

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

*** Board Submittal Checklist No. 2**
Capital Project – Stage I and II Waiver Submittal /1
General Information Package and Waiver of Consultant Selection Process /8

Campus: The University of Alabama
 Project Name: University Medical Center – Northport Clinic
 Project Number: 820-21-2643
 Meeting Date: September 16 – 17, 2021

- ☒ 1. Completed Board Submittal Checklist No. 2
- ☒ 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 II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect).
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project /2
- ☐ * 6. Executive Summary – Architect, Engineer Selection process (include Interview Outline). /3, /4,
- ☐ * 7. 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
- ☒ 8. Project Planning Report /2
- ☒ 9. Preliminary Business Plan /7
- ☒ 10. Campus map(s) showing Project site

*Request for Waiver of the Consultant Selection Process

Additional information required for Stage I submittal:

- ☒ 11. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
- ☒ 12. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

Prepared By: Carla Coleman Jones - T.B.

Approved By: Tim Leape

/1 Reference Tab 3H - Board Rule 415 Instructional Guide
 /2 Reference Tab 3E - Board Rule 415 Instructional Guide
 /3 Reference Tab 3K - Board Rule 415 Instructional Guide
 /4 Reference Tab 3L - Board Rule 415 Instructional Guide
 /5 Reference Tab 3M - Board Rule 415 Instructional Guide
 /6 Reference Tab 3N - Board Rule 415 Instructional Guide
 /7 Reference Tab 3V - Board Rule 415 Instructional Guide
 /8

After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration. Reference Tab 3-0-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 17, 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 I and II, Waiver of Consultant Selection process submittals: University Medical Center – Northport Clinic, UA Project #: 820-21-2643

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



RESOLUTION

UNIVERSITY MEDICAL CENTER - NORTHPORT CLINIC

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of 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, 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, Lucy Design Associates of Birmingham, Alabama (LDA) had previously provided programmatic services for development of a clinic on another site and that design is transferable to this location, the University is requesting approval to utilize LDA for this Project; and

WHEREAS, the University has negotiated 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, the Project location and program 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 preliminary budget for the Project is as stipulated below:

BUDGET	PRELIMINARY
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
TOTAL PROJECT COST	<u>\$ 6,253,645</u>

*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:

1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget for the Project as stipulated above 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 Resolutions granting signature authority of the University be, and each hereby is, authorized to act for and on behalf of the Board to execute a design agreement with Lucy Design Associates of Birmingham, Alabama, in accordance with Board Rule 415 for this Project.



Division of
Finance and Operations
Vice President

MEMO

August 16, 2021

To: Stuart R. Bell
From: Matthew M. Fajack
Subject: Board Item – Action: Stage I and II, Waiver of Consultant Selection process submittals:
University Medical Center – Northport Clinic
UA Project #: 820-21-2643

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) of a Stage I submittal for the University Medical Center – 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.

This Project will be 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 entail the construction of a 15,000 gross square foot facility encompassing examination rooms, office, and service support spaces.

Additionally, the University is requesting a Waiver of the Consultant Selection process for the proposed Project. The University proposes to utilize Lucy Design Associates of Birmingham, Alabama (LDA) as the principal design firm for this Project. LDA had previously provided programmatic services for development of a clinic on another site and that design is transferable to this location. LDA is familiar and has innate knowledge of the users and programs, the University’s standards, and involvement in the programming of this Project. Accordingly, the University is requesting approval to utilize Lucy Design Associates for this Project.

Furthermore, the University has negotiated a final design fee in a lump sum amount not-to-exceed \$270,000. This amount includes a credit in the amount of \$25,000 for previously completed work and reflects a fee savings in the amount of approximately \$35,920 or an approximate 12% reduction off the standard basic fee for this type of project (Group III).

The Project will be funded from Capstone Health Services Foundation (CHSF) in the amount of \$2,000,000 and the 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 Letter of Approval from the Physical Properties Committee Chair and Senior Vice Chancellor for Finance and Administration, Resolution, Executive Summary, Project Planning Report, 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 16 – 17, 2021.

MF/ccj

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

**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 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:	Requesting in this Submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II, Waiver	
<input 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			
TOTAL		100%	15,000

BUDGET	PRELIMINARY
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
TOTAL PROJECT COST	\$ 6,253,645

*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.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

15,000 gsf X ~\$5.95/gsf \$ 89,396

Total Estimated Annual O&M Costs: \$ 89,396

FUNDING SOURCE:

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.

