

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ^{/1}
(Architectural Design)**

CAMPUS: The University of Alabama

PROJECT NAME: Fashion and Design Building

MEETING DATE: February 3-4, 2022

- ☒ 1. Board Submittal Checklist No. 3
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- ☒ 4. Executive Summary - Proposed Capital Project ^{/2}
- ☒ 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 6. Campus map(s) showing project site

Prepared by: Suzanne Webster

Approved by:

In Leopards
[Signature]

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

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

December 17, 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 February 4, 2022 meeting the following resolution:

- Board Item – Action: Stage III Submittal: Fashion & Design Building, UA Project #044-21-2710

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

FASHION AND DESIGN BUILDING

WHEREAS, on September 17, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I and Campus Master Plan Amendment submittal for the Fashion and Design Building project (“Project”) to be located in the area of the current site of Harris Hall on Colonial Drive, south of Doster Hall; and

WHEREAS, on November 5, 2021, the Board approved The University of Alabama to negotiate for architectural services to be provided by Davis Architects of Birmingham, Alabama; and

WHEREAS, the Project will entail construction of a facility of approximately 25,000 gross square feet (gsf) and will also improve the teaching and learning experience and collaboration within the College of Human and Environmental Sciences operations since three of the College’s core buildings (Doster Hall, Adams Hall, and the proposed Project) will be in immediate proximity; and

WHEREAS, the removal of Harris Hall and the former Alpha Gamma Delta house will provide for the construction of the new Project and a site for a new sorority; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the Project program, design, and materials 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 \$4,000,000, and University Central Reserves in the amount of \$13,500,000; and

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

BUDGET:	CURRENT
Construction	\$ 13,847,784
Landscaping	\$ 100,000
Furniture, Fixtures, and Equipment	\$ 1,057,473
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 220,080
Contingency (5%)	\$ 697,389
UA Project Management Fee (3%)	\$ 439,355
Architect/Engineer Fee (5.9%)	\$ 822,919
Commissioning	\$ 50,000
Expenses (Geotech, Construction Materials Testing)	\$ 140,000
Other Fees and Services (testing, advertising, printing)	\$ 50,000
TOTAL PROJECT COST	\$ 17,500,000

*Contingency is based on 5% of the costs of Construction and Landscaping.

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

***Architect/Engineer Fee is based on 5.9% of the costs of Construction and Landscaping.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III Architectural Design submittal package for the Project is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 3-4, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Fashion and Design Building

PROJECT NUMBER: 044-21-2710

PROJECT LOCATION: Current site of Harris Hall on Colonial Drive, south of Doster Hall

ARCHITECT: Davis Architects

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☒ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

September 17, 2021

November 5, 2021

September 17, 2021

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Classroom Facilities	~10%	2,424
<input type="checkbox"/> Building Addition	Laboratory Facilities	~ 18%	4,431
<input type="checkbox"/> Building Renovation	Office Facilities	~13%	3,220
<input type="checkbox"/> Equipment	Study Facilities	~ 3%	680
	Special Use Facilities	~ 5%	1,292
	General Use Facilities	~10%	2,539
	Central Service/ Support	~ 15%	3,719
	Circulation Area	~14%	3,473
	Building Service Area	~ 4%	1,012
	Mechanical Area	~9%	2,210
TOTAL		100%	25,000

BUDGET	Preliminary
Construction	\$ 13,847,784
Landscaping	\$ 100,000
Furniture, Fixtures and Equipment	\$ 1,057,473
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 220,080
Contingency (5%)	\$ 697,389
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ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

25,000 sf x ~\$7.11/sf \$ 177,866

Total Estimated Annual O&M Costs: \$ 177,866

FUNDING SOURCE:

Gifts \$ 4,000,000

University Central Reserves \$ 13,500,000

O&M Costs: University Annual Operating Funds \$ 177,866

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

PROJECT SCOPE:

The Fashion and Design Building (“Project”) involves the construction of a three-story brick veneer building and a full basement (four floors total), to be located at the north end of the site of the existing Harris Hall location, on Colonial Drive and south of Doster Hall. The demolition of Harris Hall will be necessary to provide a site for the Project and a future sorority site.

