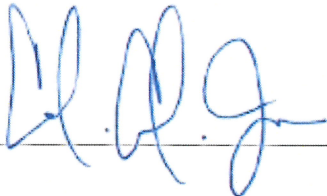



**University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria**

*** Board Submittal Checklist
Capital Project – Revised Scope and Budget Submittals/1
(Revised Scope and Budget)/**

Campus: The University of Alabama
Project Name: Angelo Bruno Business Library Renovations
UA Project #: 036-19-2003
Meeting Date: November 4 – 5, 2021

- * ☒ 1. Completed Board Submittal Checklist
☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
☒ 3. Proposed Board Resolution requesting approval of the Revised Scope and Budget
☒ 4. Campus correspondence/photos providing supporting project information
☒ 5. Executive Summary – Proposed Capital Project. /2
☒ 6. Project Summary (Brief description of project and materials of construction)
☒ 7. Project Planning Report/2
☒ 8. Campus map(s) showing Project site
☐ 9. Final Business Plan (if applicable)/7

Prepared by: 

Approved by: 

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

/2 Reference Tab 3E - Board Rule 415 Instructional Guide

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N - Board Rule 415 Instructional Guide

/7 Reference Tab 3V - Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Commissioning Firm Agreement, provide notification to Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration. Reference Tab 3-O-Board Rule 415, Instructional Guide

* Basic documents required for this Board Submittal Package include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

October 6, 2021

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its November 4-5, 2021 meeting the following resolution:

- Board Item – Action: Revised Scope and Budget Submittals: Angelo Bruno Business Library Renovations, UA Project #: 036-19-2003

Please contact us if you have questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Stuart R. Bell" followed by a stylized "CT" monogram.

Stuart R. Bell
President

Enclosure



RESOLUTION

ANGELO BRUNO BUSINESS LIBRARY RENOVATIONS

WHEREAS, on September 6, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Angelo Bruno Business Library Renovations Project (“Project”) located at 425 Stadium Drive; and

WHEREAS, the Project is a critical step in the realignment of Library space as necessary to support the teaching, research, and learning environment in the 21st Century; and

WHEREAS, on November 8, 2019, the Board authorized The University of Alabama (“University”), to proceed with negotiations with B Group Architecture, Inc., Birmingham, Alabama; and

WHEREAS, the University has negotiated a final design fee based on 6.4% of the cost of Construction, plus a renovation factor of 1.1 (10%), less a credit in the amount of \$7,163 for previous work performed and for services performed in-house; and

WHEREAS, on November 8, 2019, the Board approved a Revised Scope as necessary to comply with Federal Standards to include a unisex restroom and a nursing mother’s room on the ground floor and to enhance life safety measures by including the installation of a sprinkler system that meets current code criteria on the ground and first floor levels for the increased occupancy density; and

WHEREAS, on November 8, 2019, the Board approved a Revised Budget from \$3,100,000 to \$3,527,175 to include the cost of the added amenities, life safety items and associated soft costs; and

WHEREAS, the University is requesting approval for a Revised Scope to include the renovation and reorganization of second-floor spaces of approximately 22,165 gross square feet, replacement of the main air handlers, and associated furniture and fixtures; and

WHEREAS, the University is requesting approval for a Revised Project Budget from \$3,527,175 to \$9,000,000 for the costs of the Revised Scope and associated soft costs; and

WHEREAS, the proposed increase of \$5,472,825 in the Revised Project Budget is being funded from University Central Reserves; and

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from Office of Academic Affairs Reserves in the amount of \$2,500,000, University Central Reserves in the amount of \$5,900,000, and Bashinsky Computer Support funds in the amount of \$600,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$3,400,000 (38% of Total Project Cost); and

WHEREAS, the Revised Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 4,507,605
Furniture, Fixtures and Equipment	\$ 3,298,880
Security/Access Control	\$ 107,517
Telecommunication/Data	\$ 107,517
Contingency* (10%)	\$ 450,761
UA Project Management Fee** (3%)	\$ 148,751
Architect/Engineer Fee*** (~7.84%)	\$ 307,427
Expenses (Surveys, Construction Materials Testing, Inspections)	\$ 32,448
Other Fees and Services (Advertising, Printing, Postage)	\$ 39,095
TOTAL PROJECT COST	<u>\$ 9,000,000</u>

*Contingency is based on 10% of the cost of Construction.

