

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 (CFO)

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

A. IMMEDIATE CAPITAL REQUIREMENTS - YEAR 1 (FY 2017-2018)

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	Education Trust Fund Advancement & Technology Fund	Other State Funding	Other Funds													
<b>1. New Construction/Acquisition Projects</b>																	
1. Genomics Medicine	1			\$30,000,000	\$36,000,000	\$66,000,000	State-wide capital bond	UAB Plant/Bond Funds		1/2R	120,000	70,000	E&G	No	Feb 2018	Jan 2020	A & B
2. Information Technology Center	2				\$25,000,000	\$25,000,000	State-wide capital bond	UAB Bond		17(IT)	36,000	24,000	E&G	No	Apr 2018	Aug 2019	E
3.																	
4.																	
Subtotal				\$30,000,000	\$61,000,000	\$91,000,000											
<b>2. Renovation/Remodeling Projects</b>																	
1. Boshell Renovation	5			\$3,500,000	\$3,650,000	\$7,150,000	State-wide capital bond	Plant Funds	BDB	1	24,300	17,010	E&G	Yes	Aug 2018	Jul 2019	C & E
2. Renovation of McCallum Building	3			\$10,000,000	\$10,000,000	\$20,000,000	State-wide capital bond	Plant Funds	MCLM	2R	40,266	24,135	E&G	No	Nov 2017	Feb 2018	E & G
3. Renovate 2nd Floor of Sterne Library	4			\$2,000,000	\$1,000,000	\$3,000,000	State-wide capital bond	Plant Funds	SL	1	28,658	20,000	E&G	Yes	Apr 2018	Jan 2019	D
4.																	
Subtotal				\$15,500,000	\$14,650,000	\$30,150,000											
<b>3. Major Capital Equipment Projects</b>																	
1. Classroom Technology Upgrades	6			\$5,000,000		\$5,000,000	State-wide capital bond		Multiple	1	NA	NA	E&G	No	Jan 2018	May 2019	E
2. Voice Over Internet Protocol	7			\$7,000,000	\$7,300,000	\$14,300,000	State-wide capital bond	Plant Funds	Multiple	17	NA	NA	E&G	No	Oct 2017	Dec 2019	E
3.																	
4.																	
Subtotal				\$12,000,000	\$7,300,000	\$19,300,000											
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b>																	
1. Facilities Renewal	8			\$10,000,000		\$10,000,000	State-wide capital bond		NA	NA	NA	NA	E&G/E&G Health (50/50)	No	Oct 2017	Sept 2018	E & J
2.																	
3.																	
4.																	
Subtotal				\$10,000,000		\$10,000,000											
<b>Total Immediate Year 1 Capital Requirements</b>				<b>\$67,500,000</b>	<b>\$82,950,000</b>	<b>\$150,450,000</b>											

**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)

Institution: University of Alabama at Birmingham  
Name of Respondent: Stephanie Mullins

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

B. INTERMEDIATE CAPITAL REQUIREMENTS - YEAR 2 (FY 2018-2019)

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	Education Trust Fund Advancement & Technology Fund	Other State Funding	Other Funds												
<b>1. New Construction/Acquisition Projects</b>																
1.						State-wide Capital Bond	Plant Funds		1	30,000	25,040	E&G	No	Oct 2018	May 2019	B & D
1.			\$1,500,000	\$3,000,000	\$4,500,000											
2.			\$10,000,000	\$40,000,000	\$50,000,000	State-wide Capital Bond	Bond Funds		14	230,000	208,700	Auxiliary	No	Oct 2018	May 2020	D
3.			\$10,000,000	\$13,000,000	\$23,000,000	State-wide Capital Bond	Federal Funds (Dep of Transportation)		17 (Parking)	313,028	313,028	Auxiliary	No	Apr 2019	May 2020	B
4.			\$2,000,000	\$15,000,000	\$17,000,000	State-wide Capital Bond	UAB Plant Funds		9	NA	NA	E&G	No	Jun 2019	May 2020	G
			<b>\$23,500,000</b>	<b>\$71,000,000</b>	<b>\$94,500,000</b>											
<b>2. Renovation/Remodeling Projects</b>																
1.			\$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	Feb 2019	Apr 2020	E & G
2.			\$2,000,000		\$2,000,000	State-wide Capital Bond		VH	2T	27,870	20,000	E&G	No	Apr 2019	Feb 2020	A & B
3.			\$40,000,000		\$40,000,000	State-wide Capital Bond		MCLM	2R	134,619	87,502	E&G	No	Feb 2019	Jul 2020	E & G
			<b>\$52,000,000</b>	<b>\$10,000,000</b>	<b>\$62,000,000</b>											
<b>3. Major Capital Equipment Projects</b>																
1.																
2.																
3.																
4.																
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b>																
1.			\$10,000,000		\$10,000,000	State-wide Capital Bond		NA	NA	NA	NA	E&G/E&G Health	No	Oct 2018	Sept 2019	E & J
2.																
3.																
4.																
			<b>\$10,000,000</b>		<b>\$10,000,000</b>											
Total Intermediate Year 2 Capital Requirements			<b>\$85,500,000</b>	<b>\$81,000,000</b>	<b>\$166,500,000</b>											

