

FACILITIES MASTER PLAN / CAPITAL PROJECT REQUEST
CAPITAL REQUIREMENTS SUMMARY AND NEEDS ASSESSMENT FORM
(Form A)

Institution: University of Alabama at Birmingham
Name of Respondent: Stephanie Mullins (Interim CFO)

Telephone Number: 205-934-5121
E-Mail Address: sbmullins@uab.edu

A. IMMEDIATE CAPITAL REQUIREMENTS - YEAR 1 (FY 2016-2017)

Institutional Priority	Funding Sources			Estimated Total Cost	Specify Source(s) Other State	Specify Source(s) Other Funds	Building Number (If existing Facility or Facilities)	Space Utilization Description (If more than 1 Code used include % for each Code. Click here to view Codes)	Projected Gross Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Projected Net Assignable Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Space Category (If more than 1 Code used include % for each Code. Click here to view Codes)	Change in Purpose (Yes or No Depending on Project)	Projected Start/ Acquisition Date (Date reported cannot be before the start of the fiscal year to be reported on the form. Fiscal Years run from Oct. 1 - Sept. 30)	Projected Completion Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes) USE LETTER OF CODE ONLY	
	Education Trust Fund	Other State Funding	Other Funds													
1. New Construction/Acquisition Projects																
1. Genomics Medicine and Data Sciences Building	2		\$42,000,000	\$8,000,000	\$50,000,000	State-wide Capital Bond	Gift Funds/UAB Plant Funds	1/2R	127,800	108,420	E&G	No	Nov 2016	April 2018	B	
2. 18th Street Intermodal Parking Deck	3		\$10,000,000	\$13,000,000	\$23,000,000	State-wide Capital Bond	Federal Funds (Department of Transportation)	17(Parking)	313,028	313,028	Auxiliary	No	Dec 2016	Feb 2017	B	
3. New Student Housing	4		\$10,000,000	\$40,000,000	\$50,000,000	State-wide Capital Bond	Bond Funds	14	230,000	208,700	Auxiliary	No	July 2017	July 2020	D	
4. Public Safety Building	1		\$4,000,000	\$5,500,000	\$9,500,000	State-wide Capital Bond	UAB Plant/Bond Funds	1	30,000	21,800	E&G		Oct 2016	Sept 2017	B	
Subtotal			\$66,000,000	\$66,500,000	\$132,500,000											
2. Renovation/Remodeling Projects																
1. Renovate Labs in Campbell Hall	8		\$10,000,000	\$10,000,000	\$20,000,000	State-wide Capital Bond	UAB Plant Funds	CH	2R/2T	63,000	63,000	E&G	No	Oct 2016	May 2017	E/J
2. 936 Building Renovations	9		\$5,000,000	\$2,800,000	\$7,800,000	State-wide Capital Bond	UAB Plant Funds	936	1	32,360	22,230	E&G	Yes (New Property)	Dec 2016	Oct 2017	E
3. Renovate 2nd Floor Sterne Library	10		\$1,500,000	\$1,000,000	\$2,500,000	State-wide Capital Bond	UAB Plant Funds	SL	1	48,390	30,000	E&G	Yes	Aug 2017	July 2018	A
4.																
Subtotal			\$16,500,000	\$13,800,000	\$30,300,000											
3. Major Capital Equipment Projects																
1. Classroom Technology Upgrades	5		\$5,000,000		\$5,000,000	State-wide Capital Bond		Multiple	1	NA	NA	E&G	No	Jan 2017	May 2018	E
2. Voice Over Internet Protocol	6		\$7,000,000	\$7,300,000	\$14,300,000	State-wide Capital Bond	UAB Plant Funds	Multiple	17 (telecom)	NA	NA	E&G	No	Oct 2016	Dec 2018	E
3.																
4.																
Subtotal			\$12,000,000	\$7,300,000	\$19,300,000											
4. Deferred Maintenance/Facilities Renewal (See Instructions)																
1. Facilities Renewal	7		\$10,000,000		\$10,000,000	State-wide Capital Bond		NA	NA	NA	NA	E&G/E&G Health (50/50)	No	Oct 2016	Sept 2017	E/J
2.																
3.																
4.																
Subtotal			\$10,000,000		\$10,000,000											
Total Immediate Year 1 Capital Requirements			\$104,500,000	\$87,600,000	\$192,100,000											

