

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

**BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL ^{/1}
(General Project Information)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Law School North Lawn Plaza

MEETING DATE: February 2-3, 2023

- 1. Board Submittal Checklist No. 1
- 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 Stage I Submittal by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 6. Campus map(s) showing project site

Prepared by: David Welch

Approved by:



^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide

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

January 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 I submittal for the Law School North Lawn Plaza project.

The resolution requests authorization to establish a preliminary scope, budget, and funding for the project, as stipulated.

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,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

APPROVAL OF THE PRELIMINARY PROJECT SCOPE AND BUDGET FOR THE
LAW SCHOOL NORTH LAWN PLAZA

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Law School North Lawn Plaza project (“Project”) to be located at 101 Paul Bryant Dr, Tuscaloosa, AL 35401; and

WHEREAS, the Project will create a unique outdoor space on the Law School grounds to provide and enhance study, teaching and learning, research and well-being opportunities for the Law School community in an inviting and safe outdoor environment; and

WHEREAS, the Project will provide dedicated space to celebrate diversity and inclusion at Alabama Law and will create additional outdoor spaces for events and ceremonies with a new outdoor plaza featuring design elements to honor and commemorate the first African-American Alabama Law students; and

WHEREAS, the Project will include well-lit walkways, creating safe pedestrian spaces for the many members of the University community who utilize the Law School front yard to access campus, particularly at night, to residential areas east of the Law School; 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 dedicated Law School Gifts in the amount of \$1,500,000 and University Central Reserves in the amount of \$600,000; and

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

BUDGET:		PRELIMINARY
Construction	\$	1,500,000
FF&E	\$	50,000
Security/Access Control	\$	75,000
Telecommunication/Data	\$	75,000
Contingency* (10%)	\$	150,000
UA Project Management Fee** (3%)	\$	49,500
Architect/Engineer Fee*** (5.6%)	\$	84,000
Other****	\$	116,500
TOTAL PROJECT COST	\$	2,100,000

*Contingency is based on 10% of the costs of construction.

**UA Project Management Fee is based on 3% of the costs of construction and contingency.

***Architect/Engineer Fee is based on 5.6% of the cost of construction.

****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:

1. The Stage I submittal package for the Project is hereby approved.
2. The Preliminary scope, budget and funding for the Project as stipulated above are 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: Law School North Lawn Plaza

PROJECT NUMBER: 025-23-3150

PROJECT LOCATION: 101 Paul W Bryant Drive (Law School)

ARCHITECT: _____

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other	Outdoor Plaza	100%	N/A
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
TOTAL		100%	N/A

BUDGET	Preliminary
Construction	\$ 1,500,000
FF&E	\$ 50,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency* (10%)	\$ 150,000
UA Project Management Fee** (3%)	\$ 49,500
Architect/Engineer Fee*** (5.6%)	\$ 84,000
Other ****	\$ 116,500
TOTAL PROJECT COST	\$ 2,100,000
Total Construction Cost per square foot – N/A	

*Contingency is based on 10% of the costs of Construction.

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

***Architect/Engineer Fee is based on 5.6% of the costs of Construction.

****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)	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A

FUNDING SOURCE:	
Law School Gifts	\$ 1,500,000
University Central Reserves	\$ 600,000
O&M Costs:	University Annual Operating Funds \$ N/A

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The proposed Law School North Lawn Plaza project (“Project”) will create a unique outdoor space on the Law School grounds to provide and enhance study, teaching and learning, research and well-being opportunities for the Law School community in an inviting and safe outdoor environment.

This Project will also provide dedicated space to celebrate diversity and inclusion at Alabama Law and will create additional outdoor spaces for events and ceremonies. The new outdoor plaza will feature design elements to honor and commemorate the first African-American Alabama Law students.

With the implementation of well-lit walkways, this project will also create safe walking spaces for the many members of the UA community who utilize the Law School front yard to access campus, particularly at night, to residential areas east of the Law School.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2023
	% Complete	0%
	Date Completed	March 2023
PRELIMINARY DESIGN:	Date Initiated	March 2023
	% Complete	0%
	Date Completed	April 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2023
	% Complete	0%
	Date Completed	May 2023
SCHEDULED BID DATE:		May 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This project brings the Alabama Law community together in support of inclusion and diversity efforts at the School of Law. This contribution will complement the University's Capital Campaign goal while helping to strengthen the University's relationships with minority students, faculty, staff, and alumni.

Specifically, the School of Law will be hosting a 50th Anniversary Gala in Spring of 2023 which will celebrate the graduation of the first African American students at Alabama Law. This project serves as a well-timed fundraising effort to build up the Law School grounds, financial standing, and good-will with students, alumni, faculty, staff and future members of the Alabama Law community.