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The University Medical Center (UMC) – Northport Clinic will replace and expand the current facility in 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 I and II, Waiver

Meeting Date: September 16 – 17, 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 from the 1871 L.L.C. The facility will provide the 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 (“University”) family medicine residency program as well as other medical education programs.

The proposed Project will provide 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 wellchild 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 existing onsite 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.

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

August 3, 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 Medical Center – Northport Clinic

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 project. The University would like to contract with Lucy Design Associates, Inc. (LDA) of Birmingham, AL based on the following:

- 1.) **Familiarity with the Project.** LDA is being proposed as the designer for this Project based on their substantial existing knowledge of the Project. LDA provided programmatic services to UMC for the development of the clinic on another site; that program work is transferrable to the Northport location. As a result, LDA has a foundation of familiarity and knowledge of the users and programs and the University's design guidelines and standards.
- 2.) **Schedule Impact.** The current Northport Clinic is in a DCH facility that is slated for demolition in early 2023 in conjunction with the expiration of the existing lease agreement with UMC. Therefore, the design schedule for the clinic at the new location is extremely critical. LDA's knowledge of the program will allow for an expedited design process.

- 3.) **Financial Impact.** The University has negotiated a design fee of \$270,000.00 (lump sum not-to-exceed), which includes a fee reduction of \$25,000.00 for previous related work on the Project. This reflects a savings of \$35,920.00 or approximately 12% off the standard (ABC) fee for this type of project.

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,

A handwritten signature in dark ink, reading "Michael Rodgers", is written over a horizontal line.

Michael Rodgers
Assistant Vice Chancellor for Construction Management

THE UNIVERSITY OF
ALABAMA[®] | Division of
 Finance and Operations
 Vice President

August 2, 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 14th Street, East
 Tuscaloosa, AL 35404

RE: Request for Waiver of Consultant Selection Process
 University Medical Center-Northport Clinic
 UA Project No.: 820-21-2643

Dear Dr. Keith and Trustee Brooks,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the University Medical Center-Northport Clinic project ("Project"). This Project is proposed to be located at the recently purchased 11.6-acre parcel in the 1871 Subdivision, Northport, Alabama.

The University proposes to utilize Lucy Design Associates, Inc. of Birmingham, Alabama (LDA), as the principal design firm for this Project. LDA had previously provided programmatic services for development of a clinic on another site and that design is transferable to this location. LDA is familiar and has knowledge of the users and programs, the University's standards, and involvement in the programming of this Project. Accordingly, the University is requesting approval to utilize Lucy Design Associates, Inc. for this Project.

Additionally, the Northport Clinic is located in a DCH facility that is slated for demolition in early 2023 as the lease will be expiring and DCH is planning on repurposing that site. Therefore, the design schedule is critically important and LDA's previous work will substantially expedite the design process.

Furthermore, the University has negotiated a final design fee in a lump sum amount not-to-exceed \$270,000. This amount includes a credit in the amount of \$25,000 for previously completed work. The total reflects a 12% reduction off the standard basic fee of 6.4.% of the cost of the work for this type and size of project (Group III).

Cost of the Work		Percentage Fee for Building Group III	Lump Sum Amount		Credits		Fee
\$4,780,000	x	6.4%				=	\$305,920
\$4,780,000			\$295,000	-	\$25,000	=	\$270,000

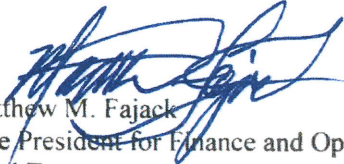
Fee Savings is \$35,920 or approximately 12% of the standard fee for the Project.

University Medical Center-Northport Clinic
August 2, 2021
Page 2

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Lucy Design Associates of Birmingham, Alabama as the design service provider for the Project at a negotiated design fee in a lump sum amount not-to-exceed \$270,000. This amount includes a credit in the amount of \$25,000 for previously completed work.
3. Submittal to the Physical Properties Committee for review and approval.

If you have any questions or concerns, please feel free to contact me.


Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

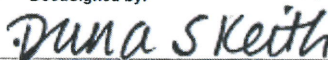
MMF/ccj

Attachment

Pc w/atchmts: Michael Rodgers
Mike Lanier
Tim Leopard
Paul Davis


☒ Recommended for Approval

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

DocuSigned by:

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:

Trustee Karen Brooks, Chair for Physical Properties Committee

.....

