

**University of Alabama System  
Board Rule 415 (2/2005)  
Board Submittal Checklist Criteria**

**\* Board Submittal Checklist No. 4  
Capital Project – Revised Scope and Budget and Stage IV Submittals/1  
(Revised Scope and Budget and Construction Contract Award)**

Campus: The University of Alabama  
Project Name: New Freshmen Residence Hall  
Meeting Date: November 3 – 4, 2016

- \* ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Resolution requesting approval of Construction Contract Award, Revised Construction Budget, and Revised Project Budget
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
- ☒ 6. Revised Project Summary
- ☒ 7. Revised Project Planning Report /2
- ☐ \* 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☐ \* 9. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 10. Campus map(s) showing location of project site
- ☐ 11. Final Business Plan (if applicable) /3

\*Project is a Contract Award Approval Not to Exceed

Prepared by:

Lela H. Jones

Approved by:

Tim Shepard

/1 Reference Tab 3I - Board Rule 415 Instructional Guide

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

/3 Reference Tab 3V - Board Rule 415 Instructional Guide

\* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.



Division of  
Financial Affairs

# MEMO

October 5, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Revised Scope and Budget and Stage IV, Not to Exceed  
Submittals: New Freshmen Residence Hall

Pursuant to Board Rule 415, a Commissioning Selection Committee, appointed by The University of Alabama (“University”), solicited proposals from qualified commissioning authorities for the New Freshmen Residence Hall project (“Project”). The commissioning committee’s recommendations were forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration. The University is requesting approval to begin negotiations with the top ranked firms as follows:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Building Diagnostics and Property Science, Birmingham, Alabama
3. Sain Engineering Associates, Inc., Birmingham, Alabama

Additionally, the University is requesting approval for a revised Project scope to increase the bed count from 472 to 480 and to reflect additional square footage for storage and building support. Therefore, the University is requesting a budget revision from \$42,607,825 to \$45,086,115 to reflect the cost of commissioning and the scope revision.

The Project needs to be completed by June 2018 in order to minimize impact to students and to coordinate with the academic schedule. Therefore, in an effort to meet the Project completion date, the University is requesting approval to award construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bids cause the Project to exceed the total Project budget, the University will bring the construction contracts and the revised budget for the Project before the Board or the Executive Committee of the Board of Trustees for approval. The University will also provide reports regarding the status of the Project’s construction contracts to the Office of the Chancellor.

The Project will be funded from University funds in the amount of \$45,086,115.

New Freshmen Residence Hall  
October 5, 2016  
Page 2

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and principles contained therein.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report and Location Map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for November 3 – 4, 2016.

LG/ccj

#### Attachments

pc w/atchmts:      Michael Rodgers  
                         Michael Lanier  
                         Tim Leopard  
                         Ben Henson  
                         Sloan Walker

October 4, 2016

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

Mr. James W. Wilson, III  
Chair, Physical Properties Committee  
Chairman and CEO  
Jim Wilson & Associates, LLC  
2660 Eastchase Lane, Suite 100  
Montgomery, AL 36117

RE: Commissioning Authority Selection Process, Part 1  
New Freshman Residence Hall  
UA Project Number 272-16-952

Dear Dr. Keith and Trustee Wilson,

Pursuant to Board Rule 415, on June 16, 2016, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal and an amendment to The University of Alabama's ("University") Campus Master Plan to include the New Freshman Residence Hall project ("Project") at a projected cost of \$42,607,825. This Project will accommodate continuing growth and provide for capacity within the Housing system for freshmen.

Pursuant to Board Rule 415, on August 28, 2016, notifications for the Project, including a brief description of the Project program, 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, experience and proposed team members by September 13, 2016.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures for the following commissioning firms:

- Building Diagnostics and Property Science, Birmingham, Alabama
- Environmental Systems Corporation, Huntsville, Alabama
- Sain Engineering Associates, Inc., Birmingham, Alabama
- SSRcx Facilities Commissioning, Nashville, Tennessee

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

1. Environmental Systems Corporation, Huntsville, Alabama
2. Building Diagnostics and Property Science, Birmingham, Alabama
3. Sain Engineering Associates, Inc., Birmingham, Alabama

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

1. The firms are familiar with The University of Alabama facilities standards.
2. The firms are familiar with projects having similar size and scope, in particular projects involving student housing and storm shelters.
3. The firms presented a high level of technical expertise and diagnostic aptitude.
4. The firms presented the most experience with phased design and fast-track construction.
5. 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.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit this ranking to the Physical Properties Committee for review and approval.

