

**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

PROJECT NAME: Sigma Kappa Sorority House New Construction

MEETING DATE: August 31 - September 1, 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: Michael Hand

Approved by:

Tim Leopand
[Signature]

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

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



Office of the
President

July 25, 2023

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 and Budget Reallocation for the Sigma Kappa Sorority House New Construction project.

The resolution requests approval of the Architectural Design and a Budget Reallocation to reflect the Site Package and the final negotiated design fees 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 August 31 – September 1, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with large, flowing letters.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

**APPROVAL OF REALLOCATED BUDGET AND PROPOSED ARCHITECTURAL
DESIGN FOR THE SIGMA KAPPA SORORITY HOUSE**

WHEREAS, on June 10, 2022, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Sigma Kappa Sorority House New Construction project (“Project”) to be located at 769 Colonial Drive, formerly noted as 890 Judy Bonner Drive; and

WHEREAS, the Project entails the construction of a new chapter house for Sigma Kappa Sorority (“Sigma Kappa”) which will allow the relocation of the chapter from their current location at 923 Magnolia Drive; and

WHEREAS, the new house will provide Sigma Kappa the ability to host and house the current chapter and have space available for future growth in membership and appropriate space for chapter meetings, board and officer meetings and dining for the chapter; and

WHEREAS, on September 16, 2022, in accordance with Board Rule 415, the Board authorized The University of Alabama (“University”), to negotiate for architectural services to be provided by Christopher Architecture and Interiors (“Christopher Architecture”), of Birmingham, Alabama; and

WHEREAS, upon completion of negotiations with Christopher Architecture, the University established a final design fee of 5.7% of the costs of construction, plus \$29,000 for additional services and \$15,000 of not-to-exceed reimbursables; and

WHEREAS, as the Chapter has requested to delay the bid date of the Project; and to mitigate the impact to traffic flow on Colonial Drive and Judy Bonner Drive during peak times of the year including pedestrian Game Day traffic and to coordinate with the completion of Drummond Lyon Hall, the University executed an early Site Package which includes the installation of storm sewer, water distribution, OIT lines, and natural gas relocations necessary to accommodate the future house; and

WHEREAS, on April 13, 2023, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Site Package of the Project and Cornerstone Civil Contractors, LLC (“Cornerstone”), of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a cost for the package of \$356,241; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the final design fee and Site Package; and

WHEREAS, responsible officials of the University have received 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 a Chapter Payable to the University in the amount of \$19,000,000, which will be in the form of a loan to Sigma Kappa, and Chapter Reserves of \$2,000,000, which the University has verified; and

WHEREAS, Sigma Kappa has agreed to repay the loan of \$19,000,000 to the University and has shown through its Business Plan the ability to repay the loan; and

WHEREAS, the reallocated budget for the Project is as stipulated below:

BUDGET:		REALLOCATED
Construction	\$	17,573,759
Site Package	\$	356,241
Landscaping	\$	140,000
Furniture, Fixtures and Equipment	\$	105,000
Security/Access Control	\$	70,000
Telecommunication/Data	\$	70,000
Contingency* (5%)	\$	903,500
UA Project Management Fee** (3%)	\$	569,205
Architect/Engineer Fee*** (5.7%)	\$	1,066,010
Commissioning	\$	20,000
Other****	\$	126,285
TOTAL PROJECT COST	\$	21,000,000

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

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

***Architect/Engineer Fee is based on 5.7% of the costs of Construction and Site Package, plus \$29,000 for additional services and \$15,000 of not-to-exceed reimbursables.

