

**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: Harris Hall and the Former Alpha Gamma Delta House Demolition  
UA Project #: 004-22-2766  
Meeting Date: November 4 – 5, 2021

- ☒ 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: \_\_\_\_\_

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.

September 28, 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 III submittal: Harris Hall and Former Alpha Gamma Delta House Demolition, UA Project #004-22-2766

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

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### HARRIS HALL AND FORMER ALPHA GAMMA DELTA HOUSE DEMOLITION

WHEREAS, The University of Alabama (“University”) desires to demolish Harris Hall and the Former Alpha Gamma Delta House (“Project”) located at 745 Colonial Drive and 890 Judy Bonner Drive respectively as reflected in the 2017 Campus Master Plan; and

WHEREAS, on September 17, 2021, The Board of Trustees of The University of Alabama (“Board”) approved a Campus Master Plan Amendment for the construction of the Fashion and Design Building and a future sorority house as necessary to accommodate the immediate needs of the campus which will necessitate the Project; and

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

WHEREAS, the demolition will result in the elimination of approximately \$6,253,277 in deferred maintenance costs associated with Harris Hall and the Former Alpha Gamma Delta House and result in annual savings of approximately \$250,288 in Operating and Maintenance cost; 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 Central Reserves in the amount of \$955,000; and

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

BUDGET:	PRELIMINARY	
Abatement	\$	120,000
Demolition	\$	625,000
Contingency* (10%)	\$	74,500
UA Project Management Fee** (3%)	\$	24,585
Architect/Abatement	\$	30,000
Architect/Engineer Fee*** (7.6%)	\$	56,620
Expenses (Surveys, Testing, Inspections)	\$	18,000
Other Fees & Services (Advertising, Printing, Postage)	\$	6,295
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>955,000</b>

\*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, abatement, and contingency.

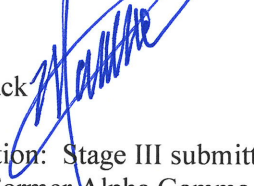
\*\*\*Architect/Engineer Fee is based on 7.6% of the costs of demolition and abatement.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the demolition of Harris Hall and the Former Alpha Gamma Delta House, as provided above, is hereby approved.

October 1, 2021

**MEMORANDUM:**

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:  
Harris Hall and Former Alpha Gamma Delta House Demolition  
UA Project #: 004-22-2766

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 Harris Hall and the Former Alpha Gamma Delta House (“Project”) located at 745 Colonial Drive and 890 Judy Bonner Driver respectively at a projected cost of \$955,000, which is less than the cost threshold for a capital project.

In accordance with the Campus Master Plan Amendment approved by the Board on September 17, 2021, the demolition will allow for the construction of the Fashion and Design Building and a new sorority house.

Therefore, pursuant to Board Rule 415, the University is submitting this Project as a Stage III submittal because the Project will impact the visual appearance of the campus. The University will include a standard razed building marker for the facilities and complete all required building documentation. All appropriate items will be salvaged by the University and the Harris Hall brick is currently being evaluated for use elsewhere on campus.

The Project will be funded from University Central Reserves in the amount of \$955,000. The estimated deferred maintenance liability for the buildings is approximately \$6,253,277 and the demolition will save the University approximately \$250,288 in Operating and Maintenance cost annually.

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 November 4 – 5, 2021.

MMF/ccj

pc w/atchmts: Michael Rodgers  
Tim Leopard  
Suzanne Webster

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 4 – 5, 2021

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Harris Hall and Former Alpha Gamma Delta House Demolition

**PROJECT LOCATION:** 745 Colonial Drive and 890 Judy Bonner Drive

**ARCHITECT:** To be determined

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

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	Residential	100%	(68,463)
<b>TOTAL</b>		<b>100%</b>	<b>(68,463)</b>

<b>BUDGET</b>	<b>Preliminary</b>
Abatement	\$ 120,000
Demolition	\$ 625,000
Contingency* (10%)	\$ 74,500
UA Project Management Fee ** (3%)	\$ 24,585
Architect/Abatement	\$ 30,000
Architect/Engineer Fee*** (7.6%)	\$ 56,620
Expenses (Surveys, Testing, Inspections)	\$ 18,000
Other Fees & Services (Advertising, Printing, Postage)	\$ 6,295
<b>TOTAL PROJECT COST</b>	<b>\$ 955,000</b>

\*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, abatement, and contingency.

