

**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: Psychology Building Renovation and Addition

MEETING DATE: April 11 - 12, 2024

- 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: Suzanne Webster

Approved by:

Tim Leopard
Cema dey 3/4/24

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

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

March 7, 2024

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 Psychology Building Renovation and Addition project.

The resolution requests approval of the Architectural Design, a budget reallocation and revised funding 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 11 – 12, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Approving the proposed architectural design, reallocated budget and revised funding for the Psychology Building Renovation and Addition****RESOLUTION**

WHEREAS, on September 1, 2023, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Psychology Building Renovation and Addition project (“Project”) to be located at 330 Kirkbride Lane, Tuscaloosa, AL; and

WHEREAS, the Project will allow for the relocation of the Department of Psychology (“Psychology”), currently housed primarily in Gordon Palmer Hall, to the vacant sister building of Printing and Mail Services located directly across Kirkbride Lane; and

WHEREAS, the Department maintains several programs in the immediately adjacent McMillan building and this location will further promote collaboration and efficiency within the Department through this colocation; and

WHEREAS, Psychology’s existing offices and lab spaces in Gordon Palmer Hall are in need of renovation, inefficiently laid out, and impede the academic, clinical and research functions of the Department; and

WHEREAS, the relocation of Psychology to this proposed renovated facility will allow the Department to offer outstanding teaching in appropriately sized spaces, attract and retain highly productive scholars and staff, and have space that matches research needs; and

WHEREAS, the proposed 52,117 GSF total facility will further meet the needs of the Department of Psychology by accommodating previous and anticipated growth in both faculty recruitment and student enrollment, offer strategic colocation opportunities, and create modern learning spaces and research laboratories; and

WHEREAS, the proposed Project will also facilitate the phased renovation of Gordon Palmer Hall through the vacation of a large footprint of existing occupied space, allowing for an update which will modernize, enhance and enliven the academic experience for students, faculty, and staff; and

WHEREAS, the Project will include a full renovation of the existing 30,000 gross square foot (“GSF”) facility as well as an expansion to include an additional 22,117 GSF, which will provide sufficient space and opportunity to efficiently organize the research and clinical areas needed by the Psychology faculty and to house dedicated classroom space; and

WHEREAS, previously, as appropriate to stabilize the building, the University installed campus standard windows, an aluminum cornice system and a shingle roof and that investment will be maintained and utilized for the benefit of the Project and serve to ensure the architectural character and consistency of the building with campus; and

WHEREAS, the University will leverage the knowledge gained from the construction of the Printing and Mail facility as the structure and detailing are exactly the same for the two buildings, which will yield an effective and efficient design process; and

WHEREAS, the scope was originally split among three packages to maintain efficient and cost-effective delivery, including Construction Package A – Main Addition and Renovation, Construction Package B – Elevator Package, and Owner Provided Contractor Installed (OFCI) Equipment (“OFCI ”); and

WHEREAS, on November 3, 2023, the Board approved a budget reallocation to reflect the addition of Construction Package C – Encapsulation and Foundations Package, to aid in the timely delivery of the project by reinforcing and waterproofing the crawlspace of the existing structure; and

WHEREAS, on November 3, 2023, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized University officials to proceed with negotiations for architectural services with Poole and Company Architects of Birmingham, Alabama (“Poole and Company”); and

WHEREAS, upon completion of negotiations with Poole and Company, the University established a final design fee of 5.3% of the costs of Construction Packages A – C, Landscaping, and Owner Furnished Contractor Installed Equipment, plus a 1.15 renovation factor related to the existing facility renovations only, and \$165,706 for additional services and reimbursable expenses, which reflects an overall savings from the originally budgeted design fee; and

WHEREAS, the University is requesting a Budget Reallocation to reflect the final design fees; 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 Office of Academic Affairs Reserves in the amount of \$3,497,000 and Future Revenue Bonds in the amount of \$31,483,000; and

