

**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: Oliver-Barnard and Tuomey Halls Renovations and Addition

MEETING DATE: June 9 - 10, 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:

Tim Leopard
[Signature]

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

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

THE UNIVERSITY OF
ALABAMA® | Office of the
President

May 4, 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 the Oliver-Barnard and Tuomey Halls Renovations and Addition project.

Please place this item on the agenda for the Physical Properties Committee meeting of the June 9-10, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

OLIVER-BARNARD AND TUOMEY HALLS RENOVATIONS AND ADDITION

WHEREAS, on November 5, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Oliver-Barnard and Tuomey Halls Renovations and Addition Project (“Project”) for the College of Arts and Sciences located at Oliver-Barnard and Tuomey Halls at 801 Capstone Drive and 611 Capstone Drive respectively; and

WHEREAS, as it is necessary to modernize the facilities to appropriately support the teaching and learning environment, the Project will involve the renovation of 8,022 square feet (sf) of each existing building’s space at both Oliver-Barnard and Tuomey (Tuomey) Halls to serve as additional space to accommodate the College of Arts and Sciences’ Blount Scholars Program, which has experienced significant growth and is currently at its maximum student capacity; and

WHEREAS, in accordance with Board Rule 415, on February 4, 2022, the Board approved the top ranked architectural firms and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with ArchitectureWorks, Birmingham, Alabama, the University has established a final design fee of 6.6% of the cost of Construction Package A plus a 1.225 Renovation Factor and 6.2% of the cost of Construction Package B plus a 1.225 Renovation Factor; 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 will be funded from University Central Reserves in the amount of \$15,000,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$9,075,000 (61% of Total Project Cost); and

WHEREAS, the Projects’ locations and programs have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

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

BUDGET:	CURRENT
Construction Package A – Oliver-Barnard Hall Renovation	\$ 3,500,000
Construction Package B – Tuomey Hall Renovation and Addition	\$ 6,950,000
Furniture, Fixtures, and Equipment	\$ 2,000,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 100,000
Contingency (10%)	\$ 1,045,000
UA Project Management Fee (3%)	\$ 344,850
Architect/Engineer Fee (~7.9%)	\$ 827,375
Expenses (Geotech, Construction Materials Testing)	\$ 115,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 67,775
TOTAL PROJECT COST	\$ 15,000,000

*Contingency is based on 10% of both Construction Packages.

**UA Project Management Fee is based on 3% of both Construction Packages and Contingency.

***Architect/Engineer Fee is based on the sum of 6.6% of the cost of Construction Package A plus a 1.225 Renovation factor and 6.2% of the cost of Construction Package B plus a 1.225 Renovation factor.

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: June 9 - 10, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Oliver-Barnard and Tuomey Halls Renovations and Addition

PROJECT NUMBER: 027-22-2809 Oliver-Barnard Hall Renovation
199-22-2810 Tuomey Hall Renovation & Addition

PROJECT LOCATION: Oliver-Barnard Hall at 801 Capstone Drive
Tuomey Hall at 611 Capstone Drive

ARCHITECT: ArchitectureWorks, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	November 5, 2021
<input type="checkbox"/> Stage II	February 4, 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom	14%	2,260
<input checked="" type="checkbox"/> Building Addition	Classroom Service	1%	110
<input checked="" type="checkbox"/> Building Renovation	Office	12%	2,000
<input type="checkbox"/> Equipment	Conference Room	4%	670
	Lounge	14%	2,200
	Elevator	1%	100
	Public Corridor	37%	6,404
	Public Restroom	2%	300
	Mechanical Area	1%	200
	Other (All Purpose)	14%	2,200
TOTAL		100%	16,444 *

*Total for both Facilities

BUDGET:	Preliminary
Construction Package A – Oliver-Barnard Hall Renovation	\$ 3,500,000
Construction Package B – Tuomey Hall Renovation and Addition	\$ 6,950,000
Furniture, Fixtures and Equipment	\$ 2,000,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 100,000
Contingency (10%)	\$ 1,045,000
UA Project Management Fee (3%)	\$ 344,850
Architect/Engineer Fee (~7.9%)	\$ 827,375
Expenses (Geotech, Construction Materials Testing)	\$ 115,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 67,775
TOTAL PROJECT COST	\$ 15,000,000

*Contingency is based on 10% of the costs of both Construction Packages.

