


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

\* Board Submittal Checklist No. 4  
Capital Project – Revised Funding Source /1  
(Revised Funding Source)

Campus: The University of Alabama  
Project Name: Hewson Hall\*\*  
Meeting Date: November 8-9, 2018

- 1. Completed Board Submittal Checklist No.4
- 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. Resolution requesting approval of Revised funding source
- 4. Campus correspondence/photographs providing supplemental project information
- 5. Executive Summary of Proposed Capital Project with Revised Funding Source /2
- 6. Project Summary
- 7. Project Planning Report /2
- 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- 9. Recommendations for Contract Award by Architect/Construction Manager
- 10. Campus map(s) showing location of project site
- 11. Final Business Plan (if applicable) /3

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 3V - 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.

\*\* Formerly New Classroom and Collaboration Building for the Culverhouse College of Business.

## RESOLUTION

### HEWSON HALL

WHEREAS, on September 21, 2018, in recognition of the significant accomplishments and generosity of Marillyn A. Hewson, the Board of Trustees of the University of Alabama (“Board”) approved the naming of the new Culverhouse College of Business building as Hewson Hall (“Project”); formerly known as the New Classroom and Collaboration Building for the Culverhouse College of Business; and

WHEREAS, in accordance with Board Rule 415, on November 3, 2017, The Board approved a Stage I submittal for the construction of the Project to be located on the west side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library at the site of the former Presidential Apartments; and

WHEREAS, Culverhouse has seen enrollment growth of approximately 30% since 2012 and 250% since 1994 and they have occupied the same square footage during that period; and

WHEREAS, the proposed Project will provide modern facilities to support the teaching and learning environment and support the future renovation of existing facilities in conjunction with Culverhouse’s strategic plan; and

WHEREAS, this Project will provide an International Code Council 500 rated storm and tornado shelter integrated into classroom space in accordance with State Law; and

WHEREAS, in accordance with Board Rule 415, on February 9, 2018, the Board approved the top ranked architectural firms and authorized officials of The University of Alabama (“University”) to proceed with negotiations; and

WHEREAS, on September 21, 2018, the Board approved the renderings for the Project; and

WHEREAS, the Project location, architectural design, 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 Gifts in the amount of \$15 Million, Future Bonds – Culverhouse College of Business in the amount of \$15 Million, and Future Bonds – E&G in the amount of \$30 Million; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET:		CURRENT
Construction	\$	42,363,500
Utilities and Infrastructure	\$	3,000,000
Landscaping	\$	250,000
Furniture/Fixture and Equipment	\$	3,239,500
Security/Access Control	\$	300,000
Telecommunication/Data	\$	300,000
Contingency* (5%)	\$	2,280,675
UA Project Management Fee** (3%)	\$	1,436,825
Architect/Engineer Fee*** (4.7%)	\$	2,132,085
Expenses	\$	305,133
Other Fees and Services (testing, advertising, printing)	\$	260,000
Inflation**** (~9%)	\$	4,132,282
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>60,000,000</b>

\*Contingency is based on 5% of the cost of construction, utilities and infrastructure, and landscaping.

\*\*UA Project Management Fee is based on 3% of the cost of construction, utilities and infrastructure, landscaping and contingency.

\*\*\*Architect/Engineer Fee is based on 4.7% of the cost of construction and utilities and infrastructure.

\*\*\*\*Inflation is based on ~9% of the cost of construction, utilities and infrastructure, and landscaping.

Note: Shell space will bid as add alternates.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain of the costs incurred in connection with the acquisition, construction and installation of the Project paid prior to the issuance of the Bonds; and

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

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than sixty days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction and

installment of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).

2. The revised funding sources for the Project are approved as stipulated above.




Division of  
Financial Affairs

# MEMO

October 10, 2018

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Funding Source  
Hewson Hall

The University is requesting approval of a Revised Funding Source for the Hewson Hall project (“Project”). This revision is necessary to recognize bonds as a funding component of the Project.

The Project, formerly known as New Classroom and Collaboration Building for the Culverhouse College of Business, will now be known as Hewson Hall as approved on September 21, 2018. This is in recognition of the accomplishments and generosity of Marilyn A. Hewson. The Project is proposed to be funded from Gifts in the amount of \$15 Million and Future Bonds in the amount of \$45 Million. Debt repayment will be \$30 Million from E&G funds and \$15 Million from Culverhouse College of Business.

I have attached a Resolution, Executive Summary, Project Planning Report, Project Summary, Location map and previously approved Rendering 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 8-9, 2018.

