

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

**BOARD SUBMITTAL CHECKLIST NO. 3 CAPITAL
PROJECT - STAGE II & III SUBMITTAL ¹
(Architectural Design)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Law School North Lawn Plaza

MEETING DATE: April 13-14, 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: David Welch

Approved by:

Tim Leopard


¹ Reference Tab 3H - Board Rule 415 Instructional Guide

² Reference Tab 3E - Board Rule 415 Instructional Guide

March 8, 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 Stage II and Stage III submittals for the Law School North Lawn Plaza project ("Project").

The resolution requests approval of the Architectural Design, authorization to use University of Alabama professional staff for design of the Project and the revised scope and budget 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 April 13-14, 2023.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

APPROVAL OF THE ARCHITECTURAL DESIGN, AUTHORIZATION TO
UTILIZE UNIVERSITY OF ALABAMA PROFESSIONAL STAFF FOR DESIGN
AND REVISED PROJECT SCOPE AND BUDGET FOR THE LAW SCHOOL
NORTH LAWN PLAZA

WHEREAS, on February 3, 2023, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved 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 the history of 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, given the University of Alabama Campus Development staff’s unique ability to design this plaza and to complete the project in the most expedient and effective manner, the University is requesting a waiver of the procedures applied to the selection of external consultants is appropriate; and

WHEREAS, the University is requesting approval of the scope and related budget revisions to enhance the plaza’s academic nature and utilization with ADA accessible tiered seating and a raised paver system to increase storm drainage capacity and to mitigate standing water following rain events; and

WHEREAS, with the revised location of the multipurpose amphitheater plaza adjacent to the School of Law library space, and the existing sidewalks in the vicinity of the building, it is no longer necessary to add additional sidewalks and lighting within this Project; and

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 University is requesting approval for a budget revision from \$2,100,000 to \$2,750,000 to reflect the aforementioned revised scope and associated soft costs; 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 \$1,250,000; and

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

| BUDGET: | | REVISED |
|----------------------------------|-----------|------------------|
| Construction | \$ | 1,925,000 |
| FF&E | \$ | 150,000 |
| Security/Access Control | \$ | 75,000 |
| Telecommunication/Data | \$ | 75,000 |
| Contingency* (10%) | \$ | 192,500 |
| UA Project Management Fee** (3%) | \$ | 63,525 |
| Architect/Engineer Fee*** (7.5%) | \$ | 144,375 |
| Other**** | \$ | 124,600 |
| TOTAL PROJECT COST | \$ | 2,750,000 |

*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 7.5% 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 II and Stage III Submittals for the Project are hereby approved.
2. The Revised scope, budget and funding for the Project as stipulated above are hereby approved.
3. The University of Alabama is hereby authorized to proceed with the planning of the Project in accordance with the provisions of Board Rule 415 and to use the University of Alabama's Campus Development staff to design and manage the project.

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

MEETING DATE: April 13-14, 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: UA Campus Development, pending approval

| | |
|--|---|
| <p>THIS SUBMITTAL:</p> <p><input type="checkbox"/> Stage I</p> <p><input checked="" type="checkbox"/> Stage II</p> <p><input type="checkbox"/> Campus Master Plan Amendment</p> <p><input checked="" type="checkbox"/> Stage III</p> <p><input type="checkbox"/> Stage IV</p> | <p>PREVIOUS APPROVALS:</p> <p>February 3, 2023</p> |
|--|---|

| 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 | Current | Revised |
|--|---------------------|---------------------|
| Construction | \$ 1,500,000 | \$ 1,925,000 |
| FF&E | \$ 50,000 | \$ 150,000 |
| Security/Access Control | \$ 75,000 | \$ 75,000 |
| Telecommunication/Data | \$ 75,000 | \$ 75,000 |
| Contingency* (10%) | \$ 150,000 | \$ 192,500 |
| UA Project Management Fee** (3%) | \$ 49,500 | \$ 63,525 |
| Architect/Engineer Fee*** (7.5%) | \$ 84,000 | \$ 144,375 |
| Other **** | \$ 116,500 | \$ 124,600 |
| TOTAL PROJECT COST | \$ 2,100,000 | \$ 2,750,000 |
| 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 7.5% 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 | \$ 1,250,000 |
| 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 the history of 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.

PROJECT STATUS

| | | |
|-------------------------|----------------|---------------|
| SCHEMATIC DESIGN: | Date Initiated | February 2023 |
| | % Complete | 100% |
| | Date Completed | March 2023 |
| PRELIMINARY DESIGN: | Date Initiated | April 2023 |
| | % Complete | 0% |
| | Date Completed | April 2023 |
| CONSTRUCTION DOCUMENTS: | Date Initiated | April 2023 |
| | % Complete | 0% |
| | Date Completed | May 2023 |
| SCHEDULED BID DATE: | | May 2023* |

*Contingent on Fundraising for Law School Gifts

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

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.

LAW SCHOOL NORTH LAWN PLAZA

North Elevation of Law School Looking East



LAW SCHOOL NORTH LAWN PLAZA

North Elevation of Law School Looking Southwest



LAW SCHOOL NORTH LAWN PLAZA

North Elevation of Law School Looking West from Above



LAW SCHOOL NORTH LAWN PLAZA

North Elevation of Law School Looking South



LAW SCHOOL NORTH LAWN PLAZA

LOCATION MAP

