

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

**BOARD SUBMITTAL CHECKLIST NO. 1 & 2  
CAPITAL PROJECT - STAGE I & II SUBMITTAL <sup>/1</sup>  
(General information, Architect Ranking, Project Scope and Project Budget) <sup>/8</sup>**

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Facility for Outreach, Research, Training, and Education Interior Renovation

**MEETING DATE:** November 7 - 8, 2024

- ☒ 1. Board Submittal Checklist No. 1 and 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 I and II Submittal (General Information, 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 <sup>/2</sup>
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). <sup>/3, /4, /5</sup>
- ☒ 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 7. 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 <sup>/6</sup>
- ☐ 8. Preliminary Business Plan (if applicable) <sup>/7</sup>
- ☒ 9. Campus map(s) showing project site

Prepared by: Brittany Kyles

Approved by:

*Tim Leopard*

*Chadley*  
*D. Layzell -*  
*10/8 - via email*

<sup>/1</sup> Reference Tab 3H – Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E – Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3K – Board Rule 415 Instructional Guide

<sup>/4</sup> Reference Tab 3I – Board Rule 415 Instructional Guide

<sup>/5</sup> Reference Tab 3M – Board Rule 415 Instructional Guide

<sup>/6</sup> Reference Tab 3N – Board Rule 415 Instructional Guide

<sup>/7</sup> Reference Tab 3V – Board Rule 415 Instructional Guide

<sup>/8</sup> 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

October 8, 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 I and a Stage II submittal for the Facility for Outreach, Research, Training, and Education Interior Renovation project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with KPS Group of Birmingham, Alabama, as the principal design firm for this 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 of The University of Alabama at their regular meeting on November 7-8, 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 preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Facility for Outreach, Research, Training, and Education Interior Renovation**

#### **RESOLUTION**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I and II submittal for the Facility for Outreach, Research, Training, and Education Interior Renovation project (“Project”) to be located at 1408 2<sup>nd</sup> Avenue; which is the former Tuscaloosa Music Building that the University acquired on January 31, 2019; and

WHEREAS, the proposed Project is comprised of a single construction package consisting of an interior renovation of approximately 7,833 gross square feet (“GSF”) of the Facility for Outreach, Research, Training, and Education building (“FORTE”), formerly known as the Tuscaloosa Music Building, to accommodate the College of Engineering’s SafeState program, and will include Owner Furnished Contractor Installed Equipment to successfully meet the Project’s schedule; and

WHEREAS, KPS Group, of Birmingham, Alabama, was previously engaged by the College of Engineering to develop a Master Plan for the College of Engineering and to perform due diligence and user needs assessments for the proposed project; and

WHEREAS, KPS Group’s familiarity with the College of Engineering, their recent engagement on the College’s Master Plan strategy, and their understanding of University standards, design principles, and procedures will facilitate an efficient and cost-effective design and administrative process; and

WHEREAS, KPS Group is committed to an accelerated design timeline in order to complete the design to allow for construction to begin with the utmost expediency so as to minimize the impact to the student experience and SafeState operations, the University is requesting approval to waive the Consultant Selection Process and to utilize the design services of KPS Group for the Project; and

WHEREAS, the University has negotiated a design fee of 7.10% of the cost of construction, with a voluntary credit reflected in a 15% reduction to the Major Renovation Factor plus \$32,500 for additional services and reimbursables, reflecting a 12% overall reduction of the standard fee for this type of project (Group III) with a total cost savings of \$15,975; 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 of \$1,300,825, SafeState Research Overhead \$999,175, and College of Engineering Reserves of \$100,000 for a total amount of \$2,400,000 and will eliminate deferred maintenance liabilities in the amount of \$972,741; and

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

<b>BUDGET:</b>		<b>PRELIMINARY</b>
Construction Package A	\$	1,424,000
OFCI Package B	\$	76,000
Furniture, Fixtures and Equipment	\$	130,000
Security/Access Control	\$	60,000
Telecommunication/Data	\$	72,000
Audio Visual	\$	245,000
Contingency <sup>1</sup> (5%)	\$	75,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$	70,875
Architect/Engineer Fee <sup>3</sup> (7.81%)	\$	149,650
Other <sup>4</sup>	\$	97,475
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>2,400,000</u></b>

<sup>1</sup>Contingency is based on 5% of the costs of Construction and Owner Furnished Contractor Installed Equipment.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.1% of the costs of Construction and Owner Furnished Contractor Installed Equipment plus a 1.1 renovation factor, plus \$32,500 for additional services and reimbursables.

