



**2016-2017**

**Annual Consolidated Capital Projects**

**&**

**Facilities Report**

**The University of Alabama in Huntsville**  
**Annual Consolidated Capital Projects and Facilities Report**

**Tab 1      Annual Capital Development Plan**

**Tab 2      Five Year Facilities Development Plan**

**Tab 3      Long Term Debt Report**

**Tab 4      Deferred Maintenance & Facility Renewal Report**

**June 2016**

## 2016 CAMPUS SUMMARY

### The University of Alabama in Huntsville

*(by space use category\*)*

	Net Assignable Square Feet	Non Assignable Square Feet	Net Usable Square Feet	Gross Square Feet
Total Campus Inventory	1,871,363	737,367	2,608,730	3,033,957
Percentages Based on Total Gross Square Feet	61.68%	24.30%	85.98%	100%
Percentages Based on Total Net Usable Square Feet	71.73%	28.27%	100.00%	N/A
<b>Classrooms</b>	142,694		5.5%	Gross Square Feet (GSF) is calculated at the building level ONLY in the BIS space database, not at the room level. This makes accurately calculating GSF by space use category difficult since multiple space use categories exist in each building.
<b>Laboratory</b>	388,684		14.9%	
<b>Study</b>	65,407		2.5%	
<b>Special Use</b>	117,237		4.5%	
<b>General Use</b>	148,443		5.7%	
<b>Office</b>	445,492		17.1%	
<b>Support</b>	108,728		4.2%	
<b>Healthcare</b>	724		0.0%	
<b>Residential</b>	444,954		17.1%	
<b>Unclassified</b>	0		0.0%	
<b>Circulation</b>	Considered non-assignable	519,261	19.9%	
<b>Building Service</b>		79,698	3.1%	
<b>Mechanical</b>		138,408	5.3%	
<b>Structural</b>				

BIS Notes: Definitions cited below were obtained from 2006 FICM Code  
 All figures (except Total GSF) were taken from the 2014 Fact Book report produced by BIS. In the future, these numbers can be calculated on demand from the BIS Space Database.  
 Structural sq. ft. was calculated with the following formula: *Structural Area = Total Gross Area – Total Net Usable Area*  
 Net Usable sq. ft. was calculated with the following formula: *NUSF = Assignable Area + Nonassignable Area*

NOTE: All percentages are rounded to the nearest tenth  
 \*SOURCE: Space Use definitions: 2006 Facilities Inventory Classification Manual, National Center for Education Statistics

Changes from Previous Report (New Buildings / Demolished Buildings)
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**The University of Alabama in Huntsville**  
**Annual Capital Development Plan**  
**October 2016 – September 2017**

**Capital Categories**

<b>Category</b>	<b>Page</b>	<b>Cost</b>
• <b>Education and General</b>		\$ 16,000,000
• <b>Real Estate</b>		\$ 2,500,000
• <b>Auxiliary</b>		\$ 37,042,500
• <b>Intercollegiate Athletics</b>		\$ 0
• <b>Campus Infrastructure</b>		\$ 2,500,000
• <b>Equipment</b>		\$ 0
	<b>TOTAL</b>	<hr/> \$ 58,042,500

**Submitted June 2016**

**Executive Summary  
Annual Capital Development Plan  
FY 2017**

**The University of Alabama in Huntsville  
Education and General Projects**

<b>No.</b>	<b>Project Name</b>	<b>Proposed BOT Activity</b>	<b>Project Costs</b>	<b>Facility Renewal</b>	<b>Funding Source</b>
1.	The Innovation Center	Stages III-IV	\$ 12,000,000	\$	Federal Grants, Designated State Funds, Madison County Funds, UAH Foundation Funds
2.	Conference Training Center Repurpose	Stages II-IV Submittals	\$ 4,000,000		University Funds
3.					
4.					
5.					
6.					

**Total Project Costs:     \$16,000,000**

# The University of Alabama in Huntsville Annual Capital Development Plan FY 2017

**Education & General Project No.   1**

**Project Name:** The Innovation Center

**Estimated Capital Outlay:** \$12,000,000

**Anticipated Capital Funding Source:** Federal Grants, Designated State Funds,  
Madison County Funds & UAH  
Foundation Funds

**Projected Annual O&M Costs:** \$311,014

**Project Description/Scope:**

The University proposes to build a multi-tenant business incubation facility and program that will provide start-up and/or young businesses with affordable space, shared support services and business assistance to foster successful entrepreneurial development.

**Project Impact:**

- ◇ Relationships to Existing Programs:  
The Innovation Center will be a strong public relations and recruiting tool that can result in strategic partnerships and business alliances.
  
- ◇ Enhancements to Campus Programs:  
The incubator will link these companies to a network of services from University and community sources, including the UAH Small Business Development Center and the College of Business Administration, and will assist in providing the infrastructure for small businesses to develop, sustain, and prosper.
  
- ◇ Relationships to Other Campus Priorities:  
If the Innovation Center is approved, UAH will have the unique opportunity to offer support to small businesses during start up and/or expansion and can increase the probability of survival and growth at the most precarious time. The overall impact is expected to be small business formation and job creation, establishment of an entrepreneurial environment, and contribution to the diversification of local economy.