The proposed 25,000 gross square foot (gsf) facility will support the goal of enhancing the teaching and learning experience of the Clothing, Textiles and Interior Design Department and the Fashion Archive, as well as adding the necessary features to accommodate the expected growth and teaching needs of these programs.

With the additional space provided by the Project, The Fashion Archive will vacate 1,925 square feet (sf) in Mary Harmon Bryant Hall, which will then be utilized by the University Museums Department of Research and Collections for the future growth in faculty offices and research labs. The Project will also allow the Department of Clothing, Textiles and Interior Design’s main office, a small pocket laboratory, and the Apparel and Textiles faculty offices to vacate 1,733 sf in Doster Hall, which will then be utilized as either a new classroom or for the future growth in faculty or staff offices. In addition, improved efficiency of operations within the College of Human Environmental Sciences will be achieved through the location of three of the College’s core buildings (Doster Hall, Adams Hall, and the proposed Project in immediate proximity.

The Project will include a dual lecture hall/storm shelter, exhibition galleries, studio lab/classroom space, a library, conservation lab space, conference room, faculty/staff offices, student work areas, a four-stop elevator, an outdoor terrace and balcony, and other supporting areas. The exterior architecture and materials of the facility will be consistent with the surrounding buildings and will maintain the desired three-story massing above grade that is consistent with University campus academic buildings in that immediate area. The University is evaluating the reuse of the brick from Harris Hall on the facility too, which matches Doster Hall and would further ensure the blending with the building with its’ environment. The basement will accommodate a high-density storage area for The Fashion Archive along with a walk-in cold storage unit, a photography studio, and a collections storage area.

In accordance with State Law, the Project will also include an International Code Council 500 compliant storm shelter into the lecture hall space for the building’s occupants with an occupancy of approximately 163.

The Project will provide students in Apparel and Textiles, as well as those from a variety of diverse disciplines, the opportunity to access The Fashion Archive’s valuable collection of material culture housed in a state-of-the-art facility.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	September 2021
	% Complete	100%
	Date Completed	November 2021
PRELIMINARY DESIGN:	Date Initiated	November 2021
	% Complete	100%
	Date Completed	December 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	December 2022
	% Complete	10%
	Date Completed	April 2022
SCHEDULED BID DATE:		May 5, 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Fashion and Design Building project (“Project”) will allow The University of Alabama to provide significant benefits for the student experience on campus by providing students in Apparel and Textiles, as well as those from a variety of diverse disciplines, the opportunity to access this valuable collection of material culture housed in a state-of-the-art facility that will include exhibition galleries, laboratories, workrooms, a library, and a workshop/lecture/reception space. Further, this visible proposed Project location will be a vibrant site, seen by a wider community, that will integrate scholarly research, teaching, and creative activities.

The Fashion Archive, established in the 1930s, has grown over the last 90 years and has been housed in three different locations on campus. The objects in the collection range in date from the fifteenth century to present day, and represent global, national, and local perspectives of fashion. Since 1995, it has been housed in Mary Harmon Bryant Hall in spaces and storage units that are not constructed in a manner that is supportive of current collections management procedures and practices. There is no room for a conservation workroom or laboratory as most of the space has been allocated for storage with extremely limited room for scholarly engagement and interaction. And, from a curatorial standpoint, there is currently no dedicated exhibition or gallery space.

As students are developing their aesthetic, specifically for those with an entrepreneurial vision, we have committed space within this gallery for our students to practice real-world simulation by developing their own pop-up shop from the ground up. We hope to partner with other disciplines across campus such as The Edge and the Alabama Entrepreneurship Institute as they bring their creative visions from the classroom to the marketplace.

This facility will help enormously in recruitment efforts for the Apparel and Textiles major as well as growth of our graduates’ areas of study. The conservation lab will enable us to add a graduate concentration in collections management and curatorial practices, subject to appropriate Board of Trustees approvals.

