

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

**BOARD SUBMITTAL CHECKLIST NO. 1  
CAPITAL PROJECT - STAGE I SUBMITTAL <sup>/1</sup>  
(General Project Information)**

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Kirkbride Lane Parking Lot

**MEETING DATE:** June 8-9, 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 <sup>/2</sup>
- ☒ 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 6. Campus map(s) showing project site

Prepared by: David Welch

Approved by:

*Tim Leppard*  
*MR*

<sup>/1</sup> Reference Tab 3F – Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E – Board Rule 415 Instructional Guide



Office of the  
President

May 5, 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 Kirkbride Lane Parking Lot project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding 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 June 8-9, 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 THE PRELIMINARY PROJECT SCOPE AND BUDGET FOR THE KIRKBRIDE LANE PARKING LOT

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Kirkbride Lane Parking Lot project (“Project”) to be located between Randall Way and Kirkbride Lane at the northwest corner of the Peter Bryce Boulevard and Randall Way intersection; and

WHEREAS, the Project will include the construction of a parking lot that will support current and future developments in that area of Campus and will allow for capacity relief in the northern residential area of campus; and

WHEREAS, the location is centralized to benefit the residential, visitor, academic, and administrative constituents of Campus and allows for continued efficiency and convenient access; 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 \$2,779,230; and

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

BUDGET:		PRELIMINARY
Construction	\$	1,751,510
Landscaping	\$	125,000
Security/Access Control	\$	110,000
Telecommunication/Data	\$	100,000
Contingency* (10%)	\$	187,651
UA Project Management Fee** (4.5%)	\$	92,887
Architect/Engineer Fee*** (6.9%)	\$	129,480
Other****	\$	125,387
Escalation*****	\$	157,315
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>2,779,230</b>

\*Contingency is based on 10% of Construction and Landscaping.

\*\*UA Project Management Fee is based on 4.5% of Construction, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.9% of the costs of Construction and Landscaping.

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

\*\*\*\*\*Escalation is based on an anticipated 6% inflation through the scheduled bid date of December 2023 as included in the Project Status.

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:** June 8-9, 2023

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Kirkbride Lane Parking Lot

**PROJECT NUMBER:** P236-23-3317

**PROJECT LOCATION:** Between Randall Way and Kirkbride Lane at the Northwest corner of Peter Bryce Boulevard and Randall Way Intersection

**ARCHITECT:** TBD

**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"/> Other	Parking/Infrastructure	100%	N/A
<b>TOTAL</b>		<b>100%</b>	<b>N/A</b>

<b>BUDGET</b>	<b>Preliminary</b>
Construction	\$ 1,751,510
Landscaping	\$ 125,000
Security/Access Control	\$ 110,000
Telecommunication/Data	\$ 100,000
Contingency* (10%)	\$ 187,651
UA Project Management Fee** (4.5%)	\$ 92,887
Architect/Engineer Fee*** (6.9%)	\$ 129,480
Other ****	\$ 125,387
Escalation	\$ 157,315
<b>TOTAL PROJECT COST</b>	<b>\$ 2,779,230</b>
<b>Total Construction Cost per square foot – N/A</b>	

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

\*\*UA Project Management Fee is based on 4.5% of the costs of Construction, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.9% of the costs of Construction and Landscaping.

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

\*\*\*\*\*Escalation is based on an anticipated 6% inflation through the scheduled bid date of December 2023 as included in the Project Status.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
245 Parking Spaces x \$125	\$ 30,625
Total Estimated Annual O&M Costs:	<b>\$ 30,625</b>

<b>FUNDING SOURCE:</b>	
	University Central Reserves \$ 2,779,230
<b>O&amp;M Costs:</b>	Transportation Services Annual Operating \$ 30,625
	Funds

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT STATUS			
SCHEMATIC DESIGN:	Date Initiated	March 2022	
	% Complete	100%	
	Date Completed	October 2022*	
PRELIMINARY DESIGN:	Date Initiated	Sept 2023	
	% Complete	0%	
	Date Completed	October 2023	
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2023	
	% Complete	0%	
	Date Completed	November 2023	
SCHEDULED BID DATE:		December 2023**	

\*Schematic Design was completed in conjunction and coordinated planning for other projects in the area and as part of the 2022 Build Back Better Grant Application

\*\*Escalation as included within the Budget is based on the scheduled bid date and shall be adjusted as necessary should this date move.