MMF/ccj

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Tom Love  
Sommer Coleman

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

Meeting Date: November 8 - 9, 2018

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama  
**PROJECT NAME:** Hewson Hall  
**PROJECT LOCATION:** West side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library  
**ARCHITECT:** Williams Blackstock Architects, Birmingham, AL / RAMSA Architects, New York, NY

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>November 3, 2017</u>
<input type="checkbox"/> Stage II	<u>February 9, 2018</u>
<input type="checkbox"/> Stage III	<u>September 21, 2018</u>
<input checked="" type="checkbox"/> Revised Funding Source	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Education/Training	~50%	52,760
<input type="checkbox"/> Building Renovation	Office/ Support Space	~16%	16,450
<input type="checkbox"/> Building Addition	Library/Study/Common	~18%	19,070
<input type="checkbox"/> Equipment	Shell Space*****	~16%	17,720
	<b>TOTAL</b>	<b>100%</b>	<b>106,000</b>

BUDGET	Current
Construction	\$ 42,363,500
Utilities and Infrastructure	\$ 3,000,000
Landscaping	\$ 250,000
Furniture, Fixtures, and Equipment	\$ 3,239,500
Security/Access Control	\$ 300,000
Telecommunication/Data	\$ 300,000
Contingency* (5%)	\$ 2,280,675
UA Project Management Fee** (3%)	\$ 1,436,825
Architect/Engineer Fee*** (4.7%)	\$ 2,132,085
Expenses	\$ 305,133
Other Fees and Services (Testing, Advertising, Printing)	\$ 260,000
Inflation**** (~9%)	\$ 4,132,282
<b>TOTAL PROJECT COST</b>	<b>\$ 60,000,000</b>

\*Contingency is based on 5% of the cost of construction, utilities and infrastructure and landscaping.  
 \*\*UA Project Management Fee is based on 3% of the cost of construction, utilities and infrastructure, landscaping and contingency.  
 \*\*\*Architect/Engineer Fee is based on 4.7% of the cost of construction and utilities and infrastructure.  
 \*\*\*\*Inflation is based on ~9% of the cost of the cost of construction, utilities and infrastructure and landscaping.  
 Note: Shell space will be bid as add alternates.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
106,000 gsf x ~\$6.96/gsf:	\$ 737,760
<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$ 737,760</b>

<b>FUNDING SOURCE:</b>	
Capital Outlay:	
Gifts	\$ 15,000,000
Future Bonds – Culverhouse College of Business	\$ 15,000,000
Future Bonds – E & G	\$ 30,000,000
O&M Costs: University Annual Operating Funds	\$ 737,760

<b>NEW EQUIPMENT REQUIRED:</b>	N/A
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**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Fall 2017 total enrollment for the Culverhouse College of Business (“Culverhouse”) was 9,166, which is a 30% increase from 2012. The Hewson Hall project (“Project”) is essential to meet the needs of the College to accommodate previous and anticipated growth, address the priority to increase graduate enrollment, and satisfy an already acute need for faculty offices and classrooms.

This Project will provide classroom capacity for anticipated enrollment growth in the coming years. Along with supporting growth, the additional space will significantly enhance the quality of space for programs by providing classrooms of appropriate size and geometry that are supported by current technology. Appropriate classroom space plays a significant role in student retention. Increased student retention will further increase the funds from tuition and programs that are currently lost when students are not successful in their courses. More successful students who have better job placements can also support future alumni development and fundraising.

This Project will also allow Culverhouse to significantly expand space for student services, including academic advising, career services and areas for student success such as tutoring and skill-building in key areas. Upon completion of this Project, existing space in the business school complex can be realigned to provide collaborative spaces that are frequently required of business courses. Collaborative engagement options will better prepare students for corporate environments. The realignment of space is in accordance with Culverhouse’s strategic plan. Also, additional space will be created for research which will benefit both undergraduate and graduate students who wish to participate in research endeavors.

This Project will also enhance safety on the west side of campus by providing an International Code Council 500 rated storm shelter in the area.

Through careful study of the site topography which falls 12’ across the site, an opportunity was identified during design to locate the storm shelter/auditorium classroom partially below existing grade which allows it to be built at a lower project cost. This strategy allows for the facility to be built to meet current space needs, with areas needed for potential growth in the College to be constructed as shell space, all within the original Project budget.

**ATTACHMENT NO. 1**

Project: Hewson Hall  
BOT Submittal: Revised Funding Source  
Meeting Date: November 8 – 9, 2018

## Project Summary

### HEWSON HALL

The Hewson Hall project (“Project”), to be constructed on the west side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library at the former site of the Presidential Apartments, will consist of an approximately 106,000 gross square foot multi-story brick veneer building that will blend into the fabric of The University of Alabama (“University”) campus.

The Project was planned following a comprehensive review of Culverhouse’s existing facilities including growth projections for both students and faculty, utilization rates, and the integration of emerging trends in teaching and learning environments. Culverhouse currently occupies the same square footage as it did in 1994, however in that 24-year timespan, enrollment of Culverhouse has increased from 3,519 students to over 9,000 currently. As a result of this tremendous growth, currently 15% of the college’s courses are taught elsewhere on the University’s campus due to limited classroom space.