Each of these efforts might be done on its own in different ways, but the combination of the park project and the commemoration efforts offers a unique space that improves the Law School grounds and strengthens relationships with alumni, students, faculty and staff.

With the implementation of well-lit walkways, this project will also create safe walking spaces for the many members of the UA community who utilize the Law School front yard to access campus, particularly at night, to residential areas east of the Law School.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2022 – 2023

Project Name: Law School North Lawn Plaza
Project Address/Location: 101 Paul W. Bryant Drive
Campus: The University of Alabama, Tuscaloosa, Alabama

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

Not Applicable

- | | | |
|--|---------------------|-----------|
| <input type="checkbox"/> increase space inventory | _____ % increase | _____ 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:

Not Applicable

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

Yes No, A Campus Master Plan Amendment Is Required

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				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
XXX Building Service Area				
YYY Mechanical Area				

Data reported on latest fiscal year data available.
 Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:
 Not Applicable – outdoor space and site amenities.

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

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

Comments:
 This Project will provide outdoor space to further student engagement for teaching and learning, study, research, and well-being.

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

If yes, list key members of user group:
 Mark Brandon, Dean, School of Law
 Candice Robbins, Asst Dean for Law Advancement, School of Law
 Terry Davis, Director of Technology and Facilities, School of Law
 Caroline Strawbridge, Associate Senior Director of Development, School of Law

Bonner Lee, Campus Landscape Architect
 Alumni Leadership
 Anniversary Executive Committee
 School of Law Advisory Board

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

Source(s)	New Funds (FY __)	Reserves	Status ¹⁷
Tuition			
Student Fees			
Investment Income			
Auxiliary Income • External • Internal			
Education Sales/Services • External • Internal			
Direct Grants			
Gifts		\$1,500,000	Pending
Bonds			
Existing Net Assets			
Other – University Central Reserves		\$600,000	Pending
Totals		\$2,100,000	Pending

¹⁷ Approved, allocated, pending

Comments:

University Central Reserves will be utilized for the components beneficial to campus including the connector sidewalks and lighting.

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 2014- 2015 Base Data /8	First Full /YR Occupancy FY	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other – Supply Store expenses			
Totals			

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

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

Comments:

Not Applicable

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

Source(s)	Occupancy Yr ^{/9} (FY _____)	Future Years ^{/10}	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other			
Total/YR			

- ^{/9} Initial Full Yr of Occupancy
- ^{/10} Next Five (5) Yrs Occupancy
- ^{/11} Funds Reallocated from other sources
- ^{/7} Approved, allocated, pending

Comments:

Not Applicable

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:

Not Applicable

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

This project combines two separate efforts: 1) Celebrate diversity and inclusion at the University of Alabama School of Law and 2) Create additional outdoor spaces for study and recreation. Each of these efforts might be done on its own in different ways, but the combination of the park project and the commemoration efforts offers a unique space that improves the Law School grounds and strengthens relationships with alumni, students, faculty and staff.

The Project and naming amounts were approved by the Board of Trustees at the April 2017 Board Meeting.

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:

With the implementation of well-lit walkways, this project will create safe walking spaces for the many members of the UA community who cut across the Law School front yard to get across campus, especially at night, to student residential areas east of the Law School. It also expands the footprint of the Law School's functional space, creating a new outdoor park for members of the Alabama Law community to engage in study, teaching, research, and recreation.

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

Comments:

This project supports all four of UA's strategic goals. Through honoring and celebrating the inclusion of African American students at Alabama Law, this project will help to build an educational community that attracts and supports diverse faculty, staff and students (Goal #3 – Enrich our learning and work environment by attracting, welcoming, and supporting all faculty, staff, and students through inclusive excellence). It also creates a new outdoor space for students, faculty, and staff to study, work, and recreate - reinforcing work-life balance, student success, and innovation in research (Goals #1 – Provide a premier education that enhances the lives of our students, graduates, and the communities they serve; #2 – Increase the University's productivity and innovation in research, scholarship, and creative activities that impact economic and societal development; and #4 – Foster an environment that will aid in the recruitment, retention, growth, and support of outstanding faculty and staff).

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

Comments:

Principle #1: Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama. The lighting and walkways throughout the park will increase on-campus safety. It also offers a new space for contemplation and recreation for students, faculty, staff and alumni.

Principle #2: Make higher education accessible and diverse, prepare our students for success, and meet the workforce needs of the State. The commemorative aspect of the park celebrates the increase of educational accessibility for minority students at the University of Alabama.

Principle #3: Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor. The School of Law grounds are a significant financial investment owned by the University. The park will enhance the value and draw of the facilities at the School of Law.