**Previous Project Submittals/Approvals:**

Information	N/A
Stage I	Approved in FY 2015 Annual Capital Development Plan Approved in FY 2016 Annual Capital Development Plan
Stage II	Approved April 8, 2016

**Anticipated Project Submittals/Approvals during FY 2017:**

Stage III-IV Submittals

# The University of Alabama in Huntsville

## Annual Capital Development Plan

### FY 2017

**Education & General Project No.   2**

**Project Name:** Conference Training Center Repurpose  
(formerly known as University Center Repurpose)

**Estimated Capital Outlay:** \$4,000,000

**Anticipated Capital Funding Source:** University Funds

**Projected Annual O&M Costs:** No additional O&M costs

**Project Description/Scope:**

Student Services relocated from the Conference Training Center to Charger Union and the Student Services Building. The vacated space will be repurposed to enhance conference and outreach training programs on campus. This is an ideal location for more conference and outreach training programs due to the building’s adjacency to the on-campus hotel/conference center.

**Project Impact:**

- ◇ Relationships to Existing Programs:  
With the completion of Charger Union and Student Services Building, the Conference Training Center’s primary purpose is evolving into a training and conference center due to its adjacency to the Bevill Conference Center and Hotel. This project will renovate space dedicated to Professional and Continuing Studies (PCS). PCS currently occupies part of Wilson Hall.
  
- ◇ Enhancements to Campus Programs:  
The project will provide enhanced training space for Professional and Continuing Studies. Providing participants an updated, attractive environment with classrooms that support technology and distance learning will prove beneficial to the University’s reputation as a leader in professional training programs.
  
- ◇ Relationships to Other Campus Priorities:  
The project supports the University’s strategic goal to strengthen and maintain physical infrastructure that supports continuous quality enhancement and the pursuit of excellence in education. It also supports the University’s strategic priority to more fully engage our community stakeholders.

**Previous Project Submittals/Approvals:**

Information	
Stage I	Approved in FY 2016 Annual Capital Development Plan

**Anticipated Project Submittals/Approvals during FY 2017:**

Stage II-IV Submittals

**Executive Summary  
Annual Capital Development Plan  
FY 2017**

**The University of Alabama in Huntsville  
Real Estate**

No.	Project Name	Proposed BOT Activity	Project Costs	Facility Renewal	Funding Source
1.	Acquisition of property adjacent to Campus	Approval to acquire property	\$ 2,500,000		University Funds
2.					
3.					
4.					
5.					
6.					

**Total Project Costs:     \$2,500,000**



# The University of Alabama in Huntsville Annual Capital Development Plan FY 2017

Real Estate Project No. 1

**Project Name:** Acquisition of Property Adjacent to Campus  
**Estimated Capital Outlay:** \$2,500,000  
**Anticipated Capital Funding Source:** University Funds

**Project Description/Scope:**

The project will involve the acquisition of property primarily on the eastern edge of campus as it becomes available for long-range campus development purposes.

**Project Impact:**

◇ Relationships to Existing Programs:

Expansion of the campus footprint will provide opportunity to grow all university programs, including adjacent campus housing.

◇ Enhancements to Campus Programs:

The purchase of the property supports the 2010 Campus Master Plan and the pending 2016 UAH Campus Master Plan as the property will provide for future expansion.

◇ Relationships to Other Campus Priorities:

The purchase of the property supports the 2010 Campus Master Plan and the pending 2016 UAH Campus Master Plan as the property will provide for future expansion.

**Previous Project Submittals/Approvals:**

FY 2011 Annual Capital Development Plan
FY 2012 Annual Capital Development Plan
FY 2013 Annual Capital Development Plan
FY 2014 Annual Capital Development Plan
FY 2015 Annual Capital Development Plan
FY 2016 Annual Capital Development Plan

**Anticipated Project Submittals/Approvals during FY 2017:**

Property Acquisition

**Executive Summary  
Annual Capital Development Plan  
FY 2017**

**The University of Alabama in Huntsville  
Auxiliary**

<b>No.</b>	<b>Project Name</b>	<b>Proposed BOT Activity</b>	<b>Project Costs</b>	<b>Facility Renewal</b>	<b>Funding Source</b>
1.	Charger Village II	Stages III-IV Submittals	\$ 32,655,000		Bond Issue
2.	Fraternity & Sorority Houses (3)	Stages I-IV Submittals	\$ 4,387,500		University Funds
3.					
4.					
5.					
6.					

**Total Project Costs:     \$37,042,500**

# The University of Alabama in Huntsville

## Annual Capital Development Plan

### FY 2017

**Auxiliary**

1

**Project Name:** Charger Village II  
**Estimated Capital Outlay:** \$32,655,000  
**Anticipated Capital Funding Source:** Bond Issue  
**Projected Annual O&M Costs:** \$868,765

**Project Description/Scope:**

This residence hall is the second of two phases and will consist of approximately 360 beds. Room arrangements provide for suites of two and four students per suite with private bedrooms for each resident. Its configuration and mechanical systems will produce a building with sustainable and efficient maintenance and high energy performance.

**Project Impact:**

◇ Relationships to Existing Programs:

All of our current residence halls were filled to capacity for Fall 2015, and we already have a wait list of about 150 students for Fall 2016 for which rooms are not available. This new hall will provide an additional 360 beds to support continued planned enrollment growth

◇ Enhancements to Campus Programs:

Additional housing will help anchor the campus greenway and will continue the development of UAH as a traditional residential campus. The new residence hall should be substantially occupied upon opening, with an occupancy rate of over 90% within three years. If our student body is to continue to grow at planned levels this facility is necessary.

