

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

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

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Student Health and Wellness Building

MEETING DATE: June 6-7, 2024

- 1. Board Submittal Checklist No. 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 II Submittal (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. 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}
- 7. Preliminary Business Plan (if applicable) ^{/7}
- 8. Campus map(s) showing project site

Prepared by: Steven Mercado

Approved by: *Tim Leonard*

OK Under 5/7/24

^{/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



Office of the
President

May 7, 2024

Interim Chancellor Sid J. Trant
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Interim Chancellor Trant,

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage II submittal for the Student Health and Wellness Building New Construction project.

The resolution requests authorization to negotiate an Owner Designer Agreement with Williams Blackstock Architects, Birmingham, Alabama, as the principal design firm for the project, and approval of the revised project scope, budget, and funding.

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 6-7, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Approving the revised project scope and budget; granting authorization to execute an Owner/Architect Agreement for the New Student Health and Wellness Building****RESOLUTION**

WHEREAS, on April 12, 2024, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Student Health and Wellness Building New Construction project (“Project”) to be located at the East Bryce Campus near the southwest corner of Kilgore Lane and Peter Bryce Boulevard; and

WHEREAS, the proposed Project will provide much needed space for multiple divisions of UA Student Life including the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness, and the Women and Gender Resource Center and will enable these student-centric departments to make expansions and enhancements to existing programs and service offerings, furthering the mission of service to students; and

WHEREAS, the new facility will increase support for student health and wellbeing, promoting a holistic view of student wellness that considers the total student and entirety of the student experience to help them establish and maintain a lifelong approach to wellness, which is an attractive offering to potential students and their families, enhancing The University of Alabama’s (“University’s”) opportunities for increasing recruitment and enrollment as well as helping to retain current students; and

WHEREAS, the relocation of the Counseling Center, Collegiate Recovery, and the Women and Gender Resource Center is necessary as these programs are currently housed in the South Lawn Building for which the property lease expires June 2026; and

WHEREAS, the new construction will allow for the colocation of these divisions which will better serve the student population and enhance operations by providing a facility that maximizes operational efficiency with shared areas as appropriate while also meeting the specific needs of each program including welcoming confidential counseling spaces, an abundance of natural light, and private entrance areas as needed; and

WHEREAS, the proposed Project will include an approximately 54,765 gross square feet (“GSF”) facility with one-story of main program space and will be architecturally aligned to complement the surrounding facilities and take advantage of the surrounding green space; and

WHEREAS, to align with potential future developments in the vicinity and to ensure adequate accommodations to all students, staff, faculty, and visitors as well as facility infrastructure, the University is requesting an increase of approximately 35,620 GSF, for a total facility size of 90,385 GSF, to include a district thermal energy plant and a district storm shelter within a lower level of the proposed Student Health and Wellness Building; and

WHEREAS, the district thermal energy plant will efficiently provide chilled water for the surrounding buildings including Student Health and Wellness Building, University Hall, and any future facilities in the area, such as Alumni Hall and new Residence Halls; and

WHEREAS, the district storm shelter will include capacity for 1,500 people and will serve the proposed Student Health and Wellness Building and surrounding facilities in the area and will meet the requirements for any future Residence Halls located nearby as indicated on the master plan for the area; and

WHEREAS, to mitigate the effects of continued industry lead time issues and deliver the Project as efficiently as possible, the Project will be separated into two (2) packages: Package A – Site Development and Package B – Main Construction; and

WHEREAS, the University is requesting a budget increase from \$48,000,000 to \$64,000,000 to account for the aforementioned additional scope and related revisions to soft costs; and

WHEREAS, the Consultant Selection Committee, appointed by the University, has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations for the Project will be conducted with the top ranked firm following Board approval as follows:

Ranking of Top Firms:

1. Williams Blackstock Architects, Birmingham, Alabama
2. TRO Jung Brannen, Birmingham, Alabama
3. Seay, Seay, & Litchfield Architects, Montgomery, Alabama

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 \$9,500,000, Housing Residential Communities Reserves in the amount of \$10,500,000 and Future General Revenue Bonds in the amount of \$44,000,000 for a total project cost of \$64,000,000 and will eliminate an annual lease expense in the amount of \$253,992; and

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

BUDGET:		REVISED
Package A – Site Development	\$	750,000
Package B – Main Construction	\$	45,307,366
Landscaping	\$	575,000
Furniture, Fixtures and Equipment	\$	2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$	2,100,000
Security/Access Control	\$	600,000
Audio Visual	\$	600,000
Telecommunication/Data	\$	600,000
Contingency ¹ (5%)	\$	2,436,618
UA Project Management Fee ² (3.5%)	\$	1,790,914
Architect/Engineer Fee ³ (4.5%)	\$	2,323,456
Commissioning	\$	122,000
Other ⁴	\$	872,004
Escalation ⁵	\$	3,622,642
TOTAL PROJECT COST	\$	64,000,000

¹Contingency is based on 5% of the costs of the Packages A-B, Landscaping, and OFCI Equipment.

