

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

*** Board Submittal Checklist No. 2
Capital Project – Stage I and Stage II Submittals/1
(General Information Package and Architect Ranking) /8**

Campus: The University of Alabama
Project Name: Gorgas Library Core Support, Phase II
Project #: 013-21-2678
Meeting Date: November 4 – 5, 2021

- * ☒ 1. Completed Board Submittal Checklist No. 2
- ☒ 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 Stage I and II Submittals (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project./2
- ☐* 6. Executive Summary - Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☐* 7. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Senior Vice Chancellor for Finance and Administration
- ☒ 8. Project Planning Report /2
- ☐ 9. Preliminary Business Plan (if applicable) /7
- ☒ 10. Campus map(s) showing Project site

*This Project is being submitted as a Request for a Waiver of the Consultant Selection process

Additional document for Stage I:

- ☒ 11. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

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/Architect Agreement provide notification to Chair of the Physical Properties Committee and UA 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: Stage I and Stage II, Waiver of Consultant Selection Process Submittals:
Gorgas Library Core Support, Phase II, UA Project #: 013-21-2678

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

GORGAS LIBRARY CORE SUPPORT, PHASE II

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Gorgas Library Core Support, Phase II Project (“Project”) located at 711 Capstone 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, 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, CMH Architects, Birmingham, Alabama (CMH Architects), has previously been engaged by the University as architect of record for the Gorgas Library Core Support project (completed in spring of 2020) and to perform due diligence and programming services for this Project and, has exclusive knowledge of the design and construction of the facility, as well as detailed information regarding as-installed infrastructure locations and configurations; and

WHEREAS, CMH Architect’s knowledge of preferred equipment, University Standards, design principles, and procedures will greatly facilitate the design and administrative process and CMH Architects is committed to completing the design to allow the Project to complete prior to the start of the Spring 2023 semester, the University is requesting approval to waive the Consultant Selection Process and to utilize CMH Architects for the Project; and

WHEREAS, the University has negotiated a final design fee based on 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 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 preliminary budget for the Project is as stipulated below:

BUDGET:	PRELIMINARY
Construction	\$ 10,935,402
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.

**UA Project Management Fee is based on 3% of the costs of Construction 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:

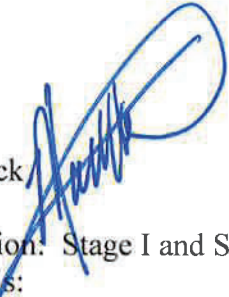
1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary budget for the Project as stipulated above is hereby approved.

ALSO, BE IT FURTHER RESOLVED THAT, Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or, those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an architectural service agreement with CMH Architects, of Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for the Project.

October 6, 2021

MEMORANDUM:

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage I and Stage II, Waiver of Consultant Selection
Process Submittals:
Gorgas Library Core Support, Phase II
UA Project #013-21-2678

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) of a Stage I submittal for the Gorgas Library (“Library”) Core Support, Phase II Project (“Project”) located at 711 Capstone Drive, with a projected total budget amount of \$13,738,310.

The Project is a critical step in the realignment of Library space necessary to support the teaching, research, and learning environment in the 21st Century. All work will be carefully coordinated with the Gorgas Library Master Plan to support future work in the Library.

The Project will consist of new underground electrical service and mechanical enclosure for the pad mounted transformer and other equipment on the east side of the building. The interior scope includes new mechanical and fire pump rooms to house new central campus thermal connection for hot and chilled water and the fire water service. A new electrical room will provide a service feed to the new main switchboard in the building to upgrade capacity in the building. A stairwell conversion will provide area inside the building for the new data, electrical and mechanical rooms and chases.

Additionally, CMH Architects, Birmingham, Alabama has previously been engaged by the University as architect of record for the Gorgas Library Core Support project (completed in spring of 2020) and to perform due diligence and programming services for this Project. As a result, CMH Architects has exclusive knowledge of the design and construction of the Project and building as well as detailed information regarding as-installed infrastructure locations and configurations. CMH Architect’s knowledge of preferred equipment, University Standards, design principles, and procedures will greatly facilitate the design and administrative process. CMH Architects is committed to completing the design to allow the Project to proceed as scheduled to complete prior to the start of the Spring 2023 semester.

Furthermore, the University has negotiated a final design fee based on 6% of the cost of construction, plus a 1.1 major renovation factor. This proposed fee is consistent with the

Alabama Building Commission fee for this type of project and reflects an overall savings in the amount of \$98,418 or approximately 14% of the standard fee for the Project.