**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.



**STATEMENT OF BONDED INDEBTEDNESS AS OF SEPTEMBER 30, 2016**

Institution: University of Alabama at Birmingham

Component (E&G, Auxiliary, Hospital, Health, Other) All, except Hospital

Name of Respondent: Stephanie Mullins

Telephone Number: 205-934-5121 E-Mail Address: [smullins@uab.edu](mailto:smullins@uab.edu)

NAME OF BOND ISSUE	PROJECT USE (Briefly describe project)	DATE OF ORIGINAL ISSUANCE	ORIGINAL VALUE	AMOUNT OUTSTANDING As of 9/30/2016	AMOUNT OF DEBT SERVICE PAID DURING FISCAL YEAR ENDING 9/30/2016			SOURCE OF DEBT SERVICE PAYMENT	DATE OF MATURITY
					PRINCIPAL	INTEREST	TOTAL		
Series 2005A	Refund Series 1999	9/1/2005	\$60,375,000	\$15,475,000	\$5,355,000	\$873,725	\$6,228,725	E&G	2020
Series 2005B	Various Campus Projects	10/1/2005	\$53,525,000		\$2,550,000	\$54,188	\$2,604,188	E&G & Auxiliary	2016
Series 2010A	Various Campus Projects	11/10/2010	\$54,650,000	\$49,615,000	\$1,510,000	\$2,064,868	\$3,574,868	E&G	2040
Series 2010B	Various Campus Projects	11/11/2010	\$52,975,000	\$49,570,000	\$1,440,000	\$2,478,875	\$3,918,875	E&G	2040
Series 2010C	Refund Series 2001	11/12/2010	\$34,550,000	\$19,120,000	\$3,230,000	\$870,188	\$4,100,188	E&G & Auxiliary	2027
Series 2013A1 (LOAN)	Various Campus Projects	3/15/2013	\$19,195,000	\$16,060,000	\$1,585,000	\$187,063	\$1,772,063	E&G	2020
Series 2013A2	Various Campus Projects	3/15/2013	\$72,595,000	\$72,595,000	\$ -	\$2,415,713	\$2,415,713	E&G	2043
Series 2013B (LOAN)	Various Campus Projects	3/15/2013	\$45,190,000	\$39,445,000	\$2,905,000	\$813,860	\$3,718,860	E&G	2029
Series 2013C	Refund Series 2003	3/15/2013	\$3,095,000	\$2,015,000	\$540,000	\$25,970	\$565,970	E&G & Auxiliary	2019
Series 2013D1	Student Housing Purchase and Cor	8/1/2013	\$20,425,000	\$18,125,000	\$1,270,000	\$369,572	\$1,639,572	E&G & Auxiliary	2023
Series 2013D2	Student Housing Purchase and Cor	8/1/2013	\$78,325,000	\$78,325,000	\$ -	\$3,552,481	\$3,552,481	E&G & Auxiliary	2043
Series 2015A	Refund Series 2005B	3/5/2015	\$32,560,000	\$32,025,000	\$535,000	\$1,458,233	\$1,993,233	E&G & Auxiliary	2028
Total			\$527,460,000	\$392,370,000	\$20,920,000	\$15,164,736	\$36,084,736		

Please be as specific as possible regarding the sources of debt service payments.

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

Priority: 1

Project

### **Genomic Sciences Research Building**

Genomic Science Research (Genomics) has increasingly become a critical component for many different biomedical research disciplines and it is increasingly critical for leading biomedical research institutions to provide facilities specially designed to support the specific needs of the Genomics investigators. The Project will construct a new building located on the southwest corner of University Boulevard and 18<sup>th</sup> Street. The building will be seven stories with a basement with a total of approximately 120,000 gross square feet. Once complete, the Project will allow UAB to recruit up to 40 new investigators, in a variety of disciplines, whose areas of research are centered around Genomics.

Priority: 2

Project

### **Information Technology Center**

The Rust Computer Center was constructed in 1969 with approximately 29,404 gross square feet of space. The building was constructed at a time when Information Technology requirements were vastly different than they are today and the building is now outdated, undersized and configured inadequately to support a modern data center capable of supporting a large research institution the size of UAB.