****Other fees and 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

1. The Stage III Architectural Design submittal for the Project is hereby approved.
2. The Budget Reallocation for the Project as stipulated above is approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	August 31 – September 1, 2023
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Sigma Kappa Sorority House New Construction
PROJECT NUMBER:	142-22-2985
PROJECT LOCATION:	769 Colonial Drive Tuscaloosa, Al 35401
ARCHITECT:	Christopher Architecture & Interiors, Birmingham, Alabama

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

- June 10, 2022
- September 16, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF (GROSS SQUARE FOOTAGE)
<input checked="" type="checkbox"/> Building Construction	Sorority	~100%	40,000
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	40,000

BUDGET	Current	Reallocated
Construction	\$ 17,930,000	\$ 17,573,759
Site Package	\$ 0	\$ 356,241
Landscaping	\$ 140,000	\$ 140,000
Furniture, Fixtures and Equipment	\$ 105,000	\$ 105,000
Security/Access Control	\$ 75,000	\$ 70,000
Telecommunication/Data	\$ 75,000	\$ 70,000
Contingency (5%)*	\$ 903,500	\$ 903,500
UA Project Management Fee (3%)**	\$ 569,205	\$ 569,205
Architect/Engineer Fee (5.7%***)	\$ 1,011,920	\$ 1,066,010
Commissioning	\$ 20,000	\$ 20,000
Other****	\$ 170,375	\$ 126,285
TOTAL PROJECT COST	\$ 21,000,000	\$ 21,000,000
Construction Cost per Square Foot \$ 471		

*Contingency is based on 5% of the costs of Construction, Site Package, and Landscaping.

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

***Architect/Engineer Fee is based on 5.7% of the costs of Construction and Site Package, plus \$29,000 for additional services and \$15,000 of not-to-exceed reimbursable costs.

**** Other fees and 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)		
0 sf x ~\$0.00/sf	\$	NA*
Total Estimated Annual O&M Costs:	\$	NA*

FUNDING SOURCE:		
	Chapter Reserves \$	2,000,000
	Chapter Payable \$	19,000,000
*O&M Costs:	University Annual Operating Funds \$	NA

*O&M costs will be funded by the Chapter.

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The new Sigma Kappa chapter house will be located at the northeast corner of Colonial Drive and Judy Bonner Drive. The new facility will sit in the former location of Harris Hall and the demolished former Alpha Gamma Delta house. It will be a three-story house and a basement, with the main level to accommodate dining and meetings for the Chapter and two floors for member sleeping rooms totaling 40,000 square feet.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September 2022
	% Complete	100%
	Date Completed	October 2022
PRELIMINARY DESIGN:	Date Initiated	November 2022
	% Complete	100%
	Date Completed	January 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2023
	% Complete	80%
	Date Completed	August 2023
SCHEDULED BID DATE:		September 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

