

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

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

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Boulevard Drive-Through Retail

MEETING DATE: February 2-3, 2023

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

Prepared by: Brittany Kyles

Approved by:



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

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



Office of the
President

December 20, 2022

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

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage III submittal for the University Boulevard Drive-Through Retail project.

The resolution requests approval of the Architectural Design for the project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on February 2 – 3, 2023.

Sincerely,

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

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTIONAPPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE
UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

WHEREAS, on April 8th, 2022, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the University Boulevard Drive-Through Retail project (“Project”) to be located at 225 University Boulevard East, Tuscaloosa, AL; and

WHEREAS, the Project will allow The University of Alabama (“University”) to better serve the growing University community with drive-through only retail service, located in a highly accessible and trafficked area of campus; and

WHEREAS, the existing lot is accessible and vacant, and the proposed use is deemed the most appropriate and is consistent with the retail and commercial nature of the area; and

WHEREAS, in accordance with Board Rule 415, on November 4th, 2022, the Board approved the top ranked architectural firm and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with CMH Architects, Birmingham, Alabama, the University has established a final design fee of 6.9% of the cost of Construction - Building Package;

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

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from the University Food Service Reserves in the amount of \$2,500,000; and

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

BUDGET:		CURRENT
Construction- Site Package	\$	350,000
Construction- Building Package	\$	1,273,377
Landscaping	\$	50,000
Furniture, Fixtures and Equipment	\$	350,000
Security/Access Control	\$	35,000
Telecommunication/Data	\$	50,000
Contingency* (5.0%)	\$	83,669
UA Project Management Fee** (3.0%)	\$	52,711
Architect/Engineer Fee*** (~7.0%)	\$	122,993
Other ****	\$	132,250
TOTAL PROJECT COST	\$	2,500,000

*Contingency is based on 5.0% of the costs of the Construction packages and Landscaping.

**UA Project Management Fee is based on 3.0% of the costs of the Construction packages, Landscaping and Contingency.

***Architect/Engineer Fee is based on 7.0% of the costs of the Construction packages and Landscaping, plus \$5,857 in reimbursable expenses.

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

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

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	February 2-3, 2023
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	University Boulevard Drive-Through Retail
PROJECT NUMBER:	339-22-2964
PROJECT LOCATION:	225 University Boulevard East, Tuscaloosa, AL
ARCHITECT:	CMH Architects, Birmingham, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☒ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

April 8, 2022

November 4, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	General Use Facilities	~ 100%	1,000
<input type="checkbox"/> Building Addition	TOTAL	100%	1,000
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			

BUDGET	Current
Construction- Site Package	\$ 350,000
Construction- Building Package	\$ 1,273,377
Landscaping	\$ 50,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 35,000
Telecommunication/Data	\$ 50,000
Contingency* (5%)	\$ 83,669
UA Project Management Fee** (3%)	\$ 52,711
Architect/Engineer Fee*** (7%)	\$ 122,993
Other ****	\$ 132,250
TOTAL PROJECT COST	\$ 2,500,000
Construction Cost per square foot: \$1,707	

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

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

***Architect/Engineer Fee is based on 7% of the costs of the Construction packages and Landscaping, plus \$5,857 in reimbursable expenses.

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

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
1,000 sf x ~\$41.14/sf	\$ 41,143
Total Estimated Annual O&M Costs:	\$ *41,143

*this amount will be reimbursed to Dining Operations through the Aramark contract

FUNDING SOURCE:	
University Food Service Reserves \$ 2,500,000	
O&M Costs:	Food Service Operations \$ 41,143

PROJECT SCOPE:

The retail facility on University Boulevard will consist of the construction of a new Starbucks drive-through facility to serve the University community.

This Project will be a 1,000 square foot Starbucks coffee facility, with drive-through service only. The building will be a one-story, traditional appearance Starbucks designed to serve customers through the drive-through window and with an alternative pick-up option for customers who choose to order via Starbucks mobile ordering app. There is no interior café.

The facility will include an appropriate surface lot, drive-through queueing, loading dock, and service facilities to support the venue.

The lot is currently vacant and highly accessible, and the proposed use is consistent with the retail and commercial nature of the area.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	October 2022
	% Complete	100%
	Date Completed	November 2022
PRELIMINARY DESIGN:	Date Initiated	December 2022
	% Complete	100%
	Date Completed	January 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2023
	% Complete	0%
	Date Completed	March 2023
SCHEDULED BID DATE:		March 2023

**N/A on Stage I Projects*

NEW EQUIPMENT REQUIRED

Total Equipment Costs:	N/A
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RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The number of on and off campus students has increased the demand for a convenient beverage and snack option on the edge of campus near fraternity houses and campus buildings.