<sup>4</sup>Other expenses include Transportation Service Fee, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

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 Project scope, budget, and funding, as stipulated above, are hereby approved.

BE IT FURTHER RESOLVED THAT, Stuart R. Bell, President; Daniel T. Layzell, 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 KPS Group of Birmingham, Alabama for architectural services in accordance with Board Rule 415 for the Project.

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

**MEETING DATE:** November 7 - 8, 2024

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama  
Facility for Outreach, Research, Training, and Education Interior Renovation

**PROJECT NAME:** Renovation

**PROJECT NUMBER:** 144-24-3655

**PROJECT LOCATION:** 1408 2<sup>nd</sup> Ave, Tuscaloosa, AL 35401  
Former Tuscaloosa Music Location

**ARCHITECT:** KPS Group Inc., Birmingham, AL – pending approval

**THIS SUBMITTAL:**

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

**PREVIOUS APPROVALS:**

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Classroom Facilities	~23%	1,786
<input type="checkbox"/> Building Addition	Office Facilities	~3%	265
<input checked="" type="checkbox"/> Building Renovation	Special Use Facilities	~26%	2,059
<input type="checkbox"/> Equipment	General Use Facilities	~2%	178
	Central Service/ Support	~13%	1,019
	Circulation Area	~13%	1,009
	Building Service Area	~6%	444
	Mechanical Area	~14	1073
<b>TOTAL</b>		<b>100%</b>	<b>7,833</b>

<b>BUDGET</b>	<b>PRELIMINARY</b>
Construction Package A	\$ 1,424,000
Owner Furnished Contractor Installed Equipment Package B	\$ 76,000
Furniture, Fixtures and Equipment	\$ 130,000
Security/Access Control	\$ 60,000
Telecommunication/Data	\$ 72,000
Audio Visual	\$ 245,000
Contingency <sup>1</sup> (5%)	\$ 75,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 70,875
Architect/Engineer Fee <sup>3</sup> (~7.81%)	\$ 149,650
Other <sup>4</sup>	\$ 97,475
<b>TOTAL PROJECT COST</b>	<b>\$ 2,400,000</b>
<b>Total Construction Cost per square foot \$210</b>	

<sup>1</sup>Contingency is based on 5% of the costs of Construction and Owner Furnished Contractor Installed Equipment.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.1% of the costs of Construction and Owner Furnished Contractor Installed Equipment plus a 1.1 renovation factor, plus \$32,500 for additional services and reimbursables.

<sup>4</sup>Other fees and expenses include Transportation Service Fee, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

7,833 sf x ~\$10.25/sf

Total Estimated Annual O&M Costs: \$ **80,270**

#### **FUNDING SOURCE:**

Office of Academic Affairs Reserves \$ 1,300,825

SafeState Research Overhead \$ 999,175

College of Engineering Reserves \$ 100,000

**O&M Costs:** University Annual Operating Funds \$ 80,270

<b>NEW EQUIPMENT REQUIRED</b>	
HVAC Equipment & Doors, Door Frames, & Door Hardware	
<b>Total Equipment Costs:</b>	<b>\$76,000</b>

### **PROJECT SCOPE:**

The Facility for Outreach, Research, Training, and Education Project (“Project”) includes the interior renovation of the former Tuscaloosa Music Building to support SafeState’s mission and College of Engineering needs. This interior renovation will include the incorporation of staff offices, classrooms, and square footage for hands-on training in a high-bay space that will improve the teaching, learning, and working environments of campus and community constituents by providing a new, adequately sized, flexible space for the College of Engineering’s SafeState program.

The training rooms and demonstration lab will provide an environment for both practical SafeState classes and other training classes to meet College of Engineering needs. The ability to schedule classes in the College’s own facility to meet client needs will allow additional community outreach for the SafeState training programs.

Additionally, the demonstration lab space will allow for undergraduate hands-on education and graduate research to be incorporated into engineering classes. The shell lab space will be able to support future areas of research interests to The University of Alabama College of Engineering.