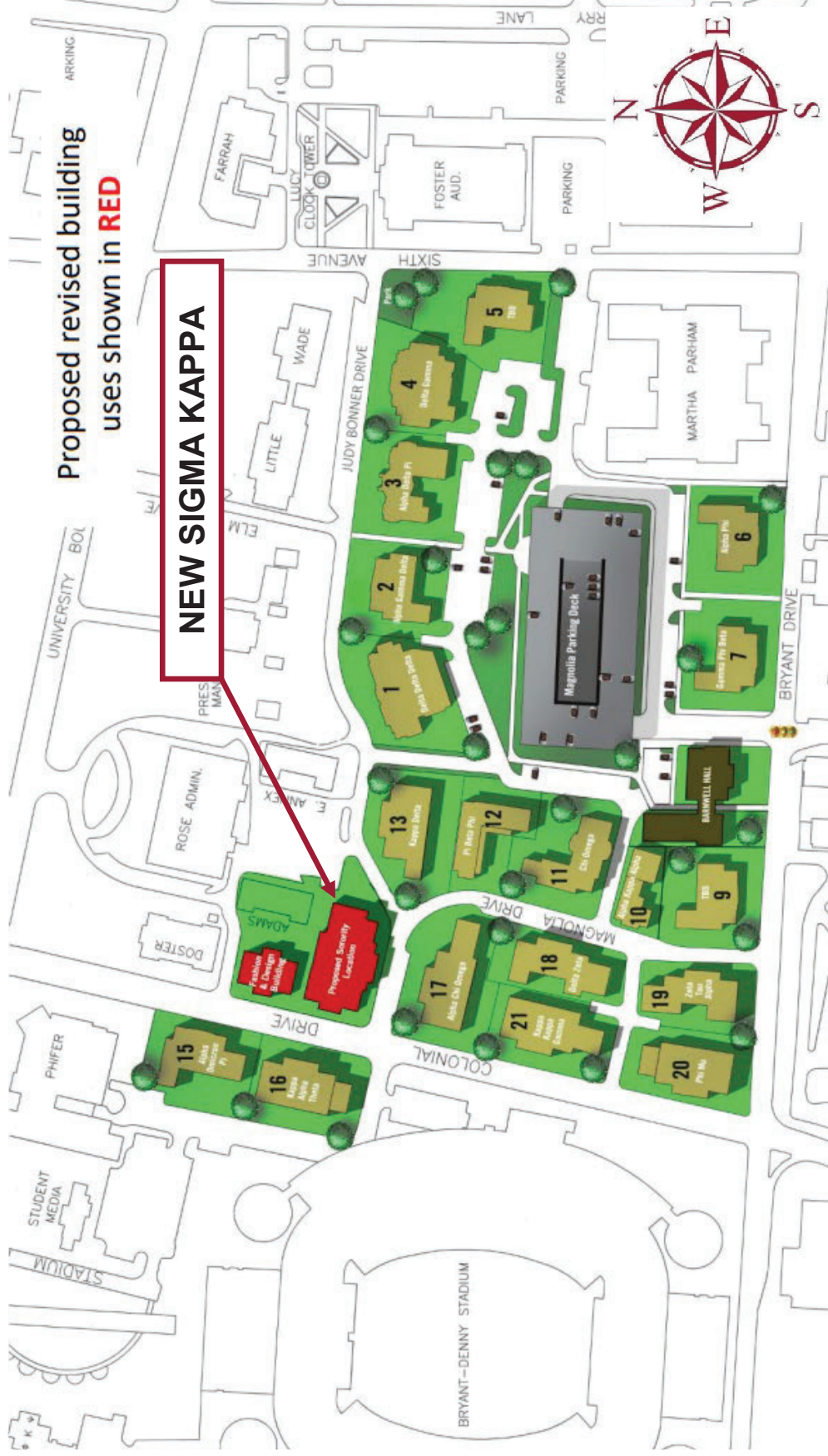
An increase in the size of the house will allow the chapter to comfortably accommodate the projected chapter size and the growing Greek community.

This proposed Project will enhance the living experience for existing student members as well as future members. Bed capacity will increase from 40 to approximately 66; seating for dining from 100 to approximately 250; and seating for chapter meeting from 150 to approximately 300.

The facility will provide space more appropriate to current trends in Greek life and will enhance both functional and programmatic use.

SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

CAMPUS MASTER PLAN AMENDMENT APPROVED SEPTEMBER 17, 2021



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

Vantage Points



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

View 1 Looking South from
Colonial Drive



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

View 2 Looking East from
Colonial Drive



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

View 3 Looking Northeast from
Colonial Drive



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

View 4 Looking North from
Judy Bonner Drive (Base Bid)



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

View 4 Looking North from
Judy Bonner Drive (Alternate)



SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

Massing Study

Name of Building	Height from Finished Floor to Roof Ridge	Width	Depth
Sigma Kappa	51 feet	99 feet	167 feet
Drummond Lyon	49 feet	99 feet	70 feet
Alpha Chi Omega	50 feet	128 feet	162 feet
Kappa Alpha Theta	50 feet	160 feet	86 feet
Kappa Delta	48 feet	157 feet	114 feet

SIGMA KAPPA SORORITY HOUSE NEW CONSTRUCTION

LOCATION MAP