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

***Architect/Engineer Fee is based on the sum of 6.6% of the cost of Construction Package A plus a 1.225 Renovation factor and 6.2% of the cost of Construction Package B plus a 1.225 Renovation factor.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

N/A*

*

Total Estimated Annual O&M Costs:

*Oliver-Barnard and Tuomey Halls are existing Educational & General facilities; and, as such, O & M costs are already funded.

FUNDING SOURCE:

University Central Reserves \$ 15,000,000

O&M Costs:

University Annual Operating Funds \$ N/A*

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

PROJECT SCOPE:

The proposed Oliver-Barnard and Tuomey Halls Renovations and Addition project (“Project”) will involve the renovation of 8,022 square feet of existing building space at Oliver-Barnard Hall located at 801 Capstone Drive, and the renovation of 8,022 square feet of existing building space and an entrance addition at Tuomey Hall located at 611 Capstone Drive for the College of Arts and Sciences.

Oliver-Barnard Hall (“Oliver-Barnard”) and Tuomey Hall (“Tuomey”) were erected as mirror images of one another and intended to frame and be symmetrical to Clark Hall and to be in the gothic architectural realm to compliment that assembly of buildings. Tuomey was erected in 1888 and “originally housed the University of Alabama’s chemistry laboratories and offices for Geological Survey”. Oliver-Barnard was erected in 1889 as a physical laboratory and the west wing was the student gymnasium, “the first of its kind in the state”.

The Project proposes an initial renovation of Oliver-Barnard, home of the College of Arts and Sciences’ Blount Scholars Program, which has experienced significant growth and is currently at its maximum student capacity. The first floor of Oliver-Barnard will primarily be used for group learning, including classrooms, a kitchen, conference rooms and an outdoor collaboration courtyard. The second floor will be designated as office space and a conference room for instructors.

The renovation of Tuomey will allow it to continue serving as a location for the Blount Scholars Program and also as an administrative home for any new academic or leadership program or programs developed by and for the College of Arts and Sciences. The first floor of Tuomey Hall is planned for upgraded offices, conference rooms, and a large gathering area, while the second floor will be additional instructor offices and meeting spaces for the Blount Scholars Program and the College. An addition to the existing entrance to the lounge area will be included at the north elevation to provide enhanced ADA access and a distinctive entrance location.

The renovations of both Oliver-Barnard and Tuomey Halls will be respectful of the historical character of the buildings while also modernizing the spaces for their current uses and meeting the needs of the students and the programs.

The Project will be comprised of two (2) packages: (1) Package A–Oliver-Barnard Hall Renovation, and (2) Package B–Tuomey Hall Renovation and Addition. Package A–Oliver-Barnard Renovation will address finishes, technology, life safety and Mechanical, Electrical, and Plumbing (MEP) systems. The outdoor collaboration courtyard will be located on the north side of the building adjacent to Capstone Drive. It will be framed by a masonry wall and wrought iron gates to control access for the Blount Scholars students. Package B–Tuomey Renovation and Addition will comprise the renovation of existing 8,022 gross square feet (GSF) on the first and second floors, including approximately 2,000 square feet for gathering area, replacement of technology, life safety and MEP systems, a new north entrance, upgraded building finishes, restrooms, a warming kitchen, office, and conference spaces. It will also address Americans with Disabilities Act (ADA) deficiencies on the interior and exterior of the building. The new north entrance will be designed to architecturally reflect the building’s main entrance and will provide an accessible entry directly into the gathering area. Careful selection of the masonry for the new entrance will preserve the historic integrity of Tuomey Hall.

As necessary for support of the buildings, Oliver-Barnard and Tuomey will receive connections to central energy thermal system for the modernization of the mechanical systems. The work associated with bringing a thermal energy connection to both buildings will be performed in sequence with other campus infrastructure upgrades. The connection to the central thermal energy system makes it possible to remove the existing mechanical equipment from the north side of both Oliver-Barnard and Tuomey and to provide for more efficient delivery of energy.

