

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

**BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL ^{/1}
(General information, Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements
MEETING DATE: April 13-14, 2023

- ☒ 1. Board Submittal Checklist No. 1 and 2
- ☒ 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 and II Submittal (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- ☒ 4. Executive Summary – Proposed Capital Project ^{/2}
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- ☒ 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 7. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- ☐ 8. Preliminary Business Plan (if applicable) ^{/7}
- ☒ 9. Campus map(s) showing project site

Prepared by: David Welch

Approved by:

Tim Leopard
[Signature]

^{/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 Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-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 I and Stage II submittals for the University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements project.

The resolution requests authorization to establish the preliminary scope, budget and funding for the project, as stipulated, and to enter into an Owner Designer Agreement with Thompson Engineering of Tuscaloosa, Alabama, as the principal design firm for this 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 of The University of Alabama at their regular meeting on April 13-14, 2023.

Sincerely,

Stuart R. Bell /mcr

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

**APPROVAL OF THE PRELIMINARY PROJECT SCOPE AND BUDGET;
PROVIDING AUTHORIZATION TO EXECUTE AN OWNER/DESIGNER
AGREEMENT FOR UNIVERSITY BOULEVARD HACKBERRY TO 6TH AVENUE
INFRASTRUCTURE AND SECURITY IMPROVEMENTS**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of Stage I and Stage II submittals for the University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements project (“Project”) to be located on University Boulevard between Hackberry Lane and 6th Avenue; and

WHEREAS, the Project consists of the re-construction of the roadway involving removal of existing concrete paving and asphalt paving along University Boulevard from Hackberry to 6th Avenue, with two vehicular travel lanes, bike lanes and a center turn lane; and

WHEREAS, the Project will also consist of the improvement of the storm drainage system in the immediate vicinity to facilitate the removal of stormwater in the roadway and adjacent to Farrah and Gallalee Halls so as to minimize the impact to the facilities of high rainfall events as well as reduce ponding impacts to pedestrian and traffic flow; and

WHEREAS, the Project will also consist of the installation of new campus security features including permanent and hydraulic bollards that will be utilized for home football games and other special events on campus to provide traffic control and provide enhanced safety for pedestrians; and

WHEREAS, Thompson Engineering, Tuscaloosa, Alabama (“Thompson”), has previously been engaged by the University to perform due diligence and engineering analysis in order to understand the existing infrastructure and storm drainage system in the Project area as part of the study; and

WHEREAS, the utilization of Thompson will allow the Project to be performed expediently to mitigate disruptions to traffic flow and allow the University to coordinate and prepurchase the security bollard system to further mitigate lead time issues so that the Project can be executed over the summer period; and

WHEREAS, the University has negotiated a design fee based on 6.7% of the cost of construction and equipment less a \$25,400 credit which represents a discount of approximately 13% of the standard fee; 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 University Central Reserves in the amount of \$3,590,543 and will address deferred maintenance liabilities in the amount of \$2,016,500 (56% of Total Project Cost); and

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

BUDGET:		PRELIMINARY
Construction	\$	2,016,500
OFCI Bollards Package	\$	828,500
Contingency* (10%)	\$	284,500
UA Project Management Fee** (4.5%)	\$	140,828
Architect/Engineer Fee*** (6.7%)	\$	165,215
Other****	\$	155,000
Escalation*****	\$	0
TOTAL PROJECT COST	\$	<u>3,590,543</u>

*Contingency is based on 10% of Construction and OFCI Bollards Package.

**UA Project Management Fee is based on 4.5% of Construction, OFCI Bollards Package and Contingency.

***Architect/Engineer Fee is based on 6.7% of Construction and OFCI Bollards Package, less a negotiated credit of \$25,400.

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

*****Escalation is based on 0% anticipated cost increases through the estimated bid date of May 2023.

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.

