

**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, AL

PROJECT NAME: Renovations for the Student Life Wellness Services Building

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 ^{/2}
- ☒ 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 6. Campus map(s) showing project site

Prepared by: Brittany Kyles

Approved by:

Tim Leppard

[Signature]

^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

THE UNIVERSITY OF
ALABAMA® | 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 Renovations for the Student Life Wellness Services Building, ("Project") to include Health Promotion and Wellness and Collegiate Recovery and Intervention Services.

The resolution requests authorization to establish the 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 June 8-9, 2023.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION

**APPROVAL OF THE PRELIMINARY PROJECT SCOPE AND BUDGET
FOR THE RENOVATIONS FOR THE STUDENT LIFE WELLNESS
SERVICES BUILDING**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Renovations for the Student Life Wellness Services Building (“Project”) to include Health Promotion and Wellness (“HPW”) and Collegiate Recovery and Intervention Services (“CRIS”) to be located at 516 Smithwood Circle, Tuscaloosa, AL 35401; and

WHEREAS, the Project will allow for the renovation of the former Bryant Dining Facility; located adjacent to Bryant Hall; to promote the adequacy of campus facilities for both HPW and CRIS to meet the growing student demand for services and programs that are essential for student success and is consistent with UA’s vision of being a “student-centered research university and an academic community united in its commitment to enhance the quality of life for all Alabamians and the citizens of the nation and the world”; and

WHEREAS, these services are currently located in other campus facilities, including South Lawn Office Building for which the lease expires June 2026; and the colocation of these services will better serve the community and enhance operations; and

WHEREAS, the Project will include the comprehensive renovation of approximately 8,671 gross square feet of single-level interior space and select exterior items and will address deferred maintenance such as flooring, windows, roofing, and mechanical and electrical equipment; and

WHEREAS, the central location will provide convenient access to these high-demand student-centered programs; and

WHEREAS, to mitigate the effects of continued industry lead time issues and to create as little disruption as possible for existing staff and students in the area, the Project will be separated into two (2) packages: Construction – Package A Demolition and Site Improvement, and Construction – Package B Renovation and will also include Owner Furnished Contractor Installed Equipment; 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 \$10,500,000 and will eliminate campus deferred maintenance liabilities in the amount of \$2,440,000; and

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

BUDGET:		PRELIMINARY
Construction - Package A Demolition & Site Improvement Package	\$	862,176
Construction – Package B Renovation	\$	4,698,173
Equipment Owner Furnished Contractor Installed	\$	640,000
Landscaping	\$	100,000
Furniture, Fixtures and Equipment	\$	1,100,000
Security/Access Control	\$	100,000
Telecommunication/Data	\$	150,000
Audio Visual	\$	225,000
Contingency* (10%)	\$	630,035
UA Project Management Fee** (4.5%)	\$	311,867
Architect/Engineer Fee*** (7.75)	\$	488,277
Other****	\$	327,500
Escalation*****	\$	866,972
TOTAL PROJECT COST	\$	10,500,00

*Contingency is based on 10% of the costs of Construction Packages A and B, Equipment OFCI, and Landscaping.

**UA Project Management Fee is based on 4.5% of Construction Packages A and B, Equipment OFCI, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 6.2% of Construction Packages A and B, Equipment OFCI, and Landscaping plus a 1.25 renovation factor.

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

*****Escalation is based on an anticipated 9% inflation through the scheduled bid date of March 2024.

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: Renovations for the Student Life Wellness Services Building

PROJECT NUMBER: 292-23-3314

PROJECT LOCATION: 516 Smithwood Circle, Tuscaloosa, AL 35401

ARCHITECT: To Be Determined

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Office Facilities	~38%	3,303
<input type="checkbox"/> Building Addition	Study Facilities	~ 6%	537
<input checked="" type="checkbox"/> Building Renovation	Special Use Facilities	~3%	256
<input type="checkbox"/> Equipment	General Use Facilities	~ 15%	1,289
	Support Facilities	~ 4%	376
	Health Care Facilities	~2%	126
	Circulation Area	~ 26%	2,242
	Building Service Area	~4%	366
	Mechanical Area	~ 2%	176
TOTAL		100%	8,671

BUDGET	Preliminary
Construction – Package A Demolition & Site Improvements	\$ 862,176
Construction – Package B Renovation	\$ 4,698,173
Equipment Owner Furnished Contractor Installed	\$ 640,000
Landscaping	\$ 100,000
Furniture, Fixtures and Equipment	\$ 1,100,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 150,000
Audio Visual	\$ 225,000
Contingency* (10%)	\$ 630,035
UA Project Management Fee** (4.5%)	\$ 311,867
Architect/Engineer Fee*** (7.75%)	\$ 488,277
Other ****	\$ 327,500
Escalation*****	\$ 866,972
TOTAL PROJECT COST	\$ 10,500,000
Total Construction Cost per square foot: \$788	

*Contingency is based on 10% of the costs of Construction Packages A and B, Equipment OFCI and Landscaping.

