


**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: University Medical Center – Northport Clinic  
UA Project #: 820-21-2643  
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 28, 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 – Architectural Design Submittal: University Medical Center – Northport Clinic, UA Project #820-21-2643

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

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### UNIVERSITY MEDICAL CENTER - NORTHPORT CLINIC

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 submittal for the University Medical Center (UMC) – Northport Clinic Project (“Project”) to be located on the recently acquired 11.6 acres on the south side of U.S. Highway 82 West and east of Airport Road, Northport, Alabama; and

WHEREAS, on September 17, 2021, the Board approved architectural services to be provided by Lucy Design Associates, Inc. of Birmingham, Alabama (LDA) accepting a final design fee in a lump sum amount not-to-exceed \$270,000, which includes a credit in the amount of \$25,000 for previously completed work and reflects a fee savings in the amount of \$35,920 or an approximately 12% reduction off the standard basic fee for this type of project; and

WHEREAS, this Project will be separated in to two (2) packages: Package A - Site Preparation, and Package B - Building Construction; and

WHEREAS, Package A - Site Preparation will consist of preparation of the building site and facility infrastructure; and

WHEREAS, Package B - Building Construction will include the construction of a 15,000 gross square foot medical clinic facility; 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 location, program, design and materials have been reviewed and are consistent with University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from Capstone Health Services Foundation (CHSF) in the amount of \$2,000,000 and University Central Reserves in the amount of \$4,253,645; and

WHEREAS, Project costs will be recovered from a lease agreement with CHSF; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET	CURRENT
Package A – Site Preparation	\$ 730,000
Package B – Construction	\$ 4,050,000
Landscaping	\$ 50,000
Furniture, Fixtures and Equipment	\$ 506,000
Security/Access Control	\$ 80,000
Telecommunication/Data	\$ 114,000
Contingency (5%)	\$ 241,500
UA Project Management Fee (3%)	\$ 152,145
Architect/Engineer Fee (~3.18%)	\$ 270,000
Expenses (Geotech, Construction Materials Testing)	\$ 40,000
Other Fees and Services (testing, advertising, printing)	\$ 20,000
<b>TOTAL PROJECT COST</b>	<b><u>\$ 6,253,645</u></b>

\*Contingency is based on 5% of the costs of Packages A and B and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Packages A and B, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is a lump sum not-to-exceed \$270,000.


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



October 4, 2021

**MEMORANDUM:**

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III – Architectural Design Submittal:  
University Medical Center – Northport Clinic  
UA Project # 820-21-2643

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the University Medical Center – Northport Clinic project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

This Project is separated in to two (2) packages: Package A - Site Package, and Package B - Building Construction. Package A - Site Package will consist of preparation of the building site and facility infrastructure; and Package B - Building Construction will include the construction of a 15,000 gross square foot facility encompassing examination rooms, office, and service support spaces.

The Project will be funded from Capstone Health Services Foundation (CHSF) in the amount of \$2,000,000 and University Central Reserves in the amount of \$4,253,645. The Project costs will be recovered from a Lease Agreement with the CHSF.

I have attached a Resolution, Executive Summary, Project Planning Report, Project Summary, 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.

MF/ccj

pc w/atchmts: Michael Rodgers  
Tim Leopard  
Paul Davis  
Tyler Savage

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

Meeting Date: November 4 – 5, 2021

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

**PROJECT NAME:** University Medical Center – Northport Clinic

**PROJECT NUMBER:** 820-21-2643

**PROJECT LOCATION:** 11.6 acres located on the south side of U.S. Highway 82 West and east of Airport Road, Northport, Alabama

**ARCHITECT:** Lucy Design Associates, Inc., Birmingham, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	September 17, 2021
<input type="checkbox"/> Stage II, Waiver	September 17, 2021
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Clinical Space	~70%	10,519
<input type="checkbox"/> Building Renovation	Office/Support Space	~28%	4,145
<input type="checkbox"/> Building Addition	Conference Room	~2%	336
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100%</b>	<b>15,000</b>

<b>BUDGET</b>	<b>CURRENT</b>
Package A – Site Preparation	\$ 730,000
Package B – Construction	\$ 4,050,000
Landscaping	\$ 50,000
Furniture, Fixtures and Equipment	\$ 506,000
Security/Access Control	\$ 80,000
Telecommunication/Data	\$ 114,000
Contingency (5%)	\$ 241,500
UA Project Management Fee (3%)	\$ 152,145
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Expenses (Geotech, Construction Materials Testing)	\$ 40,000
Other Fees and Services (testing, advertising, printing)	\$ 20,000
<b>TOTAL PROJECT COST</b>	<b>\$ 6,253,645</b>

\*Contingency is based on 5% of the costs of Packages A and B and Landscaping.  
 \*\*UA Project Management Fee is based on 3% of the costs of Packages A and B, Landscaping, and Contingency.  
 \*\*\*Architect/Engineer Fee is a lump sum not-to-exceed \$270,000.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
15,000 gsf X ~\$5.95/gsf	\$ <u>89,396</u>
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ 89,396</b>

<b>FUNDING SOURCE:</b>	
Capstone Health Services Foundation	\$ 2,000,000
University Central Reserves	\$ 4,253,645
O&M Costs: Capstone Health Services Foundation annual operating funds	\$ 89,396

\*The Project costs will be recovered from a Lease/Financing agreement with the Capstone Health Services Foundation.

