



THE UNIVERSITY OF  
ALABAMA IN HUNTSVILLE

A photograph of a university campus. In the foreground, there is a large white pergola with several white columns on a brick-paved area. Behind it, there are modern brick buildings with large glass windows. The sky is clear and blue.

# ANNUAL CONSOLIDATED CAPITAL PROJECTS & FACILITIES REPORT

# FY2021



# **FY 2021**

## **ANNUAL CONSOLIDATED CAPITAL PROJECTS & 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

**Submitted June 2020**



# FY 2021 CAMPUS AREA SUMMARY

By Space-Use Category\*

	NET ASSIGNABLE SQUARE FEET	NON-ASSIGNABLE SQUARE FEET	NET USABLE SQUARE FEET	GROSS SQUARE FEET
Total Campus Inventory	2,318,206	919,565	3,237,771	3,701,390
Percentages Based on Total Gross Square Feet	62.63%	24.84%	87.47%	100%
Percentages Based on Total Net Usable Square Feet	71.60%	28.40%	100.00%	N/A
<b>Classrooms</b>	164,441		5.1%	Gross Square Feet (GSF) is calculated at the building level ONLY, 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>	396,123		12.2%	
<b>Study</b>	67,784		2.1%	
<b>Special Use</b>	117,237		3.6%	
<b>General Use</b>	167,946		5.2%	
<b>Office</b>	734,922		22.7%	
<b>Support</b>	128,251		4.0%	
<b>Healthcare</b>	724		0.0%	
<b>Residential</b>	540,778		16.7%	
<b>Unclassified</b>	0		0.0%	
<b>Circulation</b>	Considered Non-Assignable	640,790	19.8%	
<b>Building Service</b>		112,242	3.5%	
<b>Mechanical</b>		166,533	5.1%	
<b>Structural</b>				

\* Space-Use definitions based on 2006 Facilities Inventory Classification Manual, National Center for Education Statistics

1. Structural square footage was calculated with the following formula: *Structural Area = Total Gross Area – Total Net Usable Area*
2. Net Usable square footage was calculated with the following formula: *NUSF = Assignable Area + Nonassignable Area*
3. All percentages are rounded to the nearest tenth.
4. Changes from previous report in 2019 (New Buildings/Demolished Buildings):
  - Morton Hall (Addition)
  - 4210 Schrimsher Lane (AMSTI Warehouse lease space)
  - 200 Sparkman Drive (SMAP offices lease space)



THE UNIVERSITY OF  
ALABAMA IN HUNTSVILLE

# ANNUAL CAPITAL DEVELOPMENT PLAN

TAB

1



## **ANNUAL CAPITAL DEVELOPMENT PLAN**

Executive Summary - FY 2021

### **CAPITAL CATEGORIES**

CATEGORY	PAGE	COST	
• Educational and General	2	\$	13,378,700
• Real Estate	9	\$	2,100,000
• Auxiliary	-	\$	0
• Intercollegiate Athletics	12	\$	1,655,000
• Campus Infrastructure	14	\$	4,600,000
• Equipment	-	\$	0
TOTAL		\$	21,733,700

**Submitted June 2020**



## ANNUAL CAPITAL DEVELOPMENT PLAN

Executive Summary - FY 2021

### EDUCATIONAL AND GENERAL PROJECTS

NO	PROJECT NAME	BOT ACTIVITY	PROJECT COSTS	FACILITY RENEWAL	FUNDING SOURCE
1.	Shelby Center Exterior & Interior Renovations*	Revised Stage II	\$ 6,680,000		University Funds & FEMA Grant
2.	Shelbie King Hall Interior Renovation	Stages I-IV Submittals		\$ 5,540,200	University Funds
3.	Wilson Hall Building Envelope Repairs	Stages I-IV Submittals	\$ 1,158,500		University Funds

**Total Project Costs: \$13,378,700**

\* Formerly known as Shelby Center Cleanup & Repair

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

### **Educational & General Project No. 1**

**Project Name:** Shelby Center Exterior & Interior Renovations  
**Estimated Capital Outlay:** \$6,680,000  
**Anticipated Capital Funding Source:** University Funds & FEMA grant  
**Projected Annual O&M Costs:** No additional O&M costs

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

Constructed in 2007, the Shelby Center for Science & Technology is one of the most utilized buildings on UAH's campus supporting multiple academic and research programs with a total of 207,654 square feet. In late February 2019, the Shelby Center flooded from pressurized subsurface water that flowed upward through the concrete joints and penetrated the slab, resulting in approximately 5.2 million gallons of water flowing through the 30,876 square feet of the ground floor during a three-week period. Despite immediate and consistent water remediation by pumps and vacuums, damage occurred throughout the lower level. On February 28, 2019, a Declaration of Emergency was issued pursuant to the provisions of Section 39-2-2(e) Code of Alabama (1975). To mitigate further damages, the floor finishes, lower 4 feet of gypsum wall board, millwork and furniture were removed.

After weeks of recovery and moisture removal, UAH assembled a qualified team of design professionals to assess the facility conditions and evaluate repair and mitigation options. The design team concluded their findings in July 2019, and UAH made the decision to proceed with design of interior renovations of the lower level to support occupancy in Fall 2020.

Although the climatic events that led to the water infiltration issues in the basement of Shelby Center in February 2019 were considered an anomaly and not projected to occur again for another 40 plus years; the same climatic conditions once again occurred from December 2019 through March 2020. Prior to the start of construction in February 2020, the Interior Renovation project was placed on hold until a holistic design approach could be developed, including exterior renovations to address the subsurface issues affecting the Shelby Center.

At this time, UAH and the project design team have developed a three-phase, comprehensive design approach to addressing building and site concerns as follows:

#### **Site Investigative Demolition**

This phase of work will provide much needed information to the University and design professionals of the existing subsurface conditions around the perimeter of the Shelby Center. The project includes various scopes of work at eight locations around the building aimed at collecting data on subsurface water conditions while also verifying the existing building waterproofing and drainage systems around the building lower level. This information is crucial in helping to guide the design professionals on how to proceed with design options for the exterior renovation in Phase 1.

### Exterior Renovations (Phase 1)

Although the complete scope of work has not been finalized at this time, pending the results of the Investigative Demolition project, the exterior renovations will employ a variety of design concepts aimed at alleviating the subsurface water pressure while capturing and redirecting the subsurface water around the existing building foundations. The overall design strategy shall provide a high degree of success balanced with an economical approach that limits the impact to existing campus infrastructure. Exterior renovations will also include regrading around the building perimeter to redirect surface run-off water, repair existing building waterproofing, rework existing storm water drains, and replace landscaping disturbed due to grading modifications.

### Interior Renovations (Phase 2)

This phase of the project includes the repairs to the lower level caused by the flooding and water remediation efforts in February 2019. Most of the interior space will maintain in its original function, while a few spaces will include minor modifications. The renovations will include door replacements, drywall repair, floor finishes, etc. The Vivarium will be expanded into a previously unused area, originally built for the glass-blowing lab. New lighting, ceilings, and finishes will be included throughout the space.