²UA Project Management Fee is based on 3.5% of the costs of the Packages A-B, Landscaping, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on 4.5% of the costs of the Packages A-B, Landscaping, OFCI Equipment, Furnishings, Fixtures, and Equipment, and Audio Visual.

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

⁵Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 6% basis for this project based on the anticipated bid date of December 2024 as included in the Project Status.

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 revised Project Scope, Budget, and Funding, as stipulated above, are hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President; Cheryl Mowdy, Interim Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an Owner Designer Agreement with Williams Blackstock Architects, Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for this project.

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL**

MEETING DATE: June 6-7, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Student Health and Wellness Building New Construction

PROJECT NUMBER: 410-24-3631

PROJECT LOCATION: East Bryce Campus, South of Kilgore Lane

ARCHITECT: Williams Blackstock Architects, Birmingham, Alabama,
pending approval this submittal

<p>THIS SUBMITTAL:</p> <p><input type="checkbox"/> Stage I</p> <p><input checked="" type="checkbox"/> Stage II</p> <p><input type="checkbox"/> Campus Master Plan Amendment</p> <p><input type="checkbox"/> Stage III</p> <p><input checked="" type="checkbox"/> Stage IV</p>	<p>PREVIOUS APPROVALS:</p> <p>April 11 – 12, 2024</p>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Classroom Facilities	~1%	676
<input type="checkbox"/> Building Addition	Laboratory Facilities	~ 0%	192
<input type="checkbox"/> Building Renovation	Office Facilities	~30%	27,479
<input type="checkbox"/> Equipment	Special Use Facilities	~ 1%	1,153
	General Use Facilities ¹	~ 28%	25,494
	Central Service/Support	~ 1%	911
	Circulation Area	~ 8%	7,047
	Building Service Area	~ 2%	1,350
	Mechanical Area ²	~29%	26,083
	TOTAL	100%	90,385

See footnotes

¹ General Use Facilities – Increased 16,437 GSF for the additional district storm shelter scope with a capacity of 1,500 people.

² Mechanical Area – Increased 13,947 GSF for the additional district energy plant scope that will serve the Student Health and Wellness Building, University Hall and future master planned facilities in the surrounding area.

BUDGET	CURRENT	REVISED
Package A – Site Development	\$ 750,000	\$ 750,000
Package B – Main Construction	\$ 33,000,000	\$ 45,307,366
Landscaping	\$ 575,000	\$ 575,000
Furniture, Fixtures and Equipment	\$ 2,300,000	\$ 2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 1,000,000	\$ 2,100,000
Security/Access Control	\$ 600,000	\$ 600,000
Audio Visual	\$ 600,000	\$ 600,000
Telecommunication/Data	\$ 600,000	\$ 600,000
Contingency ¹ (5%)	\$ 1,766,250	\$ 2,436,618
UA Project Management Fee ² (3.5%)	\$ 1,298,194	\$ 1,790,914
Architect/Engineer Fee ³ (4.5%)	\$ 1,873,025	\$ 2,323,456
Commissioning	\$ 100,000	\$ 122,000
Other ⁴	\$ 820,550	\$ 872,004
Escalation ⁵	\$ 2,716,981	\$ 3,622,642
TOTAL PROJECT COST	\$ 48,000,000	\$ 64,000,000
Total Construction Cost per square foot \$560		

¹Contingency is based on 5% of the costs of the Packages A-B, Landscaping, and OFCI Equipment.

²UA Project Management Fee is based on 3.5% of the costs of the Packages A-B, Landscaping, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on 4.5% of the costs of the Packages A-B, Landscaping, OFCI Equipment, Furnishings, Fixtures, and Equipment, and Audio Visual.

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

⁵ Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 6% basis for this project based on the anticipated bid date of December 2024 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
90,385gsf x ~\$6.67/sf*	\$ 603,244.99
Total Estimated Annual O&M Costs:	\$ 603,244.99

*This cost will be offset by elimination of the O&M and lease cost associated with the South Lawn Office Building. The lease expires in 2026 and the building will be returned to DCH.