**UA Project Management Fee is based on 4.5% of the costs of Construction Packages A and B, Equipment OFCI, Landscaping and Contingency.

***Architect/Engineer Fee is based on 6.2% of the costs of Construction Packages A and B, Equipment OFCI and Landscaping plus a 1.25 renovation factor.

****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 9% inflation through the scheduled bid date of March 2024.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

Total Estimated Annual O&M Costs:

\$78,519

FUNDING SOURCE:

University Central Reserves \$ 10,500,000

O&M Costs: University Annual Operating Budget \$ 78,519

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:** Includes boilers, air handlers, HVAC Controls & VFDs	
Total Equipment Costs:	\$640,000

PROJECT SCOPE:

The Project scope is comprised of an 8,671 gross square feet (GSF) single level, complete interior and selective exterior renovation of the Student Life Wellness Services Building. The renovation will support the new Student Life centers for Health Promotion & Wellness and Collegiate Recovery & Intervention Services. The work will also address deferred maintenance needs such as replacing flooring, windows, roofing, mechanical equipment, and electrical equipment that will improve the overall efficiency of the facility.

Approximately 5,300 square feet of the renovation is allocated to the Collegiate Recovery & Intervention Services center. This space will provide valuable programs for the greater student population and will be in an easy to access location and central to Campus. The remainder of the renovated space will house the Health Promotion & Wellness center. This relocation will provide increased space which will be used to expand student engagement and cultivate additional outreach initiatives across campus.

Finally, this renovation will include appropriate architectural and site considerations to ensure that it complements the surrounding buildings, enhances pedestrian connectivity and forms an appropriate composition with both surrounding buildings.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2023
	% Complete	80%
	Date Completed	August 2023
PRELIMINARY DESIGN:	Date Initiated	September 2023
	% Complete	0%
	Date Completed	October 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2023
	% Complete	0%
	Date Completed	March 2024
SCHEDULED BID DATE:		March 2024

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The renovation of the Student Life Wellness Services Building promotes the adequacy of campus facilities with expanding space necessary for both Health Promotion & Wellness and Collegiate Recovery & Intervention Services departments to meet the growing student need and demand for services. These programs are essential for student success and are consistent with the University's vision of being a "student-centered research university and an academic community united in its commitment to enhance the quality of life for all Alabamians and the citizens of the nation and the world."

These services are currently located in other campus facilities; including South Lawn Office Building for which the lease expires June 2026; and the colocation of these services will better serve the community and enhance operations.

This project will enhance the overall student experience by providing permanent locations for both Health Promotion & Wellness and Collegiate Recovery & Intervention Services in the central campus realm. These departments will be able to offer valuable programs for the greater student population and with this renovation they will be located in easy to access spaces.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet Annual Capital Development Plan

FY: 2023 – 2024

Project Name: Renovations for the Student Life Wellness Services Building
Project Address/Location: 516 Smithwood Circle, Tuscaloosa AL 35401
University Project#: 292-22-3314
Campus: The University of Alabama, Tuscaloosa AL

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

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input checked="" type="checkbox"/> renovation of existing space only		8,671 GSF

These services are currently located in other campus facilities, including South Lawn Office Building for which the lease expires June 2026. As such, a new location had to be identified to relocate the program.

The relocation of these services to the Student Wellness Services Building is optimal as the facility has been unused for some time and the location is convenient for the campus community.

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

The existing 3,333 square feet being utilized at South Lawn will not be available after the current building lease expires and the existing 1,702 square feet at Mary Burke will be taken back by Housing Residential Communities to support operations.

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:

Project is in compliance with the Master Plan Goals by achieving the following:

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				
310 Office	21	18	2690	1
315 Office Service	1	1	66	1
350 Conference Room	2	37	547	1
400 Study Facilities				
410 Study Room	3	36	537	2
500 Special Use Facilities				
530 Media Production	1	2	256	2
600 General Use Facilities				
630 Food Facility	1	3	46	
650 Lounge	3	67	999	
680 Meeting Room	1	13	244	
700 Support Facilities				
780 Unit Storage	10	3	376	
800 Health Care Facilities				
860 Diagnostic Service Laboratory	1	1	126	
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
W05 Lobby	3	34	503	2
W06 Public Corridor	3	12	1739	
XXX Building Service Area				
X01 Custodial Supply Closet	1	1	50	
X02 Janitor Room	1	1	50	
X03 Public Rest Room	4	2	266	
YYY Mechanical Area				
Y04 Utility/Mechanical Space	4	2	176	

Data reported on latest fiscal year data available.

