

**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: Tom Barnes Hall - Renovation & Add for Literacy Center

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:



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

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

March 2, 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 renovation of and additions to Tom Barnes Hall for a Literacy Center Project.

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

TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

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 Tom Barnes Hall – Renovation and Addition for Literacy Center Project (“Project”) to be located at Tom Barnes Hall at 260 Kilgore Lane on the Peter Bryce Campus; and

WHEREAS, the Project is designed to broaden and help enliven the work of the Belser-Parton Literacy Center, whose mission is associated with training teachers, assisting families with home literacy programs, conducting research on reading, and providing clinical support for struggling readers; and

WHEREAS, the Project will also support the mission of The Fayard Endowed Chair in Literacy Education enabled through the generous gift of Gary P. Fayard and Nancy S. Fayard; and

WHEREAS, the Project will consist of the renovation of the existing 2,465 square foot (sf) gymnasium into classroom space and a 1,570-sf addition at the northwest side of the building; 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 CMH Architects, Birmingham, Alabama, the University has established a final design fee of 7.2% of the cost of Construction plus a 1.15 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 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 College of Education Reserves in the amount of \$800,000, the Office of Academic Affairs Reserves in the amount of \$500,000, and University Central Reserves in the amount of \$500,000; and

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

BUDGET:	CURRENT
Construction	\$ 1,230,000
Furniture, Fixtures, and Equipment	\$ 250,000
Security/Access Control	\$ 5,000
Telecommunication/Data	\$ 10,000
Contingency (10%)*	\$ 123,000
UA Project Management Fee (3%)**	\$ 40,590
Architect/Engineer Fee (~8.3%***)	\$ 101,844
Expenses (Geotech, Construction Materials Testing)	\$ 24,567
Other Fees and Services (Testing, Advertising, Printing)	\$ 14,999
TOTAL PROJECT COST	\$ 1,800,000

*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 7.2% of the cost of Construction plus a 1.15 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: April 7 - 8, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
Tom Barnes Hall – Renovation and Addition for Literacy

PROJECT NAME: Center

PROJECT NUMBER: 426-21-2631

PROJECT LOCATION: Tom Barnes Hall at 260 Kilgore Lane, Peter Bryce Campus

ARCHITECT: CMH Architects, Birmingham, Alabama

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

November 5, 2021

February 4, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom Facilities	~49%	2,000
<input checked="" type="checkbox"/> Building Addition	Office Facilities	~20%	800
<input checked="" type="checkbox"/> Building Renovation	Central Service / Support	~ 3%	120
<input type="checkbox"/> Equipment	Circulation Area	~28%	1,115
TOTAL		100%	4,035

BUDGET	Preliminary
Construction	\$ 1,230,000
Furniture, Fixtures and Equipment	\$ 250,000
Security/Access Control	\$ 5,000
Telecommunication/Data	\$ 10,000
Contingency (10%)	\$ 123,000
UA Project Management Fee (3%)	\$ 40,590
Architect/Engineer Fee (8.3%)	\$ 101,844
Expenses (Geotech, Construction Materials Testing)	\$ 24,567
Other Fees and Services (Testing, Advertising, Printing)	\$ 14,999
TOTAL PROJECT COST	\$ 1,800,000

*Contingency is based on 10% 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 7.2% of the costs of Construction plus a 1.15 Renovation Factor.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
1,570 sf x ~\$6.03/sf	\$ 9,467
Total Estimated Annual O&M Costs:	\$ 9,467

FUNDING SOURCE:	
Office of Academic Affairs Reserves	\$ 500,000
College of Education Reserves	\$ 800,000
University Central Reserves	\$ 500,000
O&M Costs:	University Annual Operating Funds \$ 9,467

NEW EQUIPMENT REQUIRED
Total Equipment Costs: N/A

PROJECT SCOPE:

The Tom Barnes Hall– Renovation and Addition for Literacy Center Project (“Project”), located at 260 Kilgore Lane, will address space needs for the College of Education and related renovation work as necessary to support the Belser-Parton Literacy Center and the work of the Fayard Endowed Chair in Literacy Education.

The Project will renovate the existing 2,465 square foot (sf) gymnasium into classroom space. The new classrooms will seat approximately 25 people each when used separately. An operable partition dividing the classrooms will allow for simultaneous use for approximately 50 people when opened. The classrooms will be fitted with new audio-visual technology as well as mobile furniture to facilitate individual or group work.

The Project will also include a 1,570-sf addition at the northwest side of the building that includes six faculty offices and a work room. The addition has been intentionally designed with respect to maintaining appropriate setbacks from the nearby Peter Bryce Boulevard, and existing site utilities. The location of the offices will have direct adjacency and connectivity to the renovated classrooms.

The exterior materials of the addition will be carefully and intentionally selected to blend with the existing building. There is sufficient heating and cooling capacity in the current system, therefore no change of major building infrastructure will be required.

