

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

**BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ^{/1}
(Architectural Design)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Kirkbride Lane Parking Lot

MEETING DATE: November 2-3 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:

David Welch
David Welch

^{/1} Reference Tab 3H - Board Rule 415 Instructional Guide

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



Office of the
President

September 29, 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 III submittal for the Kirkbride Lane Parking Lot project.

The resolution requests approval of the design and visual appearance 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 November 2-3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to be "SRB", written over a horizontal line.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTIONAPPROVAL OF THE REALLOCATED PROJECT BUDGET AND PROPOSED
ARCHITECTURAL DESIGN FOR THE KIRKBRIDE LANE PARKING LOT

WHEREAS, on June 9, 2023, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama ("Board") approved 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 will be closely coordinated with the proposed Psychology Building and Renovation project, which is immediately adjacent to the Project location, so as to ensure efficient execution and alignment of both Projects; and

WHEREAS, in accordance with Board Rule 415, on September 1, 2023, the Board approved the ranking of top firms and authorized The University of Alabama ("University") to negotiate for design services utilizing Duncan Coker Associates, PC, Tuscaloosa, Alabama ("Duncan Coker"); and

WHEREAS, upon completion of negotiations with Duncan Coker, the University has established a final design fee of 6.9% of the cost of construction and landscaping, plus \$16,500 for additional services, less a credit in the amount of \$9,382 (.5% of the basic fee); and

WHEREAS, the University is requesting approval of a Budget Reallocation to reflect the aforementioned final design fee; and

WHEREAS, responsible officials at the University have received 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 Project will be funded from Parking Services Reserves in the amount of \$2,779,230; and

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

BUDGET:		REVISED
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%)	\$	136,597
Other****	\$	118,270
Escalation*****	\$	157,315
TOTAL PROJECT COST	\$	<u>2,779,230</u>

*Contingency is based on 10% of Construction Package 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 less 0.5% credit of the basic fee (\$9,382), plus \$16,500 for topo survey and land development permit.

****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 III submittal for the Project is hereby approved.
2. The Budget Reallocation is approved as stipulated above.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 2-3, 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

ENGINEER: Duncan Coker Associates, PC, Tuscaloosa, Alabama

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:June 9th, 2023

August 31 – September 1, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other	Parking/Infrastructure	100%	N/A
TOTAL		100%	N/A

BUDGET	CURRENT	REVISED
Construction Phase I	\$ 1,751,510	\$ 1,751,510
Landscaping	\$ 125,000	\$ 125,000
Security/Access Control	\$ 110,000	\$ 110,000
Telecommunication/Data	\$ 100,000	\$ 100,000
Contingency* (10%)	\$ 187,651	\$ 187,651
UA Project Management Fee** (4.5%)	\$ 92,887	\$ 92,887
Architect/Engineer Fee*** (6.9%)	\$ 129,480	\$ 136,597
Other ****	\$ 125,387	\$ 118,270
Escalation	\$ 157,315	\$ 157,315
TOTAL PROJECT COST	\$ 2,779,230	\$ 2,779,230
Total Construction Cost per square foot – N/A		

*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 less 0.5% credit of the basic design fee (\$9,382), plus \$16,500 for additional services.

****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.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

245 Parking Spaces x \$125 \$ 30,625

Total Estimated Annual O&M Costs: \$ 30,625

FUNDING SOURCE:

Parking Services Reserves \$ 2,779,230

O&M Costs: Transportation Services Annual Operating \$ 30,625
Funds

NEW EQUIPMENT REQUIRED**Total Equipment Costs:**

N/A

PROJECT SCOPE

The Kirkbride Lane Parking Lot project (“Project”) will initially include 185 parking spaces (6 dual EV charging stations) and feature standard University decorative lighting, safety features, wayfinding and landscaping. This Project will also include adjacent work to coordinate pedestrian connectivity, roadways, improvements to stormwater drainage, and upgrades to site lighting in the area.

This Project will be closely coordinated with proposed work for the Psychology Building and Renovation project to ensure efficient execution and alignment of both Projects.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2022
	% Complete	100%
	Date Completed	October 2022*
PRELIMINARY DESIGN:	Date Initiated	Sept 2023
	% Complete	100%
	Date Completed	October 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2023
	% Complete	50%
	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.