\*\*\*Architect/Engineer Fee is based on 7.6% of the costs of demolition and abatement.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Last Full Year of Occupancy	\$	250,288
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>(250,288)</b>
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**FUNDING SOURCE:**

Capital Outlay:

University Central Reserves	\$	955,000
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O&M Costs: Housing and Residential Communities Annual Operating Budget	\$	(250,288)
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**NEW EQUIPMENT REQUIRED:****RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The Harris Hall and Former Alpha Gamma Delta House Demolition project (“Project”) will allow for the construction of the Fashion and Design Building and a proposed sorority house. Harris Hall and the former Alpha Gamma Delta House are both older structures that have exceeded their useful service lives and are not appropriate for renovation due to floor-to-floor heights and structural configuration. The Project will eliminate approximately \$6,253,277 in campus deferred maintenance liabilities between the two buildings.

The Fashion and Design building will provide for the reallocation of several spaces on campus for reassignment by the Provost by relocating several programs into the new building and provide for growth within the College of Human and Environmental Sciences.

The available site created by the demolition will also provide a new sorority house to accommodate growth in the Greek system and a chapter house that allows the sorority to be competitive in recruitment by providing a modern and similar facility to other chapters.

**ATTACHMENT NO. 1**

Project: Harris Hall and  
Former Alpha Gamma Delta House Demolition  
BOT Submittals: Stage III – Only  
Meeting Date: November 4 – 5, 2021

**Project Summary****HARRIS HALL AND FORMER ALPHA GAMMA DELTA HOUSE DEMOLITION**

The University of Alabama (“University”) proposes to demolish Harris Hall and the Former Alpha Gamma Delta House buildings (“Project”) located at 745 Colonial Drive and 890 Judy Bonner Drive respectively in accordance with the Campus Master Plan Amendment approved by The Board of Trustees of The University of Alabama on September 17, 2021.

Originally constructed in 1939, Harris Hall consists of a three (3) story structure and is approximately 49,940 gross square feet in total. The estimated deferred maintenance liability for the building is approximately \$5,266,277, not including code required upgrades for ADA. The demolition will result in annual savings of approximately \$221,481 in Operations and Maintenance costs.

The former Alpha Gamma Delta House, originally constructed in 1960, consists of a three (3) story structure and full basement and is approximately 18,523 gross square feet in total. The estimated deferred maintenance liability for the building is approximately \$987,000 not including code required upgrades for ADA. The demolition will result in annual savings of approximately \$28,807 in Operations and Maintenance costs.

Both buildings have low floor-to-floor and structural systems which make it difficult to renovate to current codes and standards and expectations.

The buildings have been primarily used for on-campus housing. This Project will provide the space necessary for the construction of the Fashion and Design Building which will include a dual lecture hall/storm shelter, exhibition galleries, studio lab/classroom spaces, a library, conservation lab spaces, a conference room, faculty/staff offices, student work areas, a four-stop gurney type elevator, an outdoor terrace and balcony, and other supporting areas. This Project will also provide space for a new sorority house.

All equipment (fire extinguishers, OIT wireless access points, etc.) that is appropriate will be saved for use as replacement stock on campus. The Harris Hall brick is being evaluated for reuse on campus.

In accordance with standard University procedure for main campus building demolition, the University will complete the Historic American Building Survey (HABS) and Historic American Building Engineering Record (HAER), and a standard building commemoration pedestal and plaque will be provided for the site.



Campus Master Plan Amendment Approved September 17, 2021



# HARRIS HALL AND FORMER ALPHA GAMMA DELTA HOUSE DEMOLITION

Vantage Points





# HARRIS HALL

Vantage Point 1

View from Northwest looking Southeast along Colonial Drive





# HARRIS HALL AND THE FORMER ALPHA GAMMA DELTA HOUSE DEMOLITION

## Vantage Point 2

View from corner of Colonial Drive across Judy Bonner Drive - Southwest looking Northeast



# HARRIS HALL AND THE FORMER ALPHA GAMMA DELTA HOUSE DEMOLITION

## Vantage Point 3

View from Southeast looking Northwest across Judy Bonner Drive





# FORMER ALPHA GAMMA DELTA HOUSE

Vantage Point 4

View from Southeast looking Northwest across Judy Bonner Drive