Attachment K to Board Rule 415
Supplemental Project Information Worksheet
Annual Capital Development Plan
FY: 2020-2021

Project Name/Category: University Medical Center-Northport Clinic
 11.6 acres on the south side of U.S. Highway 82 West and east of
 Airport Road, Northport, Alabama

UA Project #: 820-21-2643

Campus: The University of Alabama

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

<input checked="" type="checkbox"/> Increase Space Inventory	~.088% % increase	15,000 GSF
<input type="checkbox"/> Replace Space Inventory	% replacement	GSF
<input type="checkbox"/> Renovation of Existing Space Only		GSF

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

Comments:

The University Medical Center (UMC) – Northport Clinic project (“Project”) will facilitate the relocation of the primary medical care practice from the current lease location, Fitness One, that is scheduled to be demolished at the end 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, Campus Master Plan Amendment Required

Comments:

Off Campus properties are not reflected in the University’s Master Plan

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				
	310 Office	9		1,543	
	315 Office Service	6		2,602	
	350 Conference Room	1		336	
400	Study Facilities				
500	Special Use Facilities				
600	General Use Facilities				
700	Support Facilities				
800	Health Care Facilities				
	830 Nurse Station	3		990	
	850 Treatment/Examination Clinic	30		3,816	
	855 Treatment/Examination Clinic Service	9		4,077	
	880 Public Waiting	3		1,636	
900	Residential Facilities				
000	Unclassified Facilities				

Comments/Notations:

To fulfill the current and projected clinical services needs of the potential client/patients, 10,519 gsf of the facility will be comprised of Clinical Space. The remaining 4,481 gsf will be utilized for Office/Service Support and a conference room.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

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 currently utilizes the Northport site to train residents, engage undergraduate students in shadowing and scribe opportunities, and serve outlying communities. This Project will be adequate enough to account for additional growth in the graduate medical education programs which are funded, in part, by the federal government. All the facilities embrace the teaching, research and service missions that are vital to The University of Alabama's ("University") mission.

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** ☒ Yes ☐ In Progress

If yes, list key members of user group:

Richard Friend, Dean, College of Community Health Sciences
 Tyler Savage, Building Project Specialist, College of Community Health Services
 Paul Davis, Project Manager
 Alison Arendale, CFO, College of Community Health Sciences

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

Source(s)	New Funds (FY 2022-2023)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> • External • Internal 			
Education Sales/Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – CHSF Funding		\$2,000,000	
University Central Reserves		\$4,253,645	
Totals		\$6,253,645	

/7 Approved, Allocated, Pending

Comments:

The Project will be funded from Capstone Health Services Foundation funding 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.

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 Base Data /8	First Full /YR Occupancy FY: 2022 – 2023	Successive Five (5) Year Projections /9
Maintenance	\$ 37,257	\$ 37,704	\$ 195,417
Building Repairs	\$ 12,419	\$ 12,568	\$ 65,139
Electric, Natural Gas, Steam	\$ 33,287	\$ 33,687	\$ 174,594
Water and Sewer	\$ 3,037	\$ 3,073	\$ 15,927
Insurance	\$ 912	\$ 923	\$ 4,785
Safety Support	\$ 1,198	\$ 1,213	\$ 6,286
Operations Staff Support Funding	\$ 226	\$ 228	\$ 1,185
Totals	\$ 88,336	\$ 89,396	\$ 463,333

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

Data was obtained from the following University Departments: Energy Management, Electrical Maintenance, Facilities Management, Environmental Health and Safety and Risk Management.

9. **Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

Source(s)	Occupancy Year /9 (FY 2022 – 2023)	Future Years /10	Status /7
Other			
Total/YR	\$89,396	\$463,333	

/9 Initial Full Yr. of Occupancy

/10 Next Five (5) Yrs. Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

On-going O&M costs will be funded from Capstone Health Services Foundation annual operating funds.

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

\$ _____ N/A _____ N/A % of Total Development Costs

Comments:

The existing location was a lease and is planned for demolition by the Lessor.

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

Comments:

The CCHS development team searched for potential sites for over 5 years. The team explored every potential site along the McFarland Boulevard corridor. The proposed site is ready-to-build, reasonably priced, and has visibility and access directly adjacent to McFarland Boulevard. The team also considered leasing options across the community and have not been able to find a facility or location that will meet the needs of the medical center. Access for clients from west Alabama was a critical consideration and a convenient and accessible location in the west Tuscaloosa or Northport area was key.

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:

The Project will promote adequacy of campus facilities by integrating all facets of the University's Mission and scope as highlighted below.

The facility will provide the 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 ("University") family medicine residency program as well as other medical education programs.

