EXECUTIVE SUMMARY
PROPOSED REAL ESTATE ACQUISITION
BOARD OF TRUSTEES SUBMITTAL

BOARD OF TRUSTEES MEETING DATE: September 12 – 13, 2013

CAMPUS: The University of Alabama

PROJECT NAME: Acquisition of Bryce-East McFarland Property and Campus Master Plan Amendment

PROJECT LOCATION: The subject Property is located to the Northeast of the University of Alabama and is generally bounded by McFarland Boulevard/US Hwy 82 to the west, Campus Drive to the south, the City of Tuscaloosa water plant to the east, and Jack Warner Parkway to the north.

LEGAL DESCRIPTION: See attached

ACREAGE: 26.02 total acres

IMPROVEMENTS: None

PURCHASE PRICE: $1,133,500

FINANCING: None

APPRaisal VALUE: $1,133,500

Licensed Appraiser: Robert G. Enslen, MAI
Realvest Real Estate & Appraisal Services
6031 Perimeter Place
Montgomery, AL 36116
Certified General Real Property Appraiser G-00046
Executive Summary
Real Estate Acquisition
Board of Trustees Submittal
Board of Trustees Meeting Date: September 12 – 13, 2013

CURRENT OWNER: Alabama Department of Mental Health

ACQUISITION ALTERNATIVES: None

RELATIONSHIP TO INSTITUTION PRIORITIES: The University of Alabama has identified this location for redevelopment and enhancement of the northeastern corner of the University by supporting storm drainage infrastructure to adequately sustain the growth of the Campus, providing a location for a communication tower to improve safety and security, and providing a natural area for recreation. The use of this property by the University is enhanced as it is immediately adjacent to the University and accessible via both an existing ALDOT overpass and multiple streets.
The Board of Trustees of The University of Alabama

September 13, 2013
Sellers Auditorium, Bryant Conference Center
Tuscaloosa
11:15 a.m.
7) Consideration of Resolution authorizing execution of an Architectural Service Agreement and approving preliminary Budget for the South Campus Parking Deck at UA (Stage II)

8) Consideration of Resolution authorizing execution of an Architectural Service Agreement and approving preliminary Budget for renovation and expansion of Sewell-Thomas Stadium at UA (Stages I and II)

9) Consideration of Resolution approving preliminary Budget and amending Campus Master Plan to reflect the East Campus Safe Shelter Project at UA (Stage I)

10) Consideration of Resolution approving preliminary Budget for erection of a metal frame building for the Grounds Department, Phase I, and approving an amendment to the Campus Master Plan at UA (Stage I)

11) Consideration of Resolution approving Kappa Alpha Fraternity to purchase the equity in the Sigma Phi Epsilon Fraternity House and sell the equity in its existing Fraternity House to Sigma Phi Epsilon and approving the preliminary Budget for the project at UA (Stage I)

12) Consideration of Resolution approving Sigma Phi Epsilon Fraternity to purchase the existing equity in the Kappa Alpha Fraternity House and sell the equity in its existing Fraternity House to Kappa Alpha and approving preliminary Budget for the project at UA (Stage I)

b. Real Estate Item

1) Consideration of Resolution authorizing execution of a Purchase Agreement for Bryce East-McFarland property, Tuscaloosa, Alabama, and approving an amendment to the Campus Master Plan at UA
The Physical Properties Committee of The Board of Trustees of The University of Alabama met in the Bryant Conference Center in Tuscaloosa on Thursday, September 12, 2013. Trustee Karen P. Brooks chaired the meeting. Michael A. Bownes served as Secretary.