The Project will be strategically located near Newk's and Arby's. As these local restaurants are established, the existing clientele will benefit the new facility. The University Boulevard facility will have a higher morning demand, anticipated to reach up to 500 patrons a day. This addition will help lessen the overflow and traffic congestion at the existing Starbucks retail on Bryant Drive.

UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

EXISTING SITE PHOTO



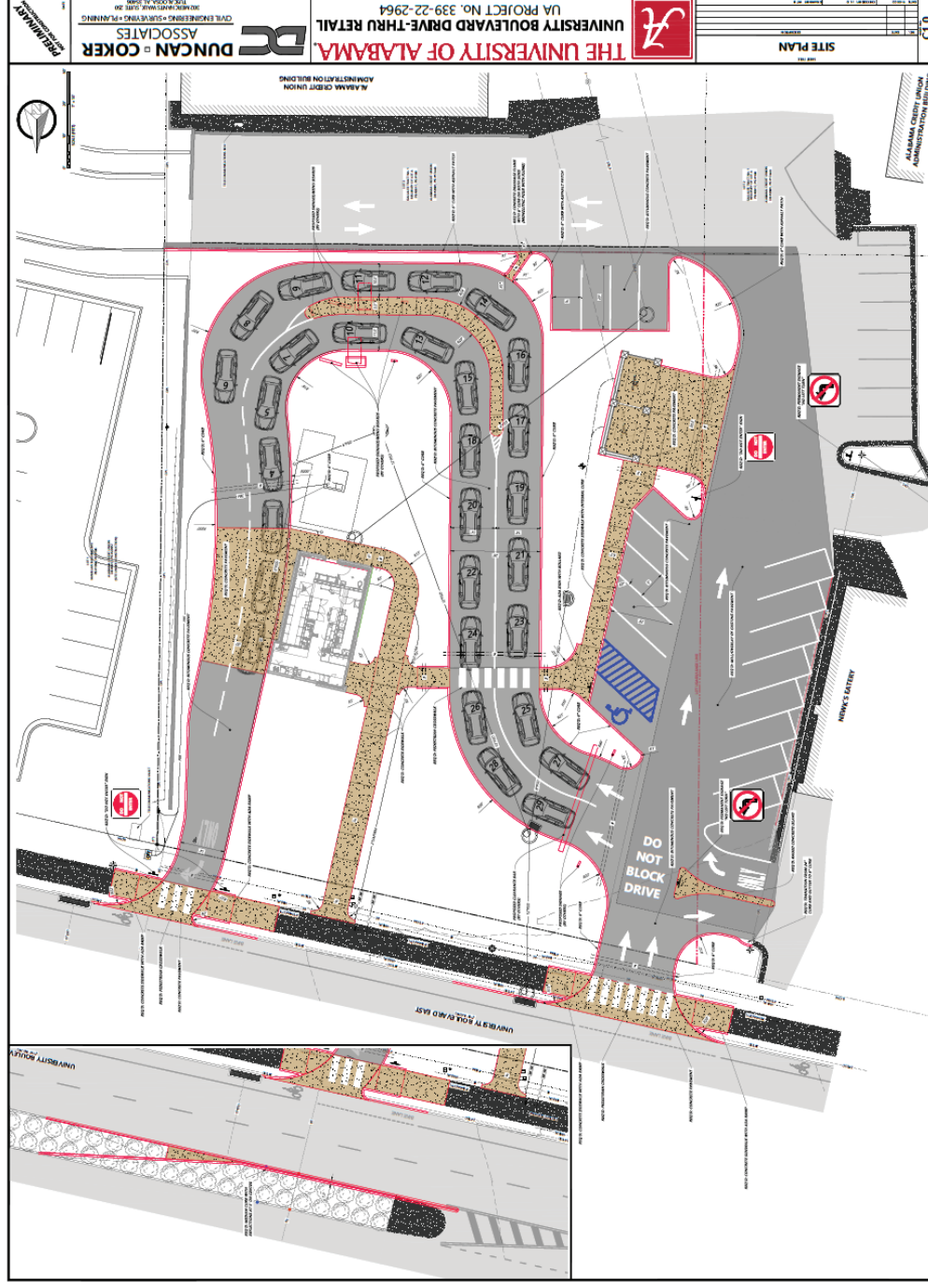
UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

SITE ACCESS PLAN



UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

ENLARGED SITE ACCESS PLAN



UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

Proposed University Boulevard Elevation

View 1



UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

Proposed University Boulevard Elevation

View 2



UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

LOCATION MAP

