

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

**BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL ^{/1}
(General Project Information)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Colonial Dr and University Blvd Infrastructure & Enhancements

MEETING DATE: August 31 - September 1, 2023

- ☒ 1. Board Submittal Checklist No. 1
- ☒ 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 Submittal by the Board of Trustees
- ☒ 4. Executive Summary – Proposed Capital Project ^{/2}
- ☒ 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 6. Campus map(s) showing project site

Prepared by: Jeremy Wood

Approved by:

In Leopard / cm

MMF / cm

^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

July 31, 2023

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage I submittal for the Colonial Drive and University Boulevard Infrastructure and Enhancements Project.

The resolution requests authorization to establish a preliminary scope, budget, and funding for the project as stipulated.

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 August 31 -September 1, 2023.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTIONAPPROVAL OF THE PRELIMINARY PROJECT SCOPE AND BUDGET FOR THE
COLONIAL DRIVE AND UNIVERSITY BOULEVARD
INFRASTRUCTURE AND ENHANCEMENTS

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Colonial Drive and University Boulevard Infrastructure and Enhancements project (“Project”) to be located along Colonial Drive between Carmichael Hall and Judy Bonner Drive, including the intersection of University Boulevard; and

WHEREAS, the Project is a continuation and extension of the Colonial Drive Enhancements project previously completed south of Judy Bonner Drive and will cohesively complete the area following the completion of Sigma Kappa Sorority and Drummond Lyon Hall; and

WHEREAS, the Project will address necessary upgrades and distribution of utilities and infrastructure as well as add lighting, improved connectivity, and landscaping along the heavily traveled corridor in coordination with future projects to holistically address sanitary and stormwater system deficiencies; and

WHEREAS, existing infrastructure is aged and under capacity, causing flooding of the roadway, sidewalks, and facilities to occur during significant rain events; and

WHEREAS, the Project will improve the storm drainage system to facilitate the removal of stormwater in the intersection of University Boulevard and Colonial Drive and in the immediate surrounding areas during high rainfall events to mitigate the impacts to pedestrians, traffic flow, and facilities and will allow for future extension and connectivity of the system; and

WHEREAS, the installation of additional lighting and sidewalk improvements will support enhanced safety and security and will improve vehicular and pedestrian flow and connectivity as well as add ADA ramps and accessories; and

WHEREAS, the Project includes the isolated re-construction of the University Boulevard roadway involving the removal of existing concrete and asphalt paving and provides a finished roadway that includes two vehicular travel lanes, bike lanes, and a center turn lane; and

WHEREAS, as part of the University’s master plan for thermal energy distribution, the University has previously completed the Tutwiler Energy Plan, East Quad Energy Plant, the interconnection of the system with Shelby Energy Plant and numerous building connections and the Campus Energy Delivery Optimization Project; and

WHEREAS, this Project will allow for Reese Phifer Hall to be served by the Campus Energy Delivery System, to replace systems that have reached the end of their functional service life, and to provide heating capacity to the building prior to the retirement of the steam distribution system, and elimination of the existing local equipment will allow for service areas and space to be reallocated to other purposes within the building; and

WHEREAS, to mitigate the effects of continued supply chain challenges associated with long lead equipment, the Project includes an Owner Furnished Contractor Installed (“OFCI”) Equipment package to procure items such as Thermal Piping and Valves; 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 \$17,808,000 and will eliminate campus deferred maintenance liabilities in the amount of \$14,246,400; and

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

BUDGET:	PRELIMINARY
Construction	\$ 12,960,000
Owner Furnished Contractor Installed (OFCI)	\$
Equipment	790,000
Contingency* (10%)	\$ 1,375,000
UA Project Management Fee** (4.5%)	\$ 680,625
Architect/Engineer Fee*** (5.9%)	\$ 811,250
Other****	\$ 183,125
Escalation***** (6.0%)	\$ 1,008,000
TOTAL PROJECT COST	\$ 17,808,000

*Contingency is based on 10% of the cost of Construction and OFCI Equipment.

