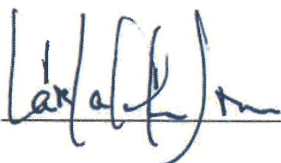


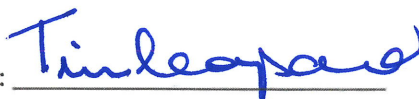
University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria

* Board Submittal Checklist No. 1
Capital Project – Stage I Submittal /1
(General Information Package)

Campus: The University of Alabama
Project Name: Peter Bryce Campus Central Parking Lot-East
Project #: TRN-20-2191
Meeting Date: November 7 – 8, 2019

- * ☒ 1. Completed Board Submittal Checklist No.1
☒ 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. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
☒ 4. Campus correspondence/photos providing supporting project information
☒ 5. Completed Executive Summary – Proposed Capital Project /2
☒ 6. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415
☒ 7. Campus map(s) showing Project site
☐ 8. Business Plan

Prepared by: 

Approved by: 

- /1 Reference Tab 3F – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – 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.

RESOLUTION

PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage I submittal for the Peter Bryce Campus Central Parking Lot-East project (“Project”) located at 200 Bryce Drive; and

WHEREAS, this Project will serve as the primary parking location for the central area of the Peter Bryce Campus; 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 Plant Reserves in the amount of \$2,000,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 1,000,000
Utilities and Infrastructure	\$ 300,000
Landscaping	\$ 75,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 85,000
Contingency* (10%)	\$ 137,500
UA Project Management Fee** (3%)	\$ 45,375
Architect/Engineer Fee*** (7.1%)	\$ 97,625
Expenses (Surveys, Testing, Inspections)	\$ 80,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 79,500
TOTAL PROJECT COST	\$ 2,000,000

*Contingency is based on 10% of the cost of construction, utilities and infrastructure, and landscaping.

**UA Project Management Fee is based on 3% of the cost of construction, utilities and infrastructure, landscaping, and contingency.


***Architect/Engineer Fee is based on 7.1% of the cost of construction, utilities and infrastructure and landscaping.

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 budget for the Project as stipulated above is hereby approved.

October 8, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I submittal:
Peter Bryce Campus Central Parking Lot-East
UA Project No.: TRN-20-2191

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Peter Bryce Campus Central Parking Lot–East project (“Project”) at a preliminary total Project budget of \$2,000,000.

The proposed lot is located north of Capital Hall and the Bryce Main and east of the Performing Arts Academic Center and will support operations and programs in the area. The Project will include approximately 129 parking spaces and feature standard University lighting, safety features, wayfinding, and landscaping. This Project will also include adjacent work to coordinate pedestrian connectivity, roadways; improvements to storm drainage; and upgrades to site lighting in the area. This Project will be coordinated with present and proposed work for Capital Hall.

The Project will be funded from University Plant Reserve funds in the amount of \$2,000,000.

This proposed Project is included on the University’s current approved 2017 Campus Master Plan.

I have attached an Executive Summary, Attachment K, Project Summary, Location map and Resolution 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 of the Board of Trustees meeting scheduled for November 7 – 8, 2019.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard

Sommer Coleman
Austin Fisher

WHERE LEGENDS ARE MADE

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 7 – 8, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Peter Bryce Campus Central Parking Lot-East

PROJECT LOCATION: 200 Peter Bryce Drive

ARCHITECT: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	<hr/>
<input type="checkbox"/> Stage II	<hr/>
<input type="checkbox"/> Stage III	<hr/>
<input type="checkbox"/> Stage IV	<hr/>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> New Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input checked="" type="checkbox"/> Other	Parking/Infrastructure	<u>100%</u>	<u>N/A</u>
TOTAL		100%	N/A

BUDGET	Preliminary
Construction	\$ 1,000,000
Utilities and Infrastructure	\$ 300,000
Landscaping	\$ 75,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 85,000
Contingency* (10%)	\$ 137,500
UA Project Management Fee** (3%)	\$ 45,375
Architect/Engineer Fee*** (7.1%)	\$ 97,625
Expenses (Surveys, Testing, Inspections)	\$ 80,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 79,500
TOTAL PROJECT COST	\$ 2,000,000

*Contingency is based on 10% of the total cost of construction, utilities and infrastructure, and landscaping.

**UA Project Management Fee is based on 3% of the total cost of construction, utilities and infrastructure, landscaping, and contingency.

***Architect/Engineer Fee is based on 7.1% of the total of cost construction, utilities and infrastructure, and landscaping.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

129 Parking Spaces x \$116:	\$	15,000
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	15,000
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FUNDING SOURCE:

Capital Outlay:

University Plant Reserves	\$	2,000,000
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O&M Costs: University Annual Operating Funds	\$	15,000
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NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Peter Bryce Campus Central Parking Lot-East project ("Project") will provide parking and improve access and security for visitors, students, faculty, and departmental personnel in the area of the Tom Barnes Education Building, University Hall, Capital Hall, Peter Bryce Main, and the future Performing Arts Academic Center.

