

**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: University of Alabama

PROJECT NAME: Gorgas Library Core Support, Phase II

MEETING DATE: April 7 - 8, 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: Mary Kathryn Holt

Approved by:

Jim Leopold / CM

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

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

March 7, 2022

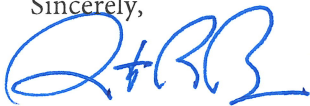
Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents which provide information regarding Gorgas Library Core Support.

Please place this item on the agenda for the Physical Properties Committee meeting of the April 7-8, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

GORGAS LIBRARY CORE SUPPORT, PHASE II

WHEREAS, on November 5, 2021, in accordance with Board Rule 415, The Board of Trustees of the University of Alabama (“Board”) approved the Stage I submittal for the Gorgas Library Core Support, Phase II Project (“Project”) located at 711 Capstone Drive; and

WHEREAS, on November 5, 2021, due to their knowledge of the project, experience with the building and commitment to the Project schedule, the Board approved the Waiver of the Consultant Selection Process and to proceed with design utilizing the services of CMH Architects, Birmingham, Alabama, and to accept a negotiated final design fee of 6% of the cost of construction plus a 1.1 major renovation factor, and \$13,640 for additional services, which represents a discount of \$98,418 or approximately 14% of the standard fee; and

WHEREAS, the Project is a critical step in the realignment of Library space as necessary to support teachings, research, and learning; and

WHEREAS, the University has determined it necessary to separate the Project into two separate construction packages so as to maintain the project schedule and to execute disruptive work over the summer break to minimize the impact to building users, Construction Package A – Demolition and Construction Package B – Renovation and Addition; and

WHEREAS, the Construction Package A – Demolition will include necessary select interior demolition, sitework, and abatement to prepare the Project site; and

WHEREAS, the Construction Package B – Addition and Renovation will include the construction of the service courtyard, fit-out of new data and electrical rooms, and new electrical and mechanical equipment and chase; and

WHEREAS, the University request approval of a budget reallocation to reflect the separation of the construction packages; 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 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 University Central Reserves in the amount of \$13,738,310 and will address campus deferred maintenance liabilities in the amount of approximately \$13,738,310; and

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

BUDGET:	PRELIMINARY
Construction Package A – Demolition	\$ 950,000
Construction Package B – Renovation and Addition	\$ 9,985,402
Furniture, Fixtures, & Equipment	\$ 54,393
Security/Access Control	\$ 92,000
Telecommunication/Data	\$ 230,000
Contingency* (10%)	\$ 1,093,540
UA Project Management Fee** (3%)	\$ 360,868
Architect/Engineer Fee*** (~6.72%)	\$ 735,376
Expenses (Geotech, Construction Materials Testing and Special Inspections)	\$ 143,779
Other Fees and Services (testing, advertising, printing)	\$ 92,952
TOTAL PROJECT COST	\$ 13,738,310

*Contingency is based on 10% of the cost of Construction Package A and B.

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

*** Architect/Engineer Fee is based on 6% of the cost of Construction plus a 1.1 major renovation factor, and \$13,640 for additional services.

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

1. The reallocated budget for the Project is hereby approved as stipulated above.
2. The Stage III submittal for the Project is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	April 7 – 8, 2022
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Gorgas Library Core Support, Phase II
PROJECT NUMBER:	013-21-2678
PROJECT LOCATION:	711 Capstone Drive
ARCHITECT:	CMH Architects, Birmingham, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II Waiver
- ☐ Campus Master Plan Amendment
- ☒ Stage III and Budget Reallocation
- ☐ Stage IV

PREVIOUS APPROVALS:

November 5, 2021
November 5, 2021

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Mechanical	~100%	11,800
<input checked="" type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	11,800

BUDGET	CURRENT	REALLOCATED
Construction Package A - Demolition	\$ --	\$ 950,000
Construction Package B – Addition and Renovation	\$ 10,935,402	\$ 9,985,402
Furniture, Fixtures, and Equipment	\$ 54,393	\$ 54,393
Security/Access Control	\$ 92,000	\$ 92,000
Telecommunication/Data	\$ 230,000	\$ 230,000
Contingency* (10%)*	\$ 1,093,540	\$ 1,093,540
UA Project Management Fee** (3%)	\$ 360,868	\$ 360,868
Architect/Engineer Fee (~6.72%)*	\$ 735,376	\$ 735,376
Expenses (Geotech, Construction Materials Testing)	\$ 143,779	\$ 143,779
Other Fees and Services (testing, advertising, printing)	\$ 92,952	\$ 92,952
TOTAL PROJECT COST	\$ 13,738,310	\$ 13,738,310

*Contingency is based on 10% of the costs of Construction Package A and B.

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

***Architect/Engineer Fee is based on 6% of the costs of Construction plus a 1.1 major renovation factor and \$13,640 for additional services.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ NA

Total Estimated Annual O&M Costs:

\$ NA

FUNDING SOURCE:

University Central Reserves \$ 13,738,310

O&M Costs:

University Annual Operating Funds \$ NA

*Gorgas Library is an existing Education and General facility. Accordingly, O&M is already funded and there is no incremental change resulting from this Project.

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The 11,800 square foot renovation will consist of new underground electrical service and service courtyard that will house the pad mounted transformer and mechanical equipment on the north side of the building.