**UA Project Management Fee is based on 4.5% of the cost of Construction, OFCI Equipment and Contingency.

***Architect/Engineer Fee is based on 5.9% of the costs of Construction and OFCI Equipment.

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

*****Escalation is based on 6% anticipated cost increase through the estimated bid date of February 2024.

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

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: August 31 – September 1, 2023

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
Colonial Drive and University Boulevard Infrastructure and
Enhancements

PROJECT NAME:

PROJECT NUMBER: TRN-23-3384

PROJECT LOCATION: Between Carmichael Hall and Judy Bonner Drive on Colonial
Drive and University Boulevard

ARCHITECT: TBD

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Campus Infrastructure	Central Utility & Mechanical, Other	100%	N/A
<input type="checkbox"/> Equipment			
<input type="checkbox"/> Other			
TOTAL		100%	N/A

BUDGET	Preliminary
Construction	\$ 12,960,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$ 790,000
Contingency* (10%)	\$ 1,375,000
UA Project Management Fee** (4.5%)	\$ 680,625
Architect/Engineer Fee*** (5.9%)	\$ 811,250
Other ****	\$ 183,125
Escalation***** (6.0%)	\$ 1,008,000
TOTAL PROJECT COST	\$ 17,808,000
Total Construction Cost per square foot – N/A	

*Contingency is based on 10% of the costs of Construction and OFCI Equipment.

**UA Project Management Fee is based on 4.5% of the costs of Construction, OFCI Equipment and Contingency.

***Architect/Engineer Fee is based on 5.9% of the costs of Construction and OFCI Equipment.

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

*****Escalation is based on 6% anticipated cost increase through the scheduled bid date of February 2024 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Custodial, Maintenance, Insurance, Other)	
	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A*

*Connection of existing facilities to the Central Thermal System will yield operational and maintenance savings due to the enhanced energy efficiency of the system.

FUNDING SOURCE:	
	University Central Reserves \$ 17,808,000
O&M Costs:	University Annual Operating Funds \$ N/A

NEW EQUIPMENT REQUIRED	
Thermal Piping and Valves	\$790,000
Total Equipment Costs:	\$790,000

PROJECT SCOPE:

The Colonial Drive and University Boulevard Infrastructure and Enhancements Project (“Project”) will improve the teaching, learning, and working environments of campus constituents by providing reliable and efficient thermal energy to facilities by replacing systems which have reached the end of their functional service life. By connecting the existing facilities to the central system, which features efficient and centralized equipment in the energy plants, the Project will free campus exterior space currently occupied by existing equipment for other uses including, but not limited to, parking, landscaping, and hardscape improvements. Furthermore, reducing the cost to provide cooling and heating to buildings will support The University of Alabama (“University”) in maintaining a competitive cost of attendance.

This Project will include rerouting the sanitary sewer that is currently running under Reese Phiher Hall and McClure Library, new thermal piping routed to Reese Phiher Hall and connection to the Central Thermal System, storm sewer at the intersection of University Boulevard and Colonial Drive, as well as improvements to the roadways including paving, road markings, landscaping, bike paths, lighting and security.

Long lead items will be Owner Purchased Contractor Installed to mitigate the effect of continued supply chain challenges. The Project will facilitate the removal of concrete paving under University Boulevard in advance of future University Boulevard enhancement projects. The Project will also address the mitigation of flooding risk present at Doster and Reese Phiher Hall, as well as support future flood mitigation on University Boulevard and the Quad.

The Project is key to enhancing the pedestrian and vehicular traffic to and from the academic core of campus as a continuation of the Colonial Drive enhancements previously completed south of Judy Bonner Drive. This corridor is a key pedestrian and transportation link to the campus for both on and off campus residents and serves as a gateway for many to the University.