### **Project Impact:**

- Relationships to Existing Programs:  
Previously, the lower level housed the Physics Department, math labs, and one general classroom. The project will provide improved facilities for the Physics Department along with two general classrooms, a fish husbandry lab, a biological sciences computer room, and a math-tutoring lab.
- Enhancements to Campus Programs:  
The Shelby Center for Science and Technology is one of the most utilized buildings on UAH campus. The project will provide more functional and efficient academic and research space and technology plus support future growth.
- Relationships to Other Campus Priorities:  
Increased enrollment and student retention are two of the University's top 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. The project will provide more modern and efficient space to accommodate the current and projected increase in enrollment.

### **Previous Project Submittals/Approvals:**

- Information: FY 2020
- Stages I & II: September 6, 2019
- Stage III: N/A
- Stage IV: February 7, 2020

**Anticipated Project Submittals/Approvals during FY 2021:**

- Revised Stage II

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

### **Educational & General Project No. 2**

**Project Name:** Shelby King Hall Interior Renovation  
**Estimated Capital Outlay:** \$5,540,200  
**Anticipated Capital Funding Source:** University Funds  
**Projected Annual O&M Costs:** No additional O&M costs

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

Shelbie King Hall, originally constructed in 1960, was acquired by the University in 2003. This 65,000 square foot facility is home to multiple University offices & departments directly supporting faculty, staff and students. The proposed project includes finish upgrades of two and a half floors – 55,000 square feet – that were not previously upgraded in a renovation project of the 3<sup>rd</sup> Floor in 2008. The project scope of work will address three deferred maintenance projects including floor replacement, repairs to damaged ceilings and painting of wall surfaces. This project does not address mechanical, electrical or plumbing systems upgrades. Preliminary total project cost is based on \$70 per square foot for renovations plus indirect costs.

#### **Project Impact:**

- Relationships to Existing Programs:  
The project will address deferred maintenance issues providing a safer and more visually professional environment for the programs housed in Shelby King Hall.
- Enhancements to Campus Programs:  
Shelbie King Hall houses multiple offices/departments that provide direct support to faculty, staff, and students. The renovation will improve the overall quality of the building, which in turn will facilitate UAH's continuing ability to recruit and retain quality and diverse faculty and staff.
- Relationships to Other Campus Priorities:  
A key point in the UAH 2018 Tactical Plan and 2018 Balanced Scorecard is to recruit and retain an outstanding and diverse faculty and staff. Shelby King Hall is frequently visited by guests to the University, particularly those applying for jobs, and thus needs to make a good first impression.

#### **Previous Project Submittals/Approvals:**

- N/A

#### **Anticipated Project Submittals/Approvals during FY 2021:**

- Stages I - IV

# The University of Alabama in Huntsville

## Annual Capital Development Plan - FY 2021

### Educational & General Project No. 3

**Project Name:** Wilson Hall Building Envelope Repairs  
**Estimated Capital Outlay:** \$1,158,500  
**Anticipated Capital Funding Source:** University Funds  
**Projected Annual O&M Costs:** No additional O&M costs

#### Project Description/Scope:

Wilson Hall was originally constructed in 1969 and received a major addition in 1976, bringing the total building area to 96,602 square feet. The building received a major renovation in 2010, including full interior renovations and a roof replacement. This project includes work to repair and correct original brick veneer and moisture infiltration problems associated with the building envelope. Brick veneer has separated and fallen from the building façade around multiple sections of the building perimeter. There remains concern that additional veneer failure is imminent and posing danger to pedestrians, occupants and users of the facility. On April 27, 2020, a Declaration of Emergency was issued pursuant to the provisions of Section 39-2-2(e) Code of Alabama (1975) so that the appropriate actions could be made immediately to protect public, students, faculty, staff and patrons. Safety provisions have been installed around the perimeter of the building including safety fencing and protective canopies at building entrances and exits. The separation of the brick veneer from the exterior wall has caused openings in the envelope that allow water and moisture to transfer to the building interior. This project will repair the damaged exterior brick veneer, properly seal the exterior building envelope, and repair damage interior finishes caused by water infiltration.

#### Project Impact:

- Relationships to Existing Programs:  
Wilson Hall houses the Department of Kinesiology; Department of Art, Art History, and Design; Disability Support Services; Student Health Center; and Faculty and Staff Health Center and is thus highly utilized by students, faculty, and staff.
- Enhancements to Campus Programs:  
Wilson Hall is a highly visible building. Professional and Continuing Studies, the Osher Lifelong Learning Institute, and Testing Services are used regularly by UAH guests.
- Relationships to Other Campus Priorities:  
This is an emergency maintenance issue required to protect the public, students, faculty, staff and patrons; as well as, prevent further damage to the building structure.

#### Previous Project Submittals/Approvals:

- N/A

**Anticipated Project Submittals/Approvals during FY 2021:**

- Stages I – IV



## ANNUAL CAPITAL DEVELOPMENT PLAN

Executive Summary - FY 2021

### REAL ESTATE

NO	PROJECT NAME	BOT ACTIVITY	PROJECT COSTS	FACILITY RENEWAL	FUNDING SOURCE
1.	Acquisition of property adjacent to Campus	Approval	\$ 1,000,000		University Funds
2.	Executive Plaza Buildings Demolition – Phase I	Stages I-IV Submittals	1,100,000		University Funds

**Total Project Costs: \$2,100,000**

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

**Real Estate Project No.**                        **1**  

**Project Name:**                                      Acquisition of Property Adjacent to Campus

**Estimated Capital Outlay:**                      \$1,000,000

**Anticipated Capital Funding Source:**      University Funds

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

The project will involve the acquisition of property adjacent to 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 2016 Campus Master Plan as the property will provide for future expansion.
- Relationships to Other Campus Priorities:  
The purchase of the property supports the 2016 Campus Master Plan as the property will provide for future expansion.

### **Previous Project Submittals/Approvals:**

- Annual Capital Development Plan FY 2011 - 2020

### **Anticipated Project Submittals/Approvals during FY 2021:**

- Property Acquisition

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

**Real Estate Project No.** 2

**Project Name:** Executive Plaza Buildings Demolition – Phase I  
**Estimated Capital Outlay:** \$1,100,000  
**Anticipated Capital Funding Source:** University Funds

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

This project begins a multi-phase effort by UAH to demolish existing structures located on the 58 acre “Executive Plaza” property across Sparkman Drive from the Bevill Center. This project will include consolidating existing buildings and relocating tenants from poor to better condition buildings. Phase 1 scope of work includes the demolition of 6 of the 11 building units on site including units 200, 300, 500, 800, 1000 and 1200. Demolishing buildings in poor condition will save UAH from incurring major repair costs in addition to annual maintenance and utility expenses. The proposed building demolition will also improve risk management, general security concerns, overall site appearance and begin site preparation efforts for future property development.

### **Project Impact:**

- Relationships to Existing Programs:  
Demolition of vacated structures in poor condition will improve site appearance and begin site preparation efforts for future property development and campus expansion. Expansion of the campus footprint will provide opportunity to grow all university programs, including adjacent campus housing.
- Enhancements to Campus Programs:  
This phase of site development supports the 2016 Campus Master Plan as the property will provide for future expansion.
- Relationships to Other Campus Priorities:  
Demolishing buildings in poor condition will save UAH from incurring major repair costs in addition to annual maintenance and utility expenses.