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

Sincerely,



Lynda Gilbert  
Vice President for Financial Affairs  
and Treasurer

LG/ccj

Attachment

pc/atchmt: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Ben Henson  
Sloan Walker

\*\*\*\*\*  
The above listing of firms ranked as the most qualified for the Project is hereby approved and by forwarding this executed document to the Chancellor's office, the ranking is approved for inclusion in the Board materials to the Physical Properties Committee.  
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Dr. Dana S. Keith: **Recommend For Approval**  
Vice Chancellor for Finance and Administration

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Trustee James W. Wilson, III: **Approval Recommended**  
Chair of the Physical Properties Committee

**Part 1**

**EXECUTIVE SUMMARY**  
**CONSULTANT SELECTION PROCESS**  
**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 3 – 4, 2016

Campus: The University of Alabama

Project Name: New Freshman Residence Hall

Project Location: 810 2<sup>nd</sup> Street

Prepared By: Sam Chen/Carla Coleman Jones Date: October 5, 2016

Project Type	Range of Construction Costs			
<input type="checkbox"/> Building Renovations	\$		to	\$
<input type="checkbox"/> Building Addition	\$		to	\$
<input checked="" type="checkbox"/> New Construction	\$	37,000,000	to	\$ 38,000,000
<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 checked="" type="checkbox"/> Apartments and Dormitories	~83 %
<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)	~17 %

Building Type – Group III	Percentage of Project
<input type="checkbox"/> College Classroom Facilities	_____ %
<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 type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input type="checkbox"/> Office Buildings (with tenant improvements)	_____ %
<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 type="checkbox"/> Central Utilities Plants	_____ %
<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	_____ %



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 type="checkbox"/> Yes <input checked="" 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 Building Commission	
<input type="checkbox"/> Local/State Trade Journals	
<input 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	

**Appointed Consultant Selection Committee (CSC): (Name and Title)**

1. Thomas Love, Executive Director for Construction
2. Sam Chen, Staff Mechanical Engineer
3. Al Crawford, Maintenance Engineer
4. Greg McKelvey, Executive Director, Maintenance Operations and Energy Management
5. Sloan Walker, Project Manager

**Qualified Firms/Companies Submitted:**

1. Building Diagnostics and Property Science, Birmingham, Alabama
2. Environmental Systems Corporation, Huntsville, Alabama
3. Sain Engineering Associates, Inc., Birmingham, Alabama
4. SSRcx Facilities Commissioning, Nashville, Tennessee


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

1. Environmental Systems Corporation, Huntsville, Alabama
2. Building Diagnostics and Property Science, Birmingham, Alabama
3. Sain Engineering Associates, Inc., Birmingham, Alabama

**Reviewed and approved by:**



**Chairman of Consultant Selection Committee**



**Vice President for Financial Affairs and Treasurer**

## RESOLUTION

### NEW FRESHMEN RESIDENCE HALL

WHEREAS, on June 17, 2016, The Board of Trustees of The University of Alabama ("Board") approved a Stage I submittal for the New Freshmen Residence Hall project ("Project") to be located at 810 2<sup>nd</sup> Street; and

WHEREAS, on September 23, 2016, the Board approved the top ranked firms and authorized The University of Alabama ("University") to proceed with negotiations with Williams Blackstock Architects, Birmingham, Alabama; and

WHEREAS, on September 23, 2016, in order to coordinate the delivery of this Project with the academic schedule the Board approved the construction of the Project being separated into three packages; and

WHEREAS, Package A – Early Sitework and Utilities will consist of rough grading, demolition of existing utilities and installation of new utilities; and

WHEREAS, Package B – Concrete Structure will consist of basement excavation and shoring, foundations, retaining walls, podium concrete slab, waterproofing and backfill; and

WHEREAS, Package C – Building Construction will consist of constructing the frame, all MEFP, exterior envelope, interior finish work of all levels, roofing and final sitework grading; and

WHEREAS, on September 23, 2016, the Board approved a budget reallocation to reflect the separation of the Project into packages; and

WHEREAS, the Commissioning Selection Committee of the University has completed Part 1 of the Commissioning Selection process in accordance with Board Rule 415 and negotiations will be conducted following Board approval as follows:

#### Ranking of Top Firms:

1. Environmental Systems Corporation, Huntsville, Alabama
2. Building Diagnostics and Property Science, Birmingham, Alabama
3. Sain Engineering Associates, Inc., Birmingham, Alabama

WHEREAS, the University is requesting approval for a revised Project scope to increase the bed count from 472 to 480 and to reflect additional square footage for building support and storage; and

WHEREAS, the University is requesting a budget revision from \$42,607,825 to \$45,086,115 to reflect the cost of commissioning and the scope revision; and

WHEREAS, to deliver this Project at a time to minimize the impact to students and to coordinate with the academic schedule, the Project needs to be completed by June 2018; and

WHEREAS, the University is requesting approval to award construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget to exceed \$45,086,115 as set out below; and

WHEREAS, the Project location and program have been reviewed and are consistent with University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from University funds in the amount of \$45,086,115; and

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

BUDGET:	REVISED
Package A – Early Sitework and Utilities	\$ 464,803
Package B – Concrete Structure	\$ 4,774,382
Package C – Building Construction	\$ 32,980,601
Commissioning	\$ 192,903
Landscaping	\$ 195,000
Security/Access Control	\$ 281,250
Telecommunication/Data	\$ 493,750
Contingency* (5%)	\$ 1,920,739
UA Project Management Fee** (3%)	\$ 1,210,066
Architect/Engineer Fee – Programming	\$ 50,000
Architect/Engineer Fee*** (5%)	\$ 1,910,989
Expenses (Geotech, Construction Materials Testing)	\$ 426,632
Other Fees and Services (testing, advertising, printing)	\$ 185,000
<b>TOTAL PROJECT COST</b>	<b>\$ 45,086,115</b>

\*Contingency is based on 5% of Package A – Early Sitework and Utilities, B – Concrete Structure, Package C – Building Construction and landscaping.

\*\*UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction.

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

1. The revised scope and budget for the Project is approved as stipulated above.
2. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute a commissioning authority agreement with Environmental Systems Corporation of Huntsville, Alabama, for commissioning services in accordance with Board Rule 415 for this Project.

BE IT FURTHER RESOLVED that construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure of this Project to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of the University are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure of this Project with such low bidders for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award construction contracts for Package A – Early Sitework and Utilities and Package B – Concrete Structure for the Project to the lowest responsible bidders pursuant to Alabama bid law so long as the award of such construction contracts for the Project do not cause the Project to exceed the total Project budget.
2. If the award of the construction contracts for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the construction contracts and the revised budget for the Project.
3. The University will provide an ongoing report about the award of all construction contracts for the Project to the Office of the Chancellor.
4. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and each hereby is, authorized to act for an in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.

**ATTACHMENT NO. 1**

Project: New Freshmen Residence Hall  
BOT Submittals: Revised Scope and Budget and  
Stage IV, Not to Exceed (Package A and Package B)  
Meeting Date: November 3 – 4, 2016

## **Project Summary**

### **NEW FRESHMEN RESIDENCE HALL**

The proposed construction of the 150,516 gross square foot New Freshmen Residence Hall ("Project") to be located at 810 – 2<sup>nd</sup> Street, will assist The University of Alabama ("University") with addressing the high demand for on campus freshmen housing.

The proposed Project will house approximately 480 freshmen students with community bathrooms with individual compartments (5.5 residents/compartment), lounges and study areas and will feature community/traditional-style residence hall spaces (2 beds per room). The Project will be co-ed with men and women on separate floors controlled via access control measures. The typical residential floor includes a common area with open lounges, neighborhood/flex study space, and gaming/media centers in order to encourage and facilitate resident socialization opportunities along with a sense of community.

In addition to the residential component, the Project will include an approximate 11,587 square foot multipurpose room/storm shelter with furniture capable of providing protection for approximately 1,518 students, faculty and staff. In a non-emergency configuration, this space will be able to accommodate 605 occupants. This Project will also include the shelled out space for a future "C" store that will provide sidewalk access from the corner of McCorvey and 2<sup>nd</sup> Street. A community/multi-purpose room that will provide access to grade and views to the lake is included in the Project and will accommodate 500 occupants in a ballroom configuration. Both of these basement spaces, the multi-purpose/storm shelter and community multi-purpose room, will allow the freshman students the ability to conduct group meetings or social gatherings.

# EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

## BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 3 - 4, 2016**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama**PROJECT NAME:** New Freshmen Residence Hall**PROJECT LOCATION:** 810 2<sup>nd</sup> Street**ARCHITECT:** Williams Blackstock Architects, Birmingham, Alabama**THIS SUBMITTAL:**

- ☐ Campus Master Plan amendment
- ☐ Stage I
- ☐ Stage II
- ☐ Revised Budget
- ☒ Revised Scope and Budget
- ☒ Stage IV, Not to Exceed (Packages A & B)

**PREVIOUS APPROVALS:**June 17, 2016June 17, 2016September 23, 2016September 23, 2016

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Residential	~79.5%	119,717
<input type="checkbox"/> Building Renovation	Assembly	~9.4%	14,212
<input type="checkbox"/> Campus Infrastructure	Storm shelter	~7.7%	11,587
<input type="checkbox"/> Equipment	Building support	~3.3	5,000
<input type="checkbox"/> Other			
<b>TOTAL</b>		<b>~100%</b>	<b>150,516</b>

BUDGET	Percentage	Current	Revised
Package A – Early Sitework and Utilities		\$ 408,919	\$ 464,803
Package B – Concrete Structure		\$ 4,604,241	\$ 4,774,382
Package C – Building Construction		\$ 31,186,840	\$ 32,980,601
Commissioning		\$ -	\$ 192,903
Landscaping		\$ 195,000	\$ 195,000
Security/Access Control		\$ 281,250	\$ 281,250
Telecommunication/Data		\$ 493,750	\$ 493,750
Contingency*	5%	\$ 1,819,750	\$ 1,920,739
UA Project Management Fee**	3%	\$ 1,146,443	\$ 1,210,066
Architect/Engineer Fee – Programming		\$ 50,000	\$ 50,000
Architect/Engineer Fee***	5%	\$ 1,810,000	\$ 1,910,989
Expenses (Geotech, Construction Materials Testing)		\$ 426,632	\$ 426,632
Other Fees and Services (testing, advertising, printing)		\$ 185,000	\$ 185,000
<b>TOTAL PROJECT COST</b>		<b>\$ 42,607,825</b>	<b>\$ 45,086,115</b>

\*Contingency is based on 5% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction and landscaping.

\*\*UA Project Management Fee is based on 3% of Package A – Early Sitework and Utilities, Package B – Concrete Structure, Package C – Building Construction, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of Package A – Early Sitework and Utilities, Package B – Concrete Structure and Package C – Building Construction.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 150,516 gsf x \$5.25/GSF	\$	790,209
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>790,209</b>
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**FUNDING SOURCE:**

Capital Outlay:

University funds	\$	45,086,115
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O&M Costs: Housing and Residential Communities annual operating budget	\$	790,209
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**NEW EQUIPMENT REQUIRED:****RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability. The New Freshmen Residence Hall project will assist the University in meeting the preferred living accommodations for incoming freshmen and other students as the new residence hall will provide a more traditional college experience by enhancing interaction with other students.

The new facility will also provide for capacity within the housing system while renovations are made to existing facilities as part of the Housing and Residential communities R&R Plan.

The ability to accommodate demand while buildings are being renovated is critical as it allows the University to keep the condition of existing facilities consistent with student expectations and relieves cost pressure associated with attempting to complete some renovations compressed over the summer months.

This Project will replace Somerville hall which will eliminate approximately \$6,297,519 in deferred maintenance liability.

Furthermore, this facility will enhance the safety of students in surrounding communities by providing a fully compliant FEMA 361 storm shelter with a capacity of approximately 1,518.



# EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

## BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 3 - 4, 2016

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

**PROJECT NAME:** New Freshmen Residence Hall

**PROJECT LOCATION:** 810 2<sup>nd</sup> Street

**ARCHITECT:** Williams Blackstock Architects, Birmingham, Alabama

### THIS SUBMITTAL:

- ☐ Campus Master Plan amendment
- ☐ Stage I
- ☐ Stage II
- ☐ Revised Budget
- ☒ Revised Scope and Budget
- ☒ Stage IV, Not to Exceed (Packages A & B)

### PREVIOUS APPROVALS:

June 17, 2016

June 17, 2016

September 23, 2016

September 23, 2016

### PROJECT TYPE

### SPACE CATEGORIES

### PERCENTAGE

### GSF

<input checked="" type="checkbox"/> Building Construction	Residential	~79.5%	119,717
<input type="checkbox"/> Building Renovation	Assembly	~9.4%	14,212
<input type="checkbox"/> Campus Infrastructure	Storm shelter	~7.7%	11,587
<input type="checkbox"/> Equipment	Building support	~3.3	5,000
<input type="checkbox"/> Other			
<b>TOTAL</b>		<b>~100%</b>	<b>150,516</b>