NOW, THEREFORE, 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 for the University be, and each hereby are, authorized to act for and on behalf of the Board to execute an owner designer agreement for engineering design services with Thompson Engineering, of Tuscaloosa, Alabama, in accordance with Board Rule 415 for this 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: University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements

PROJECT NUMBER: TRN-23-3066

PROJECT LOCATION: University Boulevard from Hackberry to 6th Avenue

ARCHITECT: Thompson Engineering, Tuscaloosa, AL - pending approval

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Campus Infrastructure	Other	N/A	N/A
TOTAL		N/A	N/A

BUDGET	Preliminary
Construction	\$ 2,016,500
OFCI Bollards Package	\$ 828,500
Contingency* (10%)	\$ 284,500
UA Project Management Fee** (4.5%)	\$ 140,828
Architect/Engineer Fee*** (6.7%)	\$ 165,215
Other ****	\$ 155,000
Escalation*****	\$ 0
TOTAL PROJECT COST	\$ 3,590,543
Total Construction Cost per square foot - N/A	

*Contingency is based on 10% of the costs of Construction and OFCI Bollards Package.

**UA Project Management Fee is based on 4.5% of the costs of Construction, OFCI Bollards Package, and Contingency.

***Architect/Engineer Fee is based on 6.7% of the costs of Construction and OFCI Bollards Package, less a negotiated credit of \$25,400.

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

*****Escalation is based on 0% anticipated cost increases through the estimated bid date of May 2023.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(semi-annual maintenance for Hydraulic Bollards)	
	\$ 4,000
Total Estimated Annual O&M Costs:	\$ 4,000

FUNDING SOURCE:	
	University Central Reserves \$ 3,590,543
O&M Costs:	Transportation Services Operating Funds \$ 4,000

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The proposed University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements project (“Project”) will create much-needed improvements to the storm drainage along University Boulevard and around Farrah Hall. The Project will also include the removal of the old concrete paving in that section of University Boulevard and replacement with new asphalt paving to create a smooth and aesthetically pleasing road surface consistent with the previous phases of University Boulevard.

This Project will also provide a new operable bollard system in the roadway for vehicular control to be used on University of Alabama home football game days and other special events hosted in the area to provide a secure perimeter.

This Project will provide enhanced landscaping and hardscaping along this highly traveled gateway to the heart of the University of Alabama campus.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	October 2022
	% Complete	100%
	Date Completed	March 2023
PRELIMINARY DESIGN:	Date Initiated	April 2023
	% Complete	0%
	Date Completed	April 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	May 2023
	% Complete	0%
	Date Completed	May 2023
SCHEDULED BID DATE:		May 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

As one of the primary entrances to the heart of The University of Alabama campus, the University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements project (“Project”) will greatly improve the event safety of both vehicular and pedestrian traffic.

The Project will provide enhanced landscaping and hardscaping along this highly traveled gateway to the heart of the University of Alabama providing an appropriate visitor experience and perception of campus.

Attachment K to Board Rule 415

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

FY: 2022 – 2023

Project Name: University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements
Project Address/Location: University Boulevard from Hackberry Lane to 6th Avenue
Campus: The University of Alabama

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

Not Applicable – Campus Infrastructure

<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 – Campus Infrastructure

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 improve the roadway to the heart of campus and provide security enhancements for UA gameday and other event operations.

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:

Ralph Clayton, Associate VP for Public Safety

Chris D'Esposito, Executive Director of Transportation Services
 Captain Chad Stephens, UA Police Department
 Richard Powell, P.E., Staff Civil Engineer, UA Construction Administration
 Bonner Lee, Campus Landscape Architect

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

Source(s)	New Funds (FY_____)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – University Central Reserves		\$3,590,543	Pending
Totals		\$3,590,543	Pending

^{/7} Approved, allocated, pending

Comments:

The proposed project will be funded from University Central Reserves in the amount of \$3,590,543.

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 2020- 2021 Base Data /8	First Full /YR Occupancy FY	Successive Five (5) Year Projections /9
Maintenance	\$4,000	\$4,000	\$20,000
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	\$4,000	\$4,000	\$20,000

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

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

Comments:

Maintenance of the bollard system is the only incremental increase in O&M costs related to this project.