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

| BUDGET: | REALLOCATED |
|--|----------------------|
| Construction Package A – Main Addition and Renovation | \$ 22,300,000 |
| Construction Package B – Elevator Package | \$ 500,000 |
| Construction Package C – Encapsulation and Foundations Package | \$ 925,000 |
| Owner Furnished Contractor Installed (OFCI) Equipment | \$ 1,500,000 |
| Landscaping | \$ 150,000 |
| Furniture, Fixtures and Equipment | \$ 1,300,000 |
| Security/Access Control | \$ 154,700 |
| Telecommunication/Data | \$ 289,000 |
| Contingency ¹ (10%) | \$ 2,537,500 |
| UA Project Management Fee ² (4.5%) | \$ 1,256,063 |
| Architect/Engineer Fee ³ (~6.39%) | \$ 1,622,653 |
| Other ⁴ | \$ 465,084 |
| Escalation ⁵ | \$ 1,980,000 |
| TOTAL PROJECT COST | \$ 34,980,000 |

¹Contingency is based on 10% of the Construction Packages A - C and OFCI Equipment and Landscaping.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A - C, OFCI Equipment, Landscaping, and Contingency.

³Architect/Engineer Fee is based on 5.3% of the costs of Construction Packages A - C, Landscaping, and OFCI Equipment plus a Renovation Factor of 1.15 for the existing facility renovation, plus \$165,706 for additional services and reimbursable expenses.

⁴Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Escalation is based on an anticipated 6% inflation through the original estimated bid date of March 2024.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The University does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the Board for capital expenditures incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installation of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).
2. The Stage III Architectural Design submittal for the Project is hereby approved.
3. The reallocated budget as stipulated above is hereby approved.
4. The revised funding as stipulated above is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 11-12, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Psychology Building Renovation & Addition

PROJECT NUMBER: 441-24-3388

PROJECT LOCATION: 330 Kirkbride Lane

ARCHITECT: Poole & Company Architects, Birmingham, AL

| THIS SUBMITTAL: | PREVIOUS APPROVALS: |
|---|-----------------------------|
| <input type="checkbox"/> Stage I | August 31-September 1, 2023 |
| <input type="checkbox"/> Stage II | November 2-3, 2023 |
| <input type="checkbox"/> Campus Master Plan Amendment | |
| <input checked="" type="checkbox"/> Stage III | |
| <input type="checkbox"/> Stage IV | |

| PROJECT TYPE | SPACE CATEGORIES | PERCENTAGE | GSF |
|---|--------------------------|-------------------|----------------|
| <input type="checkbox"/> Building Construction | Classroom Facilities | ~8% | 4,169 |
| <input checked="" type="checkbox"/> Building Addition | Laboratory Facilities | ~ 42% | 21,889 |
| <input checked="" type="checkbox"/> Building Renovation | Office Facilities | ~18% | 9,381 |
| <input type="checkbox"/> Equipment | Study Facilities | ~ 0% | |
| | Special Use Facilities | ~ 2% | 1,042 |
| | General Use Facilities | ~5% | 2,606 |
| | Central Service/ Support | ~ 0% | |
| | Circulation Area | ~20% | 10,424 |
| | Building Service Area | ~ 4% | 2,085 |
| | Mechanical Area | ~1% | 521 |
| | TOTAL | 100% | 52,117* |

*Renovated Space – 30,000 GSF; Addition – 22,22,117GSF, Total 52,117 GSF Base Bid