The Project will construct a new Information Technology Center to house the University's data center, information technology staff, voice-over IP infrastructure as well as providing space and infrastructure to support a rapidly growing research computing infrastructure.

The building will be located on 9<sup>th</sup> Avenue South between 17<sup>th</sup> and 18<sup>th</sup> Streets. The Building will be constructed as either a Tier 2 or Tier 3 Data Center and is currently planned to have approximately 36,000 gross square feet of space (24,000 net assignable square feet) on two floors with the first floor housing the data hall and critical utility infrastructure and the second floor primarily housing open office to house approximately 100 information technology staff. The building will be designed to be added onto in the future as personnel and infrastructure needs increase.

Priority: 3

Project

**McCallum Basic Health Sciences Education and Research Building 8<sup>th</sup> and 9<sup>th</sup> floor Renovations**

Constructed in 1985, McCallum Basic Health Sciences Education and Research Building is a nine story building which contains 174,885 gross square feet of (office and laboratory space). The project will repair or replace the buildings mechanical, electrical, plumbing and life-safety systems building wide to provide a consistent, comfortable and safe environment that properly supports modern biomedical research and meets current building codes. In addition, the roof will be replaced, the envelope of the facility repaired as required and the exterior windows on 8<sup>th</sup> and 9<sup>th</sup> floor will be replaced. The project also includes extensive renovation of the interior of the 8<sup>th</sup> and 9<sup>th</sup> floor to create approximately 40,266 gross square feet of new and modern wet research space, research support space, office space and administrative support space that meets current research needs. The project will modify existing space layouts to improve functionality and quality for the UAB School of Medicine. Continued growth and improvements in the School of Medicine generate a consistent demand to improve the quality and utilization of space. This project will help address the space needs for the School of Medicine.

Priority: 4

Project

**Sterne Library 2<sup>nd</sup> Floor Renovation**

Technological advancements in recent years have altered the way that students access information. These changes have resulted in a reduction to the space required to store and catalogue printed materials. This reduced space requirement has resulted the 2<sup>nd</sup> floor of Sterne Library being under-utilized and available for renovation and re-use.

The University is currently renovating approximately 23,100 gsf of space on the 2<sup>nd</sup> floor to create a new International Student Center.

This project will renovate the remaining 28,658 gsf of space on the 2<sup>nd</sup> floor as general classroom and classroom support space. This space will be initially utilized as swing space to allow for the renovation of existing classroom space in other buildings across the campus. In the long term, this classroom space will be incrementally incorporated into the International Student Union as their programs and enrollment increase.

Priority: 5

Project

**Buris R. Boshell Renovation**

Constructed in 1973, Buris R. Boshell Diabetes and Research Education Building contains 128,544 gross square feet of (instruction, office and laboratory space). This project will extensively renovate the entire 6<sup>th</sup> floor and approximately 9,700 gross square feet of the 5<sup>th</sup> floor to create an administrative hub for the Department of Surgery. Renovations will demolish the interiors of the project space and provide new walls, floors, ceilings and finishes to create a contemporary office and administrative facility. In addition, the project will upgrade the project area's electrical, mechanical and plumbing systems and will bring the 5<sup>th</sup> and 6<sup>th</sup> floors in compliance with contemporary building codes. The project will provide the Department of Surgery with a consolidated administrative hub which will facilitate increased efficiencies in the daily operation. These operational improvements will allow the Department of Surgery to more effectively fulfill its mission as well as increase visibility for the Department and its Programs within the medical education and research communities.

Priority: 6

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: 7

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 18<sup>th</sup> 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: 8

Project

### **Facilities Renewal**

The UAB FY 2017-2018 capital request for educational and general (E&G) facilities for 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 2017-2018. 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 2017-2018 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 2017-2018 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 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.

University of Alabama at Birmingham  
Capital Requirements Project Description  
Intermediate (FY 2017)

Priority: 1

Project

### **Renovation of Labs within Campbell Hall**

Campbell Hall was constructed in phases between 1978 and 1991 and provides UAB with approximately 205,000 gross square feet of classroom, faculty office, instructional laboratory, faculty research laboratory and associated support spaces. The building has not received a significant renovation since its original construction and its configuration no longer supports contemporary instruction or research needs. Additionally, many of the building systems are at the end of their useful lives and are in need of repair or replacement.

The Project will repair or replace the building mechanical, electrical, plumbing and life safety systems and will extensively renovate the interior of the building. The Project will yield approximately 205,000 of newly renovated and purposefully designed classroom, faculty office, instructional and faculty research laboratory spaces for the College of Arts and Sciences.