◇ Relationships to Other Campus Priorities:

Additional on-campus housing is needed to accommodate planned enrollment growth over the next few years. Attractive on-campus housing helps stimulate strong interest, vitality, and satisfaction in student life. Studies have indicated that living on campus contributes to the overall success of the student through specialized programming and providing support mechanisms designated to promote academic and developmental success.

**Previous Project Submittals/Approvals:**

Information	Included in FY 2015 Annual Capital Development Plan
Stage I	Submitted for approval June 17, 2016
Stage II	Submitted for approval June 17, 2016

**Anticipated Project Submittals/Approvals during FY 2017:**

Stage III-IV Submittals

**Attachment K to Board Rule 415**

**Supplemental Project Information Worksheet  
Annual Capital Development Plan**

**FY: 2017**

**Project Name/Category:** Charger Village II

**Campus:** The University of Alabama in Huntsville

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

<input checked="" type="checkbox"/> increase space inventory	<u>4.5</u> % increase	<u>141,908</u> GSF
<input type="checkbox"/> replace space inventory	<u>          </u> % replacement	<u>          </u> GSF
<input type="checkbox"/> renovation of existing space only		<u>          </u> GSF

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

**Comments:**

This project will add new space to support on-campus housing. No existing space will be replaced.

**3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

Yes    No - Campus Master Plan Amendment Required

If Campus Master Plan amendment required, explain:  
Not required.

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

<b>Proposed New Space/Facilities</b>				
<b>Classification</b>	<b>Number (Spaces/Rooms)</b>	<b>Capacity (Persons)</b>	<b>Area (NASF)</b>	<b>Existing Space Utilization Data (See Notations)</b>
<b>900 Residential Facilities</b>				
910 Sleep/Study Without Toilet or Bath				
919 Toilet or Bath				
920 Sleep/Study with Toilet or Bath	97	360	90,000	
935 Sleep/Study Service				
950 Apartment				
955 Apartment Service				
970 House				

Data reported on latest fiscal year data available.

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

**Comments/Notations:**

We attained full occupancy in housing during academic year 2015 and currently have approximately 150 students on a wait list for housing for fall 2016. The 141,908 gross square feet of Charger Village II will contain one staff bedroom suite and student housing as follows:

- 85 four-bedroom suites to house 340
- 8 two-bedroom suites to house 16
- 4 one-bedroom units to house 4

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

Estimated new Funds from Tuition/Programs \$ \_\_\_\_\_

**Comments:**

Adding Charger Village II will allow us to meet the current and projected housing demand. The addition will further increase the critical mass of on-campus students that will attract additional students and enrich student life and campus activities.

Student rental fees will fund costs of operation and debt for the facility. Student residents will pay required tuition and fees, and also participate in campus meal plans.

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:

Kristi Motter, Vice President for Student Affairs  
 John Maxon, AVP Student Affairs  
 Michael Finnegan, AVP Facilities & Operations  
 Larrell Hughes, Campus Architect  
 Justin Thompson, Assistant Campus Architect

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

Source(s)	New Funds (FY 2016)	Reserves	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Education Sales/Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grants			
Gifts			
Bonds	32,655,000		
Existing Net Assets			
Other:			
<b>Totals</b>	<b>32,655,000</b>		

<sup>/7</sup> Approved, allocated, pending

**Comments:**

None

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

<b>Operations and Maintenance (O&amp;M)Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2014-15 Base Data /8</b>	<b>First Full /YR Occupancy FY 2019</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	117,000	133,010	665,050
Elevator Service			
Building Repairs			
Building Services	113,500	149,940	749,700
Electric, Natural Gas, Steam	246,700	281,886	1,409,430
Chilled Water	0	0	0
Water and Sewer	0	0	0
Insurance	0	0	0
Safety Support			
Operations Staff Support Funding	203,000	233,864	1,169,320
Other – Supply Store expenses	66,950	70,064	350,320
<b>Totals</b>	<b>747,150</b>	<b>868,765</b>	<b>4,343,820</b>

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

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

**Comments:**

Housing is a revenue-generating, self-sustaining auxiliary entity.

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

Source(s)	Occupancy Year <sup>/9</sup> (FY 2019)	Future Years <sup>/10</sup>	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External	868,765	4,343,820	
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
Other			
<b>Total/YR</b>	<b>868,765</b>	<b>4,343,820</b>	

- <sup>/9</sup> Initial Full Yr of Occupancy
- <sup>/10</sup> Next Five (5) Yrs Occupancy
- <sup>/11</sup> Funds Reallocated from other sources
- <sup>/7</sup> Approved, allocated, pending

**Comments:**

None

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

\$ 1,000,000      25 % of Total Development Costs

**Comments:**

This project will reduce deferred maintenance liabilities of the Central Plant by 25% by replacing some equipment that is at the end of its lifecycle with newer, more efficient equipment.



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

**Comments:**

In planning, we studied the benefits of an apartment complex versus another residence hall, and we investigated the use of a private developer versus a University-operated complex.

