

**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: Student Well-Being Hub formerly Student Health and Wellness Building

MEETING DATE: November 7-8, 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: Steven Mercado

Approved by:

Tim Leonard

Steven Mercado
10/11/24 via email

¹ Reference Tab 3H - Board Rule 415 Instructional Guide

² Reference Tab 3E - Board Rule 415 Instructional Guide

October 9, 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 III submittal and Revised Scope and Budget for the Student Well-Being Hub (formerly the Student Health and Wellness Building) New Construction project.

The resolution requests approval of the Architectural Design and a Scope, Budget, and Funding Revision 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 7-8, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Approving the revised project scope and budget and the proposed architectural design for the Student Well-Being Hub****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 Well-Being Hub New Construction project (“Project”), formerly referred to as the Student Health and Wellness Building, to be located at 259 Kilgore Lane on the East Bryce Campus; and

WHEREAS, the proposed Project will provide much-needed space for multiple divisions of 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 Office 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”) main level of program space that will be architecturally aligned to complement the surrounding facilities and take advantage of the surrounding green space; and

WHEREAS, on June 7, 2024, 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 Board approved 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 1500 person district storm shelter within a lower level of the proposed Project; and

WHEREAS, the district thermal energy plant will efficiently provide chilled water for the surrounding buildings including the Student Well-Being Hub, University Hall, and any future facilities in the area, such as Alumni Hall and potential future Residence Halls; 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 three (3) packages: Package A – Site Development, Package B – Main Construction and Package C – Kilgore Lane Sidewalk Connectivity; and

WHEREAS, on June 7, 2024, the Board approved 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, on June 7, 2024, in accordance with Board Rule 415, the Board authorized the University to negotiate for architectural services to be provided by Williams Blackstock Architects, Birmingham, Alabama; and

WHEREAS, as Housing and Residential Communities has elected to defer consideration of potential adjacent residence halls at this time, the University is recommending removing the storm shelter from the Project scope since there are two storm shelters close to the building site, and therefore, the Project design has been revised to reduce the size of the building to 82,485 GSF, which will remove the storm shelter from the Project; and

WHEREAS, upon completion of negotiations with Williams Blackstock Architects, the University established a final design fee of 4.7% of the cost of construction, landscaping, and Owner Furnished Contractor Installed Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not to exceed fee of \$157,800 for the project redesign to remove the district storm shelter; and

WHEREAS, to provide safe pedestrian passage on the north side of the site, both pre and post-construction, Construction Package C – Kilgore Lane Sidewalk Connectivity includes a new sidewalk along the north side of Kilgore Lane to Peter Bryce Blvd from the central Bryce campus, which will consist of lighting and landscaping; and

WHEREAS, the University is requesting approval of the revised Project scope, budget, and funding from \$64,000,000 to \$59,936,000 to account for the negotiated design fee and revised scope, as mentioned above; 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 University Central Reserves in the amount of \$15,936,000 and General Revenue Bonds Series 2024-B in the amount of \$44,000,000 for a total project cost of \$59,936,000 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	\$	6,500,000
Package B – Main Construction	\$	34,859,500
Package C – Kilgore Lane Sidewalk Connectivity	\$	557,000
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%)	\$	2,229,575
UA Project Management Fee ² (3.5%)	\$	1,638,738
Architect/Engineer Fee ³ (4.7%)	\$	2,342,101
Commissioning	\$	122,000
Other ⁴	\$	861,756
Escalation ⁵	\$	4,050,330
TOTAL PROJECT COST	\$	59,936,000

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

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

³Architect/Engineer Fee is based on 4.7% of the costs of the Packages A-C, Landscaping, OFCI Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not to exceed fee of \$157,800 for project redesign.