The Project will address approximately \$61,625 in deferred maintenance liabilities.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	100%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	April 2022
	% Complete	50%
	Date Completed	May 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	May 2022
	% Complete	0%
	Date Completed	June 2022
SCHEDULED BID DATE:		July 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

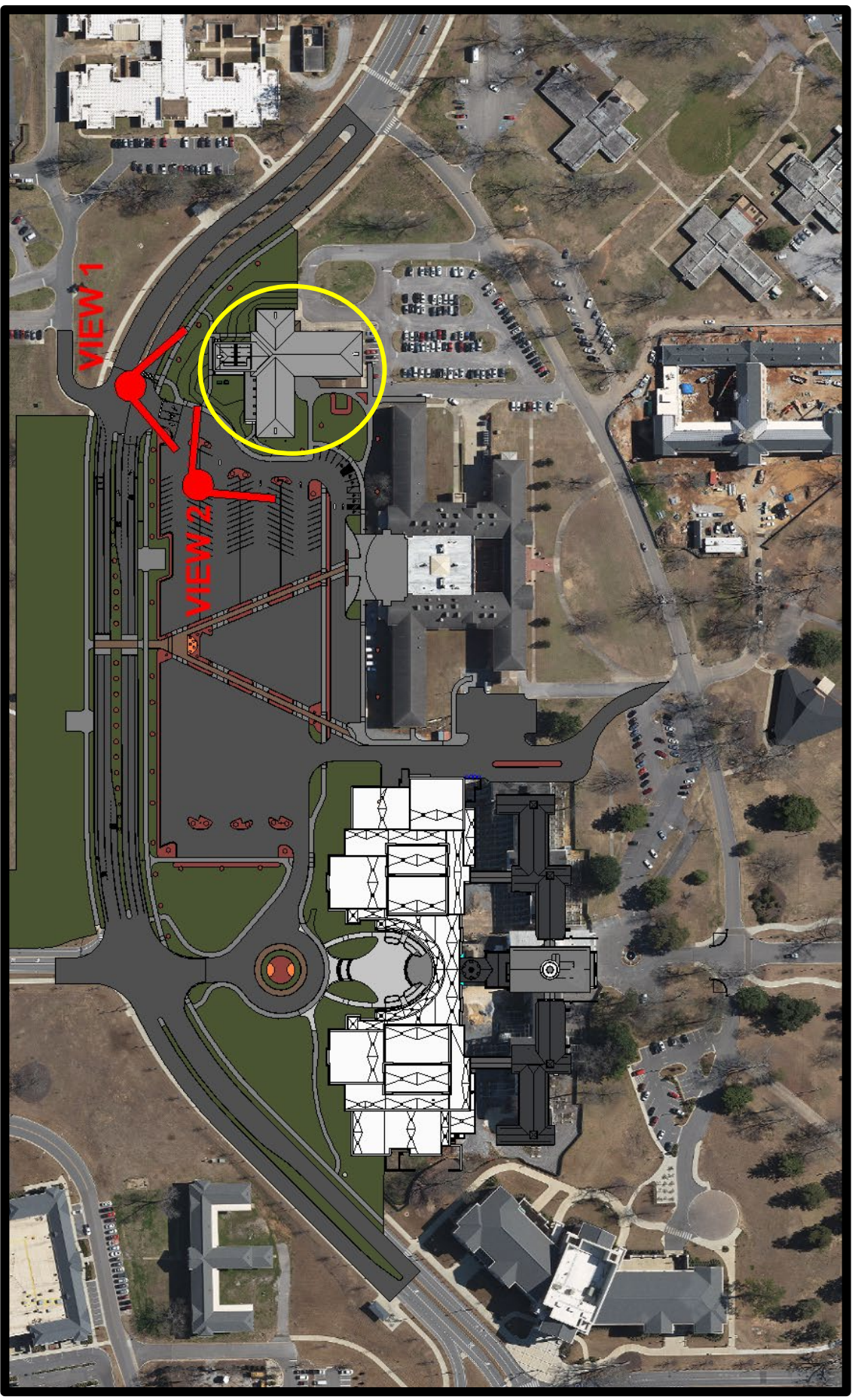
The Tom Barnes Hall – Renovation and Addition for Literacy Center Project (“Project”) will allow the Belser-Parton Literacy Center (“Center”) to grow its reputation as an interventionist agency that will produce grant and contract related resources that will strengthen options for recruiting and supporting graduate students in literacy related research.

The renovated site will also be a center for teacher development. The intent is that the Center can positively affect enrollment in teacher education because of its connection to schools and families and its focus on teaching children how to read.

The renovation is designed to broaden the work of the Center, whose mission is associated with training teachers, assisting families with home literacy programs, conducting research on reading, and providing clinical support for struggling readers. Each of these purposes is tied to the University’s mission of advancing teaching, research, and service. The renovated space will provide the program the necessary square footage needed to expand services to the community.

TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

Vantage Points



TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

View 1

View from North looking Southeast



TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

View 2

View from Peter Bryce Boulevard looking South



TOM BARNES HALL – RENOVATION AND ADDITION FOR LITERACY CENTER

LOCATION MAP