### BUDGET

### Percentage

### Current

### Revised

Package A – Early Sitework and Utilities		\$ 408,919	\$ 464,803
Package B – Concrete Structure		\$ 4,604,241	\$ 4,774,382
Package C – Building Construction		\$ 31,186,840	\$ 32,980,601
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<b>TOTAL PROJECT COST</b>		<b>\$ 42,607,825</b>	<b>\$ 45,086,115</b>

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 150,516 gsf x \$5.25/GSF	\$	790,209
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>790,209</b>
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**FUNDING SOURCE:**

Capital Outlay:

University funds	\$	45,086,115
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O&M Costs: Housing and Residential Communities annual operating budget	\$	790,209
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**NEW EQUIPMENT REQUIRED:****RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Demand for on-campus housing for Freshmen continues to outpace availability. The New Freshmen Residence Hall project will assist the University in meeting the preferred living accommodations for incoming freshmen and other students as the new residence hall will provide a more traditional college experience by enhancing interaction with other students.

The new facility will also provide for capacity within the housing system while renovations are made to existing facilities as part of the Housing and Residential communities R&R Plan.

The ability to accommodate demand while buildings are being renovated is critical as it allows the University to keep the condition of existing facilities consistent with student expectations and relieves cost pressure associated with attempting to complete some renovations compressed over the summer months.

This Project will replace Somerville hall which will eliminate approximately \$6,297,519 in deferred maintenance liability.

Furthermore, this facility will enhance the safety of students in surrounding communities by providing a fully compliant FEMA 361 storm shelter with a capacity of approximately 1,518.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: November 3 - 4, 2016

INITIAL REPORT  
☒ INTERIM REPORT  
☐ FINAL REPORT  
☐ REPORT NO.

TO: OFFICE OF THE CHANCELLOR  
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT  
THE UNIVERSITY OF ALABAMA

1. PROJECT: New Freshmen Residence Hall

2. LOCATION: 810 - 2nd Street

3. ARCHITECT/ENGINEER: Williams Blackstock Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Oct-16
	% COMPLETE	0%
	* DATE COMPLETED	Nov-16

B. PRELIMINARY DESIGN:	DATE INITIATED	Nov-16
	% COMPLETE	0%
	* DATE COMPLETED	Dec-16

C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Jan-17
	% COMPLETE	0%
	* DATE COMPLETED	Feb-17

D. SCHEDULED BID DATE:	Mar-17
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5. CURRENT PROJECT BUDGET:

	CURRENT	REVISED
A. PACKAGE A - EARLY SITEWORK AND UTILITIES	\$ 408,919	\$ 464,803
B. PACKAGE B - CONCRETE STRUCTURE	\$ 4,604,241	\$ 4,774,382
C. PACKAGE C - BUILDING CONSTRUCTION	\$ 31,186,840	\$ 32,980,601
D. COMMISSIONING	\$ -	\$ 192,903
E. LANDSCAPING	\$ 195,000	\$ 195,000
F. SECURITY/ACCESS CONTROL	\$ 281,250	\$ 281,250
G. TELECOMMUNICATION/DATA	\$ 493,750	\$ 493,750
H. CONTINGENCY* (5%)	\$ 1,819,750	\$ 1,920,739
I. UA PROJECT MANAGEMENT FEE**(3%)	\$ 1,146,443	\$ 1,210,066
J. ARCHITECT/ENGINEER FEE - PROGRAMMING	\$ 50,000	\$ 50,000
K. ARCHITECT/ENGINEER FEE*** (5%)	\$ 1,810,000	\$ 1,910,989
L. EXPENSES (GEOTECH, CONSTRUCTION TESTING MATERIALS, SPECIAL INSPECTION)	\$ 426,632	\$ 426,632
M. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 185,000	\$ 185,000
<b>N. TOTAL PROJECT COST</b>	<b>\$ 42,607,825</b>	<b>\$ 45,086,115</b>

\*Contingency is based on 5% of Package A - Early Sitework and Utilities, Package B - Concrete Structure, Package C - Building Construction and landscaping.

