn Apartments)

3. ARCHITECT/ENGINEER: Adams Stewart Architects, LLC, Robertsedale, Alabama

| | | |
|----------------------------|------------------|---------------------|
| 4. PROJECT STATUS: | | |
| A. SCHEMATIC DESIGN | DATE INITIATED | <u>May-21</u> |
| | % COMPLETE | <u>100%</u> |
| | * DATE COMPLETED | <u>July-21</u> |
| B. PRELIMINARY DESIGN: | DATE INITIATED | <u>September-21</u> |
| | % COMPLETE | <u>100%</u> |
| | * DATE COMPLETED | <u>October-21</u> |
| C. CONSTRUCTION DOCUMENTS: | DATE INITIATED | <u>October-21</u> |
| | % COMPLETE | <u>50%</u> |
| | * DATE COMPLETED | <u>December-21</u> |
| D. SCHEDULED BID DATE: | | <u>December-21</u> |

| | |
|---|----------------------------|
| 5. CURRENT PROJECT BUDGET: | CURRENT |
| A. CONSTRUCTION | \$ <u>7,900,000</u> |
| B. LANDSCAPING | \$ <u>100,000</u> |
| C. FURNITURE, FIXTURES & EQUIPMENT | \$ <u>113,200</u> |
| D. SECURITY/ACCESS CONTROL | \$ <u>100,000</u> |
| E. TELECOMMUNICATION/DATA | \$ <u>225,000</u> |
| F. CONTINGENCY* (5%) | \$ <u>400,000</u> |
| G. UA PROJECT MANAGEMENT FEE** (3%) | \$ <u>252,000</u> |
| H. ARCHITECT/ENGINEER FEE *** (~6.2%) | \$ <u>494,080</u> |
| I. EXPENSES (SURVEYS, TESTING, INSPECTIONS) | \$ <u>60,717</u> |
| J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, INSPECTIONS AND PRINTING) | \$ <u>12,974</u> |
| K. TOTAL PROJECT COST | \$ <u>9,657,971</u> |

*Contingency is based on 5% of the cost of Construction and Landscaping.

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

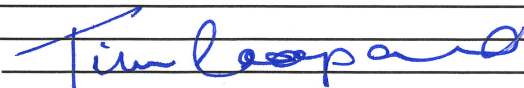
***Architect/Engineer fee is based on 6.1% of the cost of Construction and Landscaping, less a 9% discount in the amount of \$43,920, plus \$40,000 for FEMA documentation and reimbursable expenses in the amount of \$10,000.

6. FUNDING/RESOURCES: FEMA PDMGP - \$3,565,669
University Central Reserves - \$6,092,302

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Community Safe Room – North Elevation



BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Community Safe Room – West Elevation



BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Community Safe Room – East Elevation



BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Community Safe Room – Southeast Elevation



BRYCE LAWN COMMUNITY SAFE ROOM

View of Proposed Community Safe Room – Northeast Elevation



BRYCE LAWN COMMUNITY SAFE ROOM

Massing Study

| Name of Building | Height from Finished Floor to Roof Ridge | Width (East to West) | Depth (North to South) |
|---|--|----------------------|------------------------|
| Proposed Bryce Lawn Community Safe Room | 26 feet | 115 feet | 146 feet |
| Intramural Complex Facilities | 17 feet | 40 feet | 40 feet |
| Bryce Lawn Apartments | 39 feet | 80 feet | 60 feet |

BRYCE LAWN COMMUNITY SAFE ROOM

LOCATION MAP