The proposed Project will promote continued development and activation of the Peter Bryce Campus into the greater University. Integration of the Peter Bryce Campus into main campus is important to ensure that it is seamless with operations and feels a part of the campus community.

ATTACHMENT NO. 1

Project: Peter Bryce Campus Central Parking Lot-East

BOT Submittal: Stage I

Meeting Date: November 7 – 8, 2019

Project Summary**PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST**

The Peter Bryce Campus Central Parking Lot-East project (“Project”) will provide parking for the central area of the Peter Bryce Campus. Per the 2017 Campus Master Plan, a parking lot is proposed north of Capital Hall and the Bryce Main, and east of the Performing Arts Academic Center to support operations and programs in the area. This Project will include completing the east half of the lot in its’ entirety and roughing in the west half to support construction laydown for the Performing Arts Academic Center. The completion of the west half of the lot will be delivered in conjunction with that project.

The lot will initially include approximately 129 parking spaces and feature standard University lighting, safety features, wayfinding, and landscaping. This Project will also include adjacent work to coordinate pedestrian connectivity, roadways; improvements to stormwater drainage; and upgrades to site lighting in the area. This Project will be coordinated with present and proposed work for Capital Hall and the Performing Arts Academic Center.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2019 – 2020

Project Name/Category: Peter Bryce Campus Central Parking Lot-East
North of Capital Hall and the Bryce Main and adjacent to the
future Performing Arts and Academic Center
Campus: The University of Alabama

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

Not Applicable. This is an Infrastructure project.

<input type="checkbox"/> increase space inventory	_____ % increase	_____
<input type="checkbox"/> replace space inventory	_____ % replacement	_____
<input type="checkbox"/> renovation of existing space only		_____

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

Comments:

Not applicable.

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)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

Comments/Notations:

As Capital Hall, the Tom Barnes Building and University Hall occupancy and utilization levels have increased, adjacent parking areas are becoming increasingly burdened. The existing parking services on the Bryce Campus were already minimal due to the nature of previous operations, therefore increased parking availability is critical.

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

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

Estimated new Funds from Tuition/Programs

N/A

Comments:

The Peter Bryce Campus Central Parking Lot-East project ("Project") will provide parking and improve access and security for visitors, students, faculty, and department personnel in the area of the Tom Barnes Education Building, University Hall, Capital Hall, Peter Bryce Main, and the future Performing Arts Academic Center.

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:

Ralph Clayton, Associate Vice President, Department of Public Safety

Chris D'Esposito, Director, Transportation Services

Bonner Lee, Campus Landscape Architect

Richard Powell, Construction Administration Staff Civil Engineer

Austin Fisher, Project Manager

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

Source(s)	New Funds (FY 2019-2020)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other-UA Plant Reserve funds		\$2,000,000	Pending
Totals		\$2,000,000	Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from University Plant Reserve funds in the amount of \$2,000,000.

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

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2019- 2020 Base Data /8	First Full /YR Occupancy FY 2019-2020	Successive Five (5) Year Projections /9
Maintenance	\$3,325	\$3,500	\$17,500
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam	\$6,650	\$7,000	\$35,000
Chilled Water			
Water and Sewer	\$4,275	\$4,500	\$22,500
Insurance			
Safety Support			
Operations Staff Support Funding			
Other-UA Plant Reserve funds			
Totals	\$14,250	\$15,000	\$75,000

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

O&M costs for a parking lot are estimated at \$116 per space annually and will be funded from the University annual operating budget.

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

Source(s)	Occupancy Yr. (FY 2019-2020)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other-UA Plant Reserve funds	\$15,000	\$75,000	Pending
Total/YR	\$15,000	\$75,000	Pending

/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 costs will be funded from the University annual operating budget.

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

\$ N/A N/A % of Total Development Costs

Comments:

Not applicable

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

With the increased density and utilization of facilities in the area, plus planned future projects, the existing parking is insufficient to meet demand. At this time, a parking deck in the area is not warranted. Appropriate land area for surface parking is available and in compliance with the Master Plan, therefore the surface parking is the most appropriate solution.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

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:

Existing parking on Peter Bryce Campus is limited and the existing parking adjacent to Peter Bryce Main, University Hall, Tom Barnes Education and Capital Hall is particularly limited; therefore, adding parking is necessary to support the increased density and utilization of University facilities as necessary to support operations.

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

Comments:

The Project supports the ongoing programs on Peter Bryce Campus while improving access and security for visitors, students, faculty, and departmental personnel located on the campus. This proposed Project will promote continued development and activation of the Peter Bryce Campus into the greater University. Integration of the Peter Bryce Campus into main campus is important to ensure that it seamless with operations and feels a part of the campus community.

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

Comments:

If the Project is not approved, adequate parking will not be available for the future Performing Arts Center or the visitors, faculty and staff that use University facilities in the central area of the Peter Bryce Campus.

PETER BRYCE CAMPUS CENTRAL PARKING LOT-EAST

LOCATION MAP