The Project will also address significant deferred maintenance and facility renewal liabilities for the Campus by replacing existing undersized local utility Infrastructure that serves Reese Phiher Hall and aging sanitary sewer systems with more centralized and modern equipment.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	September 23
	% Complete	0%
	Date Completed	October 23
PRELIMINARY DESIGN:	Date Initiated	October 2023
	% Complete	0%
	Date Completed	December 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	December 2023
	% Complete	0%
	Date Completed	January 2024
SCHEDULED BID DATE:		February 2024*

*Escalation as included within the Budget is based on the scheduled bid date and shall be adjusted as necessary should this date move.

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This Project will improve the common areas between the buildings and improve the roadways with paving, road markings, landscaping, bike paths, sidewalks, lighting and security. These areas are highly used on game days and security improvements are recommended and will be coordinated with the overall stadium security plan.

This Project will support the core master plan principle of keeping traffic and parking to the perimeter of campus to minimize pedestrian/vehicular conflicts. This work should substantially enhance access for both pedestrians and cyclists with improved sidewalks and identified bike lanes. The Project will also reduce the cost to provide heating and cooling to campus buildings, remediate flooding risks, and address campus deferred maintenance liabilities, which will support the University in maintaining a competitive cost of attendance.

Maintaining comfortable, pleasant and continuously operating facilities is an important part of recruiting and retaining top tier students, faculty, researchers, and staff. Reducing the quantity of noisy and unsightly mechanical equipment and increasing the reliability of the overall systems helps achieve this goal.

The Project will address significant campus deferred maintenance liabilities by replacing numerous independent systems, which are nearing or have surpassed expected service life, and will aid in the decommissioning of the steam plant.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet Annual Capital Development Plan

FY: 2023 – 2024

Project Name: Colonial Drive and University Boulevard Infrastructure and Enhancements
Project Address/Location: Between University Boulevard and Judy Bonner Drive on Colonial Drive
Campus: The University of Alabama, Tuscaloosa, Alabama

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

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

Not applicable. This is a Campus Utilities and Infrastructure project.

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. This is a Campus Utilities and Infrastructure project.

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:

This project is a continuation of the Colonial Drive Enhancement project previously completed south of Judy Bonner Drive.

4. **Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.**

Comments/Notations:

Not applicable. The Colonial Drive and University Boulevard Infrastructure and Enhancements project ("Project") is a Campus Utilities and Infrastructure project.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

The Project is key to enhancing the pedestrian and vehicular traffic to and from the academic core of campus. This corridor is a key pedestrian and transportation link to the campus for both on and off-campus residents and serves as a gateway for many to the University. This Project will include rerouting the sanitary sewer that is currently running under Reese Phifer Hall, new thermal piping routed to Reese Phifer Hall for a summer building, storm sewer at the intersection of University Boulevard and Colonial Drive, as well as improvements to the roadways including paving, road markings, landscaping, bike paths, lighting, and security. The Project will also address known flooding issues at Doster and Reese Phifer Hall.

The Project's impacted areas are heavily used on game days. Therefore, security improvements are recommended and will be coordinated with the overall stadium security plan.

The Project will support the core master plan principle of keeping traffic and parking to the perimeter of campus so as to minimize pedestrian/vehicular conflicts. This should substantially improve access to both pedestrians and cyclists with improved sidewalks and identified bike lanes. The Project will also reduce the cost to provide heating and cooling, and address campus deferred maintenance liabilities, which will support maintaining a competitive cost of attendance.

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:

Richard Powell, University Civil Engineer

Dwight Stewart, University Mechanical Engineer

Greg McKelvey, Executive Director, Maintenance Operations and Energy Management

Sam Chen, Director Building of Automation and Recommissioning

Bonner Lee, University Landscape Architect

Jeremy Wood, Senior Project Manager

Chris D'Esposito, Director of Transportation Services

Joe Cobb, Director of Construction Operations

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

Source(s)	New Funds (FY2024)	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 – University Central Reserves		\$17,808,000	Pending
Totals		\$17,808,000	Pending

^{/7} Approved, allocated, pending

Comments:

The Project will be funded from University Central Reserve funds in the amount of \$17,808,000.