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Kirkbride Lane Parking Lot project (“Project”) will provide additional parking and improve access and security for visitors, students, faculty, and departmental personnel in the area of the Printing and Mail Services Facility, Searcy Hall, Smart Communities and Innovation Building, and the future Performing Arts Academic Center.

The proposed Project will promote continued development and activation of the Peter Bryce Campus into the greater University.



## Attachment K to Board Rule 415

Supplemental Project Information Worksheet  
Annual Capital Development Plan

FY: 2023 – 2024

**Project Name:** Kirkbride Lane Parking Lot  
**Project Address/Location:** Between Randall Way and Kirkbride Lane at the Northwest Corner of the Peter Bryce Boulevard and Randall Way Intersection  
**Campus:** The University of Alabama

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

Not applicable. This is an infrastructure project.

<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				

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

The existing parking services on the Peter Bryce Campus are minimal due to the nature of previous operations, and therefore, increased parking availability is critical to support the expectant increase in occupancy and utilization of existing as planned buildings such as the Printing and Mail Building, Smart Communities and Innovation Building, the Searcy Building, and the Performing Arts Academic Center are constructed or revitalized.

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

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

Comments:

This lot will allow for capacity relief in the northern residential area of campus. It will also provide needed parking for future facilities as each becomes operational.

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:

Chris D’Esposito, Director of Transportation Services

Bonner Lee, University Landscape Architect

David Welch, Senior Project Manager

Richard Powell, UA Civil Engineer

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

Source(s)	New Funds (FY_____)	Reserves	Status <sup>/7</sup>
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		\$2,779,230	Pending
<b>Totals</b>		<b>\$2,779,230</b>	<b>Pending</b>

<sup>/7</sup> Approved, allocated, pending

Comments:

Centrally Funded from University Central Reserves in the amount of \$2,779,230

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2021- 2022 Base Data /8</b>	<b>First Full /YR Occupancy FY 2023-2024</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance		\$30,625	\$153,125
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			
<b>Totals</b>		<b>\$30,625</b>	<b>\$153,125</b>

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

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

**Comments:**

O&M costs for 245 parking lot spaces are estimated at \$125 per space annually and will be funded from Transportation Services annual operating budget.

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

<b>Source(s)</b>	<b>Occupancy Yr <sup>/9</sup> (FY 2023-2024)</b>	<b>Future Years <sup>/10</sup></b>	<b>Status <sup>/7</sup></b>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
Other	\$30,625	\$153,125	Pending
<b>Total/YR</b>	<b>\$30,625</b>	<b>\$153,125</b>	<b>Pending</b>

<sup>/9</sup> Initial Full Yr of Occupancy

<sup>/10</sup> Next Five (5) Yrs Occupancy

<sup>/11</sup> Funds Reallocated from other sources

<sup>/7</sup> Approved, allocated, pending

**Comments:**

Ongoing O&M costs will be funded from the Transportation Services annual operating budget.

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? <sup>/13</sup>**

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

Comments:

Based on the centralized location to residential, visitor, academic, and administrative spaces, this was the only area that benefited all and was also in alignment with the Master Plan.

- 12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or spaces:**

Comments:

The project will have direct operational influence of three critical areas of campus (residential, academic, and administrative). Additional parking will allow for redistribution of capacity allowing for continued efficiency and convenient access to facilities.

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

Comments:

The Project supports the ongoing programs on the Peter Bryce Campus while improving access and security for visitors, students, faculty, and departmental personnel located on the campus. This proposed Project will promote continued utilization of the Peter Bryce Campus.

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

Comments:

Core Principle #2

Make Higher education accessible and diverse, prepare our students for success, and meet the workforce needs of the state.

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

Comments:

If this project does not move forward, we create the necessity to relocate one of the previously mentioned groups (residential, academic, or administrative) to alternative parking areas creating further commutes, increasing capacity issues in other parking areas and reducing efficiency.

# KIRKBRIDE LANE PARKING LOT

## LOCATION MAP