### **Previous Project Submittals/Approvals:**

- N/A

### **Anticipated Project Submittals/Approvals during FY 2021:**

- Stages I - IV



## ANNUAL CAPITAL DEVELOPMENT PLAN

Executive Summary - FY 2021

### INTERCOLLEGIATE ATHLETICS

NO	PROJECT NAME	BOT ACTIVITY	PROJECT COSTS	FACILITY RENEWAL	FUNDING SOURCE
1.	Spragins Hall Interior Renovations	Stage I-IV Submittals		\$ 1,655,000	Foundation & University Funds

**Total Project Costs: \$1,655,000**

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

### **Intercollegiate Athletics No. 1**

**Project Name:** Spragins Hall Interior Renovations

**Estimated Capital Outlay:** \$1,655,000

**Anticipated Capital Funding Source:** Foundation & University Funds

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

Spragins Hall, originally constructed in 1977, serves as home to UAH Athletics including basketball, volleyball, soccer, hockey and the Athletic Administration offices with a total building area of 76,880 square feet. This project includes much-needed renovations to the entrance and main lobby providing a clean, modern environment for UAH Athletics, visitors and patrons. This project will also improve the “first-impression” of UAH Athletics and help assist in athlete recruitment. From the main lobby, additional public spaces to be renovated include the main level corridors, concessions area and the VIP Club. The ticket booth will be reconfigured in the project to include improved public access. Existing men’s and women’s restrooms will be upgraded to meet current accessibility code requirements. Lastly, new building signage and graphics are included in the project scope of work.

#### **Project Impact:**

- Relationships to Existing Programs:  
Spragins Hall is a highly visible building, used regularly for both practice and competition by Charger athletic teams. Improvements will create a better first impression for campus guests and improve the university’s student athlete recruitment ability.
- Enhancements to Campus Programs:  
Summer camps, hosted in Spragins Hall, bring potential students on campus and improve interrelationships between the University and the community in support of the 2016 Campus Master Plan.
- Relationships to Other Campus Priorities:  
This update will assist in the recruitment of highly sought after students, faculty, and staff to allow UAH’s sports programs to continue and improve upon their success.

#### **Previous Project Submittals/Approvals:**

- N/A

#### **Anticipated Project Submittals/Approvals during FY 2021:**

- Stage I-IV Submittals



## ANNUAL CAPITAL DEVELOPMENT PLAN

Executive Summary - FY 2021

### CAMPUS INFRASTRUCTURE

NO	PROJECT NAME	BOT ACTIVITY	PROJECT COSTS	FACILITY RENEWAL	FUNDING SOURCE
1.	Altenkirch Lawn "Greenway" Phase III	Stage III-IV Submittals	\$ 2,500,000		University Funds
2.	Campus IT Data Center Hardening Upgrades	Stages I-IV Submittals	\$ 2,100,000		University Funds

**Total Project Costs: \$4,600,000**

# **The University of Alabama in Huntsville**

## **Annual Capital Development Plan - FY 2021**

**Campus Infrastructure No.**                      1

**Project Name:**                                      Altenkirch Lawn “Greenway” - Phase III

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

**Anticipated Capital Funding Source:**      University Funds

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

This proposed project is the third phase of a four-phase interconnecting pedestrian spline within the core of campus. Located north of Holmes Avenue, Phase III will begin where previously completed Phase I & II ended on the north side of the Library parking lot, split and continue north on the east and west sides of the Library, then joining together and 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. 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. 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.

### **Project Impact:**

- Relationships to Existing Programs:  
This phase of the Greenway supports the 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:  
Altenkirch Lawn, Phase III supports the 2016 Campus Master Plan by extending the pedestrian spline further north increasing the means of pedestrian travel on campus, allowing the decreased use of vehicular travel by faculty, staff, and students.
- 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:      Annual Capital Development Plan FY 2015 – FY 2020
- Stages I:              September 19, 2014
- Stage II:             April 10, 2020

### **Anticipated Project Submittals/Approvals during FY 2021:**

- Stage III-IV Submittals

# The University of Alabama in Huntsville

## Annual Capital Development Plan - FY 2021

**Campus Infrastructure No.**                      2

**Project Name:** Campus IT Data Center Hardening Upgrades

**Estimated Capital Outlay:** \$2,100,000

**Anticipated Capital Funding Source:** University Funds

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

The University campus communication system consist of two operating hubs providing and managing voice and data services through an underground network to all buildings. The main hub is located in Von Braun Technology Center and the second hub is located in Salmon Library. This project includes the hardening of both existing IT data centers on campus to improve system continuity and the ability to withstand points of stress including utility outages and natural disasters. This scope of work includes improving the physical properties of the spaces housing the data centers, improving existing electrical systems for better response to stress events, providing redundancy in electrical and mechanical systems, improving emergency power and automatic controls, providing appropriate clean agent fire protection systems, and improving secured access.

### **Project Impact:**

- Relationships to Existing Programs:  
This system provides and supports vital operational needs for the campus. Failure or reduction of the systems services severely restricts University operation. The upgrade will provide the required support for the University's growing computing and communications needs.
- Enhancements to Campus Programs:  
The upgrade will support UAH's information technology infrastructure enterprise wide. This will allow for greater reliability of service, mitigation of data loss risk, as well as expanded computing and communication capabilities that will support the entire campus.
- Relationships to Other Campus Priorities:  
These enhancements will significantly raise UAH's standing and visibility among peer institutions and potential top students, faculty, researchers, and staff. This will in turn provide instrumental support to the University's strategic goal of growing UAH's enrollment.

### **Previous Project Submittals/Approvals:**

- N/A

### **Anticipated Project Submittals/Approvals during FY 2021:**

- Stage I-IV Submittals



THE UNIVERSITY OF  
ALABAMA IN HUNTSVILLE

## 5-YEAR FACILITIES DEVELOPMENT PLAN

TAB 2





## 5 - YEAR FACILITIES DEVELOPMENT PLAN

FY 2022 through FY 2025

### CAPITAL CATEGORIES

CATEGORY	COST
• Educational and General	\$ 128,750,000
• Real Estate	\$ 5,000,000
• Auxiliary	\$ 169,850,000
• Intercollegiate Athletics	\$ 0
• Campus Infrastructure	\$ 4,000,000
• Equipment	\$ 0
<b>TOTAL</b>	<b>\$ 307,600,000</b>

**Submitted June 2020**



## **5 - YEAR FACILITIES DEVELOPMENT PLAN**

FY 2022 through FY 2025

### **EDUCATIONAL & GENERAL**

<b>NO</b>	<b>PROJECT NAME</b>	<b>ESTIMATED TOTAL PROJECT COST</b>
<b>1.</b>	Engineering Building Interior Finish Upgrades	\$ 10,500,000
<b>2.</b>	Engineering, Technology & Research Building Replacement	\$ 115,000,000
<b>3.</b>	Roberts Hall 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Renovations	\$ 3,250,000