To right size to current enrollment and faculty/staff levels and to anticipate a moderate level of growth, the Project will provide new classroom, collaboration and office space in a facility designed to complement and optimize the overall Culverhouse campus. With the additional space provided in the new facility, areas of Bidgood and Alston Halls can be optimized in the future to provide coordinated adjacency of faculty within departments and allow other programs to be expanded. Classrooms of appropriate geometry, size, and mix will be provided and current technology will be integrated. Collaboration and team rooms are fundamental to business school casework teaching and were identified as critical needs and they will be provided in the Project.

The Project will contain:

- 22 classrooms ranging in size from 30 seat capacities to a 350-seat auditorium classroom
- 3 teaching conference/boardrooms that can also be used for corporate events
- Offices to accommodate up to 57 faculty and staff personnel (current & future growth)
- 14 work space/offices to accommodate 48 Master’s and PhD students
- Exhibition/Museum space for the Alabama Insurance Museum and the Hall of Fame relocated from Alston and Bidgood Halls
- Work space in 30 collaborative rooms to accommodate varying sizes of project teams.
- An atrium space that will serve as student lounge space and a gathering area for informal and formal events
- A grab and go café with outdoor terrace
- A catering kitchen



In accordance with State Law, the Project will also include an International Code Council 500 rated storm and tornado shelter integrated into the classroom space for the building's occupants.

Through careful study of the site topography which falls 12' across the site, an opportunity was identified during design to locate the storm shelter/auditorium classroom partially below existing grade which allows it to be built at a lower project cost. This efficiency allows the building design to maintain the desired three-story massing above grade (consistent with University campus academic buildings) and creates the opportunity for shell space to be built for the anticipated future growth of the College on the third floor. This strategy allows for the facility to be built to meet current space needs, with areas needed for potential growth in the College to be constructed as shell space, all within the original project budget.

In stewardship of University resources, the shell/fit-up alternate space on the third floor will be designed to accommodate 33 current faculty and staff offices, 16 future faculty/staff offices, 14 research offices and meeting spaces, and collaboration areas. These future areas will be included as shelled or unfinished space that can be fully finished as needs arise or as the overall project budget strategy is maintained and growth opportunities emerge. In order to balance available project funding and University capital needs, the 3rd floor will be designed and bid as an alternate to provide the University flexibility in funding.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: November 8 - 9, 2018

INITIAL REPORT  
 INTERIM REPORT  
 FINAL REPORT  
 3 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: Hewson Hall

2. LOCATION: West side of Stadium Drive across from Alston Hall and the Angelo Bruno Business Library

3. ARCHITECT/ENGINEER: Williams Blackstock Architects, Birmingham, AL /RAMSA Architects, New York, NY

4. PROJECT STATUS:

A. SCHEMATIC DESIGN:	DATE INITIATED	February-18
	% COMPLETE	100%
	* DATE COMPLETED	May-18
B. PRELIMINARY DESIGN:	DATE INITIATED	August-18
	% COMPLETE	10%
	* DATE COMPLETED	December-18
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	January-19
	% COMPLETE	0%
	* DATE COMPLETED	June-19
D. SCHEDULED BID DATE:		July-19

5. CURRENT PROJECT BUDGET:	CURRENT
A. CONSTRUCTION	\$ 42,363,500
B. UTILITIES AND INFRASTRUCTURE	\$ 3,000,000
C. LANDSCAPING	\$ 250,000
D. FURNITURE, FIXTURES, AND EQUIPMENT	\$ 3,239,500
E. SECURITY/ACCESS CONTROL	\$ 300,000
F. TELECOMMUNICATION/DATA	\$ 300,000
G. CONTINGENCY* (5%)	\$ 2,280,675
H. UA PROJECT MANAGEMENT FEE** (3%)	\$ 1,436,825
I. ARCHITECT/ENGINEER FEE*** (4.7%)	\$ 2,132,085
J. EXPENSES	\$ 305,133
K. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)	\$ 260,000
L. INFLATION**** (~9%)	\$ 4,132,282
<b>M. TOTAL PROJECT COST</b>	<b>\$ 60,000,000</b>

\*Contingency is based on 5% of the cost of construction, utilities and infrastructure and landscaping.  
 \*\*UA Project Management Fee is based on 3% of the cost of construction, utilities and infrastructure, landscaping and contingency.  
 \*\*\*Architect/Engineer Fee is based on 4.7% of the cost of construction and utilities and infrastructure.  
 \*\*\*\*Inflation is based on ~9% of the cost of construction, utilities and infrastructure and landscaping.  
 Note: Shell space will be bid as add alternates.

6. FUNDING/RESOURCES: Gifts - \$15,000,000  
Future Bonds - Culverhouse College of Business - \$15,000,000

7. REMARKS Future Bonds - E&G - \$30,000,000

*Tim Leopold*

# LOCATION MAP



# HEWSON HALL

Rendering Approved September 21, 2018