A brief description and justification must be attached for each project listed above. If the descriptions/justifications are listed below adjust the print range so they print out properly
Provide a succinct but thorough justification of the need for the capital project. This information may be included in a separate Word Processing document. See instructions for further information.

FACILITIES MASTER PLAN / CAPITAL PROJECT REQUEST
CAPITAL REQUIREMENTS SUMMARY AND NEEDS ASSESSMENT FORM
(Form B)

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Name of Respondent: Stephanie Mullins (Interim CFO)

Telephone Number: 205-934-5121
E-Mail Address: sbmullins@uab.edu

B. INTERMEDIATE CAPITAL REQUIREMENTS - YEAR 2 (FY 2017-2018)

Institution Priority	Funding Sources			Estimated Total Cost	Specify Source(s) Other State	Specify Source(s) Other Funds	Building Number (If existing Facility or Facilities)	Space Utilization Description (If more than 1 Code used include % for each Code Click here to view Codes)	Projected Gross Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Projected Net Assignable Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Space Category (If more than 1 Code used include % for each Code. Click here to view Codes)	Change in Purpose (Yes or No Depending on Project)	Projected Start/ Acquisition Date (Date reported cannot be before the start of the fiscal year to be reported on the form. Fiscal Years run from Oct. 1 -Sept. 30)	Projected Completion Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes) USE LETTER OF CODE ONLY	
	Education Trust Fund	Other State Funding	Other Funds													
1. New Construction/Acquisition Projects																
1. Bio-Medical Research Building	1	\$20,000,000	\$25,000,000	\$45,000,000	State-wide Capital Bond	UAB Plant/Bond Funds		2T - 40% 2R - 60%	150,000	137,200	E&G	No	Feb 2018	Dec 2020	B	
2. UAB Honors College Facility	2		\$1,500,000	\$3,000,000	\$4,500,000	State-wide Capital Bond	UAB Plant Funds	1	30,000	25,040	E&G	No	Nov 2017	May 2018	B/D	
3.																
4.																
Subtotal		\$21,500,000	\$28,000,000	\$49,500,000												
2. Renovation/Remodeling Projects																
1. Renovate CNIR Building	4		\$1,500,000	\$1,000,000	\$2,500,000	State-wide Capital Bond	UAB Plant Funds	CNIR	1	14,481	11,673	E&G Health	No	May 2018	Oct 2018	C/E
2. Fit-Up 6th Floor Volker Hall	6		\$2,000,000		\$2,000,000	State-wide Capital Bond		VH	2T	27,870	20,000	E&G	No	Nov 2017	July 2018	C/E
3. Renovate Dining Commons on the Green	5		\$500,000	\$1,000,000	\$1,500,000	State-wide Capital Bond	UAB Plant Funds	UDF	17 (food service)	28,172	24,051	Auxiliary	No	May 2018	Aug 2018	B/D
4.																
Subtotal		\$4,000,000	\$2,000,000	\$6,000,000												
3. Major Capital Equipment Projects																
1.																
2.																
3.																
4.																
Subtotal																
4. Deferred Maintenance/Facilities Renewal (See Instructions)																
1. Facilities Renewal Phase I Expansion of Central Utilities	7		\$10,000,000		\$10,000,000	State-wide Capital Bond		NA	NA	NA	NA	E&G/E&G Health	No	Oct 2017	Sept 2019	E/J
2. Systems	3		\$2,000,000	\$17,000,000	\$19,000,000	State-wide Capital Bond	UAB Plant/Bond Funds		9	N/A	N/A	E&G	No	Jan 2018	Nov 2018	G
3.																
4.																
Subtotal		\$12,000,000	\$17,000,000	\$29,000,000												
Total Intermediate Year 2 Capital Requirements		\$37,500,000	\$47,000,000	\$84,500,000												

A brief description and justification must be attached for each project listed above. If the descriptions/justifications are listed below adjust the print range so they print out properly
Provide a succinct but thorough justification of the need for the capital project. This information may be included in a separate Word Processing document. See instructions for further information.