/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:**

UAH has implemented a long range plan to increase its enrollment. To improve the University's visibility and make it a more desirable destination for top students, the University must maintain facilities that are comparable to or superior to its peer institutions. This Project will provide adequate housing to accommodate the current and projected increase in enrollment.

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

The top strategic goal is to grow enrollment. The University is committed to recruiting and retaining an outstanding and diverse student body of broad interests and of sufficient size to ensure a rewarding campus life experience. Having adequate on-campus housing is a fundamental element in achieving this goal.

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

**Comments:**

Disapproval of this project will limit future enrollment growth of on-campus housing in proportion to student enrollment.

# The University of Alabama in Huntsville Annual Capital Development Plan FY 2017

Auxiliary

2

**Project Name:** Fraternity/Sorority Houses (3)  
**Estimated Capital Outlay:** Maximum of \$4,387,500 if all three houses are built  
**Anticipated Capital Funding Source:** University Funds  
**Projected Annual O&M Costs:**

## Project Description/Scope:

UAH is currently working with Greek organizations to secure commitments for a contract, and we anticipate 2-3 organizations are interested. This project will construct up to three houses on the UAH campus. The houses will be owned by the University and leased to the Greek organizations through contracts with the Housing Corporations and with individual members. The proposed design includes common living areas (lounge, study, chapter rooms, entertainment area, and kitchen) and ten bedrooms per house. All bedroom furniture, bathroom and kitchen furnishings will be provided by the University with the fraternity/sorority providing other furnishings.

## Project Impact:

### ◇ Relationships to Existing Programs:

Studies have indicated that living on campus contributes to the overall success of students through specialized programming and provides support mechanisms designated to promote academic success. Additional fraternity and sorority housing will provide additional housing options for students, as well as help with the need for additional residential housing.

### ◇ Enhancements to Campus Programs:

Fraternalities and sororities play important roles on campus. They enhance the quality of academic and social life of their members. They help to create the social fabric that bonds the campus together. Additional housing will strengthen the significant contribution already contributed by fraternities and sororities.

### ◇ Relationships to Other Campus Priorities:

Attractive on-campus housing helps stimulate strong interest, vitality, and satisfaction in student life.

## Previous Project Submittals/Approvals:

Information	Included in FY 2016 Annual Capital Development Plan
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## Anticipated Project Submittals/Approvals during FY 2017:

Stage II-IV Submittals

**Attachment K to Board Rule 415**

**Supplemental Project Information Worksheet  
Annual Capital Development Plan**

**FY: 2017**

**Project Name/Category:** Fraternity/Sorority Houses (3)

**Campus:** The University of Alabama in Huntsville

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

<input checked="" type="checkbox"/> increase space inventory	<u>1.6</u> % increase	<u>5,200</u> GSF
<input type="checkbox"/> replace space inventory	<u>          </u> % replacement	<u>          </u> GSF
<input type="checkbox"/> renovation of existing space only		<u>          </u> GSF

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

**Comments:**

This project will add new space to support on-campus housing. No existing space will be replaced. With the addition of three houses at 5,200 GSF each, space inventory will increase a total of 1.6%.

**3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

Yes    No - Campus Master Plan Amendment Required

If Campus Master Plan amendment required, explain:  
Not required.

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

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (NASF)	Existing Space Utilization Data (See Notations)
<b>900 Residential Facilities</b>				
910 Sleep/Study Without Toilet or Bath				
919 Toilet or Bath				
920 Sleep/Study with Toilet or Bath				
935 Sleep/Study Service				
950 Apartment				
955 Apartment Service				
970 House	10	10	2,500	

Data reported on latest fiscal year data available.

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

**Comments/Notations:**

The five current Greek houses have been in operation since 2008, and are popular and successful. We attained full occupancy in University housing during academic year 2015-2016 and currently have approximately 150 students on a wait list for housing for fall 2016. The fraternity/sorority houses will offer another housing option for students.

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

Estimated new Funds from Tuition/Programs \$ \_\_\_\_\_ 0 Yr.

**Comments:**

Adding these houses will allow us to meet the current and projected housing demand. The addition will further enhance the quality of the campus' social fabric that will attract additional students and enrich student life and campus activities.

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:

Ray M. Pinner, Senior Vice President for Finance and Administration  
 Kristi Motter, Vice President for Student Affairs  
 John Maxon, AVP for Student Affairs  
 Michael Finnegan, AVP for Facilities & Operations  
 Larrell Hughes, Campus Architect

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

Source(s)	New Funds (FY 2016)	Reserves	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Education Sales/Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets	4,387,500		
Other:			
<b>Totals</b>	<b>4,387,500</b>		

<sup>/7</sup> Approved, allocated, pending

**Comments:**

None

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

<b>Operations and Maintenance (O&amp;M)Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2014-15 Base Data /8</b>	<b>First Full /YR Occupancy FY 2019</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	4,287	4,873	24,370
Elevator Service			
Building Repairs			
Building Services	4,159	5,494	27,471
Electric, Natural Gas, Steam	9,040	10,328	51,646
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding	7,438	8,569	42,848
Other – Supply Store expenses	2,453	2,567	12,837
<b>Totals</b>	<b>27,377</b>	<b>31,831</b>	<b>159,172</b>

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

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

**Comments:**

All costs of operating fraternity and sorority housing, including O&M, will be paid from rental income.