**Total Project Costs: \$128,750,000**



## 5 - YEAR FACILITIES DEVELOPMENT PLAN

FY 2022 through FY 2025

### REAL ESTATE

NO	PROJECT NAME	ESTIMATED TOTAL PROJECT COST
1.	Acquisition of property near Campus	\$ 4,000,000
2.	Executive Plaza Buildings Demolition – Phase II	\$ 1,000,000

**Total Project Costs: \$5,000,000**



## 5 - YEAR FACILITIES DEVELOPMENT PLAN

FY 2022 through FY 2025

### AUXILIARY

NO	PROJECT NAME	ESTIMATED TOTAL PROJECT COST
1.	Residence Hall at Executive Plaza (1 of 2)	\$ 42,000,000
2.	Residence Hall at Executive Plaza (2 of 2)	\$ 42,000,000
3.	South Campus Residence Hall	\$ 51,600,000
4.	Central Campus Residence Hall Renovation	\$ 17,550,000
5.	Fraternity/Sorority Houses (2)	\$ 4,500,000
6.	Bevill Center Renovation	\$ 12,200,000

**Total Project Costs: \$169,850,000**



## 5 - YEAR FACILITIES DEVELOPMENT PLAN

FY 2022 through FY 2025

### CAMPUS INFRASTRUCTURE

NO	PROJECT NAME	ESTIMATED TOTAL PROJECT COST
1.	Shelbie King Hall: Upgrade Mechanical & Electrical Systems	\$ 2,500,000
2.	Altenkirch Lawn "Greenway" – Phase IV	\$ 1,500,000

**Total Project Costs: \$4,000,000**



THE UNIVERSITY OF  
ALABAMA IN HUNTSVILLE

## LONG TERM DEBT REPORT

TAB 3



# **LONG TERM DEBT REPORT**

FY 2020

**Submitted June 2020**

# UAH FY 2019 Moody's Scorecard Pro Forma

UAH Scorecard FYE 2019				
Factor 1: Market Profile (30%)		Sub-Factor Weights	Value	Score <sup>(1)</sup>
Operating Revenue (\$000)		15%	252,433	5.1
Annual Change in Operating Revenue (%)		5%	8.9%	1.1
Strategic Positioning ( <b>Qualitative Factor</b> )		10%	Excellent	6.0
				A

Factor 2: Operating Performance (25%)				
Operating Cash Flow Margin (%)		10%	9.5%	4.9
Revenue Diversity (Max Single Contribution) (%)		15%	37.6%	2.0
				Aa1

Factor 3: Wealth & Liquidity (25%)				
Total Cash & Investments (\$000)		10%	183,768	4.2
Spendable Cash & Investments to Operations (x)		10%	0.60	3.5
Monthly Days Cash on Hand (x)		5%	131	4.7
				A1

Factor 4: Leverage (20%)				
Spendable Cash & Investments to Total Debt (x)		10%	1.03	3.5
Total Debt to Cash Flow (x)		10%	6.01	2.5
				Aa2

<b>Total Scorecard Indicated Outcome</b>		<b>100%</b>	<b>3.82</b>	<b>Aa3</b>
--	--	-------------	-------------	------------

UAH's Score of 3.82 maps to Aa3 (3.5 – 4.5 range) and equals its existing rating.

## Notes:

<sup>1</sup> Moody's full set of factor higher education quantitative scorecard ranges are included in Appendix [ 95 ].

Weighted Score Legend	
Rating	Score Range
Aaa	≤ 1.5
Aa1	> 1.5 ≤ 2.5
Aa2	> 2.5 ≤ 3.5
Aa3	> 3.5 ≤ 4.5
A1	> 4.5 ≤ 5.5
A2	> 5.5 ≤ 6.5
A3	> 6.5 ≤ 7.5
Baa1	> 7.5 ≤ 8.5
Baa2	> 8.5 ≤ 9.5
Baa3	> 9.5 ≤ 10.5

UAH 2019 Scorecard Rating: 3.82 Aa3

UAH Actual Moody's Rating: Aa3

Each sub-factor score is multiplied by its relative importance, and the results are then summed to produce an aggregate weighted factor score that is then mapped back to a rating based on ranges in the table above.



## UAH FY 2019 Moody's Scorecard Comparison

Moody's Rating Score Calculation			FY 2017			FY 2018			FY 2019		
	Sub-Factor Weights		Value	Score <sup>(1)</sup>	Implied Rating <sup>(1)</sup>	Value	Score <sup>(1)</sup>	Implied Rating <sup>(1)</sup>	Value	Score <sup>(1)</sup>	Implied Rating <sup>(1)</sup>
<b>Factor 1: Market Profile (30%)</b>											
Operating Revenue (\$000)	15%		220,828	5.2	A1	231,805	5.2	A1	252,433	5.1	A1
Annual Change in Operating Revenue (%)	5%		2.2%	10.1	Baa3	5.0%	5.6	A2	8.9%	1.1	Aaa
Strategic Positioning ( <b>Qualitative Factor</b> )	10%		Excellent	6.0	A	Excellent	6.0	A	Excellent	6.0	A
<b>Factor 2: Operating Performance (25%)</b>											
Operating Cash Flow Margin (%)	10%		9.4%	5.0	A1	8.9%	5.1	A1	9.5%	4.9	A1
Revenue Diversity (Max Single Contribution) (%)	15%		35.7%	1.6	Aa1	36.6%	1.8	Aa1	37.6%	2.0	Aa1
<b>Factor 3: Wealth &amp; Liquidity (25%)</b>											
Total Cash & Investments (\$000)	10%		186,254	4.2	Aa3	186,955	4.2	Aa3	183,768	4.2	Aa3
Spendable Cash & Investments to Operations (x)	10%		0.69	2.9	Aa2	0.66	3.1	Aa2	0.60	3.5	Aa3
Monthly Days Cash on Hand (x)	5%		163	3.7	Aa3	154	4.0	Aa3	131	4.7	A1
<b>Factor 4: Leverage (20%)</b>											
Spendable Cash & Investments to Total Debt (x)	10%		1.64	2.9	Aa2	1.26	3.2	Aa2	1.03	3.5	Aa2
Total Debt to Cash Flow (x)	10%		4.56	1.8	Aa1	5.96	2.5	Aa1	6.01	2.5	Aa2
<b>Total Scorecard Indicated Outcome</b>			<b>100%</b>			<b>3.99</b>			<b>3.94</b>		
									<b>3.82</b>		
									<b>Aa3</b>		

### Notes:

<sup>1</sup> Moody's full set of factor higher education quantitative scorecard ranges are included in Appendix [ 95 ].

UAH's Score of 3.82 maps to Aa3 (3.5 – 4.5 range) and equals its existing rating.



# UAH Ratio Trend Analysis 2015 – 2019

## Summary

Trend Indicators:  favorable  as expected  unfavorable

For a more in-depth review of each category and ratio, see data charted on the following four pages.  
The *favorable* trendline is identified for each ratio.