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 for the early packages and soft costs and 8% for Package B – Main Construction with an anticipated bid date of April 2025, 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 Architectural Design submittal for the Project is hereby approved.
2. The Scope, Budget, and Funding Revision for the Project is hereby approved as stipulated above.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 7 – 8, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
Student Well-Being Hub New Construction

PROJECT NAME: (formerly Student Health and Wellness Building)

PROJECT NUMBER: 410-24-3631

PROJECT LOCATION: 259 Kilgore Lane, Tuscaloosa, AL 25401

ARCHITECT: Williams Blackstock Architects, Birmingham, Alabama

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

April 11 – 12, 2024

June 6 – 7, 2024

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	~33%	27,479
<input type="checkbox"/> Equipment	Special Use Facilities	~ 1%	1,153
	General Use Facilities	~ 9%	7,256
	Central Service/ Support	~ 9%	7,171
	Circulation Area	~ 13%	11,110
	Building Service Area	~ 2%	1,349
	Mechanical Area	~32%	26,099
	TOTAL	100%	82,485

BUDGET	CURRENT	REVISED
Package A – Site Development	\$ 750,000	\$ 6,500,000
Package B – Main Construction	\$ 45,307,366	\$ 34,859,500
Package C – Kilgore Lane Sidewalk Connectivity	\$ 0	\$ 557,000
Landscaping	\$ 575,000	\$ 575,000
Furniture, Fixtures and Equipment	\$ 2,300,000	\$ 2,300,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 2,100,000	\$ 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%)	\$ 2,436,618	\$ 2,229,575
UA Project Management Fee ² (3.5%)	\$ 1,790,914	\$ 1,638,738
Architect/Engineer Fee ³ (4.7%)	\$ 2,323,456	\$ 2,342,101
Commissioning	\$ 122,000	\$ 122,000
Other ⁴	\$ 872,004	\$ 861,757
Escalation ⁵	\$ 3,622,642	\$ 4,050,330
TOTAL PROJECT COST	\$ 64,000,000	\$ 59,936,000
Total Construction Cost per square foot \$554		

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

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

³Architect/Engineer Fee is based on 4.7% of the costs of the Packages A-C, Landscaping, OFCI Equipment, plus a lump sum fee of \$88,500 in additional services, plus a not to exceed fee of \$157,800 for the storm shelter removal redesign.

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 for the early packages and soft cost and 8% for Package B with an anticipated revised bid date of April 2025, as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
82,485gsf x ~\$67.31/sf*	\$ 582,677.93
Total Estimated Annual O&M Costs:	\$ 582,677.93

*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	\$ 15,936,000
General Revenue Bonds Series 2024-B	\$ 44,000,000
O&M Costs:	University Annual Operating Funds \$ 582,677.93

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 University of Alabama’s Student Well-Being Hub New Construction Project (“Project”) is proposed as a one-story building with a walkout basement for mechanical and service support space. The main level will be approximately 57,809 gross square feet (“gsf”) and will serve as offices for multiple divisions of 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.

As Housing and Residential Communities has elected to defer consideration of adjacent residence halls, The University recommends removing the storm shelter from the project scope since there are two storm shelters close to the building site. Accordingly, revisions were necessary to reduce the size of the building from 90,385 gsf to 82,485 gsf. The revisions include removing the storm shelter, reducing the size of the generator, HVAC requirements, the east side drive ramp, and the east side ADA ramp to the storm shelter.

A district thermal energy plant will provide chilled water for the Student Well-Being Hub, 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.

The Kilgore Lane Sidewalk Connectivity package will provide safe pedestrian passage on the north side of the site. The new sidewalk will be for a pedestrian path to Peter Bryce Blvd from the central Bryce campus, which will include lighting and landscaping. This will be completed as an early package so to maintain pedestrian connectivity in the area during construction of the Project.

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	100%
	Date Completed	June 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	July 2024
	% Complete	30%
	Date Completed	March 2025
SCHEDULED BID DATE: Package B – Main Construction		April 2025

**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 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.” This project will enhance the overall student experience and provide state of the art facilities for these important services.

