

May 5, 2020

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

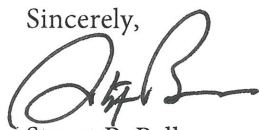
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its June 5, 2020 meeting the following resolution:

- Board Item – Action: Stage III Submittal:
Hayden-Harris Hall Demolition
UA Project No.: 213-19-2190

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

Sincerely,



Stuart R. Bell
President

Enclosure



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

*** Board Submittal Checklist No. 3**
Capital Project – Stage III Submittal /1
(Architectural Design)

Campus: The University of Alabama
Project Name: Hayden-Harris Hall Demolition
UA Project #: 213-19-2190
Meeting Date: June 4 – 5, 2020

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 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 Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☐ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

Prepared by: Carla Coleman Jones

Approved by: Jim Reppert / cm

Note: This project is being submitted on a conditional basis and will not proceed to bid until such time as the President authorizes the project to progress.

/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.

RESOLUTION

HAYDEN-HARRIS HALL DEMOLITION

WHEREAS, The University of Alabama (“University”) desires to demolish Hayden-Harris Hall (“Project”) located at 814 Hackberry Lane as reflected in the 2017 Campus Master Plan; and

WHEREAS, such demolition will impact the visual appearance of the campus; and

WHEREAS, the demolition will result in the elimination of approximately \$717,717 in deferred maintenance costs associated with Hayden-Harris Hall and result in annual savings of approximately \$23,503 in O and M cost; and

WHEREAS, any future development of the property will be in accordance with the Campus Master Plan and the Project will include the University standard razed building marker; and

WHEREAS, with respect to and in honor of the Board of Trustees action of October 23, 1954, any future building constructed on the site will be named Hayden-Harris; and

WHEREAS, the Project will be bid in accordance with Title 39, State Bid Law of Alabama Code; and

WHEREAS, the Project will be funded from University Plant Reserves in the amount of \$437,230; and

WHEREAS, the preliminary budget for the Project is as stipulated below:

BUDGET:	PRELIMINARY
Demolition and Abatement	\$ 310,000
Contingency* (10%)	\$ 31,000
UA Project Management Fee** (3%)	\$ 10,230
Architect/Engineer Fee*** (Lump Sum)	\$ 23,500
Expenses (Surveys, Testing, Inspections)	\$ 37,500
Other Fees & Services (Advertising, Printing, Postage)	\$ 25,000
TOTAL PROJECT COST	\$ 437,230

*Contingency is based on 10% of the cost of demolition and abatement.

**UA Project Management Fee is based on 3% of the costs of demolition and abatement and contingency.

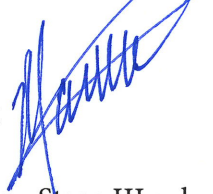
***Architect/Engineer Fee is a lump sum in the amount of \$23,500.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the demolition of Hayden-Harris Hall, as provided above, is hereby approved; and

BE IT FURTHER RESOLVED by The Board of Trustees of the University of Alabama that any future building constructed on this will be named in honor of Mrs. Bessie Leach Hayden and Dean Agnes Ellen Harris.

May 1, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:
Hayden-Harris Hall Demolition
UA Project #: 213-19-2190

Pursuant to Board Rule 415, The University of Alabama (“University”) requests approval from The Board of Trustees of The University of Alabama (“Board”) to demolish Hayden-Harris Hall (“Hayden-Harris”) (“Project”) located at 814 Hackberry Lane at a projected cost of \$437,230, which is less than the cost threshold for a capital project. The Project will be funded from University Plant Reserves.

Hayden-Harris was constructed in 1940 and is approximately 12,180 gross square feet. The building has been primarily used for Auxiliary office space and all occupants have been relocated. The building has significant deferred maintenance needs that cannot be easily addressed given its existing structure and configuration. The estimated deferred maintenance liability for the building is approximately \$717,717 and the demolition will save the University approximately \$23,503 in O & M cost annually.

Demolition of Hayden-Harris will alleviate parking challenges in the area including making parking more accessible to Foster Auditorium and Mary Burke Hall. Additionally, the new parking layout is intentionally designed to maximize the number of spaces while protecting surrounding trees.