Key Financial Ratios		2015	2016	2017	2018	2019	Moody's 2018 Aa3 Median
<b>Performance</b>							
Operating Margin (%)		-1.31%	0.82%	-1.65%	-0.29%	0.45%	2.50%
Operating Cash Flow Margin (%)		8.50%	10.01%	9.39%	8.86%	9.54%	11.00%
<b>Debt Position</b>							
Debt Service Coverage (x)		2.0	2.6	2.5	2.3	2.2	2.7
Spendable Cash & Investments to Total Debt (x)		1.7	1.7	1.6	1.3	1.0	1.3
Total Debt to Cash Flow (x)		5.9	4.6	4.6	6.0	6.0	4.9
<b>Liquidity</b>							
Spendable Cash & Investments to Operations (x)		0.9	0.8	0.7	0.7	0.6	0.7
Monthly Days Cash On Hand (days)		232.7	194.2	162.6	154.3	130.8	148.3
<b>Capital</b>							
Capital Spending Ratio (x)		1.5	1.6	1.6	2.4	1.6	1.7
Average Age of Plant (years)		14.8	15.4	15.7	15.6	16.8	14.5
Capital Investment to Operations (%)		9.1%	8.8%	8.7%	9.1%	9.1%	8.6%

**Notes:**  
A summary of financial definitions and calculations are included in Appendix [ 97 & 98 ].

## UAH Anticipated Bond Funded Capital Projects

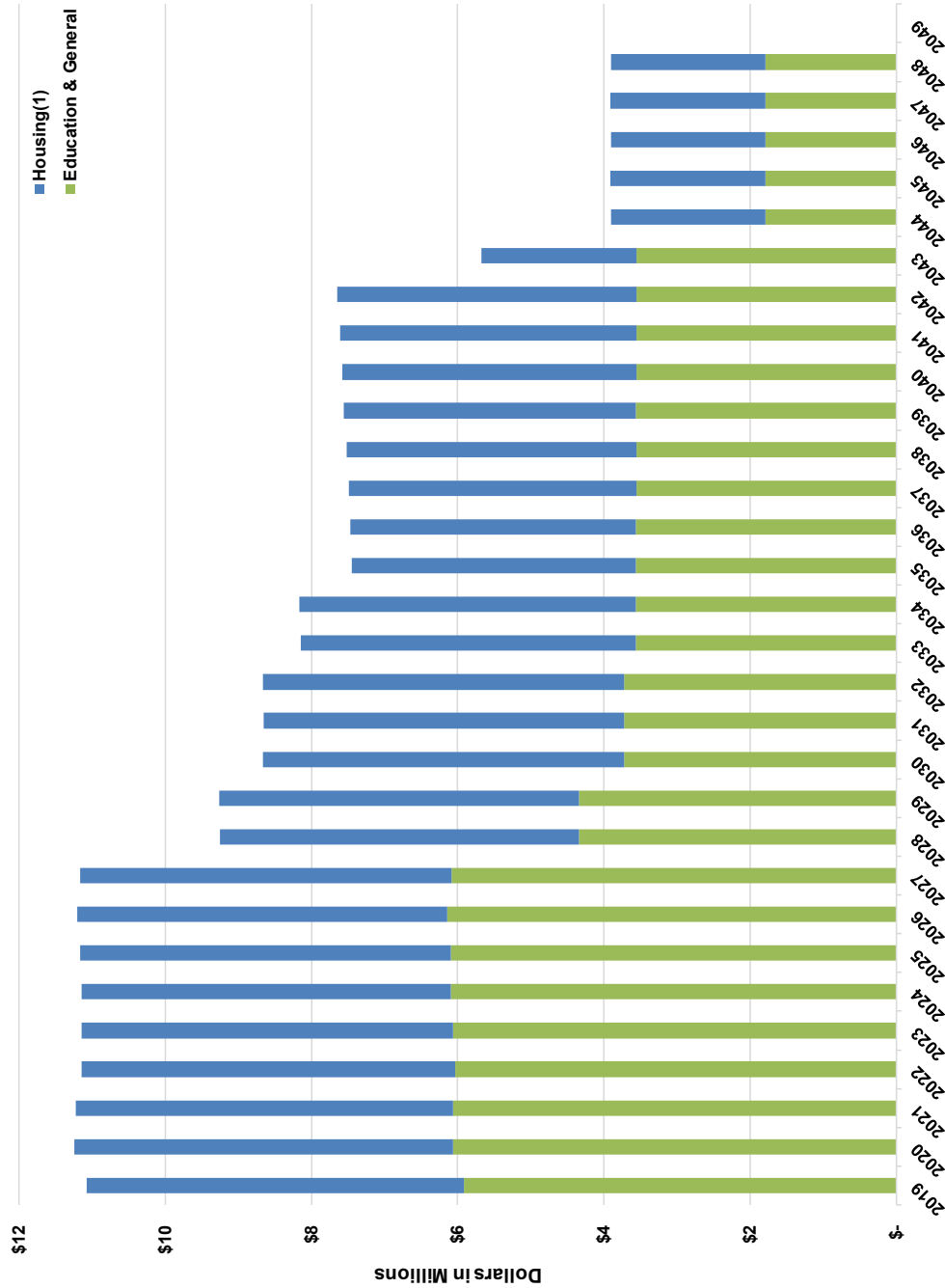
Project Name	Total Project Cost	Total Bond Funded	% Bond Funded	2018	2019	2020	Future <sup>1</sup>
Charger Village II Project	\$37,026,250	\$37,026,250	100%	\$18,943,229	\$232,275	\$-	-
Morton Hall Project	30,500,000	30,500,000	100%	1,169,041	17,601,719	\$-	-
<b>Total</b>	<b>\$67,526,250</b>	<b>\$67,526,250</b>	<b>100%</b>	<b>\$20,112,270</b>	<b>\$17,833,994</b>	<b>\$-</b>	<b>\$-</b>

**Notes:**  
 No known future bond issue.



# UAH Ratio Trend Analysis 2015 – 2019

Existing Debt Service by Purpose (\$ in millions)



Notes:

<sup>1</sup> Debt service payments are made with revenues generated from projects built with bonds.

# **UAH Analysis of Debt** *By Purpose (\$ in thousands)*

Principal Outstanding			Debt Statistics				
Description/Purpose	\$	%	FY 2019 Net Revenue	Maximum Annual Debt Service	Average Annual Debt Service	FY 2020 Debt Service	Final Maturity
Education & General	\$ 73,300	51%		\$ 6,139	\$ 4,021	\$ 6,066	2048
Housing	71,122	49%	14,474	5,178	4,109	5,178	2048
Self-supporting subtotal	\$ 71,122						
Total	\$ 144,422						
UAH Operating Reserves							
Short Term Liquidity Pool	\$	6,208					
Long Term Reserve Pool		<u>55,258</u>					
Total	\$	61,466					
Operating Reserves to Total Debt		0.43 x					

**Notes:**

This analysis shows the future debt service based on the existing debt outstanding for UAH only. Net Revenue is Gross Revenues less associated Operating Expenses before Debt Service. FY 2019 net revenue generated by the self-supporting activities is sufficient to cover the outstanding debt.



THE UNIVERSITY OF  
ALABAMA IN HUNTSVILLE

A photograph of the Shelby Center building, a large, modern, multi-story structure with a blue metal roof and large glass windows. A sign in front of the building reads 'SHELBY CENTER'. The building is set against a blue sky with white clouds.