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 2023- 2024 Base Data /8	First Full /YR Occupancy FY2024	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other – Supply Store expenses			
Totals	N/A	N/A	N/A

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

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

Comments:

The O&M costs for this Project will not be associated with individual buildings. This project will offset the building steam maintenance cost for Reese Phifer Hall and replace local utility infrastructure with more efficient and modern centralized equipment.

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

Source(s)	Occupancy Yr /9 (FY 2024)	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			
Total/YR	N/A	N/A	N/A

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

N/A

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

\$ 14,246,400 80 % of Total Development Costs

Comments:

The Project will replace existing and undersized local utility Infrastructure that serves Reese Phifer Hall and aging sanitary sewer systems with more centralized and modern equipment.

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:

This Project was reflected in the 2017 Campus Master Plan and will support the steam decommissioning project by supplying thermal energy to Reese Phifer Hall.

The Project takes advantage of the roadway being excavated to address multiple items simultaneously to provide the highest benefit with the least amount of disruption to faculty, staff, students, and the community.

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:

As part of the University's master plan for thermal energy distribution, this proposed Project will address deferred maintenance issues and improve system efficiency and reliability through the utilization of the existing East Quad Energy Plant distribution systems and infrastructure. Connection of Campus buildings to the Central Thermal System and installation of redundant local boilers will eliminate equipment single point of failures that result in complete heating system loss.

Energy delivery resiliency reinforces the confidence needed for the campus community to conduct research, teach, facilitate an exceptional learning environment, and live comfortably. This project will ensure that impacted campus facilities operate at the highest level necessary to support the affected programs and services.

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

Comments:

Maintaining comfortable, pleasant, and continuously operating facilities is an important part of recruiting and retaining top-tier students, faculty, and staff. Increasing the reliability of the overall systems helps achieve this goal and providing infrastructure that promotes pedestrian and bicycle mobility is crucial.

The University's Strategic Goal number two (2) is to "Increase the University's productivity and innovation in research, scholarship, and creative activities that impact economic and societal development." This Project accomplishes that goal by investing in infrastructure that promotes a thriving research and economic development enterprise. The University's Strategic Goals #1 – "Provide a premier undergraduate and graduate education" and Goal #4 – "Provide opportunities and resources that facilitate work-life balance and enhance the recruitment and retention of outstanding faculty and staff" are

supported by investing in infrastructure that promotes a thriving campus supported by appropriate infrastructure which also enhances pedestrian, bicycle and vehicular movement.

Many members of the campus community are interested and participate in biking and walking campus and this project will promote those activities and enhance work life balance, health and wellness and the campus overall experience.

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

Comments:

This Project supports Core Principle number one (1), “Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama”. Improving the common areas between the buildings, the roadways with paving, road markings, landscaping, bike paths, sidewalks, lighting and security provides comfortable and pleasant facilities and is important to recruiting and retaining top-tier students, faculty, and staff.

The Project also supports core principle number three (3), “Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor”. Upgrading the heating and cooling systems in the most economical way possible will improve the environment within those structures while saving energy and supporting a competitive cost of attendance, thereby ensuring accountability and maintenance of the highest standards of excellence.

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

Comments:

Reese Phifer Hall will not have a source of building heat after the campus steam decommissioning project is completed in Summer of 2024. The increased activity in this area will be hampered due to the degraded roads, minimal parking, poor pedestrian connectivity, unacceptable site lighting and potential flooding. Safety of the students, public, and building occupants is the main reason to improve this area for access, security, and functionality of the site.

COLONIAL DRIVE AND UNIVERSITY BOULEVARD INFRASTRUCTURE AND ENHANCEMENTS

LOCATION MAP