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

Source(s)	Occupancy Year <sup>/9</sup> (FY 2019)	Future Years <sup>/10</sup>	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External	31,831	159,172	
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
Other			
<b>Total/YR</b>	<b>31,831</b>	<b>159,172</b>	

- <sup>/9</sup> Initial Full Yr of Occupancy
- <sup>/10</sup> Next Five (5) Yrs Occupancy
- <sup>/11</sup> Funds Reallocated from other sources
- <sup>/7</sup> Approved, allocated, pending

**Comments:**

All costs of operating fraternity and sorority housing, including O&M, will be paid from rental income.

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

\$ \_\_\_\_\_ % of Total Development Costs

**Comments:**

This project is new construction that will not affect current maintenance costs to an existing facility.

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

**Comments:**

The proposed facilities will be located within the existing Fraternity/Sorority Row. Development of the houses is consistent with the original Fraternity/Sorority Master Plan and the Campus Master Plan.

/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:**

UAH has implemented a long range plan to increase its enrollment. To improve the University's visibility and make it a more desirable destination for top students, the University must maintain facilities that are comparable to or superior to its peer institutions. This Project will support future growth and quality of student life.

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

The University is committed to recruiting and retaining an outstanding and diverse student body of broad interests and of sufficient size to ensure a rewarding campus life experience. Having a variety of on-campus housing and a strong fraternity/sorority presence is a fundamental element in achieving this goal.

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

**Comments:**

Disapproval of this project will be primarily long-term, as this project is one phase of developing a more traditional, student-friendly campus. This project will enrich student life and position UAH to continue enrollment growth.



**Executive Summary  
Annual Capital Development Plan  
FY 2017**

**The University of Alabama in Huntsville  
Campus Infrastructure**

No.	Project Name	Proposed BOT Activity	Project Costs	Facility Renewal	Funding Source
1.	Greenway-Phase 3	Stages II-IV Submittals	\$ 2,500,000		University Funds

**Totals Project Costs:   \$2,500,000**

# The University of Alabama in Huntsville Annual Capital Development Plan FY 2017

## Campus Infrastructure 1

**Project Name:** Greenway, Phase 3

**Estimated Capital Outlay:** \$2,500,000

**Anticipated Capital Funding Source:** University Funds

### **Project Description/Scope:**

The proposed project is the third phase of an interconnecting pedestrian spline within the core of campus. Located north of Holmes Avenue, this phase will begin on the north side of the Library parking lot, split and continue north on the east and west sides of the Library, then join together ending at Ben Graves Drive. Its composition will include seating areas, walkways for pedestrians, bicycle lanes, extensive landscaping and green space, and other pedestrian-use amenities for the use of faculty, staff and students. The area is anticipated to become an active and vibrant location for gatherings and events in addition to becoming the passageway among all University facilities by pedestrian traffic.

Walkways will be constructed of scored concrete, stained concrete and pavers. Materials will match other construction on campus. Extensive planting of blooming, seasonal landscaping and trees will be included.

### **Project Impact:**

#### ◇ Relationships to Existing Programs:

This phase of the Greenway supports the 2010 UAH Campus Master Plan and the pending 2016 UAH Campus Master Plan and is the means of pedestrian travel on campus, allowing the decreased use of vehicular travel by faculty, staff, and students.

#### ◇ Enhancements to Campus Programs:

The expansion of the Greenway will enhance design continuity throughout campus and create natural gathering spaces which will serve to increase student activity on campus. It will connect the northern half of campus with the southern half, greatly augmenting student safety while supporting the 2010 Campus Master Plan.

#### ◇ Relationships to Other Campus Priorities:

With the growing student population and numerous campus visitors, this project will facilitate the increased safety of pedestrians while setting the framework for an improved campus and university image.

**Previous Project Submittals/Approvals:**

Information	Included in FY 2014 Annual Capital Development Plan
Stage I	Approved in FY 2015 Annual Capital Development Plan
	Approved in FY 2016 Annual Capital Development Plan

**Anticipated Project Submittals/Approvals during FY 2017:**

Stage II-IV Submittals

**The University of Alabama in Huntsville**

**Five-Year Facilities Development Plan  
October 2017 - September 2021**

**Capital Categories**

• <b>Education and General</b>	\$	100,000,000
• <b>Real Estate</b>	\$	5,000,000
• <b>Auxiliary</b>	\$	21,500,000
• <b>Intercollegiate Athletics</b>	\$	0
• <b>Campus Infrastructure</b>	\$	23,000,000
• <b>Equipment</b>	\$	0
<b>TOTAL</b>	\$	<hr/> 149,500,000

**Submitted June 2016**

**The University of Alabama in Huntsville**

**Five-Year Facilities Development Plan  
October 2017 - September 2021**

**Capital Category: Education & General**

**Short Range: may be submitted to Board for approval within the next two years to five years.**

	<b><u>Project Name</u></b>	<b><u>Estimated Total Project Cost</u></b>
<b>A.</b>	Engineering/Technology Research Building	\$ 70,000,000
<b>B.</b>	Multi-Purpose Facility	\$ 30,000,000

**Total \$ 100,000,000**

**The University of Alabama in Huntsville**

**Five-Year Facilities Development Plan  
October 2017 - September 2021**

**Capital Category: Real Estate**

**Short Range: may be submitted to Board for approval within the next two to five years.**

<u>Project Name</u>	<u>Estimated Total Project Cost</u>
A. Acquisition of property near campus	\$ 5,000,000