The Project will be funded from University Central Reserves in the amount of \$13,738,310 and will address campus deferred maintenance liabilities of approximately \$13,738,310.

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 Letter of Approval from the Senior Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, 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/atchmnts: Michael Rodgers
 Tim Leopard
 Mary Kathryn Holt

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 4 – 5, 2021

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Gorgas Library Core Support, Phase II

PROJECT LOCATION: 711 Capstone Drive

ARCHITECT: Requesting in this submittal

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

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

BUDGET	Preliminary
Construction	\$ 10,935,402
Furniture, Fixtures, and Equipment	\$ 54,393
Security/Access Control	\$ 92,000
Telecommunication/Data	\$ 230,000
Contingency* (10%)	\$ 1,093,540
UA Project Management Fee** (3%)	\$ 360,868
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TOTAL PROJECT COST	\$ 13,738,310

*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% of the cost 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)

\$ N/A*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ N/A*

FUNDING SOURCE:

Capital Outlay:

University Central Reserves \$ 13,738,310

O&M Costs: University Annual Operating Budget \$ N/A

*Gorgas Library is an existing Education and General facility and accordingly is already funded and there is no incremental change resulting from this Project.

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & 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 in the 21st Century. 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 increase 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.

ATTACHMENT NO. 1

Project: Gorgas Library Core Support, Phase II

BOT Submittals: Stage I and Stage II Waiver

Meeting Date: November 4 – 5, 2021

Project Summary**GORGAS LIBRARY CORE SUPPORT PHASE II**

The proposed Gorgas Library Core Support Phase II Project (“Project”), located at 711 Capstone Drive, is the next 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 in the 21st Century. The Project is the follow up to Phase I of the Gorgas Library Core Support project, which was completed in the spring of 2020, and will be executed in close coordination with the Gorgas Library Master Plan. That initial Project involved critical building modernization needs, including replacement of the building’s elevators and replacement of the existing core restrooms with improved accessibility features, as well as the replacement of the building’s plumbing infrastructure.

The Gorgas Core Support, Phase II Project will address the remainder of the building systems main support infrastructure, which are also reaching the end of their service life. The modernization will include a new central mechanical system, which will require thermal piping connection to the campus’ hot and chilled water loop, and replacement of the building’s central mechanical equipment. A fire pump and fire sprinkler standpipes will be added in each stairwell, so that the building can be fully fire-protected as each floor is renovated in future phases. A new electrical service will be installed to replace the overloaded existing system. This will consist of new exterior underground electrical service, an enclosure for the pad-mounted transformer and standby generator on the east side of the building, a new 1,300 SF main electrical room in the basement, and sub-electrical rooms on each floor. A new data service will bring the building into compliance with the campus data standards and will supply the required capacity for programmed future renovations.

Finally, the modernization will include a small, 1,000 SF addition on the northeast corner of the building to house required mechanical and fire protection equipment. The scope of work will involve the conversion of 1,500 square feet in one of the existing stairwells to house the new electrical and data closets on each floor.

The proposed Project will address approximately \$13,738,310 in deferred maintenance liability for this highly active core campus facility.

University of Alabama System
500 University Boulevard East
Tuscaloosa, AL 35401
205.348.6432

October 4, 2021

MEMORANDUM

TO: Dr. Dana Keith, Senior Vice Chancellor for Finance and Administration
Trustee Karen Brooks, Chairwoman, Physical Properties Committee

FROM: Michael Rodgers

SUBJECT: Board Rule 415 Waiver
Architect/Engineer Selection Process
Gorgas Library Core Support – Phase II @ UA

Dr. Keith and Trustee Brooks:

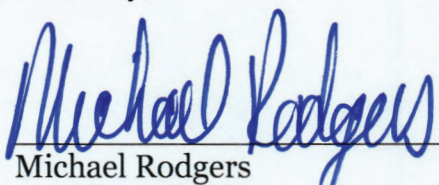
Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals to the Physical Properties Committee for approval and authorization to negotiate a Consulting Agreement.

You will find attached a request to waive this Consultant Selection Process on the above referenced project. The University would like to contract with CMH Architects of Birmingham, AL based on the following:

- 1.) **Familiarity with the Project.** As Architect of Record on Phase I of the Project, CMH has a high level of familiarity and knowledge of the design and construction proposed for this phase of the Project, as well as detailed information regarding installed utility infrastructure locations and configurations. The firm's understanding of preferred equipment, knowledge of the University's standards and design requirements will be of great benefit to the Project.
- 2.) **Schedule Impact.** The firm's experience and understanding will allow the Project to proceed as scheduled to complete prior to the start of the Spring 2023 semester.
- 3.) **Financial Impact.** The University has negotiated a design fee of 6.6% of the cost of construction (estimated at \$10,935,402.00) for a total estimated fee of \$721,737.00. The DCM allowable fee for this type of Project is \$820,155.00 (7.5% of the cost of construction). The negotiated fee represents a savings of approximately \$98,418.00 or approximately 14% off the standard fee for this type of project.