The Project will also address significant deferred maintenance and facility renewal liabilities by replacing existing mechanical, electrical, fire alarm, and fire suppression system to be code compliant.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	May 2024
	% Complete	100%
	Date Completed	June 2024
PRELIMINARY DESIGN:	Date Initiated	June 2024
	% Complete	100%
	Date Completed	July 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	July 2024
	% Complete	100%
	Date Completed	August 2024
BID DATE:	August 13, 2024	

*\*N/A on Stage I Projects*

#### **RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

This project will promote worker safety and the welfare of the citizens of the state of Alabama and serve as a direct contact point for UA, our students, and the business community. The project will offer Alabama businesses opportunities to have access to new innovations, world class training/education and applied research in fire, process safety and safety engineering, all of which promote business and student success in the workplace.

This project will expand UA's academic and research programs by promoting new collaborative research capabilities in fire, process, and safety engineering by bringing together multi-disciplinary expertise across the College of Engineering. These new capabilities will provide UA students a background in engineering safety that prepares them for the challenges presented by new materials and energy systems in industry. This safety research is already facilitating national and potentially, international, partnerships for research and academic opportunities at UA.



## Attachment K to Board Rule 415

### Supplemental Project Information Worksheet Annual Capital Development Plan

**FY: 2024 – 2025**

**Project Name:** Facility for Outreach, Research, Training, and Education  
Interior Renovation  
**Project Address/Location:** 1408 2<sup>nd</sup> Ave, Tuscaloosa, AL 35401  
**Campus:** The University of Alabama

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

<input checked="" type="checkbox"/> increase space inventory	.04	% increase	7,833	GSF
<input type="checkbox"/> replace space inventory		% replacement		GSF
<input type="checkbox"/> renovation of existing space only				GSF

This space was not previously included in campus space as it was not active.

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

Comments:

Currently SafeState does not have dedicated demonstration lab space to provide all of their training services. This will allow SafeState to expand their available training and offerings.

**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:

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)
<b>100 Classroom Facilities</b>				
110 Classroom	2	120	1,786	2
<b>200 Laboratory Facilities</b>				
<b>300 Office Facilities</b>				
310 Office	1	2	173	1
315 Office Service	1	1	92	1
<b>400 Study Facilities</b>				
<b>500 Special Use Facilities</b>				
590 Other (All Purpose)	2	14	2,059	2
Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
<b>600 General Use Facilities</b>				
650 Lounge	1	2	178	
<b>700 Support Facilities</b>				
710 Central Computer or Telecommunications	1	1	71	
730 Central Storage	1	1	58	
760 Hazardous Materials Storage	1	Varies	890	
Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
<b>800 Health Care Facilities</b>				
<b>900 Residential Facilities</b>				
<b>000 Unclassified Facilities</b>				
<b>WWW Circulation Area</b>				
W05 Lobby	1	4	589	
W06 Public Corridor	1	3	420	
<b>XXX Building Service Area</b>				
X02 Janitor Room	1	1	47	
X03 Public Rest Room	3	5	397	
<b>YYY Mechanical Area</b>				
Y04 Utility/Mechanical Space	2	5	1073	

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 allocations within other UA Facilities do not support SafeState's needs and are not able to accommodate growth.
2. Current meeting, training, and classroom facilities are at capacity and not able to accommodate training needs.

**5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?**

Estimated new Funds from Tuition/Programs                      \$ 1.35% Yr.

Comments:

The new dedicated training facility will allow more class offerings and scheduling to optimize our industrial training schedule to fit client company needs which will result in more classes and revenue. The lab space will allow specialized hands-on training in fire, and safety engineering. No lab exists on campus that is dedicated to the engineering study of fire science and worker safety. SafeState's goal is to increase training revenue 35% in the near term (18 months) and continue to grow.