PROJECT STATUS - CONSTRUCTION PACKAGE A – OLIVER-BARNARD RENOVATION		
SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	April 2022
	% Complete	100%
	Date Completed	May 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	May 2022
	% Complete	75%
	Date Completed	June 2022
SCHEDULED BID DATE:		July 2022

**N/A on Stage I Projects*

PROJECT STATUS - CONSTRUCTION PACKAGE B – TUOMEY HALL RENOVATION AND ADDITION		
SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	April 2022
	% Complete	100%
	Date Completed	May 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2022
	% Complete	10%
	Date Completed	December 2022
SCHEDULED BID DATE:		February 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS:

The Oliver-Barnard and Tuomey Halls Renovations and Addition project (“Project”) will renovate the existing facilities as necessary to appropriately support the College of Arts and Sciences’ Blount Scholars Program and as necessary to support the teaching and learning environment to meet the needs and expectations of the Blount Scholars’ students. The increasingly popular and competitive Blount Scholars Program has reached its originally planned capacity, with demand continuing to increase. The renovation of Oliver-Barnard and Tuomey Halls will allow the College’s Blount Scholars Program to expand its programming.

The Project will accommodate a tentative College of Arts and Sciences (CAS) Program (“Program”) that will be a premier educational program for students at The University of Alabama (“University”) interested in public service. Students in the Program will participate in specialized courses concerning topics central to public policy, American history, and Southern politics, as well as examining the foundations and transformations of leadership and political thought, led by existing University faculty with expertise in these fields.

The program, to be housed in Tuomey Hall, is initially planned to last for two academic years and applications will be available to sophomores and juniors, primarily with majors in Political Science, History, and American Studies. The program will also allow scholars to expand their knowledge and build experience outside of the classroom, with opportunities to participate in nationwide student conferences and engage with prominent political leaders and policy analysts on a local, state, and national level. This proposed new minor degree program is expected to attract at least 100 students.

The CAS Scholars Program will be a driving force in recruiting influential individuals and speakers to come to the University and share their expertise in the field of public policy through the Lecture Series (“Series”). The Series would pertain to the fields of law, policy, history, communication, oration, or public discourse. Occurring once or twice a year, the Series would benefit members of the Scholars Programs, other students, and the University as a whole. The Series will cover different topics related to public service as well as topics that align with the principles of the Scholars Program.