I have reviewed this request and the associated documentation and recommend approval by the Senior Vice Chancellor and the Chairwoman of the Physical Properties Committee. Thereafter, campus officials will be authorized to proceed in negotiating a Consultant Agreement with the preferred firm.

Sincerely,

A handwritten signature in blue ink that reads "Michael Rodgers". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Rodgers
Assistant Vice Chancellor for Construction Management

October 4, 2021

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Karen Brooks
Chair, Physical Properties Committee
2555 14th Street, East
Tuscaloosa, AL 35404

RE: Request for Waiver of Consultant Selection Process
Gorgas Library Core Support, Phase II
UA Project # 013-21-2678

Dear Dr. Keith and Trustee Brooks,

CMH Architects, Birmingham, Alabama (CMH Architects), was previously engaged by The University of Alabama ("University") as architect of record for the Gorgas Library Core Support project (completed in spring of 2020) and to perform due diligence and programming services for the Gorgas Library Core Support, Phase II project ("Project") located at 711 Capstone Drive. The Project is the next critical step in the realignment of library space necessary to support the teaching, research, and learning environment in the 21st Century. All work will be carefully coordinated with the Gorgas Library Master Plan to support future work in the library.

CMH Architects has exclusive knowledge of the design and construction proposed for the Project as well as detailed information regarding as-installed utility infrastructure locations and configurations. Further, CMH's knowledge of preferred equipment, University's standards, design principles, and procedures will greatly facilitate the design and administrative process and ensure the Project schedule. CMH Architects is committed to completing the design to allow the Project to proceed as scheduled to complete prior to the start of the Spring 2023 semester.

Accordingly, the University has a design fee for the Project based on a negotiated reduction in the renovation factor resulting in a discount of \$98,418 or approximately 14% of the standard fee for the Project.

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Fee
\$10,935,402	x	6%	+	25%	+	\$820,155
\$10,935,402	x	6%	+	10%	+	\$721,737

The proposed fees represent a financial benefit to the campus and a discount of \$98,418 or approximately 14% of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of Consultant Selection process for the Project.
2. CMH Architects, Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee based on 6% of the cost of construction, plus a major renovation factor of 10%.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.



Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/cgj

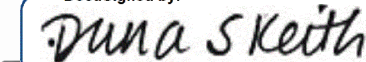
Attachment

pc w/atchmts: Michael Rodgers
Tim Leopard
Mary Kathryn Holt

☒ Recommended for Approval.

☐ Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:

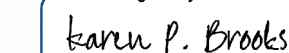


Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

☒ Recommended for Approval.

☐ Not Recommended for Approval. Submit to Physical Properties Committee.

DocuSigned by:



Trustee Karen Brooks, Chair for Physical Properties Committee

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

X INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
1 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: Gorgas Library Core Support, Phase II
2. LOCATION: 711 Capstone Drive
3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	<u>November-21</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>December-21</u>
B. PRELIMINARY DESIGN:	DATE INITIATED (Projected)	<u>December-21</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED (Projected)	<u>January-22</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED (Projected)	<u>January-22</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED (Projected)	<u>February-22</u>
D. SCHEDULED BID DATE:		<u>March-22</u>

5. CURRENT PROJECT BUDGET:	
A. CONSTRUCTION	PRELIMINARY \$ 10,935,402
B. FURNITURE, FIXTURES AND EQUIPMENT	\$ 54,393
C. SECURITY/ACCESS CONTROL	\$ 92,000
D. TELECOMMUNICATION/DATA	\$ 230,000
E. CONTINGENCY* (10%)	\$ 1,093,540
F. UA PROJECT MANAGEMENT FEE** (3%)	\$ 360,868
G. ARCHITECT/ENGINEER FEE*** (~6.72%)	\$ 735,376
H. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 143,779
I. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 92,952
J. TOTAL PROJECT COST	\$ 13,738,310

*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.