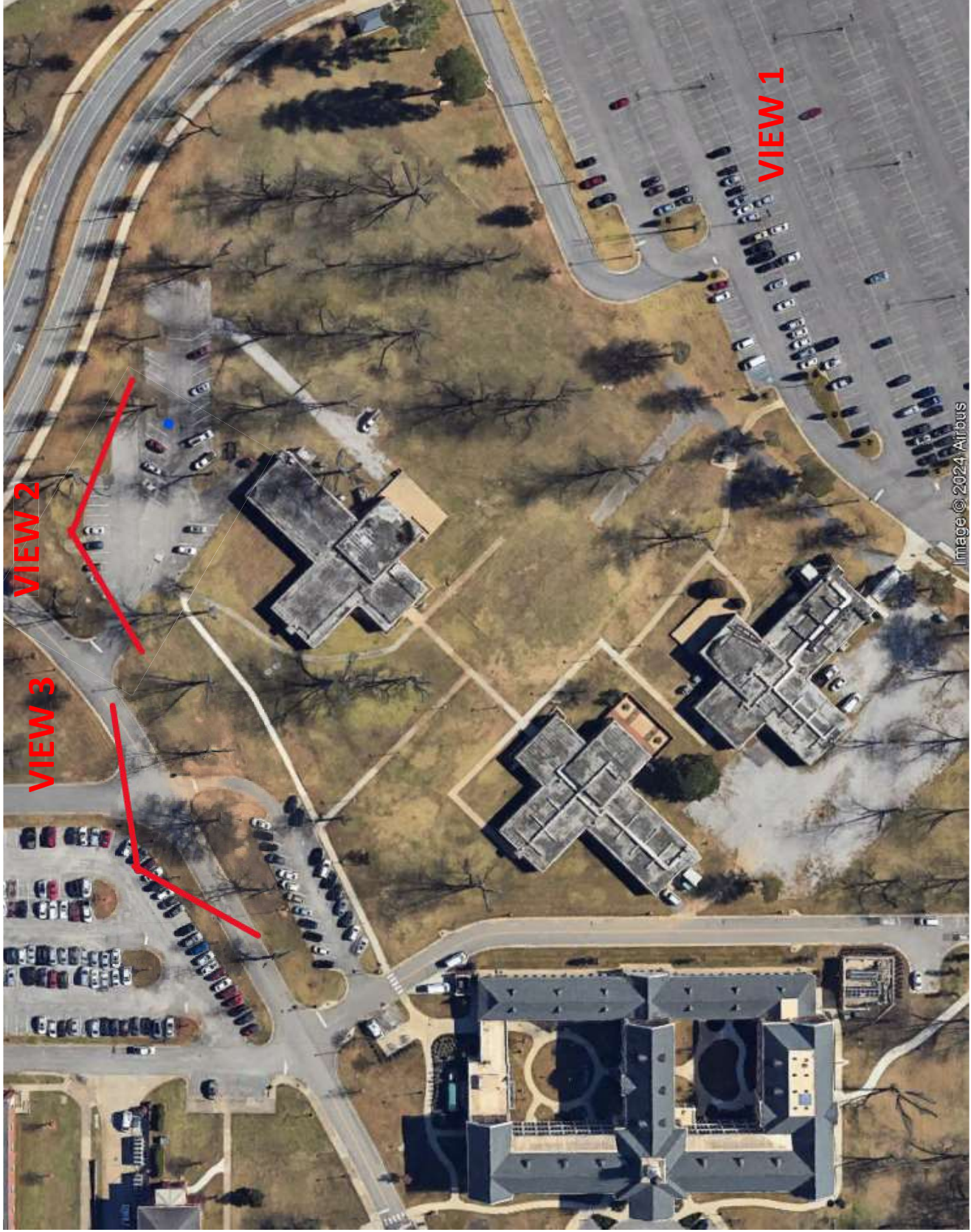
This project will specifically provide additional space for the Counseling Center, Collegiate Recovery and Intervention Services, Health Promotion and Wellness and the Women and Gender Resource Center and enhances the existing programs and services for each department, allowing each department to expand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

STUDENT WELL-BEING HUB NEW CONSTRUCTION

VANTAGE POINTS



STUDENT WELL-BEING HUB NEW CONSTRUCTION

View 1 - Existing Conditions



STUDENT WELL-BEING HUB NEW CONSTRUCTION

View 1 – South Elevation



STUDENT WELL-BEING HUB NEW CONSTRUCTION

View 2 - Existing Condition



STUDENT WELL-BEING HUB NEW CONSTRUCTION

View 2 – Looking Southwest from the intersection of Peter Bryce Boulevard and Kilgore Lane



STUDENT WELL-BEING HUB NEW CONSTRUCTION

View 3 - Existing Condition



STUDENT WELL-BEING HUB NEW CONSTRUCTION

**View 3 – North Elevation
Looking South from Kilgore Lane**



STUDENT WELL-BEING HUB NEW CONSTRUCTION

LOCATION MAP