Priority: 2

Project

### **New Student Housing**

UAB has developed a strategic plan to grow its under-graduate enrollment and programs. A part of this plan includes increasing the number of under-graduate students residing in on-campus housing.

This project will construct a new student residence hall immediately north of 10<sup>th</sup> Avenue South between 16<sup>th</sup> and 17<sup>th</sup> Streets. The residence hall will have approximately 250,000 gross square feet and will house between 600 and 800 students. The housing units will be a mix of traditional residence hall rooms for first year students and apartment style units for upper-classman.

The new residence hall will be located adjacent to the Campus Green and in close proximity to other residence halls, dining facilities, student recreation facilities and classroom facilities.

Priority: 3

Project

**McCallum Basic Health Sciences Education and Research Building 8<sup>th</sup> and 9<sup>th</sup> floor Renovations**

Constructed in 1985, McCallum Basic Health Sciences Education and Research Building is a nine story building which contains 174,885 gross square feet of (office and research laboratory space). The project will repair or replace the buildings mechanical, electrical, plumbing and life-safety systems building wide to provide a consistent, comfortable and safe environment that properly supports modern biomedical research and meets current building codes. In addition, the roof will be replaced, the envelope of the facility repaired as required and the exterior windows on 8<sup>th</sup> and 9<sup>th</sup> floor will be replaced. The project also includes extensive renovation of the interior of the 8<sup>th</sup> and 9<sup>th</sup> floor to create approximately 40,266 gross square feet of new and modern wet research space, research support space, office space and administrative support space that meets current research needs.

Priority: 4

Project

**18<sup>th</sup> Street Parking Deck/Intermodal Facility**

The University's shuttle system, the UAB Blazer Express, provides transportation services to employees and students. The proposed intermodal facility, which will have 940 parking spaces on six levels, will be served by this shuttle system. In addition, the proposed facility is located on a regular Birmingham-Jefferson County Transit Authority route. The proposed facility will receive buses, shuttles, vans, taxis and bicycles. With its easy access to campus and city activities, vehicular movement on the campus will be reduced, thereby reducing air pollutants and traffic congestion.

Priority: 5

Project

### **UAB Honor's College Facility**

The UAB Honor's College provides highly motivated students with numerous opportunities to advance their education experience in unique ways not available to other students. However, the Honor's College is currently disjointed and located in numerous facilities distant from each other. Additionally, the available space is inadequate in size and configuration for the College's current needs. These shortcomings make it difficult to coordinate activities and impossible to plan for growth in students and programs.

As UAB strategically plans for growth in enrollment and programs, the Honor's College must also plan to continue offering these educational opportunities to an increasing number of scholars. This project will provide the college with new space inside of an existing facility to house the Dean's office, administrative offices for the College, classrooms, a computer lab, group study rooms, a student lounge, break rooms, storage and other support spaces.

Priority: 6

Project

### **Phase 3 and 4 Expansion of Central Utilities System**

UAB's Department of Utilities Management has developed a strategic master plan for its central steam and chilled water distributions systems. The master plan provides the University with a long term strategy to eventually tie all major facilities on the main UAB campus onto these central utilities. Connecting these facilities to the central utility systems will reduce central utility rates across the UAB Campus, reduce maintenance costs to the individual facilities, provide greater service redundancy and provide high quality heating and cooling service.

UAB is currently implementing Phase I and Phase II of this master plan. These phases will extend these central utilities to large portions of the western and southwestern academic campus that cannot currently access these utilities.

The planned Phase III and Phase IV will continue to extend these utilities, primarily on the southern side of campus, to facilities not currently connected. The areas to be connected include a large number of housing facilities, academic facilities, research, and support facilities on the southern edge of campus. In addition to connecting these facilities to the systems, these phases will create utility loops by tying the utility extensions into the existing utility infrastructure. These utility loops will greatly increase the redundancy of utility service to all major facilities across the Campus.

Priority: 7

Project

**Facilities Renewal**

The UAB FY 2018-2019 capital request for educational and general (E&G) facilities for 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 2018-2019A 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 2018-2019 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 2018-2019 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 2018-2019 facility renewal capital request includes the following categories of projects: 1) Deferred Maintenance; 2) Plant Renewal; 3) Plant Adaptation; 4) Standards; and 5) Other.

Priority: 8

Project

**Fit up 6<sup>th</sup> 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 existing HUC until the new facility was completed. Space was found elsewhere that required less build-out or renovation, so the 6<sup>th</sup> floor remains shelled until such time that the School of Medicine needs the space.