FUNDING SOURCE:	
University Central Reserves	\$ 9,500,000
Future General Revenue Bonds	\$ 44,000,000
Housing Residential Communities Reserves*	\$ 10,500,000
O&M Costs:	University Annual Operating Funds \$ 603,244.99

*Based on pro rata costs for District Energy Plant and Storm Shelter attributable to future master planned Residential Community facilities.

NEW EQUIPMENT REQUIRED	
OFCI Equipment:	
Chillers and Cooling Towers	\$1,100,000
Electrical Equipment and Generator	\$1,000,000
Total Equipment Costs:	\$2,100,000

PROJECT SCOPE:

The Student Health and Wellness Building New Construction Project (“Project”) is proposed as a one-story building with a basement. The ground floor will be approximately 54,765 gross square feet (“gsf”) that will serve as offices for multiple divisions of UA Student Life including the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness, and the Women and Gender Resource Center. The construction of a new building dedicated to Student Wellness and Wellbeing promotes the importance of serving students holistically while on campus.

A lower level will include approximately 35,620 gsf and is proposed to house a district storm shelter with the capacity for 1,500 people to support master planned residential facilities in the area. A single storm shelter for the area is more economical as it would eliminate the need for parallel and redundant emergency generators and support infrastructure at individual facilities. It is also more economical to construct the storm shelter in a one story facility than embedded within a high rise due to stringent structural considerations.

A district thermal energy plant that will also provide chilled water for the Student Health and Wellness Building, University Hall and future facilities in the surrounding area. Mechanical space from the main floor will potentially be relocated to the lower level to better serve the facility. Given the close proximity of existing and planned facilities and the energy demand density, a district plant with water cooled chillers is much more economical than individual cooling infrastructure at each facility.

Long lead items will be Owner Purchased Contractor Installed to mitigate the effect of continued supply chain challenges. The long lead items the project intends to purchase will be electrical equipment, a generator, chillers and cooling towers.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	August 2023
	% Complete	100%
	Date Completed	April 2024
PRELIMINARY DESIGN:	Date Initiated	May 2024
	% Complete	10%
	Date Completed	June 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	July 2024
	% Complete	0%
	Date Completed	December 2024
SCHEDULED BID DATE:		December 2024

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project allows for the expansion of space necessary for each department to meet and prepare for 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." This project will enhance the overall student experience and provide state of the art facilities for these important services.

This project will specifically provide additional space for the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness and the Women and Gender Resource Center and enhances the existing programs and services for each department, allowing each department to expand upon their mission of service to students.

Increased support for student wellbeing is an attractive offering to potential students and their parents/families which enhances opportunities for increasing recruitment and enrollment as well as helping to retain current students.

This project will allow these areas of the Division of Student Life – wellness areas to be located in close proximity in a new facility. Currently these offices are located in spaces with expiring lease agreements (summer 2026) or older facilities. Providing new programming and dedicated space for these services strengthens and affirms the commitment we have to student wellness and wellbeing.

Part 1
EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: June 6-7, 2024

Campus: The University of Alabama

Project Name: Student Health and Wellness Building New Construction

Project Location: East Bryce Campus, South of Kilgore Lane

Prepared By: Steven Mercado Date: April 29, 2024

Project Type	Range of Construction Costs		
<input type="checkbox"/> Building Renovations	\$	_____	to \$ _____
<input type="checkbox"/> Building Addition	\$	_____	to \$ _____
<input checked="" type="checkbox"/> New Construction	\$	46,000,000	to \$ 50,000,000
<input type="checkbox"/> Campus Infrastructure	\$	_____	to \$ _____
<input type="checkbox"/> Equipment	\$	_____	to \$ _____
<input type="checkbox"/> Other	\$	_____	to \$ _____

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/> Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/> Simple Loft Type Structure	_____ %
<input type="checkbox"/> Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	_____ %
<input type="checkbox"/> Exhibit Halls	_____ %
<input type="checkbox"/> Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/> Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/> Printing Plants	_____ %
<input type="checkbox"/> Service Garage/Facility	_____ %
<input checked="" type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	16 %

Building Type – Group III	Percentage of Project
<input checked="" type="checkbox"/> College Classroom Facilities	1 %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input checked="" type="checkbox"/> Laboratories	1 %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input checked="" type="checkbox"/> Office Buildings (with tenant improvements)	69 %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input checked="" type="checkbox"/> Central Utilities Plants	13 %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<input type="checkbox"/> College Buildings with special features	_____ %
<input type="checkbox"/> Communications Buildings	_____ %
<input type="checkbox"/> Special Schools	_____ %
<input type="checkbox"/> Theaters and similar facilities	_____ %
<input type="checkbox"/> Other	_____ %