Principle #6: Elevate the status, stature and influence of the University of Alabama System so that we can call on all people devoted to The University of Alabama, UAB, UAH and the UAB Health System to unite for common purposes. This project brings together the greater Alabama Law community to fundraise and build a park that commemorates the inclusion of African American students at the School of Law.

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

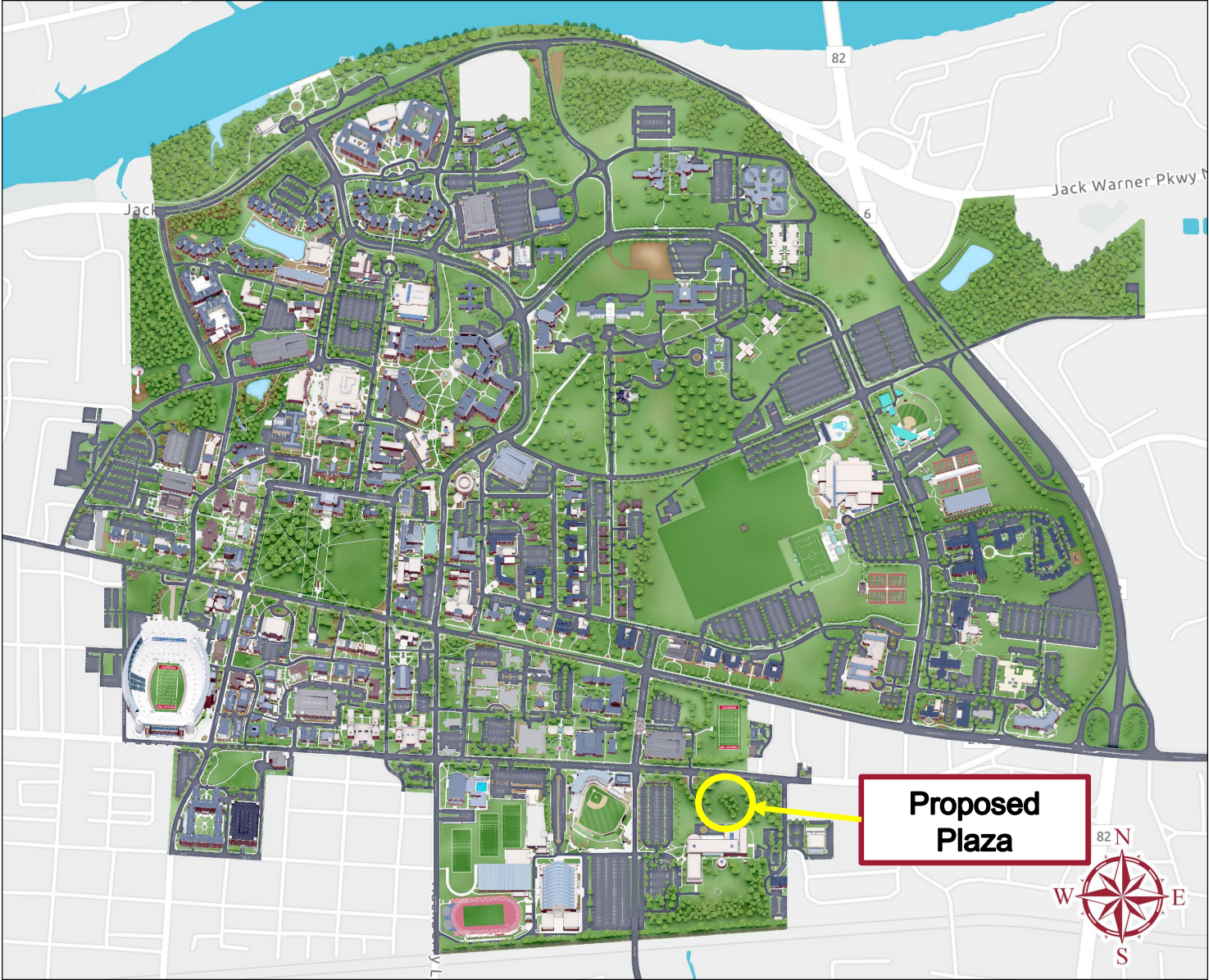
Comments:

This project brings the Alabama Law community together in support of inclusion and diversity efforts at the School of Law. This contribution will complement the University's Capital Campaign goal while helping to strengthen UA's relationships with minority students, faculty, staff, and alumni.

Specifically, the School of Law will be hosting a 50th Anniversary Gala in Spring of 2023, which will celebrate the graduation of the first African American students at Alabama Law. This project serves as a well-timed fundraising effort to build up the Law School grounds, financial standing, and good-will with students, alumni, faculty, staff and future members of the Alabama Law community.

LAW SCHOOL NORTH LAWN PLAZA

LOCATION MAP



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