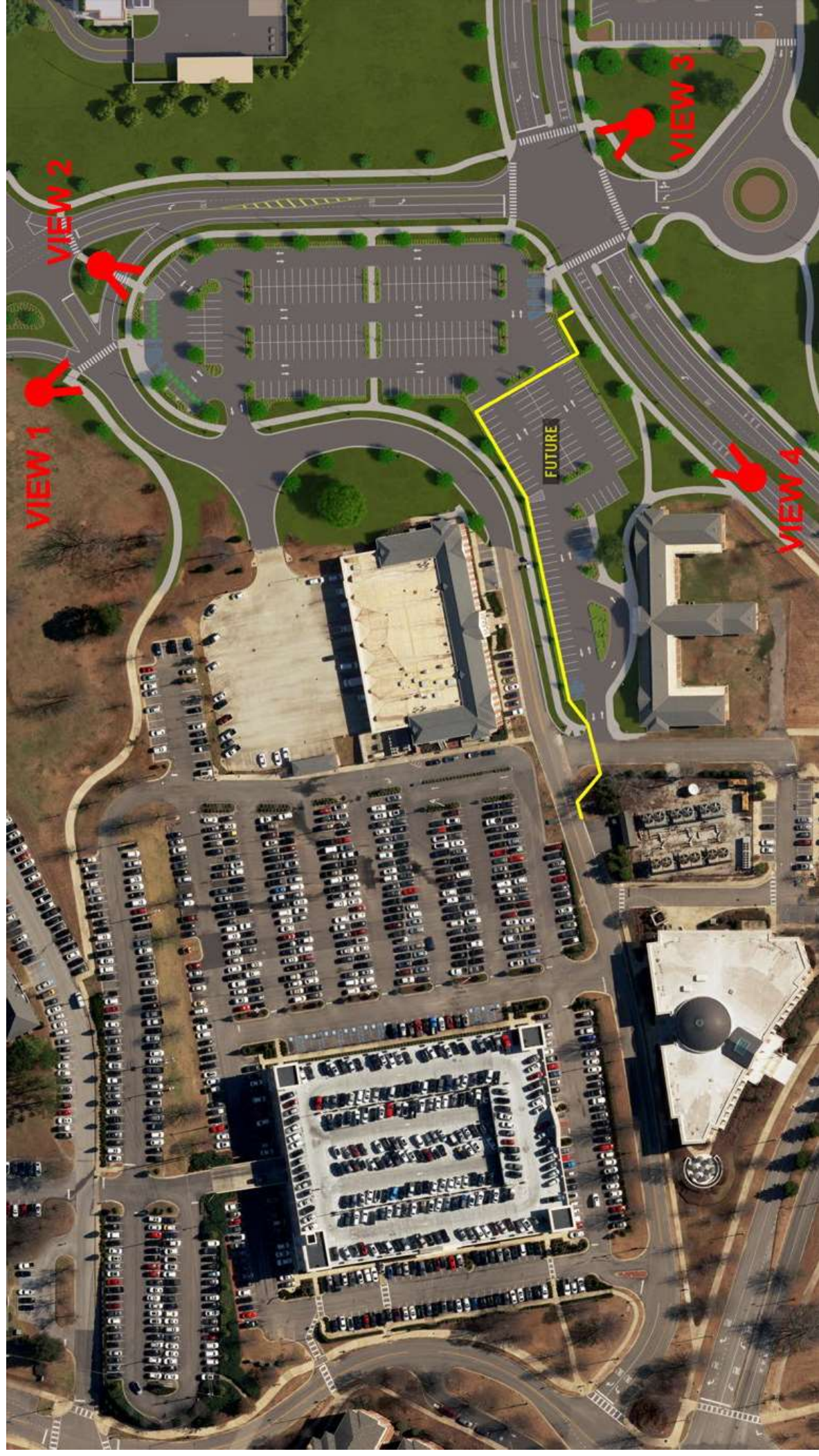
RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

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, the proposed Psychology Building (former 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.

KIRKBRIDE LANE PARKING LOT

VANTAGE POINTS



KIRKBRIDE LANE PARKING LOT

VIEW 1

Looking Southeast from Kirkbride Ln



KIRKBRIDE LANE PARKING LOT

VIEW 2

Looking Southwest from Randall Way



KIRKBRIDE LANE PARKING LOT

VIEW 3

Looking Northwest from Peter Bryce Blvd



KIRKBRIDE LANE PARKING LOT

VIEW 4

Looking Northeast from Peter Bryce Blvd



KIRKBRIDE LANE PARKING LOT

LOCATION MAP