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

Building Type – Group V	Percentage of Project
<input type="checkbox"/> Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Repetitive Design or Duplication of Facilities	
Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Building Program Development	
Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Construction Consultant Services	
Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Multiple Prime Trade Contracts	
Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Design Build Services	
Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Architect/Engineer Project Notifications	
<input type="checkbox"/> Advertised through State Division of Construction Management	
<input type="checkbox"/> Local/State Trade Journals	
<input checked="" type="checkbox"/> Posted on Campus Web Pages	
<input checked="" type="checkbox"/> Direct Contact with A/E Companies/Firms	
<input checked="" type="checkbox"/> Other: Newspaper and email distribution list	

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

Appointed Consultant Selection Committee (CSC):

1. Steven Mercado, Senior Project Manager
2. Vince Dooley, Senior Architectural Design/ADA Coordinator
3. Jason Bigelow, University Architect
4. Courtney Oglesby, Furnishing and Design
5. Matthew Kerch, Executive Director, Housing and Residential Communities
6. Ruperto Perez, Associate Vice President, Student Health and Wellbeing
7. Cory Stokesberry, Director, Preconstruction Services

Qualified Firms/Companies Submitted:

1. Williams Blackstock Architects, Birmingham, Alabama
2. TRO Jung Brannen, Birmingham, Alabama
3. Seay, Seay, & Litchfield Architects, Montgomery, Alabama

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. Williams Blackstock Architects, Birmingham, Alabama
2. TRO Jung Brannen, Birmingham, Alabama
3. Seay, Seay, & Litchfield Architects, Montgomery, Alabama

Reviewed and approved by:

DocuSigned by:

 4FE0C4C4E73B4EB

Chairman of Consultant Selection Committee



Interim Vice President for Finance and Operations and Treasurer



April 29, 2024

Dr. Dana S. Keith
 Senior Vice Chancellor for Finance and Administration
 Sid McDonald Hall
 500 University Boulevard, East
 Tuscaloosa, AL 35401

Trustee Marietta M. Urquhart
 Chair, Physical Properties Committee
 Sid McDonald Hall
 500 University Boulevard, East
 Tuscaloosa, AL 35401

RE: Consultant Selection Process – Part 1
 Student Health and Wellness Building New Construction
 UA Project #: 410-24-3631

Dear Dr. Keith and Trustee Urquhart,

Pursuant to Board Rule 415, on April 12, 2024, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Student Health and Wellness Building New Construction (“Project”) to be located at East Bryce Campus, South of Kilgore Lane, at a current total Project budget amount of \$48,000,000. The University will be requesting a scope and budget revision as part of the Stage II submittal and the revised construction budget is reflected in the attached Part 1 Consultant Selection Process Executive Summary.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location, and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by March 18, 2024.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on April 17, 2024, interviewed the following architectural firms:

- Williams Blackstock Architects, Birmingham, Alabama

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Student Health and Wellness Building New Construction
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- TRO Jung Brannen, Birmingham, Alabama
- Seay, Seay, & Litchfield Architects, Montgomery, Alabama

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Williams Blackstock Architects, Birmingham, Alabama
2. TRO Jung Brannen, Birmingham, Alabama
3. Seay, Seay, & Litchfield Architects, Montgomery, Alabama

The primary selection criteria used in the ranking of the firms included the following:


1. The firms represented a clear understanding of the Project program and goals, a design approach or methodology and standard of care necessary.
2. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.
3. The firms are committed to using Alabama-based consultant engineers for the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for consideration at the June 6-7, 2024 meeting of the Board of Trustees.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Cheryl Mowdy
Interim Vice President for Finance and Operations
and Treasurer

CM/lrc

Attachment

pc/atchmt: Michael Rodgers
Tim Leopard
Steven Mercado
Vince Dooley

Consultant Selection Process – Part 1
Student Health and Wellness Building New Construction
April 29, 2024
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The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor’s office, the rankings are approved for inclusion in the Board materials to the June 6 – 7, 2024, Physical Properties Committee.

DocuSigned by:
Dana S Keith
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Dr. Dana S. Keith: **Recommend for Approval**
Senior Vice Chancellor for Finance and Administration

DocuSigned by:
Marietta Urquhart
73592E8B4A00472...
Trustee Marietta M. Urquhart: **Recommend for Approval**
Chair of the Physical Properties Committee

STUDENT HEALTH & WELLNESS BUILDING

LOCATION MAP

