

RESOLUTION

ARCHITECT FOR PROFESSIONAL OFFICE BUILDING AT USA SPRING HILL AVENUE CAMPUS SITE

WHEREAS, the University of South Alabama acquired the Spring Hill Avenue Campus from Providence Hospital in 1987, and

WHEREAS, these facilities were built in various stages dating back to the middle of the last century, and

WHEREAS, the property has served the University well in housing various clinics, administrative offices and the Colleges of Nursing and Allied Health Professions for many years, and

WHEREAS, these facilities are aging, and maintenance issues persist, and of the over 500,000 square feet of space at this site, only about half is currently occupied, and the expense to update the buildings would be significant, and

WHEREAS, the University of South Alabama College of Medicine's and Health Services Foundation's outpatient clinics for pediatrics and family practice are currently housed at this location, and the University has determined that it would be financially more advantageous to construct a new professional office building for clinics of the College of Medicine and the Health Services Foundation than update the facilities at the USA Spring Hill Avenue Campus, and

WHEREAS, President Gordon Moulton authorized a request for qualifications from numerous architectural firms for the purpose of selecting one to work with University personnel to plan this project, and

WHEREAS, the firm of Williams Blackstock Architects was selected and has now completed the programming and planning of this proposed facility, and

WHEREAS, the University now recommends building a new professional office building at that site and demolishing the former nursing students' residence hall and other structures, as appropriate,

THEREFORE, BE IT RESOLVED that the President of the University of South Alabama is authorized to engage the firm of Williams Blackstock Architects for the purpose of designing a new professional office building, and

BE IT FURTHER RESOLVED, that authorization is hereby given to demolish the former nursing students' residence hall at the Spring Hill Avenue Campus and other buildings as needed and deemed appropriate by the President of the University.

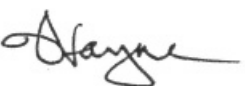


FEB 25 2013

UNIVERSITY OF SOUTH ALABAMA

UNIVERSITY OF SOUTH ALABAMA
Vice President for Financial Affairs
AD 170

MEMORANDUM

TO: President John W. Smith
FROM: M. Wayne Davis 
SUBJECT: Board of Trustees Resolution
DATE: February 25, 2013

The University acquired the Spring Hill Avenue Campus from Providence Hospital in 1987 and has used it for various purposes over the years. However, only about half of the over 500,000 square feet of space at this site is occupied, and it has numerous current and pending maintenance issues.

The University suffers an annual operating loss on these facilities above the rent that is collected from the Veterans Affairs office and other tenants.

It is in the University's best interest to plan to ultimately replace these facilities with a professional office building (POB) for the use of the College of Medicine and Health Services Foundation clinics, and to relocate the other tenants. The first step in this process is to engage an architect to design the POB and to schedule demolition of the unoccupied building that was originally the nursing students' residence.

With your consent, the attached Resolution will be presented to the Board of Trustees for approval at its March 8, 2013, meeting.

MWD/cbm

Attachment

APPROVED

2/26/13

University of South Alabama
USA Medical Office Building
Architect Selection Information
SA Group, LLC Memorandum

Based on the advertisement requesting Request for Qualifications (RFQ), copy attached, a total of nineteen (19) architectural firms submitted packages.

A committee reviewed the submitted RFQ's and selected three (3) firms to be interviewed. Upon conclusion of the interview process the firm of Williams Blackstock was chosen to move forward in the effort to determine if a Medical Office Building Project was feasible.

The Architectural firms that submitted are shown below:

A star (***) denotes firm selected for interview.

Williams Blackstock ***

TRO / Jung Brannen ***

Seay Seay & Litchfield ***

Braganier David Sims

David Stokes Collaborative

CMH Architecture

Birchfield Penuel & Associates

WHLC Architecture

Brown Studio Architecture

Stanley Beaman & Sears

TVS Design

JMR Architecture

Caldwell Associates Architects

YSM Design

Payne Lee & Associates

TAG – The Architects Group

Poole & Company Architects

PH&J Architects

SAGROUP LLC

P.O. Box 82109 • Mobile, AL 36689
Phone 251.461.1468 • Fax 251.461.1486

RECEIVED

AUG 29 2012

**WILLIAMS • BLACKSTOCK
ARCHITECTS, P.C.**

August 23, 2012

Mr. Joel Blackstock - Principal
Williams Blackstock Architects
2204 First Avenue South
Birmingham, Alabama 35233

Joel:

On behalf of the University of South Alabama (USA), thank you for participating in the "Request for Qualifications" process for the proposed Professional Office Building. We appreciate you agreeing to participate in the interview process as well and congratulate your firm on your effort. Should the project be authorized, final selection of the architect is subject to approval by the University of South Alabama Board of Trustees.

As was discussed a Programming Confirmation / Schematic Design Concept Phase as well as a Project Budget Validation phase must be completed before the project can be authorized by university officials. SA Group, LLC will be responsible for the Project Budget Phase and has asked for assistance in completing the Programming / Schematic Design Phase.

To that end USA would like to engage your firm on a strictly consulting basis to assist us in the completion of the two phases required for university approval. We believe the following terms are acceptable to you and USA.

An amount of Fifty Thousand Dollars (\$50,000.00) has been agreed as a Not To Exceed amount for providing Programming / Schematic Design Concept Phase assistance. This work shall be billed on a time spent basis at rates not to exceed those shown on the attachment. Work shall be completed within One Hundred Twenty Days (120) from the start of work. Reimbursable costs are in addition to the maximum amount noted above and shall not exceed standard USA travel policy.

It is also agreed that should USA move forward with the project the above stated services shall be incorporated into a standard State of Alabama Agreement Between Owner And Architect with normal USA modifications and clarifications as previously used for your other project agreements.

Should such an Agreement be approved by USA, one half of costs incurred by USA, not to exceed Twenty Five Thousand Dollars (\$25,000.00) will be designated as part of the Schematic Design Phase as required by the Basic Services section of the Agreement.

Positive Owner Representation

Mr. Joel Blackstock
Williams Blackstock Architects
August 23, 2012
Page Two

SAGROUPLLC
Positive Owner Representation

Should such an Agreement be approved by USA, one half of costs incurred by USA, not to exceed Twenty Five Thousand Dollars (\$25,000.00) will be included as an additional Owner Requested service for the project and incorporated accordingly.

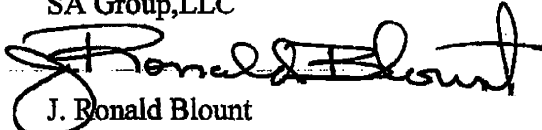
Should the project not move forward this Agreement shall be the only Agreement between the parties and USA shall have no other obligations or contract responsibilities beyond those noted above.

WBA shall provide a Certificate of Insurance naming USA as certificate holder indicating coverage equal to those shown in your New Student Housing - Delta II Agreement.

Joel Blackstock shall serve in the coordinator role for each Programming / Schematic Design Concept meeting and shall be in attendance at such meetings.

Joel, once again we appreciate the interest shown and the willingness to work with USA in the initial phase of developing the potential project. Should you have any questions or comments, please feel free to contact me. If the above matches your understanding please accept by signing in the space provided.

Sincerely,
SA Group,LLC


J. Ronald Blount
Program Manager for
University of South Alabama

Accepted:
Williams Blackstock Architects


Joel Blackstock – Principal