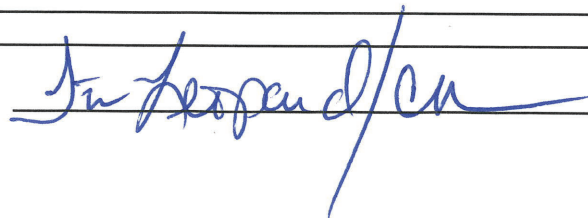
***Architect/Engineer Fee is based on 6% of the cost of Construction, plus a 1.1 major renovation factor, and \$13,640 for additional services.

6. FUNDING/RESOURCES: University Central Reserves - \$13,738,310

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:



Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2021 – 2022

Project Name/Category: Gorgas Library Core Support, Phase II
711 Capstone Drive
UA Project #: 013-21-2678
Campus: The University of Alabama

- 1. Will this Project increase the current space inventory on campus or replace existing space?**

<input type="checkbox"/> increase space inventory	<u>0</u> % increase	<u>0</u> GSF
<input type="checkbox"/> replace space inventory	<u>0</u> % replacement	<u>0</u> GSF
<input checked="" type="checkbox"/> renovation of existing space only		<u>11,800</u> GSF

- 2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?**

Comments:
Not applicable.

- 3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

☒ **Yes** ☐ No, Campus Master Plan amendment required.

If Campus Master Plan amendment required, explain:

4. **Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.**

Proposed New Space/Facilities					
	Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100	Classroom Facilities				
200	Laboratory Facilities				
300	Office Facilities				
400	Study Facilities				
500	Special Use Facilities				
600	General Use Facilities				
700	Support Facilities				
800	Health Care Facilities				
900	Residential Facilities				
000	Unclassified Facilities				
WWW	Circulation Area				
XXX	Building Service Area				
YYY	Mechanical Area	22	NA	11,800	
ZZZ	Building Structure				

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments:

The Project will consist of approximately 11,800 square feet of renovated space, a new underground electrical service and mechanical enclosure for the pad mounted transformer and mechanical equipment on the east 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.

5. **How will this Project enhance existing/new programs and undergraduate/graduate enrollments?**

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

The Gorgas Library Core Support, Phase II project (“Project”) will support enrollments by supporting research, retention and recruiting efforts by providing a safe, modern building and a wealth of resources in the core of campus for student centric purposes.

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** ☒ Yes ☐ No

If yes, list key members of user group:

Dr. Don Gilstrap – Dean of University Libraries
Kara Gibson – Director of Administrative Services
Lane Weaver – Project Coordinator, University Libraries
Jason Bigelow – University Architect
Mary Kathryn Holt, Project Manager
Brittney Kyles, Interior Designer

7. **Source(s) of funding for Total Project Development Costs.**

Source(s)	New Funds (FY2021)	Reserves	Status /7
Central Reserves	\$13,738,310		Pending
Other			
Totals	\$13,738,310		Pending

/7 Approved, allocated, pending

Comments:

This Project will be funded in the amount of \$13,738,310 from University Central Reserves.

8. **Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.**

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2014- 2015 Base Data /8	First Full /YR Occupancy FY 2023	Successive Five (5) Year Projections /9
Maintenance			
Building Repairs			
Electric, Natural Gas, Steam			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Totals	N/A	N/A	N/A

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

The Gorgas Library is an existing Education and General facility and accordingly is already funded. There is no incremental change in space or function resulting from this Project.

9. **Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

Source(s)	Occupancy Yr. /9 (FY 2023)	Future Years /10	Status /7
Other			
Total/YR			N/A

/9 Initial Full Yr. of Occupancy

/10 Next Five (5) Years Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Gorgas Library is an existing Education and General facility and accordingly is already funded. Ongoing O&M costs are funded from the annual operating budget.

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ 13,738,310 100 % of Total Development Costs

Comments:

This Project will address Deferred Maintenance liabilities in the amount of approximately \$13,738,310 by replacing existing in-wall and above ceiling building services in preparation and in support of the next phases of renovations. Specifically, electrical raceways, mechanical piping and duct, life safety systems, and other piping that has reached and exceeded its expected service life cycle are included in the liabilities.

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

Gorgas Library is centrally located on campus. In order for students to easily access the library, renovation of the current space was a better option than new construction in a decentralized location.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

Mission: The University of Alabama will advance the intellectual and social condition of the people of the state, the nation and the world through the creation, translation, and dissemination of knowledge with an emphasis on quality programs in the areas of teaching, research, and service.

- Improved space in University Libraries will be realized with upgrades and renovations that will replace outdated facilities and move the building toward code compliance. As the phases evolve, the plan will allow for creation of spaces that will support teaching and research conducted by faculty and will provide students spaces to create and share knowledge in the age of digital technology and collaboration.
- 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. This phase of construction will provide more adequate student space for such purposes.
- The libraries have seating and study areas for 7.35% of the number of students currently enrolled. Many research universities have a goal of providing seating and study areas for 20% of the number of students enrolled.
- Increased emphasis on research will amplify the demand for areas where graduate students and faculty can create and share knowledge in an age of digital technology and collaboration.