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	\$4,000	\$20,000	Pending
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other – Annual Operating Revenue			
Total/YR	\$4,000	\$20,000	Pending

^{/9} Initial Full Yr of Occupancy

^{/10} Next Five (5) Yrs Occupancy

^{/11} Funds Reallocated from other sources

^{/7} Approved, allocated, pending

Comments:

Transportation Services Annual Operating Funds

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

\$ 2,016,500 56 % of Total Development Costs

Comments:

This section of roadway has far exceeded its expected service life and there are several failures in the roadway pavement.

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

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:

The section of University Boulevard between Hackberry Lane and 6th Avenue was not addressed in the multi-phased renovation projects that have been executed along University Boulevard. This section of road has had several temporary repairs to extend its life. However, the aged underlying concrete has failed to the point where a permanent solution is needed to ensure years of a safe and more cost-effective operating surface is in place.

In addition, this project takes advantage of the roadway being excavated to install a security bollard system. The bollard system would be utilized during major campus events to serve as a protective barrier for vehicles to enter the restricted area. Currently, this is being handled by mobile security barriers that are both labor-intensive and expensive and are aging out of their life cycle.

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:

University Boulevard is one of the major gateways to the heart of The University of Alabama. This section of roadway in its current state does not provide a connected flow in appearance or operational use as in comparison to University Boulevard from Hackberry to Peter Bryce Boulevard.

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

Comments:

This project aligns with Goal #3, "Enrich our learning and work environment by providing an accepting, inclusive community that attracts and supports a diverse faculty, staff and student body" by providing the best possible experience to recruit and retain. Infrastructure investment makes it apparent to the student, faculty, and/or staff that UA provides a community committed to excellence, both in academics and resources.

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

Comments:

Roadway improvement and enhancing security aligns with the first core principle to “Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama”.

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

Comments:

The roadway will continually need to be patched resulting in delaying and rerouting traffic. The use of manual barrier devices will continue to create longer delays in setup and operation in lieu of the more efficient road bollard system during campus events.

March 8, 2023

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 Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements
UA Project No.: TRN-23-3066

Dear Dr. Keith and Trustee Brooks,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the University Boulevard Hackberry to 6th Avenue Infrastructure and Security Improvements project ("Project") to be located on University Boulevard between Hackberry Lane and 6th Avenue.

The University proposes to utilize Thompson Engineering, of Tuscaloosa, Alabama, as the principal design firm for this Project. The services of Thompson Engineering are proposed due to the firm having served as consultant for the evaluation of infrastructure and stormwater issues in the area of the Project.

This insight will facilitate an efficient design process and ensure coordination with the existing goals and program. This will allow the project to be performed expediently to mitigate disruptions to both vehicular and pedestrian traffic flow. Additionally, this will allow the University to coordinate and prepurchase the security bollard system to mitigate lead time issues so that the Project can be executed over the summer period to minimize the disruption to campus.

Furthermore, the University has negotiated a \$25,400 credit to the design fee, representing a 13% reduction off the standard fee for this type of project (Group III).

Cost of the Work		Percentage Fee for Building Group III		Credits		Fee
\$2,845,000	x	6.7%	-	\$0	=	\$190,615
\$2,845,000	x	6.7%	-	\$25,400	=	\$165,215


The proposed fees represent a significant financial benefit to the University and a discount of \$25,400, or approximately 13% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process for the Project.
2. Thompson Engineering, Tuscaloosa, Alabama, as the design service provider for the Project at a negotiated design fee based on 6.7% of the cost of construction less a \$25,400 credit.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



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

MMF/ccj

Attachment

Pc w/atchmts: Michael Rodgers
Tim Leopard
Jessica Morris

Matt Skinner
David Welch

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:



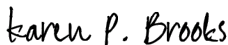
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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:



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Trustee Karen Brooks, Chair for Physical Properties Committee

UNIVERSITY BOULEVARD HACKBERRY TO 6th AVENUE INFRASTRUCTURE AND SECURITY IMPROVEMENTS

LOCATION MAP