**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:

Dr. Clifford Henderson, Dean of the College of Engineering

Dr. Mark E. Barkey, Interim Senior Associate Dean, College of Engineering

Dr. Christopher Schemel, Professor & SafeState Executive Director

Julie Ember, Director of Financial Affairs, College of Engineering

Dr. Stephine Loveland, Professor & SafeState technical and instructional advisor

Brittany Kyles, Project Manager, University of Alabama Construction Administration

Dean Shackelford, Assistant Project Manager, University of Alabama Construction Administration

Donald Simpson, KPS Group Architects

**7. Source(s) of funding for Total Project Development Costs.**

<b>Source(s)</b>	<b>New Funds (FY 2024-25)</b>	<b>Reserves</b>	<b>Status /7</b>
Office of Academic Affairs Reserves	\$1,300,825		Pending
SafeState Research Overhead	\$999,175		Pending
College of Engineering Reserves	\$100,000		Pending
<b>Totals</b>	<b>\$2,400,000</b>		

/7 Approved, allocated, pending

**Comments:**

The proposed project will be funded from OAA Reserves, SafeState Research Overhead, and College of Engineering Reserves in the total amount of \$2,400,000.

**8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.**

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2014- 2015 Base Data /8</b>	<b>First Full /YR Occupancy FY</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	\$21,338	\$22,708	\$120,902
Elevator Service	\$7,702	\$8,198	\$43,644
Building Repairs	\$7,112	\$7,570	\$40,301
Building Services	\$15,969	\$24,268	\$90,490
Electric, Natural Gas, Steam	\$18,814	\$20,025	\$106,610
Chilled Water	\$6,544	\$6,965	\$37,082
Water and Sewer	\$818	\$871	\$4,635
Insurance	\$839	\$893	\$4,754
Safety Support	\$965	\$1,027	\$5,469
Operations Staff Support Funding	\$169	\$180	\$958
Other –			
<b>Totals</b>	<b>\$80,270</b>	<b>\$92,705</b>	<b>\$454,845</b>

/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.

**9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

<b>Source(s)</b>	<b>Occupancy Yr /9 (FY _____)</b>	<b>Future Years /10</b>	<b>Status /7</b>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other	\$92,705	\$454,845	Pending
<b>Total/YR</b>	<b>\$92,705</b>	<b>\$454,845</b>	<b>Pending</b>

/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 cost will be paid from the University's annual operating budget

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

\$ 972,741 40.5 % of Total Development Costs

Comments:

This Project will address worn finishes that have been in place since the facility was built. Fire alarm, fire suppression, mechanical and electrical systems will all be upgraded to comply with current building codes. Restrooms will also be upgraded to meet ADA requirements.

**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:

The College of Engineering and SafeState will be accountable for all funds received while maintaining the highest standards of excellence in every program and endeavor. Renovation is more cost effective than new construction while allowing for future growth in the SafeState and College of Engineering missions.

The SafeState training rooms are currently located in University Hall on the first floor; these rooms are shared with OTIDE and subject to their availability. The use of Bryant Conference Center is subject to their policies and usage rules, including cancellation fees due to last-minute scheduling changes, something we deal with to support client needs. The current training locations significantly limit opportunities for training using “mock set-ups” of house/wall systems, asbestos abatement exercises and several other practical lab educational offerings. The current University Hall training lab is cramped and not able to accommodate the varied current and future training needs of the SafeState program.

**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:

The project will provide a new, adequately sized, flexible space for SafeState to conduct hands-on training for asbestos removal and other similar training exercises consistent with their mission. The training rooms will provide an environment for both practical SafeState classes and other training classes to meet College of Engineering needs. The ability to schedule classes in our own facility to meet client needs will allow additional community outreach for the SafeState training programs.

Additionally, the lab space will allow for undergraduate hands-on education, graduate research to be incorporated into engineering classes. The lab space will be able to support future areas of research interest to the University of Alabama College of Engineering.

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

Comments:

The project advances the University's strategic goals through exceptional services and continuing the state of Alabama's commitment to work force training. This project will promote worker safety and the welfare of the citizens of the state of Alabama and serve as a direct contact point for UA, our students, and the business community. The project will offer Alabama businesses opportunities to have access to new innovations, world class training/education and applied research in fire, process safety and safety engineering, all of which promote business and student success in the workplace.

This project will expand UA's academic and research programs by promoting new collaborative research capabilities in fire, process, and safety engineering by bringing together multi-disciplinary expertise across the College of Engineering. These new capabilities will provide UA students a background in engineering safety that prepares them for the challenges presented by new materials and energy systems in industry. This safety research is already facilitating national and potentially, international, partnerships for research and academic opportunities at UA.