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

Comments/Notations:

1. Current office allocation within the existing Collegiate Recovery & Health Promotion and Wellness Centers are at capacity and not able to accommodate growth.
2. Current meeting, common, and counseling spaces are at capacity and not able to accommodate necessary functions or outreach programs.

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 enhance the overall student experience by providing permanent locations for these student service areas. The programs will be able to offer valuable programs for the greater student population and will be in central, easy to access spaces.

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:

- Greg Vander Wal (Executive Director, Counseling Center and Executive Director, Collegiate Recovery and Intervention Services)
- Kelly Miller (Assistant Director, Collegiate Recovery and Intervention Services)
- Delynn Wilcox (Director, Health Promotion and Wellness)
- Ruperto Perez (Assoc. VP, Student Health and Wellbeing)
- Matt Kerch (Exec. Director, Housing and Residential Communities)

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		\$10,500,000	Pending
Totals		\$10,500,000	Pending

/7 Approved, allocated, pending

Comments:

The proposed Project will be funded from University Central Reserves in the amount of \$10,500,000.

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 2022 - 2024 Base Data /8	First Full /YR Occupancy FY 2025	Successive Five (5) Year Projections /9
Maintenance	\$17,039	\$20,727	\$126,608
Elevator Service	N/A	N/A	N/A
Building Repairs	\$5,680	\$6,909	\$42,203
Building Services	\$15,608	\$18,987	\$115,977
Electric, Natural Gas, Steam	\$18,218	\$22,162	\$135,374
Chilled Water	\$4,682	\$5,696	\$34,791
Water and Sewer	\$1,015	\$1,234	\$7,539
Insurance	\$1,304	\$1,586	\$9,689
Safety Support	\$841	\$1,023	\$6,247
Operations Staff Support Funding	\$161	\$196	\$1,199
Other – Supply Store expenses	N/A	N/A	N/A
Totals	\$64,547	\$78,519	\$479,625

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

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

Comments:

Data was obtained from the following University departments: Energy Management, Electrical Maintenance, Facilities Management, Environmental Health and Safety, and Risk Management and is based on the existing Student Services Center.

The estimated incremental annual increase in O&M costs related to the reutilization of the existing vacant Student Life Wellness and Services Building.

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	\$78,519	\$479,625	
Total/YR	\$78,519	\$479,625	Pending

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Ongoing O & M costs will be paid from University Annual Operating Funds.

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

\$ 2,440,000 23.24 % of Total Development Costs

Comments:

This amount includes the reroofing of the existing building and replacement of existing HVAC, VFD and Boilers.

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:

- Previous planning (FY18-19) for renovation of Martha Parham West to accommodate Health Promotion and Wellness and Collegiate Recovery and Intervention Services.
- Expansion of existing departmental spaces
- Construction of new, separate facilities

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:

Renovations for the Student Life Wellness Services Building promotes the adequacy of campus facilities in expanding space necessary for each department to meet the growing student need and demand for services and programs that are essential for student success and is consistent with UA's vision of being a "student-centered research university and an academic community united in its commitment to enhance the quality of life for all Alabamians and the citizens of the nation and the world."

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

Comments:

Renovations for the Student Life Wellness Services Building expands the space necessary for each department to meet the growing student needs and demands for services and programs that are essential for student success which is consistent with the following UA strategic goal:

"Provide a premier undergraduate and graduate education that offers a global perspective and is characterized by outstanding teaching, high-quality scholarship and distinctive curricular and co-curricular programs."

The renovations for the Student Life Wellness Services Building provides a co-location of complementary departmental services for students that provides distinctive curricular (paraprofessional training and education) and co-curricular programs and services.

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

Comments:

- Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama.
- Make higher education accessible and diverse, prepare our students for success, and meet the workforce needs of the State.
- Be accountable for every dollar we receive while maintaining the highest standards of

excellence in every program and endeavor.

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

Comments:

The foreseeable immediate impact on campus programs and enrollment if this project is not approved may include, but is not exclusive of the following:

- Increased levels of student stress that leads to decrease in academic performance and success and eventual increased attrition from UA.
- Increased levels of student mental health issues that lead to declines in academic and personal success and eventual increased attrition from UA.
- Lack of adequate, expanded space and facilities to address student health and well-being which would lead to decreases in student academic performance, personal success, overall satisfaction with UA, and eventual increased attrition.
- Lack of adequate, expanded space and facilities which would impact campus programs and enrollment by limiting the ability to provide for the presently increasing student demand for services to address mental health and health prevention efforts which would lead to decreases in student academic performance, personal success, overall satisfaction with UA, and eventual increased attrition.

LOCATION MAP