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

Comments:

This Project will provide students and researchers with a state-of-the-art learning lab, which correlates to University Goal #1, to provide a premier education, and Goal #2 by enriching our teaching, research, and service mission. It will serve as primary care center for patients, who will receive excellent care from board certified physicians. The residency program attracts diverse learners from across the globe. Patients represent an equitable mix of diverse populations based on payor mix and demographics. Every patient encounter represents a "teachable" experience for learners at all levels. All patient care data are housed in our electronic medical record which provides a rich data base for de-identified patient data. Many research dollars come from patient care data and quality improvement in patient care. These are core to the University's mission.

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

Comments:

This Project aligns with all six University System core principles, but specifically supports the assurance everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama. Primary health care services and a primary care work force for our state are desperately needed. COVID – 19 has shown a bright light on health disparities and inequities across Alabama. CCHS's Mission Statement revolves around improving the health of the communities through medical service, teaching, and research. This Project will bring much needed healthcare to west Northport and those outlying communities.

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

Comments:

If this Project is not approved, CCHS will have to downsize the residency training program, lose a portion of robust contact with the undergraduate population in need of these experiences and suffer financial consequences to the University's Health Services foundation. Non-approval would also impact accreditation through Accreditation Council for Graduate Medical Education (ACGME) for training programs.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: September 16 - 17, 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, Alabama
3.	ARCHITECT/ENGINEER:	Requesting in this submittal
4.	PROJECT STATUS:	
A.	SCHEMATIC DESIGN	DATE INITIATED 3/25/20 % COMPLETE 100% * DATE COMPLETED 6/30/21
B.	PRELIMINARY DESIGN	DATE INITIATED 7/30/21 % COMPLETE 100% * DATE COMPLETED 8/20/21
C.	CONSTRUCTION DOCUMENTS	DATE INITIATED 8/20/21 % COMPLETE 25% * DATE COMPLETED 11/30/21
D.	SCHEDULED BID DATE	October 2021
5.	CURRENT PROJECT BUDGET	PRELIMINARY
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)	\$ 40,000
K.	Other Fees and Services (testing, advertising,	\$ 20,000
L.	TOTAL PROJECT COST	\$ 6,253,645

*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.

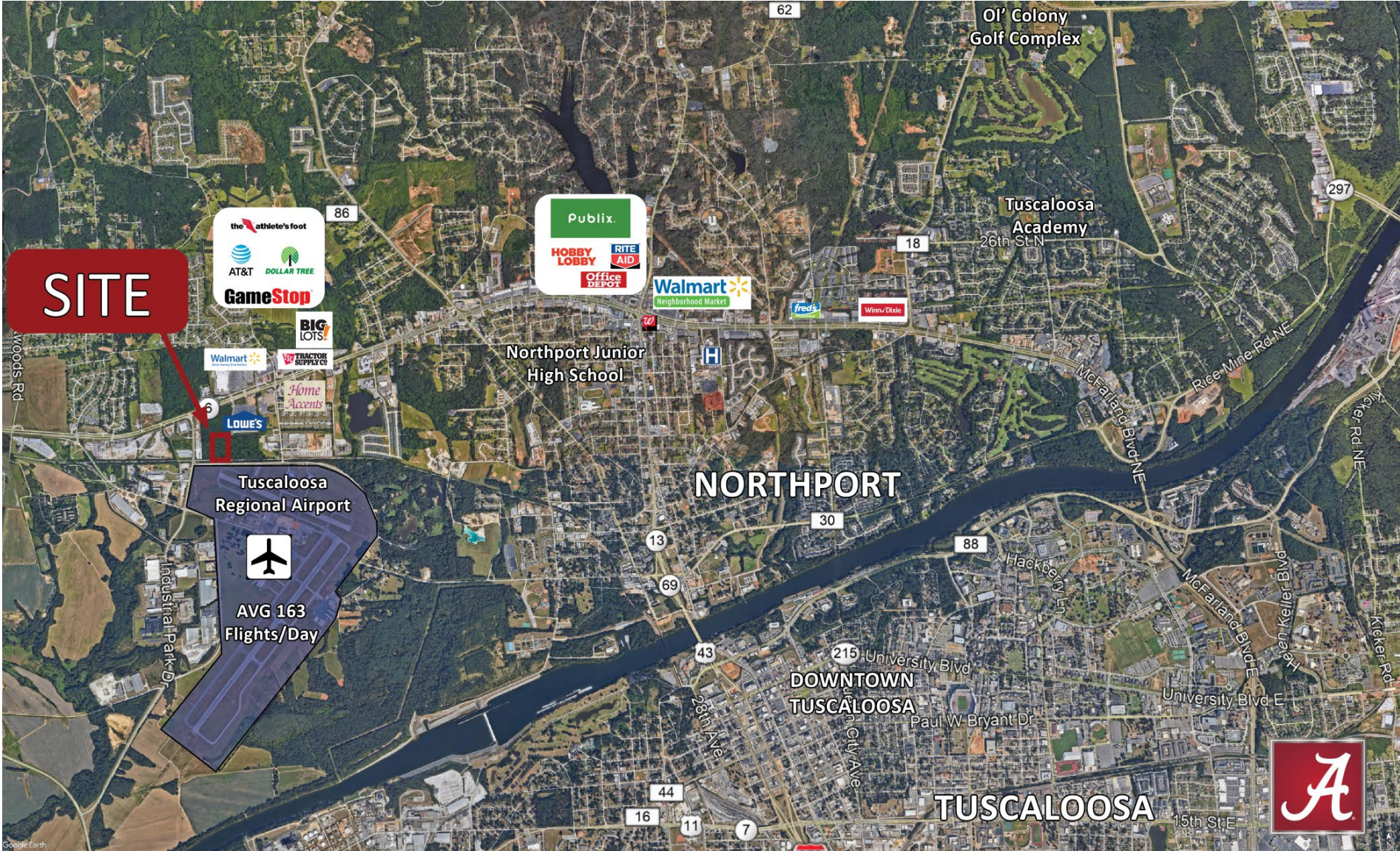
***Architect/Engineer Fee is a lump sum not-to-exceed \$270,000.