- The renovation of Gorgas Library will provide:
 - o Functional, safe, and productive space for undergraduate and graduate students.
 - o Space for collaboration between graduate students and faculty will increase the University's productivity in innovation, research, and scholarship.
 - o Space for programs, events, collaboration, and exhibits will promote inclusion and diversity in the campus environment and improve recruitment efforts.
 - o A building that is safe and accessible, asbestos-free, and code-compliant, with spaces designed for research will contribute to an enhanced experience for students, faculty, and staff. As such, the improvements gained from this Project will support the recruitment and retention of outstanding faculty and staff.

13. How does the project correlate to the University's strategic goals?

Comments:

This Project is part of a multi-phase project which will support the strategic goals of the University by providing space for collaborative and individual study spaces, graduate student and faculty spaces, experimental teaching and learning areas, as well as improved conditions to house Special Collections and other library materials. Through a phased series of improvements, the building will be transformed into a modern space that will meet the standards that our students, faculty, and staff have come to expect at The University of Alabama. This improved space will support the University's Strategic Goals.

Goal #1: Provide a premier undergraduate and graduate education that offers a global perspective and is characterized by outstanding teaching, high-quality scholarship, and distinctive curricular and co-curricular programs.

- Participate more actively with departments on campus in the promotion of experiential teaching and learning opportunities.
- Evaluate spaces to align services, collections, and changes in resources and technology with evolving needs of users.
- Create space for graduate student and faculty study and consultation.
- Add group study rooms/carrels.
- Create new innovation and collaboration spaces to enhance the undergraduate, graduate and faculty experiences.
- Actively promote the use of Special Collections and Archives across the disciplines by having more accessible spaces for them.
- Evaluate the existing coffee shop operation to determine how it can be enlarged to provide improved services.

Goal #2: Increase the University's productivity and innovation in research, scholarship and creative activities that impact economic and societal development.

- By increasing the number of technology-focused collaboration and innovation areas within Gorgas Library, students can fully engage in quality environments that lead to direct increases in research and innovation output.
- Increase access to and promote primary sources in Special Collections that will support diversity initiatives for the University.
- Evaluate preservation and conservation needs in Special Collections.
- Combine service desks in Gorgas Library to one single service point.
- Investigate ways to create more collaborative and individual study spaces in Gorgas

Library.

- Create additional areas in the library where graduates and undergraduates can work independently in a quiet environment.

Goal #3: Enrich our learning and work environment by providing an accepting, inclusive community that attracts and supports a diverse faculty, staff, and student body.

- Curate exhibits and explore opportunities for public programs and events that are of interest to a broader community.
- Host events based on cultural heritage celebrations and other diversity related events.

Goal #4: Provide opportunities and resources that facilitate work-life balance and enhance the recruitment and retention of outstanding faculty and staff.

- Assess space and implement changes that address staffing, skills, and emerging needs to promote a successful learning and research environment.
- Create a showcase facility that highlights the University's commitment to quality teaching, research, and learning and which subsequently can be used for recruitment and retention of outstanding faculty and staff.

14. Which of the six University of Alabama system Core Principles does this project support?

Comments:

Core Principle #2 – Make higher education accessible and diverse, prepare our students for success, and meet the workforce needs of the State.

Core Principle #4 – Work to lead a unified approach to improving education at every level in Alabama.

Core Principle #6 – Elevate the status, stature, and influence of the University of Alabama System so that we can call on all people devote to the University of Alabama, UAB, UAH and the UAB Health System to unite for common purposes.

15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

Students will continue to experience a lack of adequate study and collaboration space.

Gorgas Library is an iconic building that holds an important place in the University's landscape and history. The building that was constructed in 1939 exemplifies the importance of the building from the exterior, but the positive aesthetic appeal of the exterior of the old building disappears once you step inside. It is impossible to visualize how modern methods, techniques, and technologies used in research and study could be applied in the current conditions that exist in the interior of the building.

If the renovations do not occur, the infrastructure of the building will continue to decline which could cause it to become an unsuitable and perhaps unsafe space for study and collaboration space. Each year approximately 750,000 faculty, staff, students, and visitors use the space in Gorgas Library.

GORGAS LIBRARY CORE SUPPORT, PHASE II

LOCATION MAP