On roll call, the following Committee members were present:

The Honorable Harris V. Morrissette, Trustee from the First Congressional District

The Honorable W. Davis Malone III, Trustee from the Second Congressional District

The Honorable James W. Wilson III, Trustee from the Third Congressional District

The Honorable Ronald W. Gray, Trustee from the Fifth Congressional District

The Honorable William Britt Sexton, Trustee from the Fifth Congressional District

The Honorable Andria Scott Hurst, Trustee from The Seventh Congressional District

The Honorable Karen P. Brooks, Trustee from the Seventh Congressional District

Other Trustees in attendance:

The Honorable Marietta M. Urquhart, Trustee from the First Congressional District

The Honorable Joseph C. Espy III, Trustee from the Second Congressional District

The Honorable Kenneth L. Vandervoort, Trustee from the Third Congressional District
The Honorable Paul W. Bryant, Jr., President pro tempore, 
Trustee from the Fourth Congressional District

The Honorable Finis E. St. John IV, Trustee from 
the Fourth Congressional District

The Honorable Vanessa Leonard, Trustee from 
the Sixth Congressional District

The Honorable John J. McMahon, Jr., Trustee from 
the Sixth Congressional District

The Honorable Judge John H. England, Jr., Trustee from 
the Seventh Congressional District

The meeting was also attended by Chancellor Robert E. Witt, Assistant Vice 
Chancellor for Construction Management Michael Rodgers, UA President Judy Bonner, 
UAB President Ray L. Watts, UAHuntsville President Robert A. Altenkirch, as well as 
support staff from the UA System Office, UA, UAB, UABHS, and UAHuntsville.

Vice Chancellor for System Relations Kellee Reinhart introduced the press: Ed 
Enoch, *The Tuscaloosa News*; Jennifer Edwards and Jerome Davis, WVUA-TV; Melissa 
Brown, AL.com; Lauren Ferguson, *The Crimson White*; Meredith Armstrong, Channel 
13; and Chris Walsh, BamaonLine.

Chair Brooks called for a motion to approve the minutes of the June 13, 2013 
meeting. On motion of Trustee Gray, seconded by Trustee Malone, the minutes were 
approved.

Chair Brooks called on Mike Rodgers, Assistant Vice Chancellor for Construction 
Management, to present the UA System construction item.

Mr. Rodgers presented the construction item for consideration, a resolution 
approving the Stage I Submittals for Capital Projects included in the FY 2013-2014 
Annual Capital Development Plans submitted by UA, UAB, UABHS, and UAHuntsville.

Chair Brooks called for a motion to approve the resolution. On motion of Trustee 
Sexton, seconded by Trustee Malone, the item was approved.

RESOLUTION

WHEREAS, Board Rule 415 requires that Annual Capital 
Development Plans for capital projects, equipment purchases, and real
NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Stage I submittal package for the Project is hereby approved.

2. The preliminary budget for the Project as stipulated above is hereby approved.

Mr. Lanier presented real estate item one for consideration, a resolution authorizing the purchase of the Bryce – East McFarland property and approving the Campus Master Plan amendment by UA.

Chair Brooks called for a motion to approve the resolution. On motion of Trustee Malone, seconded by Trustee Gray, the item was approved.

RESOLUTION

WHEREAS, The University of Alabama (“University”) has an opportunity to acquire from the Alabama Department of Mental Health (“Seller”) title to 26.02 acres of land located at the Northeast Corner of The University of Alabama, east of McFarland Boulevard/U.S. Highway 82, north of Campus Drive, east of the City of Tuscaloosa water plant, and south of Jack Warner Parkway (“Property”) for a purchase price of $1,133,500; and

WHEREAS, a legal description of the Property is attached hereto as Exhibit E; and

WHEREAS, the Seller and the University have negotiated a Purchase Agreement (“Agreement”), a copy of which is attached hereto as Exhibit F, for the purchase of the Property that is contingent upon The Board of Trustees of The University of Alabama (“Board”) approval of the sale as described therein; and

WHEREAS, the appropriate officials at the University consider the acquisition of the Property to be in the best interest of the University and recommend to the Board approval of the purchase of the Property in accordance with the terms of the Agreement that is attached hereto as Exhibit F; and
WHEREAS, the Property is not included in the University's current approved Campus Master Plan and therefore, the University requests the Campus Master Plan be amended to include this Property;

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The purchase from the Seller of the Property for a total purchase price of $1,133,500 is hereby approved.