\*\*UA Project Management Fee is based on 3% of Package A - Early sitework and Utilities, Package B - Concrete Structure, Package C - Building Construction, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of Package A - Early Sitework and Utilities, Package B - Concrete Structure and Package C - Building Construction.

6. FUNDING/RESOURCES: University funds - \$45,086,115

7. REMARKS

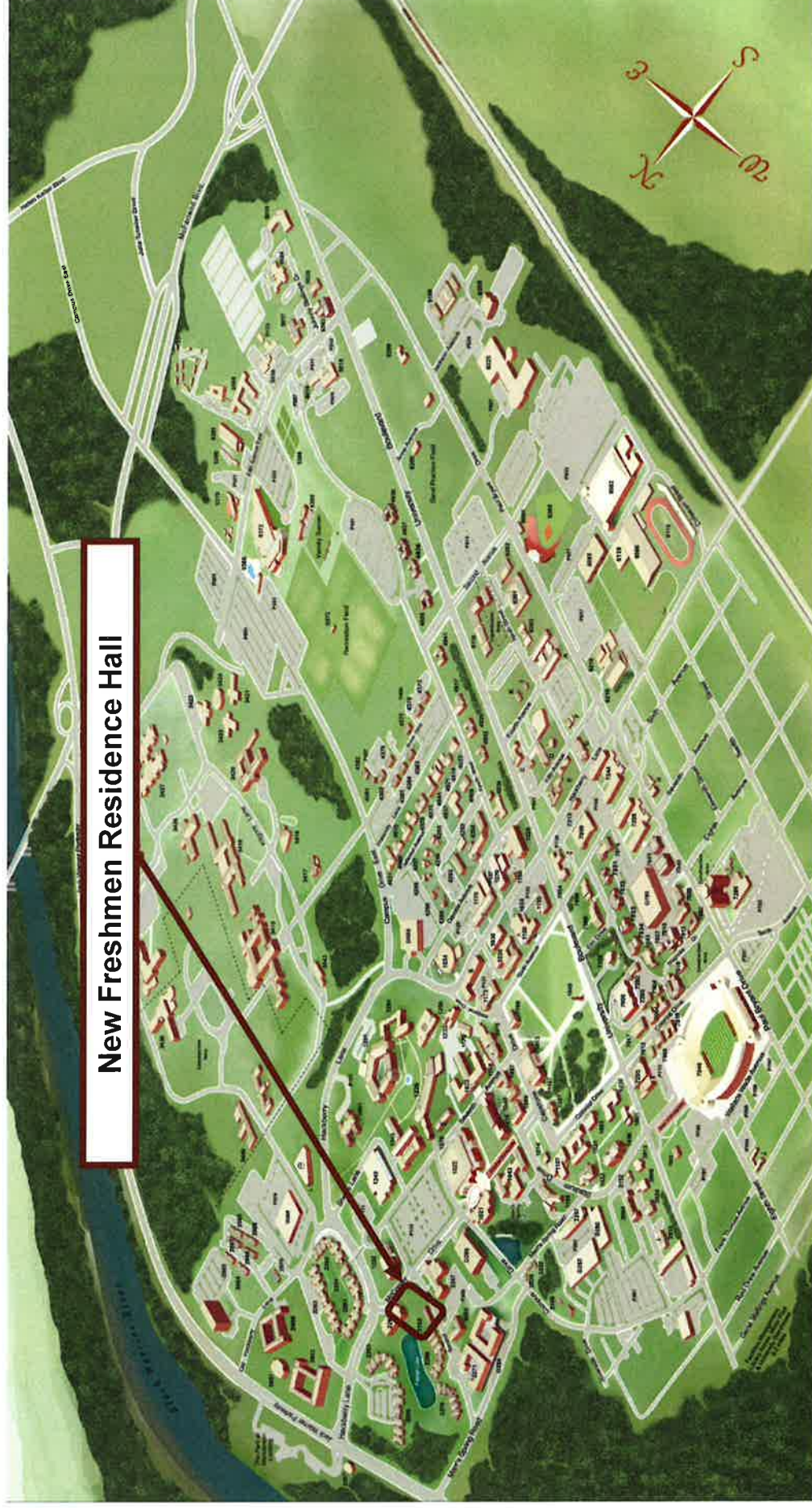
\* FINAL AGENCY APPROVAL

SUBMITTED BY:

1 of 1

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# LOCATION MAP





# New Freshmen Residence Hall

## Site Plan