University of Alabama at Birmingham
Capital Requirements Project Description
Immediate (FY 2016 - 2017)

Priority: 2

Project

Genomics Medicine and Data Sciences Building

The Project will construct a new Genomics Medicine research and Data Sciences research support Building on vacant property adjacent to the existing School of Health Professions Building (18th Street between University Boulevard and 9th Avenue). The building is expected to be between six and eight stories with a total of approximately 110,000 to 140,000 gross square feet of space. The building will house dedicated space for computer hardware to support Genomic Medicine research; offices and administrative space for research faculty and staff; as well as space to house some of UAB's information technology infrastructure. Once complete, the Project will allow UAB to provide the high level of support required for a successful research program in Genomics Medicine and will make UAB a top destination for researchers and investigators in this high technology field of research.

Priority: 3

Project

18th Street Parking Deck/Intermodal Facility

The Project will construct a new parking deck in close proximity to the UAB Research District (southwest corner of intersection of 18th Street and 9th Avenue). As the Research District expands, the demand for parking expands with it. The proposed parking deck is expected to have approximately 950 parking spaces on six parking levels. Additionally, the parking deck will be a destination for the Blazer Express bus route and the Blazer Express Safety Escort service. The parking deck will also be located on a regular Birmingham-Jefferson County Transit Authority route. The proposed facility will receive buses, shuttles, vans, taxis and bicycles. With its convenient access to campus and city activities, vehicular congestion in the core of the campus will be reduced providing a more walkable, enjoyable campus environment.

Priority: 4

Project

Construct Student Housing

As UAB continues to grow its undergraduate enrollment and programs, improve the campus environment and increase the number of out-of-state and international students, the demand for on-campus housing has continued to increase proportionally. The Project will provide a new residence hall to accommodate approximately 700 undergraduate students in close proximity to the campus green and the heart of the undergraduate campus. The new residence hall is planned to have between 210,000 and 230,000 gross square feet on eight floors. The building will be located immediately south of the recently completed student residence hall located at 900 17th Street and will mirror the existing residence hall to provide a large, inviting greenspace in between two residence halls.

Priority: 1

Project

Public Safety Building

The Project will demolish the existing Police Headquarters Building and design and construct a new facility with approximately 30,000 gross square feet of space on two floors to accommodate the current and future needs of the UAB Police Department (Department). The new facility will be designed to meet the unique and specific needs of the Department and will include: office and administrative spaces for Department staff, training rooms, locker rooms, records and evidence storage spaces, a communications center and dispatch spaces. Additionally, the Project will provide adequate on-site parking for the Department's fleet of vehicles.

Priority: 8

Project

Renovate Campbell Hall

Campbell Hall was constructed in phases between 1978 and 1991 with approximately 205,000 gross square feet of space. The building is currently occupied by the College of Arts and Sciences and provides space for classrooms, lecture facilities, research and teaching laboratories, student function space, and faculty and staff office and administrative support spaces. Due to the age and configuration building, the space is no longer configured to properly support current teaching and research techniques. Additionally, the age of the building has resulted in many of the building's systems being at or beyond the end of their useful lives. The project will renovate the interior of the building to provide instruction and research space that supports current techniques, conduct necessary life-safety and building code upgrades to bring the building into compliance with modern building codes, as well as repair or replace the buildings systems (mechanical, electrical, plumbing, envelope, roof, windows, etc.) as required to ensure it remains an effective instructional and research facility.