6.	FUNDING/RESOURCES:	Capstone Health Services Foundation - \$2,000,000
		University Central Reserves - \$4,253,645
7.	REMARKS	Project costs will be recovered from a Lease agreement with the CHSF.
	SUBMITTED BY:	<u>Tim Respass</u>

*FINAL AGENCY APPROVAL

UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

LOCATION MAP



UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

SITE AERIAL



UNIVERSITY MEDICAL CENTER – NORTHPORT CLINIC

SITE PHOTOS



**Main Development
Sign at US HWY 82**

**Secondary
Development Sign
at US HWY 82 and
Airport Road**



	Projected Expansion	
Revenue		
Charges- Ambulatory	3,451,798	4 New Residents, 3 New Faculty
Charges- Hospital	700,284	Increased Delivery Projection for 1 New FMOB
Revenue deductions	(1,577,791)	
Net Patient Care Revenue 0.62	2,574,291	
Other Income	68,186	
Total Revenue	2,642,477	
CHSF Funding		
Restricted Operations Reserve Fund (1.25%)	33,031	
College Development Reserve Fund (3.5%)	92,487	
Initiatives Reserve Fund (.5%)	13,212	
Facilities Enhancement Reserve Fund (3%)	79,274	
Clinical Oportunities/Quality Enhancement Reserve Fund (4%)	105,699	
Giving Reserve Fund (.25%)	6,606	
Departmental Reserve Fund (2%)	52,850	
Cash Account (.5%)	13,212	
Total CHSF Funding	396,372	*
Expenses		
Salaries & Benefits		
Salaries - Productivity	513,965	Addition of 3 New Faculty
Salaries - Staff, OT, Stipends, Directorships, Contracts	464,681	Addition of 1 LPN, MA & Receptionist
Benefits	209,216	
Total Salaries & Benefits	1,187,862	
Operating Expense		
Professional Expenditure/CME	23,605	
Professional liability/Insurance	80,726	
Travel & Entertainment	10,000	
Continuing Education	-	
Licenses and fees	10,000	
Contracted Services	-	
Drugs	293,399	
Supplies	65,157	
Information Technology	-	
Professional services	35,000	Increase for Additional Space
Equipment expense	-	
Repairs and Maintenance	-	
Promotional/Advertising	-	
Utilities	75,000	Doubled for Increase Utilities Estimate
Rent	603,600	15,000 SqFt @ \$33 per, & Pickens Lease
Other Operating Expense	-	
Total Operating Expense	1,196,488	
Overhead		
Administration	76,608	
Business Office Expense	12,408	
CMO	70,264	
Information Technology	53,454	
Medical records	3,843	
Residency	19,780	
Lab	(32,693)	
Depreciation	17,899	
Debt service	-	
Total Overhead	221,563	
Total Expense	3,002,284	
Surplus (Deficit)	(359,807)	
Surplus (Less Reserves)	36,564	

Notes:
1.] Reserves - Waived up to 3 years post start up
2.] Plan to expand residency by 4.