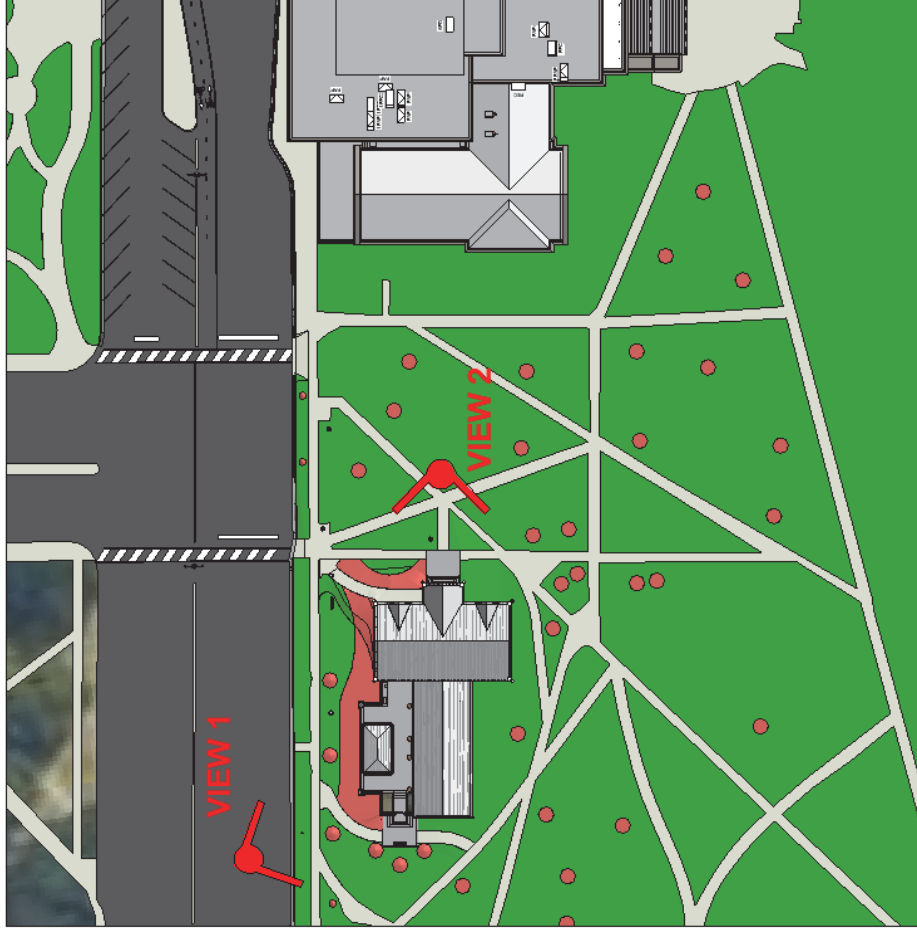
OLIVER-BARNARD HALL RENOVATION

EXISTING PHOTOS



OLIVER-BARNARD HALL RENOVATION

Vantage Points



OLIVER-BARNARD HALL RENOVATION

View 1

View from Northwest looking Southeast



OLIVER-BARNARD HALL RENOVATION

View 2

View from East looking West



OLIVER-BARNARD HALL RENOVATION

LOCATION MAP



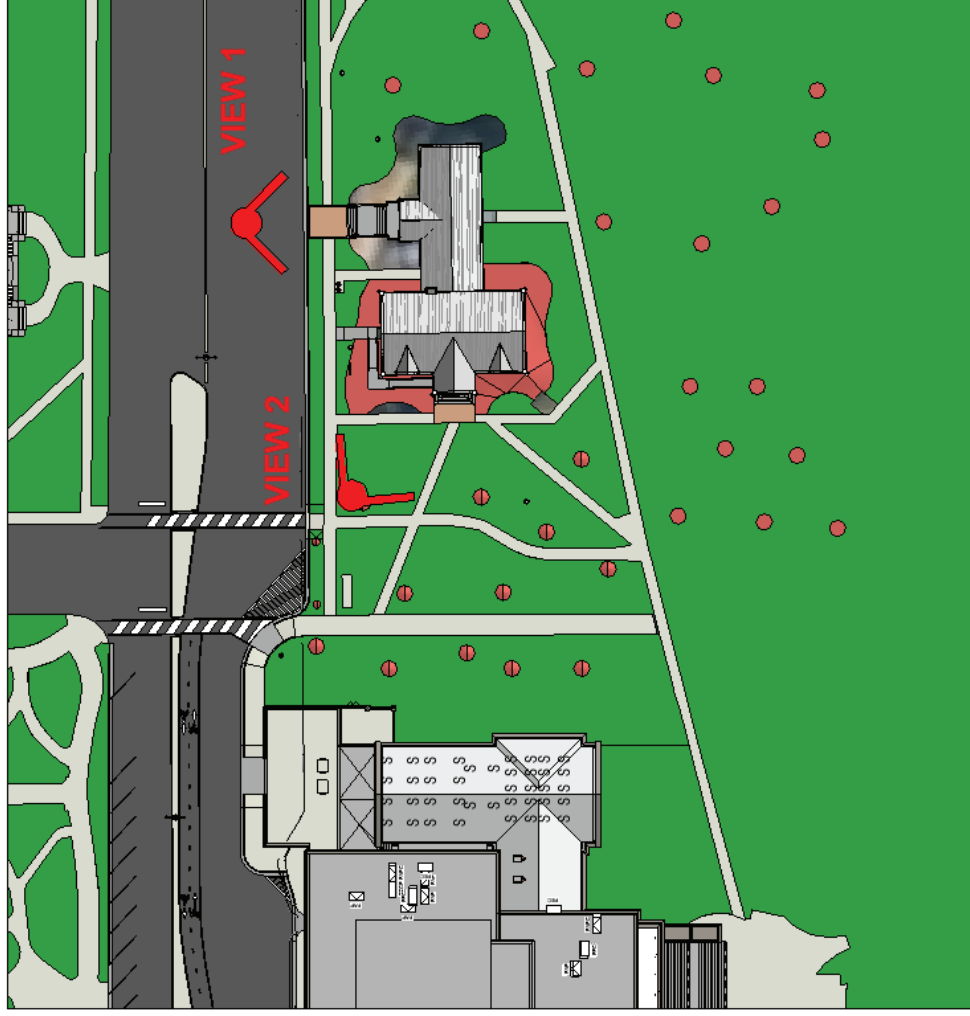
TUOMEY HALL RENOVATION AND ADDITION