Priority: 9

Project

936 Building

The 936 Building, which was acquired by UAB in 2012, has approximately 32,300 gross square feet (gsf) of space originally constructed to serve as a data center for the previous owner. The building consists of a large basement and a main/ground floor. The basement level was designed to serve as a large data center with associated support space, while the main/ground floor is configured as office and administrative support space for the data center.

UAB's data center is currently located in the Rust Computer Center (Rust) which is located on 815 18th Street. Rust was constructed in 1969 as a single story office building on top of a parking garage. The main floor of rust has approximately 24,523 gsf and houses the campus data center, communications hub and the staff office and support spaces.

As an urban campus, real estate for expansion is limited and expensive. Rust's minimal size, combined with its location in the center of the research district make this an inefficient use of prime real estate. This project will selectively renovate the 936 building to house the UAB data center and communications hub. The building will be configured with the data center, communications hub and support areas in the basement, with the support staff offices and administrative space on the main/ground floor. Completion of this project will allow Rust to be demolished and the site re-used in a more efficient manner.

Priority: 10

Project

Renovate the 2nd Floor of Sterne Library

The Mervyn H. Sterne Library (Library) was constructed in phases between 1973 and 1987 and provides approximately 170,000 gross square feet of traditional library space. The first floor of the Library received a significant renovation in 2006 to create a computer commons, a writing center, study areas and student function space. This project scope is limited to the 2nd floor to create office and meeting space for INTO UAB, LLC, the University's partner for international student recruitment. INTO UAB, LLC will be responsible for on-boarding all international students recruited through their service. This will require a central, one-stop location for all student service needs, which can currently best be supported within Sterne Library. Additionally, the lighting on 2nd floor will be replaced with new energy efficient lighting and renovations to the building's mechanical, electrical, plumbing, fire sprinkler and fire alarm systems will be completed to ensure the building is operating safely, efficiently, and in compliance with current building codes.

Priority: 5

Project

Classroom Technology Upgrades

UAB recently reviewed its existing classrooms and identified those requiring upgrades in technology in order to utilize new teaching methodologies. The use of technology in the classroom has become more important to provide students with the most up-to-date tools to enable them to function in the current environment. Upgrades will include the addition of appropriate audio-visual equipment, including smart boards and internet access.

Priority: 6

Project

Voice Over Internet Protocol

The purchase and installation of the Unified Communication Platform and the Communication Hub includes relocation of the existing communication hub from the Rust Building, located on University Blvd and 18th Street South, and the deployment of a Voice Over Internet Protocol (VOIP) communication platform to the recently acquired 936 Building. The new unified communication platform will replace the existing aging legacy telephone switch (PBX) including 22,000 telephone lines. Also included is the replacement of 11,000 digital telephone instruments with VOIP compatible sets. The converged system will include a replacement voicemail system and unified communications software clients to better integrate email, voicemail, video conferencing, and presence-based instant messaging. The new communication platform will occupy approximately 3,000 less square feet than the existing PBX phone switch.

Priority: 7

Project

Facilities Renewal

The UAB FY 2016-2017 capital request for educational and general (E&G) Facility Renewal (deferred maintenance/renovation) represents a program to systematically return facilities to a serviceable condition from the cumulative effects of normal usage, weather deterioration, etc. The total dollar figure for UAB for E&G facility renewal is substantial, with \$10 million of that total being requested for FY 2016-2017. A Facility Renewal Five-Year Plan report is annually updated by Facilities Management to identify projects to be addressed over a period of five years. This detailed report includes: 1) Building; 2) Brief description of the Project requirements; 3) Estimated cost of the project; 4) Years (1-5) project is projected to be addressed; and 5) Total estimated cost for the different categories of projects. This FY 2016-2017 request represents a dollar amount that can be utilized reasonably and effectively by the University staff during one fiscal year, while at the same time causing minimal disruption to the routine activities of the University.