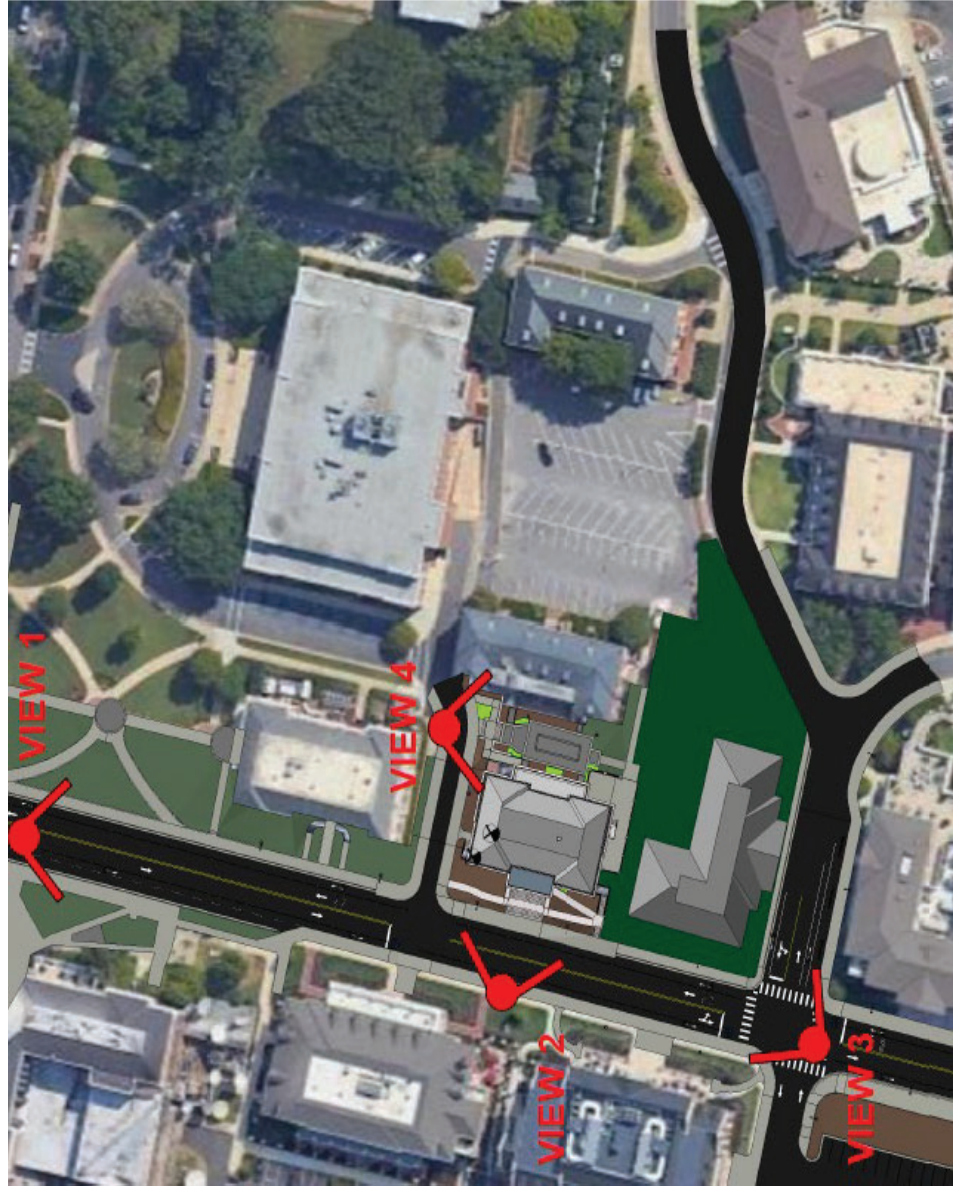
FASHION AND DESIGN BUILDING

Campus Master Plan Amendment Approved September 17, 2021



FASHION AND DESIGN BUILDING

Vantage Points



FASHION AND DESIGN BUILDING

View 1 Looking South from the Intersection of University Blvd and Colonial Dr



FASHION AND DESIGN BUILDING

View 2 West Looking East on Colonial Dr



FASHION AND DESIGN BUILDING

View 3 Looking Northeast from Colonial Dr and Judy Bonner Dr



FASHION AND DESIGN BUILDING

Vantage Point 4

View from North looking South (Courtyard between Adams and Fashion & Design)



FASHION AND DESIGN BUILDING

LOCATION MAP