The interior scope includes new mechanical and fire pump rooms to house the new campus central thermal connection interface for hot and chilled water and fire water service. A new electrical room will provide a service feed to the new main switchboard in the building. A stairwell conversion will provide area inside the building for the new data, electrical and mechanical rooms and mechanical chase.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	November 2021
	% Complete	100%
	Date Completed	February 2022
PRELIMINARY DESIGN:	Date Initiated	February 2022
	% Complete	50%
	Date Completed	April 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2022
	% Complete	25%
	Date Completed	June 2022
SCHEDULED BID DATE:		July 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

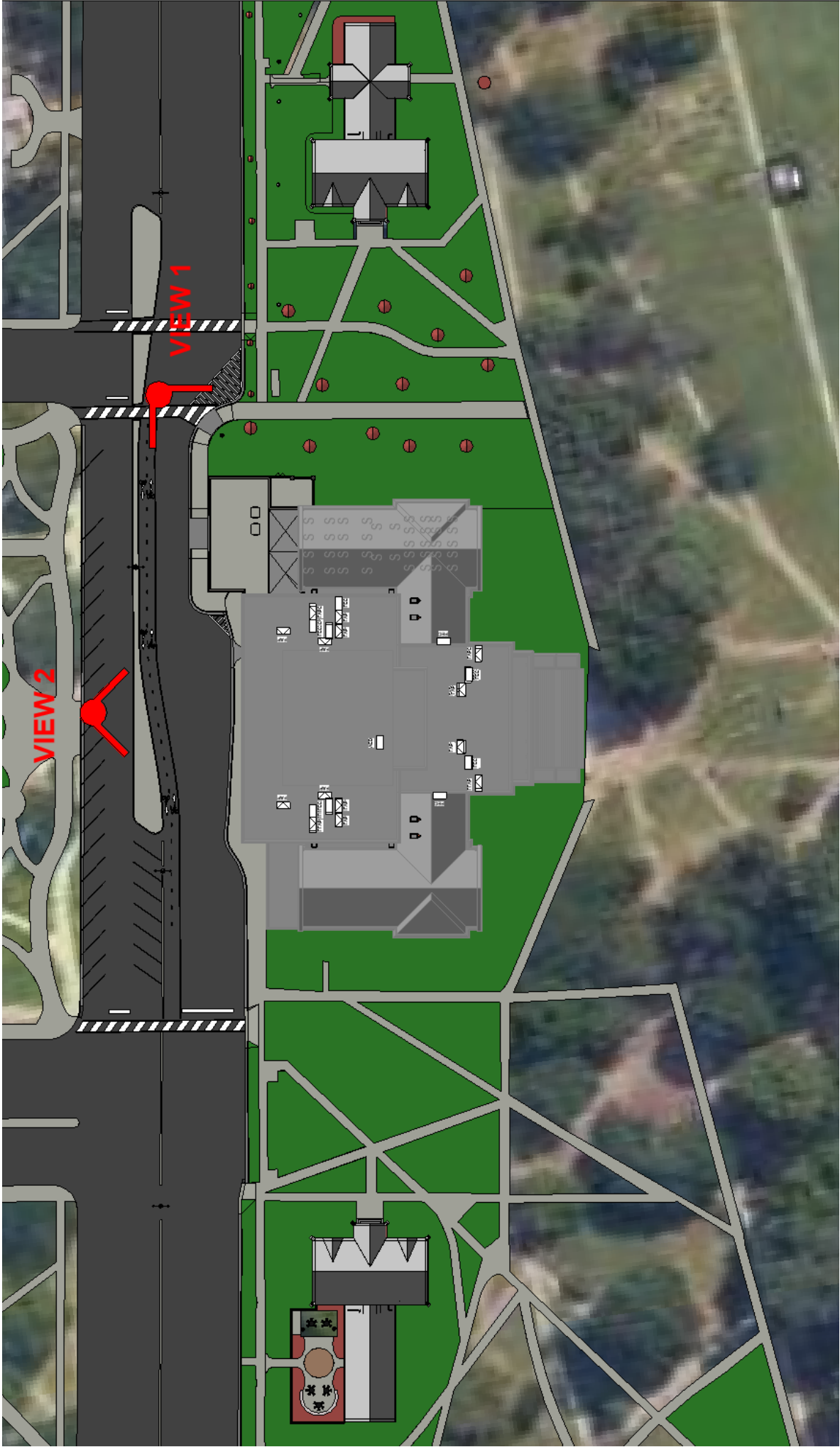
The proposed Gorgas Library Core Support, Phase II project (“Project”) is a critical step in the realignment of library space in order to meet the strategic plan of The University of Alabama (“University”) and to transform University libraries as necessary to support the academic mission and the teaching, research and learning environment. The Project will address deferred maintenance needs and install core infrastructure to support future development in coordination with the Gorgas Library Master Plan.

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

Providing adequate and appropriate space for students to study and collaborate has a direct impact on retention and recruitment.

GORGAS LIBRARY CORE SUPPORT, PHASE II

Vantage Points



GORGAS LIBRARY CORE SUPPORT, PHASE II

Existing Northeast Elevation



GORGAS LIBRARY CORE SUPPORT, PHASE II

View 1 – Proposed Service Yard Northeast Corner of Gorgas from Capstone Drive



GORGAS LIBRARY CORE SUPPORT, PHASE II

View 2 – Proposed North Elevation of Service Yard



GORGAS LIBRARY CORE SUPPORT, PHASE II

LOCATION MAP