| BUDGET | Current | Reallocated |
|--|----------------------|----------------------|
| Construction Package A – Main Addition and Renovation | \$ 22,300,000 | \$ 22,300,000 |
| Construction Package B – Elevator Package | \$ 500,000 | \$ 500,000 |
| Construction Package C – Encapsulation and Foundations | \$ 925,000 | \$ 925,000 |
| Owner Furnished Contractor Installed (OFCI) Equipment | \$ 1,500,000 | \$ 1,500,000 |
| Landscaping | \$ 150,000 | \$ 150,000 |
| Furniture, Fixtures and Equipment | \$ 1,300,000 | \$ 1,300,000 |
| Security/Access Control | \$ 154,700 | \$ 154,700 |
| Telecommunication/Data | \$ 289,000 | \$ 289,000 |
| Contingency ¹ (10%) | \$ 2,537,500 | \$ 2,537,500 |
| UA Project Management Fee ² (4.5%) | \$ 1,256,063 | \$ 1,256,063 |
| Architect/Engineer Fee ³ (~6.39%) | \$ 1,671,156 | \$ 1,622,653 |
| Other ⁴ | \$ 416,581 | \$ 465,084 |
| Escalation ⁵ | \$ 1,980,000 | \$ 1,980,000 |
| TOTAL PROJECT COST | \$ 34,980,000 | \$ 34,980,000 |
| Construction Cost per square foot: \$555 | | |

¹Contingency is based on 10% of the costs of Construction Packages A - C, and OFCI Equipment and Landscaping.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A - C, OFCI Equipment, Landscaping and Contingency.

³Architect/Engineer Fee is based on 5.3% of the costs of Construction Packages A - C and OFCI Equipment plus a 1.15 Renovation Factor for the existing facility renovation, plus \$165,706 for additional services and reimbursables.

⁴Other fees and expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Escalation is based on an anticipated 6% inflation through the original estimated bid date of March 2024 as included in the Project Status.

| ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS: | |
|--|-------------------|
| (Utilities, Custodial, Maintenance, Insurance, Other) | |
| 52,117 sf x ~\$10.36/sf | \$ 539,932 |
| Total Estimated Annual O&M Costs: | \$ 539,932 |

FUNDING SOURCE:

Office of Academic Affairs Reserves \$ 3,497,000

Future General Revenue Bonds \$ 31,483,000

O&M Costs: University Annual Operating Funds \$ 518,000**NEW EQUIPMENT REQUIRED**

Long Lead Electrical and HVAC

Equipment \$ 1,500,000

PROJECT SCOPE:

The Project is comprised of an approximately 30,000 GSF renovation and a 22,117 GSF addition to the existing vacant sister building to Printing and Mail Services located directly across Kirkbride Lane. This facility, formerly referred to as Searcy Hall (the Searcy Hall name was temporarily assigned by the University as a placeholder when the Peter Bryce Campus was occupied in 2014 and was not an honorary or official name), will house the Department of Psychology that will be relocating from Gordon Palmer Hall.

The existing building features a column-free interior space with appropriate floor-to-floor heights and numerous windows for exceptional natural light, which makes the building appropriate for adaptive reuse.

The Kirkbride elevation will primarily remain unchanged and will continue to complement the adjacent Printing and Mail facility. The addition will be on the south elevation along Peter Bryce Boulevard.

The addition will provide the opportunity for the facility to architecturally engage Peter Bryce Boulevard, a primary vehicular and pedestrian campus corridor; provide a main entrance and pedestrian connectivity point to campus; and unify the building with campus architecture. Careful attention will be committed to material selection, massing and detailing as appropriate to ensure the addition matches the existing building and adheres to campus standards and design principles.

The Project will preliminarily include a large lecture hall with seating for 136 and an additional classroom with 40 seats; 35 clinical labs and additional shared labs; 41 offices; shared Graduate Student offices; and appropriate service and support space. An elevator, all new mechanical, plumbing, electrical and life safety systems, and all University standard enterprise systems such as networking, access control and security, and audio-visual technology will be provided to bring the building to code and to support the academic mission of the Department.

An alternate to expand the large lecture hall to 234 seats, or approximately 2600 GSF will be included with the bid.