**Total \$ 5,000,000**

# The University of Alabama in Huntsville

## **Five-Year Facilities Development Plan October 2017 - September 2021**

<b>Capital Category: Auxiliary</b>
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**Short Range: may be submitted to Board for approval within the next two years to five years.**

	<b><u>Project Name</u></b>	<b><u>Estimated Total Project Cost</u></b>
<b>A.</b>	On-Campus Apartments	\$ 10,000,000
<b>B.</b>	Expansion of University Fitness Center	\$ 5,500,000
<b>C.</b>	Tennis Center	\$ 6,000,000

<b>Total</b>		<b>\$ 21,500,000</b>
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# The University of Alabama in Huntsville

## **Five-Year Facilities Development Plan October 2017 - September 2021**

<b>Capital Category: Campus Infrastructure</b>
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**Short Range: may be submitted to Board for approval within the next two years to five years.**

<i><b>Project Name</b></i>	<i><b>Estimated Total Project Cost</b></i>
<b>A.</b> Expand North Campus Parking Inventory-Elevated Parking	\$ 14,000,000
<b>B.</b> Greenway, Phase 4	\$ 1,500,000
<b>C.</b> Reroute Ben Graves & Loop Roads	\$ 2,500,000
<b>D.</b> Shelbie King Hall: replace mechanical & electrical systems	\$ 2,500,000
<b>E.</b> Von Braun Research Hall: replace mechanical & electrical systems	\$ 2,500,000

**Total \$ 23,000,000**



**The University of Alabama in Huntsville**

**Long Term Debt Report  
2015/2016**

**Submitted June 2016**

**Associated Long-Term Debt Report**

**Summary of Current Debt**

**Fiscal Year 9/30/15**

**Summary of Current Long-Term Debt:**

*(Insert additional rows if needed)*

Series	Original Amount	Interest Rate	Variable or Fixed Rate	Funding Source	Annual Debt Service	Maturity Date	Outstanding at FY15
Dormitory Revenue Bonds of 1980	2,180,000	3.00%	Fixed	Housing Fees	98,350	5/1/20	445,000
Dormitory Revenue Bonds of 1981	2,602,000	3.00%	Fixed	Housing Fees	112,730	5/1/21	591,000
Revenue Bonds - Series 2009A	8,115,000	3.0-4.50%	Fixed	Student Tuition and Fees	590,431	7/1/29	6,260,000
Student Housing Revenue Bonds - Series 2010-A	27,990,000	2.85-6.125%	Fixed	Housing Fees	1,493,773	6/1/42	26,820,000
General Fee Revenue Bonds - Series 2012-A	11,170,000	0.73-4.28%	Fixed	Student Tuition and Fees	790,386	10/1/31	9,740,000
General Fee Revenue Bonds - Series 2012-B	13,700,000	0.74-3.84%	Fixed	Student Tuition and Fees	1,131,288	12/1/26	11,415,000
General Fee Revenue Bonds - Series 2013-A-1	7,550,000	1.57%	Fixed	Student Tuition and Fees	815,470	4/1/23	6,125,000
General Fee Revenue Bonds - Series 2013-A-2	24,455,000	4.00%	Fixed	Student Tuition and Fees	978,200	4/1/43	24,455,000
General Fee Revenue Bonds - series 2014-A	11,860,000	3.0-5.0%	Fixed	Student Tuition and Fees	1,498,488	9/1/34	10,670,000
General Fee Revenue Bonds - series 2015-A	5,175,000	1.96%	Fixed	Student Tuition and Fees	573,430	6/1/25	5,175,000
Note Payable to UAH Foundation	1,843,000		n/a	Operational Funds	368,600	7/1/18	1,105,800
<b>Total</b>	\$ 116,640,000				\$ 8,451,146		\$ 102,801,800

**Current Ratings**

Standard & Poors	A+
Moodys	Aa3

Annual Debt Service listed for Fiscal Year 2016

Ratings current as of 05/04/16

<b>Campus: The University of Alabama in Huntsville</b>			
<b>Debt Related Ratios</b>			
For Fiscal Year		2014/2015	
Current Moody Rating =		Aa3	
Current Total Debt:		\$102,801,800	
Additional Debt:			
<b>Ratio</b>	<b>Definition</b>	<b>Moody's 2014 Aa3 Medians</b>	<b>Current Debt</b>
Actual Debt Service Coverage	(Operating Surplus+Depreciation+Interest)/( P&I )	2.58	0.54
Unrestricted Financial Resources to Direct Debt	Unrestricted Net Assets/Direct Debt	0.5	-0.22
Net Assets to Direct Debt	Total Net Assets/Direct Debt	1.53	1.37
Direct Debt to Total Revenue	Direct Debt/Total Operating Revenues	0.54	0.73
Actual Debt Service to Operations	Annual Debt Service/Total Operating Expenses	4.40%	4.10%
Direct Debt per Student	Direct Debt/FTE Students	\$16,220	\$16,378
Direct Debt to Total Capitalization	Direct Debt/(Total Net Assets+Direct Debt)	0.25	0.42
<b>FROM FY 2015 FINANCIAL STATEMENTS</b>			
Operating Surplus	(4,631,357)		
Depreciation	14,440,402		
Capital Principal Payment	21,743,600		
Capital Interest Payment	3,944,121		
Interest Expense	3,944,121		
Unrestricted Net Assets	(22,161,426)		
Direct Debt	102,801,800		
Total Net Assets	140,879,685		
Total Operating Revenue	140,573,855		
Annual Debt Service	8,451,146		
Total Operating Expenses	206,082,157		
FTE Students	6,277		
Direct Debt = (Current Portion + Long Term Portion of Debt)			
Operating Surplus = (Income Before Other Changes in Net Assets - Investment Income+ (4.5% of Cash, Short Term Investments,Cash Designated for Capital Activities, Restricted Cash and Cash Equivalents, Investments Designated for Capital Activities, Other Long-Term Investments and Endow ment and Life Income Investments)			