EXISTING PHOTOS



TUOMEY HALL RENOVATION AND ADDITION

Vantage Points



TUOMEY HALL RENOVATION AND ADDITION

View 1

View from North looking South



TUOMEY HALL RENOVATION AND ADDITION

View 2

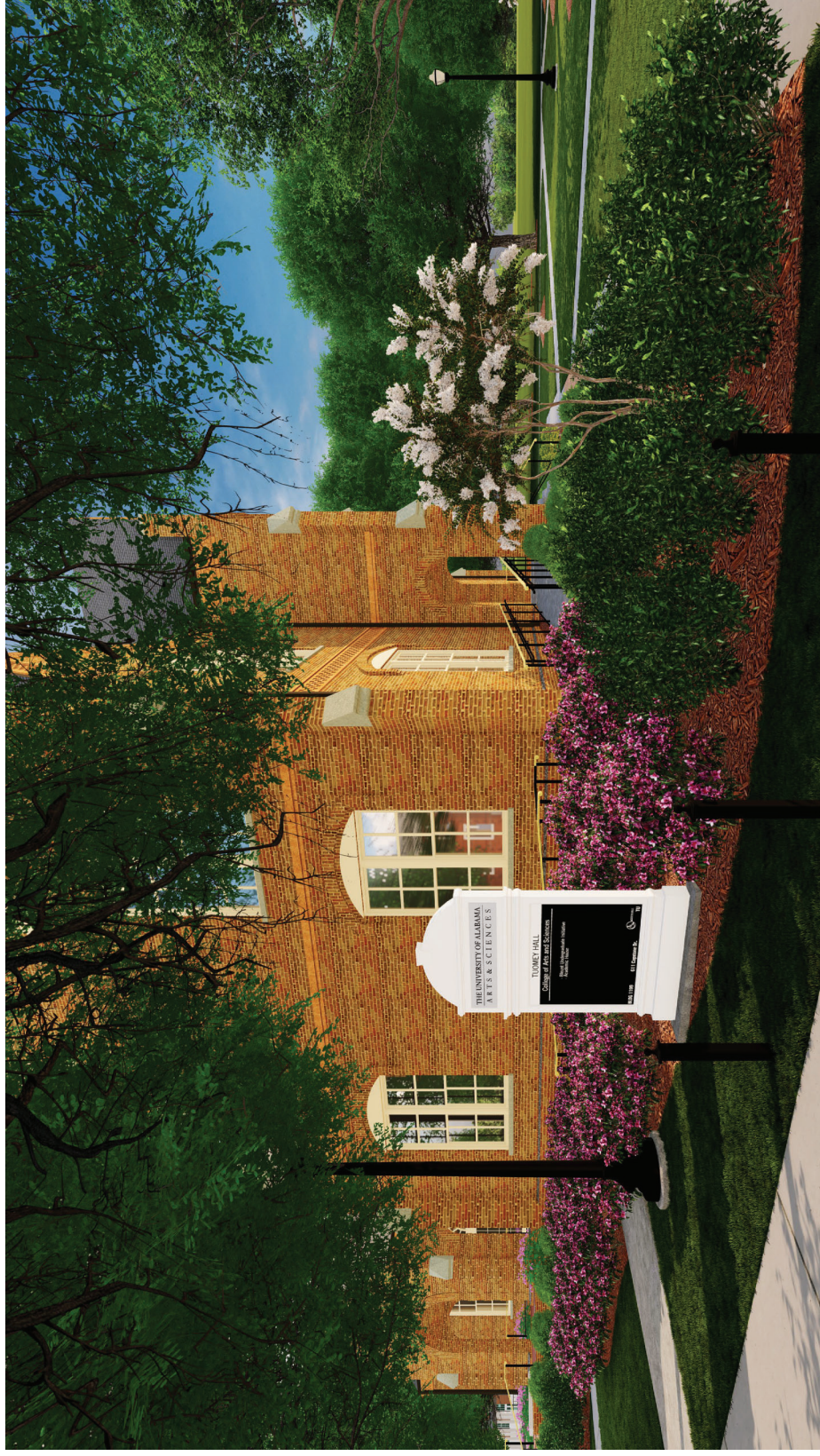
View from Northwest looking Southeast



TUOMEY HALL RENOVATION AND ADDITION

View 2A

View from Northwest looking Southeast



TUOMEY HALL RENOVATION AND ADDITION

LOCATION MAP