# DEFERRED MAINTENANCE & FACILITY RENEWAL REPORT

A close-up photograph of a waterfall cascading over dark, wet rocks. The water is white and frothy as it falls.

TAB 4



## **DEFERRED MAINTENANCE & FACILITY RENEWAL REPORT**

FY 2021 through FY 2025

**Submitted June 2020**

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2021						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
EDUCATION & GENERAL						
1	Business Admin Bldg	Replace basement sump pumps	\$ 25,000			
2	Business Admin Bldg	Replace boiler piping			\$ 65,000	
3	Campus	Abate asbestos to support other projects (as needed)	\$ 200,000			
4	Campus	Clean building exterior via softwash (3-4 buildings)			\$ 125,000	
5	Campus	Dredge north lake to remove silt & invasive vegetation	\$ 180,400			
6	Campus	Energy reduction projects (HVAC, Submetering, BAS controls, etc.)		\$ 180,000		
7	Campus	Exterior window etching removal/cleaning (all E&G bldgs-2.6 mil X.06/SF)			\$ 160,000	
8	Campus	Landscaping: replacement plants/beds & drainage	\$ 120,000			
9	Campus	Life safety/fire protection upgrades		\$ 350,000		
10	Campus	Pavement, parking, & sidewalk repairs, mil & resurface, etc.	\$ 550,000			
11	Campus	Repair &/or replace irrigation systems	\$ 80,000			
12	Campus	Repair lake fountain & lake retaining wall	\$ 50,000			
13	Campus	Storm water drainage improvements (phase 1 of 3)			\$ 120,000	
14	Campus	Upgrade interior lighting to LED (Phase 1 of 4 - SPR, CTC, SKH, ROB)		\$ 230,000		
15	Campus	Waste service truck/dumpster pan concrete extensions (phase 1 of 3)	\$ 110,000			
16	Campus	Upgrade exterior lighting (Phase 1 of 3)		\$ 225,000		
17	Central Plant Bldg	Perform preventive maintenance on main electrical switch gear			\$ 75,000	
18	Central Plant Bldg	Clean & reseal building exterior	\$ 47,000			
19	Conference Training Center	Replace domestic boiler & piping			\$ 30,000	
20	Conference Training Center	Replace kitchen electrical panels			\$ 35,000	
21	Conference Training Center	Upgrade exhibit hall lighting to LED		\$ 80,000		
22	Cramer Hall	Replace cooling tower (phase 1 of 2)			\$ 400,000	
23	Cramer Hall	Replace annex roof	\$ 523,181			
24	Early Learning Center	Update restrooms & drinking fountains			\$ 85,000	
25	Engineering Bldg	Replace AHU#1	\$ 50,000			
26	Johnson Research Center	Replace roof	\$ 378,941			
27	Library (Phase III)	Replace chiller (R22 system)	\$ 330,000			
28	Materials Science Bldg	Replace carpet in C100	\$ 30,000			
29	Optics Bldg	Replace roof	\$ 879,826			
30	Optics Bldg	Upgrade passenger elevator		\$ 35,000		
31	Roberts Hall	Replace two AHUs in Penthouse	\$ 500,000			
32	Shelbie King Hall	Repaint interior & replace ceiling tile	\$ 525,000			
33	Shelbie King Hall	Replace flooring - 1st & 2nd floors, 1/2 of 3rd floor	\$ 975,000			
34	Shelbie King Hall	Update restroom fixtures & improve ADA accessibility		\$ 486,850		

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2021						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
35	Shelby Center	Replace water heaters & leaking piping	\$ 70,000			
36	Spragins Hall	Refurbish elevator		\$ 120,000		
37	Spragins Hall	Exterior lighting upgrades			\$ 50,000	
38	Technology Hall	Refurbish elevator		\$ 75,000		
39	Technology Hall	Replace chiller (phase 1 of 2)	\$ 390,000			
40	Technology Hall	Replace fire alarm system/devices		\$ 90,000		
41	Technology Hall	Replace roof	\$ 1,018,157			
42	Von Braun Research Hall	Replace data center UPS		\$ 400,000		
43	Wilson Hall	Refurbish elevator		\$ 75,000		
<b>AUXILIARY</b>						
1	Bevill Center	Replace cooling tower & underground piping			\$ 500,000	
2	Campus	Exterior window etching removal/cleaning (all Aux bldgs-1 mil X.06/SF)			\$ 60,000	
3	Central Campus Res Hall	Refurbish elevators		\$ 270,000		
4	Central Campus Res Hall	Replace shower pans	\$ 230,000			
5	Frank Franz Hall	Replace windows that have lost insulating seals	\$ 30,000			
6	University Fitness Center	Install makeup air units	\$ 110,000			
7	University Fitness Center	Replace air-cooled chiller			\$ 390,000	
<b>FY 2021 TOTAL</b>			<b>\$ 7,402,505</b>	<b>\$ 2,616,850</b>	<b>\$ 2,095,000</b>	<b>\$ 12,114,355</b>

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2022						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
EDUCATION & GENERAL						
1	Business Admin Bldg	Install makeup air unit - Chan Auditorium	\$ 75,000			
2	Business Admin Bldg	Repaint - 2nd floor classrooms	\$ 93,448			
3	Business Admin Bldg	Replace carpet - 2nd floor classrooms	\$ 156,535			
4	Business Admin Bldg	Replace fire alarm system		\$ 75,000		
5	Business Admin Bldg	Replace roof	\$ 768,095			
6	Campus	Abate asbestos to support other projects (as needed)	\$ 200,000			
7	Campus	Clean building exterior via softwash (3-4 buildings)			\$ 125,000	
8	Campus	Energy reduction projects (HVAC, Submetering, BAS controls, etc.)		\$ 180,000		
9	Campus	Exterior window cleaning (all E&G bldgs-2.6 mil X.03/SF)			\$ 80,000	
10	Campus	Landscaping: replacement plants/beds & drainage	\$ 115,000			
11	Campus	Life safety/fire protection upgrades		\$ 200,000		
12	Campus	Pavement, parking, & sidewalk repairs, mil & resurface, etc.	\$ 550,000			
13	Campus	Repair &/or replace irrigation systems	\$ 50,000			
14	Campus	Storm water drainage improvements (phase 2 of 3)			\$ 120,000	
15	Campus	Upgrade interior lighting to LED (phase 2 of 4 - OKT, LIB, WIL)		\$ 230,000		
16	Campus	Waste service truck/dumpster pan concrete extensions (phase 2 of 3)	\$ 110,000			
17	Campus	Upgrade exterior lighting (Phase 2 of 3)		\$ 225,000		
18	Central Plant Bldg	Upgrade heat exchanger			\$ 60,000	
19	Conference Training Center	Replace AHUs (phase 1 of 2)	\$ 400,000			
20	Conference Training Center	Replace fire alarm system		\$ 50,000		
21	Cramer Hall	Replace cooling towers (phase 2 of 2)	\$ 400,000			
22	Cramer Hall (Phase II)	Replace chillers on Annex	\$ 475,000			
23	Library	Modernize elevator		\$ 80,000		
24	Library (Phase I)	Replace chiller	\$ 350,000			
25	Materials Science Bldg	Replace roof	\$ 877,135			
26	Nursing Bldg	Replace AHUs #1-4	\$ 280,000			
27	Optics Bldg	Replace fire alarm system		\$ 100,000		
28	Optics Bldg	Replace flooring	\$ 283,980			
29	Physical Plant Bldg	Replace roof & skylights	\$ 140,000			
30	Roberts Hall	Modernize elevator		\$ 300,000		
31	Roberts Hall	Replace AHUs (phase 2 of 2)	\$ 250,000			
32	Roberts Hall	Replace windows	\$ 120,000			
33	Shelby Center	Clean & reseal building exterior			\$ 290,000	
34	Spragins Hall	Landscape improvements	\$ 506,000			
35	Spragins Hall	Replace electrical panels	\$ 55,000			