**The University of Alabama in Huntsville**

**Deferred Maintenance & Facility Renewal Report  
October 2016 – September 2021**

**Submitted June 2016**

# The University of Alabama in Huntsville

## Deferred Maintenance & Facility Renewal Report

FY 2017					
Building	Description	Classification			
		Plant Renewal	Plant Adaptation	Def. Maint.	
<b>Education and General</b>					
Campus	Enhance sidewalks & walkway lighting	\$ 200,000			
Campus	Implement energy initiative savings projects	\$ 100,000			
Campus	Replace worn carpet	\$ 75,000			
Campus	Standardize interior signage/way finding		\$ 100,000		
Conference Training Center	Replace roof	\$ 625,000			
Cramer Hall	Replace Liebert Unit, room 4021	\$ 300,000			
Engineering Bldg	Replace HVAC units and controls (phase 3 of 3)	\$ 300,000			
Materials Science Bldg	Upgrade lab control system (phase 3 of 3)	\$ 200,000			
Materials Science Bldg	Replace outside dampers on S1 and S2			\$ 15,000	
Morton Hall	Upgrade HVAC system (phase 2 of 3)	\$ 250,000			
Nursing Bldg (Phase I)	Replace roof	\$ 250,000			
Optics Bldg	Upgrade fire alarm system		\$ 125,000		
Roberts Hall	Replace air-cooled chiller	\$ 350,000			
Spragins Hall	Modernize elevator	\$ 75,000			
Technology Hall	Replace chiller	\$ 400,000			
<b>Auxiliary</b>					
Bevill Center	Replace AHU-1 and rework ductwork			\$ 100,000	
Bevill Center	Replace cooling tower			\$ 110,000	
Lowe House	Replace roof			\$ 50,000	
WLRH	Replace Roof	\$ 30,000			
<b>Total</b>		<b>\$ 3,155,000</b>	<b>\$ 225,000</b>	<b>\$ 275,000</b>	<b>\$ 3,655,000</b>

Submitted June 2016

# The University of Alabama in Huntsville

## Deferred Maintenance & Facility Renewal Report

FY 2018				
Building	Description	Classification		
		Plant Renewal	Plant Adaptation	Def. Maint.
<b>Education and General</b>				
Business Admin Bldg	Upgrade parking lot lighting & repave parking lot			\$ 200,000
Campus	Repave Ben Graves Drive	\$ 380,000		
Campus	Standardize outside lighting and add sidewalk	\$ 200,000		
Campus	Implement energy initiative savings projects	\$ 100,000		
Campus	Replace worn carpet	\$ 50,000		
Central Plant	Predictive & PM on all Electrical Switch Gear			\$ 100,000
Central Plant	Install backup air-dryer		\$ 50,000	
Conference Training Center	Modernize Elevator	\$ 90,000		
Conference Training Center	Replace boilers	\$ 250,000		
Conference Training Center	Replace MAUs	\$ 15,000		
Conference Training Center	Upgrade lighting controls, Exhibit Hall	\$ 250,000		
Cramer Hall	Replace MAUs	\$ 150,000		
Cramer Hall	Replace cooling tower fill (both towers)			\$ 75,000
Engineering Bldg	Replace unit, room 226	\$ 60,000		
Engineering Bldg	Upgrade interior lighting to LED (phase 1 of 2)		\$ 250,000	
Library (Phase I)	Boiler replacement	\$ 140,000		
Materials Science Bldg	Replace carpet in auditorium C100	\$ 125,000		
Materials Science Bldg	Upgrade lighting in auditorium C100	\$ 150,000		
Morton Hall	Upgrade HVAC system (phase 3 of 3)	\$ 250,000		
Roberts Hall	Replace boiler	\$ 145,000		
Shelbie King Hall	Replace carpet	\$ 100,000		
Technology Hall	Remove hallway abestos floor tile and install new VCT (phase 1 of 2)	\$ 115,000		
Technology Hall	Replace roof	\$ 625,000		
Technology Hall	Replace chillers	\$ 400,000		
Von Braun Research Hall	Replace chiller	\$ 400,000		
WLRH	Replace roof	\$ 30,000		
<b>Auxiliary</b>				
Bevill Center	Pressure wash and re-caulk exterior			\$ 250,000
Central Campus Res Hall	Replace 50 water source heat pumps (phase 1 of 2)			\$ 250,000
Central Campus Res Hall	Install storm drainage system		\$ 125,000	
University Fitness Center	Replace Pool-Pak (dehumidifier)	\$ 450,000		
<b>Total</b>		<b>\$ 4,475,000</b>	<b>\$ 425,000</b>	<b>\$ 875,000</b>
				<b>\$ 5,775,000</b>