<b>NEW EQUIPMENT REQUIRED</b>	
<b>Total Equipment Costs:</b>	N/A

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The University Medical Center (UMC) – Northport Clinic will replace and expand the current location of the Fitness One building, which is scheduled to be demolished at the end of 2022. The College of Community Health and Sciences (CCHS) has one of the largest and most respected Family Medicine Training Programs in the Nation. The residency program utilizes this site to train residents, engage undergraduate students in shadowing and scribe opportunities and serve our outlying communities. This facility will be large enough to account for additional growth in the graduate medical education programs which are funded, in part, by the federal government.

**ATTACHMENT NO. 1**

Project: University Medical Center-  
Northport Clinic  
BOT Submittal: Stage III  
Meeting Date: November 4 – 5, 2021

**Project Summary**  
**UNIVERSITY MEDICAL CENTER-NORTHPORT CLINIC**

The University Medical Center-Northport Clinic, a primary care medical center, project (“Project”) involves construction of a 1-story, 15,000 square foot (sf) facility on the 11.6-acre property recently purchased by The University of Alabama (“University”) from the 1871 L.L.C. The facility will provide Northport, Tuscaloosa, and other west Alabama communities with family and internal medicine, OBGYN, neurology and behavioral health services. The space will also be utilized to support the current operations and future growth of the University of Alabama Tuscaloosa Family Medicine Residency Program as well as other medical education programs.

The Project will include 19 examination rooms; two (2) nursing stations; two (2) large procedure rooms; an isolation room, restrooms for patients and staff, treatment rooms, doctor’s offices, a break room, and conference rooms. The entry lobby will seat 52 with a small well-child waiting area for eight (8). The lobby will also include a large check-in desk with adjacent work area and two (2) separate check-out areas. Additionally, the clinic will feature a separate surge/off hours clinic with a separate entry and waiting area and three (3) examination rooms.

The facility will be sited to provide for a future 5,000 sf addition on the south end and the site plan has been carefully coordinated with the future development masterplan. A covered patient drop-off area, ambulance loading bay, enclosed dumpster and medical waste storage, and appropriate parking for clinic patients and staff will also be provided.

The building will feature red brick, a shingle roof, and classical architectural elements similar to campus. A large wayfinding element will also be featured to further identify the location from U.S. 82 (McFarland Boulevard) and Airport Road. The site will be appropriately landscaped.

The site will require minimal work as utilities are already into the site and the site pad has been rough graded. As part of the purchase agreement, there is no “on parcel” stormwater detention required as there is a development detention basin with capacity reserved for the University’s parcel. Electrical service is underground.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: NOVEMBER 4 - 5, 2021

INITIAL REPORT  
 INTERIM REPORT  
 FINAL REPORT  
 1 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 Medical Center - Northport Clinic

2. LOCATION: 11.6 acres on the south side of U.S. Highway 82 West and east of Airport Road, Northport, AL

3. ARCHITECT/ENGINEER: Lucy Design Associates, Inc., Birmingham, Alabama

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>3/25/20</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>6/30/21</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>7/30/21</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>8/20/21</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>8/20/21</u>
	% COMPLETE	<u>95%</u>
	* DATE COMPLETED	<u>11/30/21</u>
D. SCHEDULED BID DATE:		<u>December 16, 2021</u>

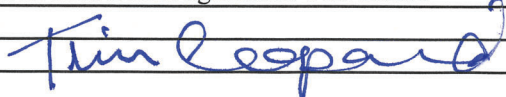
5. CURRENT PROJECT BUDGET:	CURRENT
A. Package A - Site Preparation	\$ 730,000
B. Package B - Building Construction	\$ 4,050,000
C. Landscaping	\$ 50,000
D. Furniture, Fixtures and Equipment	\$ 506,000
E. Security/Access Control	\$ 80,000
F. Telecommunication/Data	\$ 114,000
G. Contingency (5%)	\$ 241,500
H. UA Project Management Fee (3%)	\$ 152,145
I. Architect/Engineer Fee (~3.18%)	\$ 270,000
J. Expenses (Geotech, Construction Materials Testing)	\$ 40,000
K. Other Fees and Services (testing, advertising, printing)	\$ 20,000
<b>L. TOTAL PROJECT COST</b>	<b>\$ 6,253,645</b>

\*Contingency is based on 5% of the costs of Packages A and B, and Landscaping.  
 \*\*UA Project Management fee is based on 3% of the costs of Packages A and B, and Landscaping, and Contingency.  
 \*\*\*Architect/Engineer fee is lump sum not-to-exceed \$270,000.

6. FUNDING/RESOURCES: Capstone Health Services Foundation - \$2,000,000  
University Central Reserves - \$4,253,645  
Project costs will be recovered from a lease agreement with CHSF.

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY: 



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## LOCATION MAP





# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## SITE AERIAL



# UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

## VANTAGE POINTS





**UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC**  
**VIEW 1 – EAST ELEVATION**





**UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC  
VIEW 2**





**UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC  
VIEW 3 – WEST ELEVATION**