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2022						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
36	Spragins Hall	Update restrooms & replace showers	\$ 140,000			
37	Technology Hall	Refurbish elevator		\$ 75,000		
38	Technology Hall	Replace chiller (phase 2 of 2)	\$ 280,000			
<b>AUXILIARY</b>						
1	Bevill Center	Clean & re-caulk building exterior			\$ 250,000	
2	Bevill Center	Repair &/or replace pumps for chiller		\$ 65,000		
3	Campus	Exterior window cleaning (all Aux-1 mil X.03/SF)			\$ 30,000	
4	Central Campus Res Hall	Replace windows (phase 1 of 4)	\$ 100,000			
6	Frank Franz Hall	Replace hallway carpet	\$ 176,675			
7	North Campus Res Hall	Replace windows	\$ 12,000			
8	Southeast Campus Housing	Replace interior plumbing (phase 1 of 4)	\$ 112,500			
10	Southeast Campus Housing	Upgrade HVAC (phase 1 of 4)	\$ 50,000			
11	University Fitness Center	Repaint ceiling	\$ 75,000			
<b>FY 2022 TOTAL</b>			<b>\$ 7,201,368</b>	<b>\$ 1,580,000</b>	<b>\$ 955,000</b>	<b>\$ 9,736,368</b>

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2023						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
EDUCATION & GENERAL						
1	Business Admin Bldg	Replace carpet - 3rd floor	\$ 302,000			
2	Business Admin Bldg	Replace cooling tower	\$ 200,000			
3	Business Services Bldg	Replace flooring and repaint	\$ 101,096			
4	Campus	Abate asbestos to support other projects (as needed)	\$ 200,000			
5	Campus	Clean building exterior via softwash (3-4 buildings)			\$ 125,000	
6	Campus	Energy reduction projects (HVAC, Submetering, BAS controls, etc.)		\$ 180,000		
7	Campus	Exterior window cleaning (all E&G bldgs-2.6 mil X.03/SF)			\$ 80,000	
8	Campus	Landscaping: replacement plants/beds & drainage	\$ 120,000			
9	Campus	Life safety/fire protection upgrades		\$ 200,000		
10	Campus	Pavement, parking, & sidewalk repairs, mil & resurface, etc.	\$ 550,000			
11	Campus	Repair &/or replace irrigation systems	\$ 60,000			
12	Campus	Storm water drainage improvements (phase 3 of 3)			\$ 120,000	
13	Campus	Upgrade exterior lighting (Phase 3 of 3)		\$ 225,000		
14	Campus	Upgrade interior lighting to LED (Phase 3 of 4 - ENG, BAB, CRH, MSB, OPB)		\$ 230,000		
15	Campus	Waste service truck/dumpster pan concrete extensions (phase 3 of 3)	\$ 110,000			
16	Central Plant Bldg	Replace 2 chilled water pumps			\$ 60,000	
17	Conference Training Center	Refurbish service elevator		\$ 75,000		
18	Conference Training Center	Replace boilers	\$ 160,000			
19	Conference Training Center	Update restroom fixtures & flooring	\$ 681,899			
20	Cramer Hall	Replace emergency power generator	\$ 65,000			
21	Early Learning Center	Replace roof	\$ 1,611,843			
22	Engineering Bldg	Remove wallpaper and paint	\$ 330,000			
23	Johnson Research Center	Replace flooring and repaint	\$ 90,000			
24	Library	Update restrooms	\$ 438,933			
25	Library	Replace worn carpet	\$ 300,000			
26	Materials Science Bldg	Upgrade lab control systems (phase 3 of 4)	\$ 340,000			
27	Nursing Bldg	Replace chillers	\$ 450,000			
28	Optics Bldg	Refurbish laboratory air scrubber system	\$ 75,000			
29	Shelbie King Hall	Mechanical & electrical upgrades	\$ 900,000			
30	Shelby Center	Replace windows (phase 1 of 3)	\$ 150,000			
31	Technology Hall	Replace loading dock lift	\$ 45,000			
32	Von Braun Research Hall	Replace roof	\$ 1,751,206			

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2023						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
AUXILIARY						
1	Bevill Center	Replace boilers for kitchen	\$ 150,000			
2	Bevill Center	Replace hallway windows	\$ 20,000			
3	Campus	Exterior window cleaning (all Aux-1 mil X.03/SF)			\$ 30,000	
4	Central Campus Res Hall	Clean & reseal building exterior			\$ 250,000	
5	Central Campus Res Hall	Replace cooling tower	\$ 300,000			
6	Central Campus Res Hall	Replace windows (phase 2 of 4)	\$ 100,000			
7	Central Campus Res Hall	Replace roof	\$ 1,286,701			
8	Southeast Campus Housing	Replace fire alarm system		\$ 65,000		
9	Southeast Campus Housing	Replace interior plumbing (phase 2 of 4)	\$ 112,500			
10	Southeast Campus Housing	Replace shower valves	\$ 40,000			
11	Southeast Campus Housing	Upgrade HVAC (phase 2 of 4)	\$ 55,000			
12	University Fitness Center	Replace heating boilers	\$ 75,000			
13	University Fitness Center	Replace HVAC-VAV gear boxes	\$ 50,000			
FY 2023 TOTAL			\$ 11,221,178	\$ 975,000	\$ 665,000	\$ 12,861,178