Any future development of the land vacated by the building will be in accordance with the University’s Campus Master Plan and will include the University standard razed building marker. It is also proposed that, if at such time as the Board approves another building at this site, the building will be named Hayden-Harris.

WHERE LEGENDS ARE MADE

Therefore, pursuant to Board Rule 415, the University is submitting this Project as a Stage III submittal because the removal of Hayden-Harris will impact the visual appearance of the campus.

I have attached a Resolution, Executive Summary, Project Summary, Location map and Site photographs 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 June 4 – 5, 2020.

The project is being submitted on a conditional basis and will not proceed to bid until such time as you, as President, authorize the project to progress.

MMF/ccj

pc w/atchmnts:

Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Mary Kathryn Holt

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

Meeting Date: June 4 – 5, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Hayden-Harris Hall Demolition

PROJECT LOCATION: 814 Hackberry Lane

ARCHITECT: To be determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<hr/>
<input type="checkbox"/> Stage II	<hr/>
<input checked="" type="checkbox"/> Stage III – Only	<hr/>
<input type="checkbox"/> Stage IV	<hr/>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Other – Demolition	Office Space – Auxiliary	<u>100%</u>	<u>12,180</u>
TOTAL		100%	12,180

BUDGET	Preliminary
Demolition and Abatement	\$ 310,000
Contingency* (10%)	\$ 31,000
UA Project Management Fee** (3%)	\$ 10,230
Architect/Engineer Fee*** (Lump Sum)	\$ 23,500
Expenses (Surveys, Testing, Inspections)	\$ 37,500
Other Fees & Services (Advertising, Printing, Postage)	\$ 25,000
TOTAL PROJECT COST	\$ 437,230

*Contingency is based on 10% of the cost of demolition and abatement.

**UA Project Management Fee is based on 3% of the costs of demolition and abatement and contingency.

***Architect/Engineer Fee is based on a lump sum in the amount of \$23,500.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
Last Full Year of Occupancy	\$ (\$23,503)
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$ (\$23,503)*
*This project will reduce annual O & M by this amount by eliminating the space.	

FUNDING SOURCE:

Capital Outlay:

University Plant Reserves \$ 437,230

O&M Costs: \$ (\$23,503)

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Hayden-Harris Hall (“Hayden-Harris”) was constructed in 1940. The building has significant deferred maintenance needs that cannot be easily addressed given its existing structure and configuration. The estimated deferred maintenance liability for the building is \$717,717, not including code required upgrades for ADA.

Hayden-Harris will alleviate parking challenges in the area including making parking more accessible to Foster Auditorium and Mary Burke Hall. Additionally, the new parking layout is intentionally designed to maximize the number of spaces while protecting the surrounding trees.

ATTACHMENT NO. 1

Project: Hayden-Harris Hall Demolition

BOT Submittals: Stage III – Only

Meeting Date: June 4 – 5, 2020

Project Summary**HAYDEN-HARRIS HALL DEMOLITION**

The University of Alabama (“University”) proposes to demolish Hayden-Harris Hall (Hayden-Harris) located at 814 Hackberry Lane. The building, originally named “Cooperative House”, was named in honor of Mrs. Bessie Leach Hayden and Dean Agnes Ellen Harris on October 23, 1954.

Hayden-Harris was constructed in 1940 and is approximately 12,180 gross square feet. The building has significant deferred maintenance needs that cannot be easily addressed given its existing structure and configuration. The estimated deferred maintenance liability for the building is approximately \$717,717, not including code required upgrades for ADA.

Demolition of Hayden-Harris will alleviate parking challenges in the area including making parking more accessible to Foster Auditorium and Mary Burke Hall. Additionally, the new parking layout is intentionally designed to maximize the number of spaces, while protecting the surrounding trees. The existing basement will be backfilled with structural fill and all utilities, including steam disconnected from the building.

Some brick will be salvaged for use on other buildings with the same brick and all equipment (fire extinguishers, OIT wireless access points, etc.) that is appropriate will be saved for use as replacement stock on campus.