**UA Project Management Fee is based on 3% of the costs of Construction and Contingency.

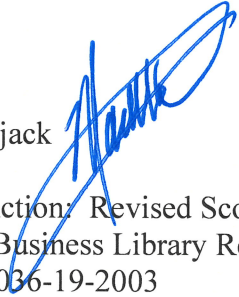
***Architect/Engineer Fee is based on 6.4% of the cost of Construction, plus a 1.1 renovation factor, less a credit in the amount of \$7,163 for in-house design services performed.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Revised Scope and Budget for the Project as stipulated above are hereby approved.

October 6, 2021

MEMORANDUM:

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Scope and Budget Submittals:
Angelo Bruno Business Library Renovations
UA Project #: 036-19-2003

The University of Alabama (“University”) proposes to include the renovation and reorganization of second floor spaces of approximately 22,165 gross square feet in the Angelo Bruno Business Library Renovations Project (“Project”) and accordingly is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Revised Scope for the Project.

The inclusion of the second-floor renovation and reorganization will provide additional open, collaborative, small group study spaces in the library to promote student group activities. The replacement of the main air handlers and associated furniture and fixtures for the second floor are also proposed.

Accordingly, the University is requesting approval for a Revised Budget from \$3,527,175 to \$9,000,000 to include the costs of the Revised Scope and associated soft costs.

This Project will be funded from Office of Academic Affairs Reserves in the amount of \$2,500,000, University Central Reserves in the amount of \$5,900,000, and Bashinsky Computer Support fund in the amount of \$600,000. The Project will eliminate campus deferred maintenance liabilities in the amount of approximately \$3,400,000.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for November 4 – 5, 2021.

MMF/ccj

pc w/atchmts: Michael Rodgers
Tim Leopard
Joshua Bollinger

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 4 – 5, 2021

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Angelo Bruno Business Library Renovations

PROJECT LOCATION: 425 Stadium Drive

ARCHITECT: B Group Architecture, Inc., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>September 6, 2019</u>
<input type="checkbox"/> Stage II	<u>November 8, 2019</u>
<input type="checkbox"/> Revised Scope and Budget	<u>November 8, 2019</u>
<input checked="" type="checkbox"/> Revised Scope and Budget	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	Class Laboratory	~ 4%	2,300
<input type="checkbox"/> Building Construction	Offices	~12%	6,950
	Study Rooms	~83%	49,468
	Bathrooms	~ 1%	1,100
	TOTAL	100%	59,818

BUDGET	CURRENT	REVISED
Construction	\$ 2,025,000	\$ 4,507,605
Furniture, Fixtures and Equipment	\$ 900,000	\$ 3,298,880
Security/Access Control	\$ 50,000	\$ 107,517
Telecommunication/Data	\$ 50,000	\$ 107,517
Contingency* (10%)	\$ 202,500	\$ 450,761
UA Project Management Fee** (3%)	\$ 66,825	\$ 148,751
Architect/Engineer Fee*** (8.75%/~7.84%)	\$ 177,188	\$ 307,427
Expenses (Surveys, Construction Materials Testing, Inspections)	\$ 30,000	\$ 32,448
Other Fees and Services (Advertising, Printing, Postage)	\$ 25,662	\$ 39,095
TOTAL PROJECT COST	\$ 3,527,175	\$ 9,000,000

*Contingency is based on 10% of the cost of Construction.

**UA Project Management Fee is based on 3% of the costs of Construction and Contingency.

***Architect/Engineer Fee is based on 6.4% of the cost of Construction, plus a 1.10 renovation factor, less a credit in the amount of \$7,163 for in-house design services performed.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ N/A*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ N/A*

FUNDING SOURCE:

Capital Outlay:

Office of Academic Affairs Reserves \$ 2,500,000

University Central Reserves \$ 5,900,000

Bashinsky Computer Support Fund \$ 600,000

O&M Costs: \$ N/A*

*The Angelo Bruno Business Library is an existing Education and General facility and accordingly is already funded. Ongoing O&M costs are funded from the annual operating budget.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The Angelo Bruno Business Library Renovation project ("Project") is a critical step in the realignment of library space in order to meet the strategic plan of The University of Alabama ("University") and to transform University libraries as necessary to support the growth of the University, the academic mission and the teaching, research and learning environment in the 21st Century.

Additional space will become available in University libraries when some of the printed materials are moved to the Archival Storage facility. This relocation will provide space for adequate seating and workspaces for students and faculty. There are frequent requests from students for additional group study spaces, graduate student and faculty spaces, and more areas for quiet, individual study spaces. Students spend a great deal of time in the libraries working, studying, and interacting with peers.

Emphasis on research will increase the demand for areas where graduate students and faculty can create and share knowledge in an age of digital technology and collaboration.