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2024						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
EDUCATION & GENERAL						
1	Business Admin Bldg	Refurbish elevators		\$ 85,000		
2	Business Admin Bldg	Replace seating - Chan auditorium	\$ 300,000			
3	Business Admin Bldg	Replace carpet - Chan auditorium	\$ 80,000			
4	Business Admin Bldg	Replace tile floor - 1st floor	\$ 139,000			
5	Campus	Abate asbestos to support other projects (as needed)	\$ 200,000			
6	Campus	Clean building exterior via softwash (3-4 buildings)			\$ 125,000	
7	Campus	Energy reduction projects (HVAC, Submetering, BAS controls, etc.)		\$ 180,000		
8	Campus	Exterior window cleaning (all E&G bldgs-2.6 mil X.03/SF)			\$ 80,000	
9	Campus	Landscaping: replacement plants/beds & drainage	\$ 120,000			
10	Campus	Life safety/fire protection upgrades		\$ 200,000		
11	Campus	Pavement, parking, & sidewalk repairs, mil & resurface, etc.	\$ 550,000			
12	Campus	Repair &/or replace irrigation systems	\$ 80,000			
13	Campus	Upgrade interior lighting to LED (Phase 4 of 4 - BEV, SST, UFC, VBH)		\$ 230,000		
14	Central Plant Bld	Replace roof	\$ 180,642			
15	Central Receiving Bldg	Replace roof	\$ 180,000			
16	Conference Training Center	Replace AHUs (phase 2 of 2)	\$ 400,000			
17	Cramer Hall	Refurbish passenger elevators 1 & 2		\$ 160,000		
18	Cramer Hall	Replace makeup air units on roof	\$ 415,000			
19	Early Learning Center	Replace hallway flooring	\$ 185,000			
20	Early Learning Center	Replace rooftop units (phase 1 of 2)	\$ 125,000			
21	Early Learning Center	Storage addition/café window enclosures	\$ 48,000			
22	Engineering Bldg	Replace flooring	\$ 160,000			
23	Engineering Bldg	Replace windows	\$ 120,000			
24	Johnson Research Center	Update restrooms	\$ 120,619			
25	Library (Tower A)	Replace electric boiler	\$ 200,000			
26	Materials Science Bldg	Repaint interior	\$ 628,000			
27	Materials Science Bldg	Upgrade lab controls (phase 4 of 4)	\$ 250,000			
28	Optics Bldg	Replace windows	\$ 130,000			
29	Roberts Hall	Replace boiler	\$ 250,000			
30	Shelby Center	Replace windows (phase 2 of 3)	\$ 150,000			
31	Spragins Hall	Replace flooring - hallway	\$ 268,500			
32	Technology Hall	Replace boiler	\$ 180,000			
33	Wilson Hall	Replace package units on roof			\$ 50,000	

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2024						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
AUXILIARY						
1	Bevill Center	Replace ceiling tile - lobby	\$ 60,000			
2	Bevill Center	Replace hallway lighting		\$ 32,000		
3	Bevill Center	Replace shower valves	\$ 50,000			
4	Campus	Exterior window cleaning (all Aux-1 mil X.03/SF)			\$ 30,000	
5	Central Campus Res Hall	Replace windows (phase 3 of 4)	\$ 100,000			
6	North Campus Res Hall	Replace carpet	\$ 245,000			
7	Southeast Campus Housing	Replace interior plumbing (phase 3 of 4)	\$ 112,500			
6	Southeast Campus Housing	Upgrade HVAC (phase 3 of 4)	\$ 50,000			
FY 2024 TOTAL			\$ 6,077,261	\$ 887,000	\$ 285,000	\$ 7,249,261

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2025						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
EDUCATION & GENERAL						
1	Business Admin Bldg	Update restrooms	\$ 569,697			
2	Business Service Bldg	Replace roof	\$ 150,718			
3	Campus	Abate asbestos to support other projects (as needed)	\$ 200,000			
4	Campus	Clean building exterior via softwash (3-4 buildings)			\$ 125,000	
5	Campus	Energy reduction projects (HVAC, Submetering, BAS controls, etc.)		\$ 180,000		
6	Campus	Exterior window cleaning (all E&G bldgs-2.6 mil X.03/SF)			\$ 80,000	
7	Campus	Landscaping: replacement plants/beds & drainage	\$ 120,000			
8	Campus	Life safety/fire protection upgrades		\$ 200,000		
9	Campus	Pavement, parking, & sidewalk repairs, mil & resurface, etc.	\$ 550,000			
10	Campus	Repair &/or replace irrigation systems	\$ 80,000			
11	Central Plant Bldg	Replace emergency power generator	\$ 200,000			
12	Central Plant Bldg	Replace flex tube boiler	\$ 180,000			
13	Charger Union	Replace restroom flush valves	\$ 32,000			
14	Conference Training Center	Refurbish passenger elevator		\$ 90,000		
15	Conference Training Center	Replace air walls - Exhibit Hall	\$ 130,000			
16	Conference Training Center	Replace skylights	\$ 75,000			
17	Early Learning Center	Replace rooftop units (phase 2 of 2)	\$ 125,000			
18	Early Learning Center	Replace windows	\$ 400,000			
19	Engineering Bldg	Refurbish elevator		\$ 75,000		
20	Engineering Bldg	Update restrooms	\$ 65,000			
21	Materials Science Bldg	Replace windows	\$ 300,000			
22	Materials Science Bldg	Update flooring - classrooms	\$ 110,000			
23	Shelby Center	Replace windows (phase 3 of 3)	\$ 150,000			
24	Spragins Hall	Replace carpet	\$ 159,940			
25	Technology Hall	Replace seating - S105	\$ 115,000			
26	Technology Hall	Update restrooms	\$ 600,000			
27	Von Braun Research Hall	Replace carpet - Annex D	\$ 14,000			
28	Von Braun Research Hall	Replace chiller	\$ 250,000			
29	Von Braun Research Hall	Replace CRAC units	\$ 325,000			
30	Von Braun Research Hall	Replace electrical switchgear			\$ 45,000	
31	Von Braun Research Hall	Replace fan coils	\$ 500,000			
32	Von Braun Research Hall	Replace fire alarm system		\$ 75,000		
33	Von Braun Research Hall	Replace flooring & update painting - hallway	\$ 289,621			
34	Von Braun Research Hall	Replace hydronic piping under building			\$ 1,200,000	
35	Von Braun Research Hall	Replace insulation on piping			\$ 300,000	

The University of Alabama in Huntsville  
Deferred Maintenance and Facility Renewal Report

FY 2025						
NO.	BUILDING	DESCRIPTION	CLASSIFICATION			TOTAL
			PLANT RENEWAL	PLANT ADAPT.	DEF. MAINT.	
36	Von Braun Research Hall	Replace windows	\$ 120,000			
37	Wilson Hall	Replace Roof	\$ 733,040			
<b>AUXILIARY</b>						
1	Bevill Center	Replace AHUs	\$ 400,000			
	Bevill Center	Upgrade service elevator		\$ 85,000		
2	Campus	Exterior window cleaning (all Aux-1 mil X.03/SF)			\$ 30,000	
3	Central Campus Res Hall	Replace domestic boilers	\$ 80,000			
4	Central Campus Res Hall	Replace windows (phase 4 of 4)	\$ 100,000			
5	Frank Franz Hall	Replace boiler #1	\$ 20,000			
7	Fraternity/Sorority Houses	Replace carpet - common areas	\$ 105,000			
8	Southeast Campus Housing	Replace interior plumbing (phase 4 of 4)	\$ 112,500			
9	Southeast Campus Housing	Upgrade HVAC (phase 4 of 4)	\$ 50,000			
<b>FY 2025 TOTAL</b>			<b>\$ 7,411,516</b>	<b>\$ 705,000</b>	<b>\$ 1,780,000</b>	<b>\$ 9,896,516</b>
<b>5-YEAR TOTAL</b>			<b>\$ 39,313,828</b>	<b>\$ 6,763,850</b>	<b>\$ 5,780,000</b>	<b>\$ 51,857,678</b>



301 Sparkman Drive Huntsville, AL 35899   T (256) 824-1000   W [uah.edu](http://uah.edu)