The FY 2016-2017 facilities renewal capital request does not include facilities that have been designated as those to be minimally maintained only or which have been scheduled to be demolished in the near future. Such facilities, for the most part, are to be replaced either through the renovation of existing space or by the acquisition of additional space. Likewise, facilities that are designated as auxiliary or Hospital facilities have been excluded from this request. UAB's FY 2016-2017 facility renewal capital request includes the following categories of projects: 1) Deferred Maintenance; 2) Plant Renewal; 3) Plant Adaptation; 4) Standards; and 5) Other.

University of Alabama at Birmingham
Capital Requirements Project Description
Intermediate (FY 2018)

Priority: 1

Project

Bio-Medical Research Building

The Bio-Medical Research Building is a planned component of the continued development of the Shelby Research Crescent. At approximately 150,000 gross square feet (gsf), the building will contain labs and will be fitted out for both animal research and molecular biology. It will provide office and classroom space to house new investigators who are to be hired as part of the overall UAB strategic plan.

Priority: 2

Project

New Space for UAB Honors College

The UAB Honors College has increased participation substantially over the past three years. With this growth, additional staff and physical resources are needed to meet the demands of the program. The new 30,000 gross square feet (gsf) facility will provide offices and support for the Dean of the Honors College. In addition student-friendly spaces for advising, studying, meeting, and instruction will also be included within the Honors Building.

Priority: 4

Project

Renovate CNIR Building

The Center for Nuclear Image Research was acquired by UAB in 1986. Since that time, the research formerly conducted in this space has been relocated to other labs across campus. This approximately 14,500 gross square feet (gsf) of renovated space will allow for various offices within the School of Medicine to be relocated as demand for space has grown significantly in the past several years.

Priority: 5

Project

Renovate/expand the Commons on the Green

Opened in 2006, the Dining Commons on the Green provides dining for approximately 400 within approximately 28,000 gross square feet (gsf). With over 2,500 current meal plans expected to top 3,000 within two years, it is imperative we reevaluate the current capacity and look forward to meet the dining needs of the campus over the next three to seven years. In addition, the increase of students living on campus over the next three to five years will require an expansion of 300 - 500 seats. The timeline for this Project will provide the opportunity to conduct a massing study and feasibility assessment of the existing dining space as well as future needs to expand the Dining Commons food venues and corresponding seating areas. The existing facility also requires some general mechanical and aesthetic renovations. This Project is essential in meeting the needs of a growing campus population.

Priority: 6

Project

Fit up 6th Floor of Volker Hall

This shelled space in Volker Hall has been considered for a number of projects, most recently for use as temporary swing space during the demolition of the former Hill University Center until the new facility is completed. Space was found elsewhere that required less build-out or renovation for swing space use. With the expansion of several departments within the School of Medicine, the need for additional office, meeting, and instruction space has become a high priority. This fit up will provide approximately 28,000 gross square feet (gsf) of much needed faculty and staff offices, as well as additional space for our medical students to engage with faculty and study.

Priority: 3

Project

Phase I Expansion of Central Utilities Systems

UAB currently operates central chilled water and central steam generation and distribution systems (Systems) providing high quality, consistent and cost efficient utility service to numerous buildings across the UAB Campus. As these Systems were constructed, they focused largely on the heavily developed eastern portion of campus occupied by the Medical Center, Research District and Health Related Profession Schools. As a result, the less heavily developed western academic campus remains underserved. This project will be the first phase in a process to expand these Systems to provide better utility service to the growing academic campus, UAB Highlands Hospital and providing the infrastructure for future campus growth. The Project will provide central chilled water and central steam to the new Classroom and Faculty Office Building for the Collat School of Business and the Institute for Innovation and Entrepreneurship, the new College of Arts and Sciences Building as well as providing numerous tie-in points for the future connection of existing and newly constructed facilities.

Priority: 7

Project

Facilities Renewal

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UAB's FY 2017-2018 facility renewal capital request includes the following categories of projects: 1) Deferred Maintenance; 2) Plant Renewal; 3) Plant Adaptation; 4) Standards; and 5) Other.