Previously, as appropriate to stabilize the building, the University installed campus standard windows, an aluminum cornice system, and a shingle roof, and that investment will be maintained and utilized for the benefit of the Project. The University will also be able to leverage the knowledge gained from the construction of the Printing and Mail facility as the structure and detailing are exactly the same for the two buildings.

| PROJECT STATUS | | |
|-------------------------|----------------|---------------|
| SCHEMATIC DESIGN: | Date Initiated | July 2023 |
| | % Complete | 100% |
| | Date Completed | October 2023 |
| PRELIMINARY DESIGN: | Date Initiated | November 2023 |
| | % Complete | 100% |
| | Date Completed | December 2023 |
| CONSTRUCTION DOCUMENTS: | Date Initiated | December 2023 |
| | % Complete | 90% |
| | Date Completed | April 2024 |
| SCHEDULED BID DATE: | | April 2024 |

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS:

The enhanced facility will provide sufficient square footage and the opportunity to efficiently organize the teaching, research and clinical space needed by Psychology faculty, house a large lecture hall and an additional classroom, create cohesion within the Department by centralizing faculty and staff offices that promote collaboration, and provide easier access for community members participating in research opportunities.

The facility is proposed to host three centers: the Alabama Research Institute on Aging (ARIA), the Center for Innovative Research in Autism (CIRA), and the Center for Youth Development and Intervention (CYDI), each affiliated with the Alabama Life Research Institute.

The move to the renovated facility will locate the main Psychology Department and faculty in much closer proximity to the Psychology Clinic and CYDI, currently located in the immediately adjacent McMillan building, further enhancing student and faculty experience and expediency. Moreover, given Psychology's large number of majors and teaching needs, closer proximity to the North Lawn teaching building and larger classrooms will be desirable for both students and faculty transitions between classes.

The Psychology Department has a very active research program, bringing in ~\$5-6M per year in external funding.

The Department also hosts the Psychology Clinic and the Autism Spectrum Disorders Clinic, as well as the UA-ACTS Program (UA Autism Spectrum Disorders College Transition and Support Program), which serves UA undergraduates. Serving the Campus community is a significant component to the department's operations.

A renovated & remodeled facility will greatly enhance the ability of the Psychology Department faculty to compete for external funding, to better serve the Tuscaloosa community, and will enhance the undergraduate and graduate programs by providing appropriately sized and fit-out classrooms, offices, and research spaces.

The current physical state of Gordon Palmer offices and labs impedes collaborative research and negatively impacts efforts to recruit new faculty. In addition, attempts to individually renovate Gordon Palmer room-by-room have now proven to be cost-prohibitive, restricting any further space adjustments. The renovated and remodeled facility will also allow Psychology to optimize its space by "podding" areas like neuroscience and centers-without-walls together for optimal collaboration and space usage, including optimization of newly created shared spaces. This increased organization and opportunity for shared workspace will enhance community engagement and experiential opportunities as well (e.g., Gordon Palmer Hall is not currently ADA-friendly for aging participants or fully convenient or safe for more high-energy youth).

Relocation of the Department from Gordon Palmer Hall will then facilitate the renovation of that facility as needed and minimize the disruption to faculty and students as they will only have to move one time in lieu of being placed in swing space.

PSYCHOLOGY BUILDING RENOVATION AND ADDITION

Existing Condition - Looking Southeast from Kirkbride Lane



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

Existing Condition - Looking North
from Peter Bryce Boulevard



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

Vantage Points



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

**View 1a – Looking Northwest from
Peter Bryce Boulevard**



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

**View 1b – Looking Northwest from
Peter Bryce Boulevard**



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

**View 2 – Looking South from
Kirkbride Lane**



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

**View 3 – Looking Northeast from
Peter Bryce Boulevard**



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

View 3 -Tiered Classroom Alternate



PSYCHOLOGY BUILDING RENOVATION AND ADDITION

Massing Study

| Name of Building | Height from Finish Floor to Roof Ridge | Width | Depth |
|---------------------|--|----------|----------|
| Psychology Building | 34 feet | 250 feet | 105 feet |
| Printing Services | 37 feet | 216 feet | 148 feet |
| North Lawn Hall | 50 feet | 370 feet | 166 feet |
| Peter Bryce Main | 46 feet | 520 feet | 202 feet |

PSYCHOLOGY BUILDING RENOVATION AND ADDITION

LOCATION MAP