Submitted June 2016

# The University of Alabama in Huntsville

## Deferred Maintenance & Facility Renewal Report

FY 2019					
Building	Description	Classification			
		Plant Renewal	Plant Adaptation	Def. Maint.	
<b>Education and General</b>					
Business Admin Bldg	Upgrade lighting, Chan Auditorium		\$ 200,000		
Campus	Standardize outside lighting	\$ 100,000			
Campus	Energy initiative savings projects	\$ 100,000			
Campus	Replace worn carpet	\$ 50,000			
Cramer Hall (Phase I)	Replace roof	\$ 400,000			
Cramer Hall	Replace cooling tower (both) or fills			\$ 75,000	
Engineering Bldg	Upgrade interior lighting to LED (phase 2 of 2)		\$ 250,000		
Library (Phase I)	Abate asbestos and upgrade lighting	\$ 400,000			
Library (Phase II)	Replace boiler	\$ 100,000			
Library (Phase III)	Replace chiller	\$ 175,000			
Nursing (Phase I)	Replace chillers	\$ 300,000			
Roberts Hall	Replace fire pump		\$ 40,000		
Spragins Hall	Replace all roof top units			\$ 600,000	
Technology Hall	Remove abestos floor tile and install new VCT (phase 2 of 2)	\$ 115,000			
University Center	Upgrade fire alarm system		\$ 170,000		
Von Braun Research Hall	Remove abestos floor tile and install new VCT	\$ 165,000			
<b>Auxiliary</b>					
Bevill Center	Replace fire alarm system	\$ 200,000			
Bevill Center	Replace fluorescent lighting with LED	\$ 500,000			
Bevill Center	Modernize service elevator			\$ 75,000	
Central Campus Res Hall	Replace 50 water source heat pumps (phase 2 of 2)			\$ 250,000	
Southeast Campus Housing	Replace all inside blower sections (phase 1 of 2)		\$ 225,000		
University Fitness Center	Replace air-cooled chiller	\$ 350,000			
<b>Total</b>		<b>\$ 2,955,000</b>	<b>\$ 885,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,840,000</b>

Submitted June 2016

# The University of Alabama in Huntsville

## Deferred Maintenance & Facility Renewal Report

FY 2020					
Building	Description	Classification			
		Plant Renewal	Plant Adaptation	Def. Maint.	
<b>Education and General</b>					
Business Admin Bldg	Replace roof	\$ 375,000			
Business Services Bldg	Upgrade fire alarm system		\$ 60,000		
Campus	Install storm drainage system - north campus	\$ 225,000			
Campus	Implement energy initiative savings projects	\$ 100,000			
Campus	Replace worn carpet	\$ 50,000			
Central Plant	Upgrade fire alarm system		\$ 75,000		
Central Plant	Replace two hot water pumps			\$ 75,000	
Library (Phase I)	Replace air-cooled chiller	\$ 250,000			
Materials Science Bldg	Install emergency power for sub-zero research freezers		\$ 250,000		
Roberts Hall	Replace motor control center	\$ 200,000			
Technology Hall	Replace fluorescent lighting with LED	\$ 885,000			
<b>Auxiliary</b>					
Bevill Center	Replace 50 heat pumps (phase 1 of 2)			\$ 150,000	
Bevill Center	Replace hot boilers for kitchen	\$ 80,000			
Southeast Campus Housing	Replace all inside blower sections (phase 2 of 2)	\$ 225,000			
<b>Total</b>		<b>\$ 2,390,000</b>	<b>\$ 385,000</b>	<b>\$ 225,000</b>	<b>\$ 3,000,000</b>

Submitted June 2016



# The University of Alabama in Huntsville

## Deferred Maintenance & Facility Renewal Report

FY 2021					
Building	Description	Classification			
		Plant Renewal	Plant Adaptation	Def. Maint.	
<b>Education and General</b>					
Campus	Implement energy initiative savings projects	\$ 100,000			
Campus	Replace worn carpet	\$ 50,000			
Johnson Research Center	Replace roof	\$ 190,000			
Library (Phase I)	Modernize elevator	\$ 150,000			
Materials Science Bldg	Replace roof	\$ 400,000			
Morton Hall	Replace roof	\$ 50,000			
Optics Building	Replace all rooftop exhaust fans			\$ 200,000	
Shelbie King Hall	Upgrade HVAC & electrical, 3rd floor south	\$ 900,000			
Von Braun Research Hall	Replace MCC	\$ 300,000			
<b>Auxiliary</b>					
Bevill Center	Replace 50 heat pumps (phase 2 of 2)			\$ 150,000	
Bevill Center	Replace five AHUs			\$ 400,000	
Central Campus Res Hall	Modernize elevator	\$ 400,000			
<b>Total</b>		<b>\$ 2,540,000</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ 3,290,000</b>
<b>5-YEAR TOTAL</b>		<b>\$ 15,515,000</b>	<b>\$ 1,920,000</b>	<b>\$ 3,125,000</b>	<b>\$ 20,560,000</b>

Submitted June 2016