This Project will further the University's goals to provide a premiere undergraduate and graduate education by providing adequate and appropriate space for students to study and collaborate, and enhance the recruitment and retention of outstanding faculty and staff.

The Project will also provide critical swing space to support student needs during future renovations of Gorgas Library.

ATTACHMENT NO. 1

Project: Angelo Bruno Business Library Renovations
BOT Submittal: Revised Scope and Budget
Meeting Date: November 4 – 5, 2021

Project Summary

ANGELO BRUNO BUSINESS LIBRARY RENOVATIONS

The Angelo Bruno Business Library (“Library”) Renovations Project (“Project”), located at 425 Stadium Drive, is a critical step in the realignment of library space necessary to meet the strategic plan of The University of Alabama (“University”) and to transform University libraries as necessary to support the academic mission and the teaching, research and learning environment in the 21st Century.

The Project will consist of renovation and reorganization of the first-and second floor spaces of approximately 44,330 gross square feet total, and the renovation of the ground floor where the Sloan Y. Bashinsky Computer Lab (“Computer Lab”) and offices of approximately 9,250 square feet are located. The Project will provide additional open, collaborative, small group study spaces in the Library and update the Computer Lab with appropriate furniture to promote student group study activities. The building originally opened in 1994 and the furniture and finishes are original to the building and in need of replacement to meet student’s current needs and expectations with respect to technology support.

Select reference materials and books have been, and continue to be, relocated to the Library annex storage facility, and will be made available on an as-requested basis in accordance with the Library’s standard document delivery process for University faculty, staff, and students. The interior finishes will be modified as required to enhance the space. As the layouts are designed, modifications to the existing mechanical, electrical, and life safety systems will be completed, as necessary. Upgrades to the network will be made to support wireless demands for the additional students in the spaces. There will be no exterior modifications to the building.

Additionally, life safety measures, including installation of a sprinkler system, upgrades to the fire alarm and HVAC system, are necessary to meet current code and increase occupancy density. Additionally, to comply with Federal Standards, the University desires to include the addition of a unisex restroom and a nursing mother’s room on the ground floor.

The Project will eliminate approximately \$3,400,000, or 38% of the total project cost, in campus deferred maintenance liabilities.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: November 4 - 5, 2021

☐ INITIAL REPORT
☒ INTERIM REPORT
☐ FINAL REPORT
2 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Angelo Bruno Business Library Renovations

2. LOCATION: 425 Stadium Drive

3. ARCHITECT/ENGINEER: B Group Architecture, Inc., Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	July-19
	% COMPLETE	100%
	* DATE COMPLETED	September-19
B. PRELIMINARY DESIGN:	DATE INITIATED	September-19
	% COMPLETE	100%
	* DATE COMPLETED	January-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	November-21
	% COMPLETE	0%
	* DATE COMPLETED (Projected)	February-22
D. SCHEDULED BID DATE:		March-22

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 2,025,000	\$ 4,507,605
B. FURNITURE, FIXTURES AND EQUIPMENT	\$ 900,000	\$ 3,298,880
C. SECURITY/ACCESS CONTROL	\$ 50,000	\$ 107,517
D. TELECOMMUNICATION/DATA	\$ 50,000	\$ 107,517
E. CONTINGENCY* (10%)	\$ 202,500	\$ 450,761
F. UA PROJECT MANAGEMENT FEE** (3%)	\$ 66,825	\$ 148,751
G. ARCHITECT/ENGINEER FEE*** (8.75%/~7.84%)	\$ 177,188	\$ 307,427
H. EXPENSES (SURVEYS, CONSTRUCTION MATERIALS TESTING, INSPECTIONS)	\$ 30,000	\$ 32,448
I. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 25,662	\$ 39,095
J. TOTAL PROJECT COST	\$ 3,527,175	\$ 9,000,000

*Contingency is based on 10% of the cost of Construction.

**UA Project Management Fee is based on 3% of the costs of Construction and Contingency.

***Architect/Engineer Fee is based on 6.4% of the cost of Construction, plus a 1.10 renovation factor, less a credit in the amount of \$7,163 for in-house design services performed.

6. FUNDING/RESOURCES: Office of Academic Affairs Reserves - \$2,500,000

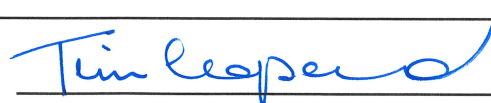
University Central Reserves - \$5,900,000

Bashinsky Computer Support fund - \$600,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



ANGELO BRUNO BUSINESS LIBRARY RENOVATIONS

LOCATION MAP