2. The amendment to the Campus Master Plan is hereby approved.

BE IT FURTHER RESOLVED that Judy Bonner, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and are hereby, authorized and empowered for and on behalf of the Board to execute a purchase agreement in substantially the form attached hereto as Exhibit F; and to do any and all things necessary or desirable to make, execute, and deliver such documents and instruments as necessary to purchase the Property from the Sellers on the terms set out above.

Chair Brooks called on Richard Margison, Vice President for Financial Affairs and Administration at UAB, to present the UAB construction and real estate items.

Mr. Margison presented the construction item for consideration, a Stage I resolution approving the preliminary project scope and budget for the Expansion of the Chilled Water Distribution System to the new Student Center at UAB.

Chair Brooks called for a motion to approve the resolution. On motion of Trustee Sexton, seconded by Trustee Malone, the item was approved.

RESOLUTION

WHEREAS, UAB currently operates three Central Utilities Plants which provide reliable, centralized chilled water service to the Medical Center District, Research District, and other select facilities across campus through a Chilled Water Distribution System; and

WHEREAS, the Chilled Water Distribution System does not currently provide adequate centralized chilled water to many facilities located in the
western academic campus and is not configured to accommodate planned future growth of the UAB Campus; and

WHEREAS, to provide for the current and future chilled water needs of the western academic campus and areas of planned future growth, UAB is in the process of implementing a Chilled Water Master Plan; and

WHEREAS, the Chilled Water Master Plan is structured to be implemented in six phases over the course of the next twenty years and will provide expanded centralized chilled water service to the western portions of campus, the proposed future northern expansion of campus as well as the proposed expansion of the Research District; and

WHEREAS, UAB now proposes a Project to design and construct Phase I of the Chilled Water Master Plan which will provide centralized chilled water service to the future New Student Center as well as a tie-in point for future phases of the Chilled Water Master Plan; and

WHEREAS, the Project will install approximately 1,200 linear feet of underground 30-inch chilled water supply and return piping (approximately 2,400 linear feet total) from Central Utilities Plant #1, west down 7th Avenue South, to a tie-in point along the north side of the New Student Center; and

WHEREAS, the Project will be funded by UAB Plant Funds; and

WHEREAS, the preliminary Project Budget is established as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Associated Project Costs (Architect and Engineering Fees, Surveys, Testing and Inspection, Moveable Equipment &amp; Furnishings, Construction Contingency, Other)</td>
<td>$700,000</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td><strong>$3,200,000</strong></td>
</tr>
</tbody>
</table>

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Stage I submittal for the Project is hereby approved.

2. The University of Alabama at Birmingham is authorized to proceed with the planning for the Project in accordance with the provisions of Board Rule 415.
Mr. Margison presented real estate item one for consideration, a resolution authorizing purchase of property and associated improvements located at 916 20th Street South by UAB.

Chair Brooks called for a motion to approve the resolution. On motion of Trustee Sexton, seconded by Trustee Malone, the item was approved.

RESOLUTION

WHEREAS, the real estate located on Block 772 in the City of Birmingham, Alabama, herein designated as the Property, is an essential part of the University Master Plan for parking for adjacent UAB facilities; and

WHEREAS, The University of Alabama at Birmingham has determined a need to move forward with the purchase of the Property; and

WHEREAS, The University of Alabama at Birmingham has reached a tentative agreement to purchase the Property for $360,000, with the Seller, Kyle, LLC, Inc., contingent upon approval by The Board of Trustees of The University of Alabama;

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that Richard L. Margison, Vice President for Financial Affairs and Administration, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama at Birmingham are hereby authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing the purchase of said Property from Kyle, LLC, for $360,000.

BE IT FURTHER RESOLVED, that The University of Alabama at Birmingham be authorized to take other actions necessary to complete the purchase of the Property under the terms stated above on behalf of The Board of Trustees of The University of Alabama.

Mr. Margison presented real estate item two for consideration, a resolution approving the appointment of Mr. Kevin Jaquess as the designated agent at UAB.

Chair Brooks called for a motion to approve the resolution. On motion of Trustee Malone, seconded by Trustee Hurst, the item was approved.