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

Comments:

Undergraduate and graduate education that produces socially conscious, ethical and well-rounded leaders and researchers grounded in their subject matter and capable of controlling their own destinies is a core principle of UA's mission. This project will accomplish this principle through the public outreach and will increase public engagement to enhance the quality of life by offering world class safety training and applied research to the citizens of Alabama. The contact time between business and UA will facilitate collaboration, collegiality and respect between UA and the business community at a worker and corporate level.

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

Comments:

Not approving the Project would constrain the University's ability to appropriately serve the citizens of the state of Alabama with SafeState's core missions in the areas of asbestos and lead abatement and other relevant safety issues related to household and industry safety concerns. Our capabilities to provide training were reduced when SafeState moved to University Hall; this project not only allows us to regain lost space but expands our offerings and significantly impacts growth and outreach potential.





Division of  
Finance and Operations  
Vice President

September 20, 2024

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

Trustee Evelyn VanSant Maudlin  
Chair, Physical Properties Committee  
Sid McDonald Hall  
500 University Boulevard, East  
Tuscaloosa, AL 35401

RE: Request for Waiver of Consultant Selection Process  
Facility for Outreach, Research, Training, and Education Interior Renovation  
UA Project No.: 144-24-3655

Dear Dr. Keith and Trustee Maudlin:

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Facility for Outreach, Research, Training, and Education Interior Renovation project ("Project") located at 1408 2<sup>nd</sup> Ave, Tuscaloosa, AL 35401.

Due to their extensive work with the College of Engineering and their proven understanding of University standards and past performance, The University engaged KPS Group Inc., Birmingham, AL ("KPS") as the principal design firm for this project with the assumption of the initial estimated costs being below the threshold requiring Board approval. After receipt of competitive construction bids on August 13, 2024, the actual cost of the construction work is above the Board threshold and further approvals are required to proceed.

The University proposes to continue to utilize KPS as the principal design firm for this Project as transitioning to a different designer at this point would prove detrimental to Project success, both from a schedule standpoint and regarding the increased cost required to bring a new designer up to status. Continuing with KPS as the principal design firm facilitates the most efficient and effective path forward. Accordingly, the University is requesting approval to utilize KPS for this Project.

The University has negotiated a design fee of 7.10% of the cost of construction, with a voluntary credit reflected in a reduction in the Major Renovation Factor from 25% down to 10%, plus \$32,500 for additional services and reimbursables. The negotiated fee reflects a 12% reduction of the standard fee for this type of project (Group III) with a total cost savings of \$15,975.

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Fee
\$1,500,000	x	7.10%	+	25%	=	\$133,125
\$1,500,000	x	7.10%	+	10%	=	\$117,150

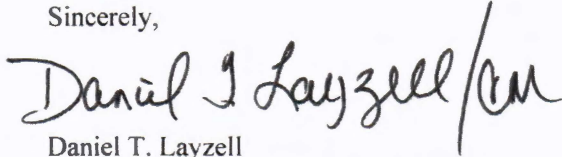
**Fee savings resulting from the voluntary reduction in the Major Renovation Factor is \$15,975 or approximately 12% of the value of the standard fee for the Project.**

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. KPS Group, Inc, Birmingham, AL, as the design service provider for the Project at a negotiated design fee based on 7.10% of the cost of construction, plus a 10% renovation factor and \$32,500 for additional services and reimbursables.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Daniel T. Layzell  
Vice President for Finance and Operations  
and Treasurer

DTL/tb

Attachment

Pc w/atchmts: Michael Rodgers  
Tim Leopard

Matt Skinner  
Brittany Kyles

Jessica Morris

\*\*\*\*\*

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:

*Dana S Keith*

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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

\*\*\*\*\*

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

*Evelyn Van Sant Mauldin*

84376214161D42D...

Trustee Evelyn Van Sant Mauldin, Chair for Physical Properties Committee

# FACILITY For OUTREACH, RESEARCH, TRAINING, & EDUCATION INTERIOR RENOVATION

## VICINITY MAP





# FACILITY For OUTREACH, RESEARCH, TRAINING, & EDUCATION INTERIOR RENOVATION

## LOCATION MAP