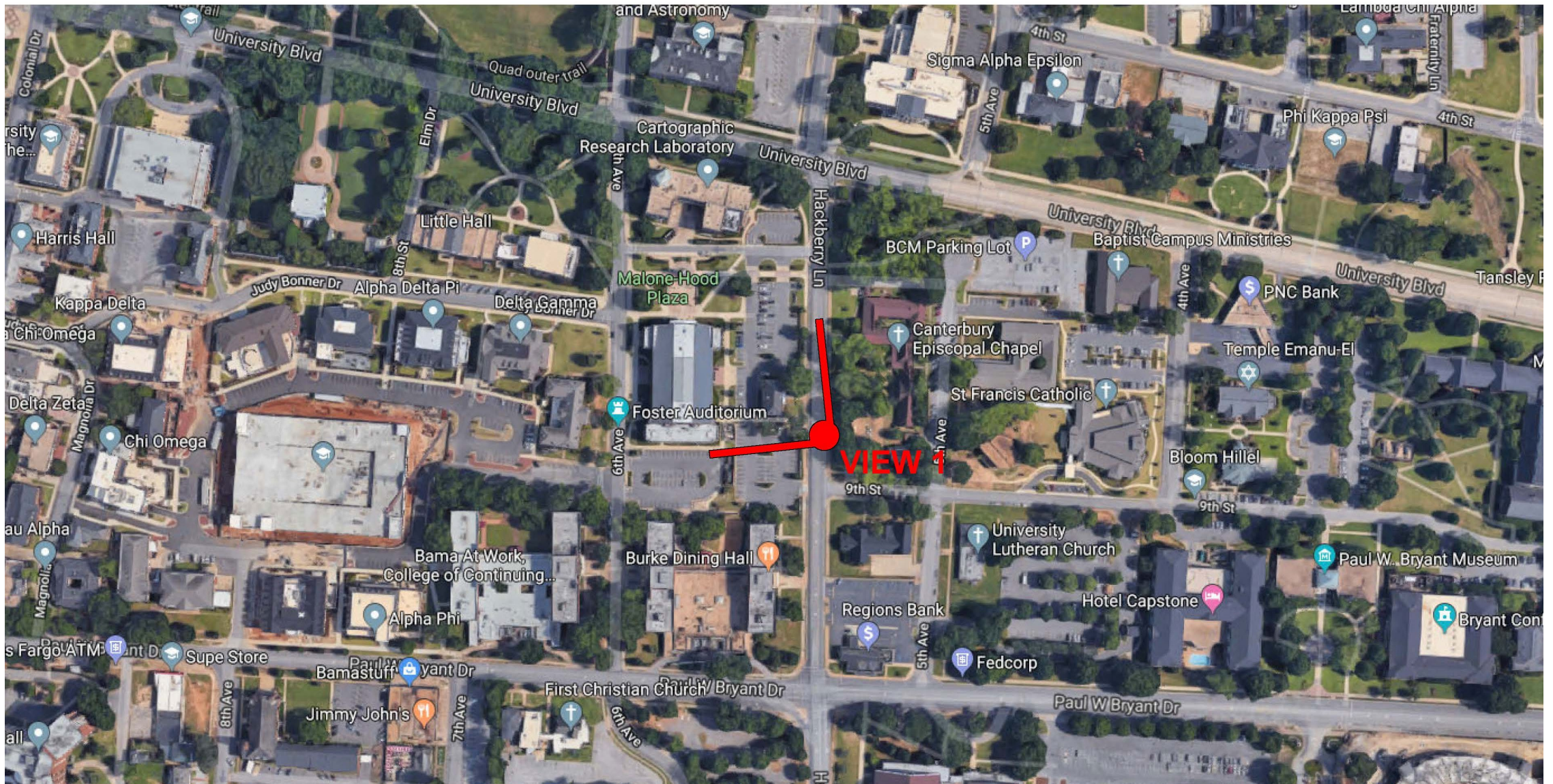
Future development of the land vacated by the building will be in accordance with the University’s Campus Master Plan and will include the University standard razed building marker. Any future building constructed on the site will be named Hayden-Harris in honor of the Board’s original action.

HAYDEN-HARRIS HALL DEMOLITION

LOCATION MAP



Vantage Point



HAYDEN-HARRIS HALL DEMOLITION

Existing



HAYDEN-HARRIS HALL DEMOLITION

View from Hackberry Lane looking Northwest

