

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

**\* Board Submittal Checklist No. 1  
Capital Project – Stage I Submittal /1  
(General Information Package)**

Campus: The University of Alabama  
Project Name: Tom Barnes Education Center – Renovation and Addition for  
Literacy Center  
UA Project #: 426-21-2631  
Meeting Date: November 4 – 5, 2021

- \*  1. Completed Board Submittal Checklist No. 1
- 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 Submittal by UA Board of Trustees
- 4. Campus correspondence/photos providing supporting project information
- 5. Completed Executive Summary – Proposed Capital Project /2
- 6. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415
- 7. Campus map(s) showing Project site
- 8. Business Plan

Prepared by: \_\_\_\_\_

Approved by: \_\_\_\_\_

- /1 Reference Tab 3F – Board Rule 415 Instructional Guide
- /2 Reference Tab 3E – 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 Submittal: Tom Barnes Education Center – Renovation and Addition for Literacy Center, UA Project #: 426-21-2631

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

Sincerely,



Stuart R. Bell  
President

Enclosure



RESOLUTION

TOM BARNES EDUCATION CENTER – RENOVATION AND ADDITION FOR LITERACY CENTER

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage I submittal for the Tom Barnes Education Center – Renovation and Addition for Literacy Center Project (“Project”) to be located in the current site of Tom Barnes Education Center at 260 Kilgore Lane; 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 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, 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 preliminary budget for the Project is as stipulated below:

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
<b>TOTAL PROJECT COST</b>	<b>\$ 1,800,000</b>

\*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:

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

October 6, 2021

**MEMORANDUM:**

To: Stuart R. Bell  
From: Matthew M. Fajack  
Subject: Board Item – Action: Stage I Submittal:  
Tom Barnes Education Center – Renovation and Addition for Literacy Center  
UA Project #: 426-21-2631

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 Tom Barnes Education Center – Renovation and Addition for Literacy Center Project (“Project”), to be located in the existing Tom Barnes Education Center at 260 Kilgore Lane at a preliminary total Project budget amount of \$1,800,000.

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

The Project will provide the necessary square footage to expand and support the program and services and will consist of the renovation of the 2,465 square foot (sf) existing gymnasium into classroom space. Also included will be a 1,570-sf addition to the northwest side of the building to include six (6) faculty offices and a work room.

The Project will be funded from College of Education Reserves in the amount of \$800,000, Office Academic Affairs Reserves in the amount of \$500,000, and University Central Reserves in the amount of \$500,000.

I have attached a Resolution, Executive Summary, Attachment K, Project Summary, 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/atchmts: 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:** Tom Barnes Education Center – Renovation and Addition for Literacy Center  
**PROJECT NUMBER:** 426-21-2631  
**PROJECT LOCATION:** Current site of Tom Barnes Education Center at 260 Kilgore Lane  
**ARCHITECT:** To Be Determined

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

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	Public Corridor	~ 28%	1,115
<b>TOTAL</b>		<b>~100%</b>	<b>4,035</b>

<b>BUDGET</b>	<b>Preliminary</b>
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
<b>TOTAL PROJECT COST</b>	<b>\$ 1,800,000</b>

\*Contingency is based on 10% of the costs 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 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\***

\*The Tom Barnes Education Center is an existing Educational and General facility; and, as such, O&M costs are already funded. The incremental increase in O&M costs reflected here are for the new square footage associated with the addition component of the Project only.

**NEW EQUIPMENT REQUIRED**

**Total Equipment Costs: N/A**

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Tom Barnes Education Center – 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 what might be the most important thing that schools do – teach children how to read.

The renovation is designed to broaden and help enliven 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 primary 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.

**ATTACHMENT NO. 1**

Project: Tom Barnes Education Center –  
Renovation and Addition for Literacy Center

BOT Submittal: Stage I

Meeting Date: November 4 – 5, 2021

**Project Summary**

**TOM BARNES EDUCATION CENTER – RENOVATION AND ADDITION FOR LITERACY CENTER**

The Tom Barnes Education Center – 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 proposed 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 proposed Project will address approximately \$61,625 in deferred maintenance liabilities.



Attachment K to Board Rule 415

Supplemental Project Information Worksheet  
Annual Capital Development Plan

FY: 2021 – 2022

**Project Name:** Tom Barnes Education Center – Renovation and Addition for Literacy Center  
**Project Address/Location:** 260 Kilgore Lane  
**Campus:** The University of Alabama

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

<input checked="" type="checkbox"/> increase space inventory	.0092	% increase	1,570	GSF
<input type="checkbox"/> replace space inventory		% replacement		GSF
<input checked="" type="checkbox"/> renovation of existing space only			2,465	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, A Campus Master Plan Amendment Is Required

Comments:

The location of the addition was carefully considered as related to the setbacks and sightlines from Peter Bryce Boulevard. The proposed location for the addition to the northwest of the Tom Barnes Education Center maintained the appropriate setbacks and minimized the impact to the appearance of the building.

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)
<b>100 Classroom Facilities</b>				
110 Classroom	2	25	2,000	100%
<b>300 Office Facilities</b>				
310 Office	6	1	800	NA
315 Office Service	1	Varies	120	NA
<b>WWW Circulation Area</b>				
W06 Public Corridor	1	Varies	1,115	NA

Data reported on latest fiscal year data available.

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

Comments/Notations:

The utilization numbers are for College of Education space in the Tom Barnes Education Center. The facilities operational hours extend beyond 8 AM to 5 PM with numerous workshops and external users at the building

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

Estimated new Funds from Tuition/Programs                      \$ 100,000 Yr.

Comments:

The Tom Barnes Education Center – 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 and, with the placement of an endowed professor at the site, the prospects for this are significantly enhanced. The Project will also be a center for teacher development, especially for young elementary school teachers who are at the forefront of teaching children how to read. The hope is that the Center can positively affect enrollment in teacher education because of its connection to schools and families, and its focus on what might be the most important thing that schools do – teach children how to read. It can become the signature for the Elementary Education major at The University of Alabama (“University”).

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?**       Yes    In-Progress

If yes, list key members of user group:

Dr. Peter Hlebowitsh – Dean of the College of Education  
 Amanda Dobbins – College of Education, Director of Financial Affairs  
 Carol Donovan – Director, Belser-Parton Literacy Center  
 Jason Bigelow – University Architect  
 Mary Kathryn Holt – Project Manager

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

Source(s)	New Funds (FY 2022)	Reserves	Status <sup>/7</sup>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – College of Education Reserves		\$ 800,000	Pending
Other – Office of Academic Affairs Reserves		\$ 500,000	Pending
Other – University Central Reserves		\$ 500,000	Pending
<b>Totals</b>		<b>\$1,800,000</b>	<b>Pending</b>

<sup>/7</sup> Approved, allocated, pending

Comments:

The Project will be funded from the 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.

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

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2016 Base Data /8</b>	<b>First Full /YR Occupancy FY 2023</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance	\$ 2,540	\$ 2,750	\$ 14,254
Elevator Service	NA	NA	NA
Building Repairs	\$ 844	\$ 918	\$ 4,760
Building Services	\$ 2,596	\$ 2,822	\$ 14,628
Electric, Natural Gas, Steam	\$ 2,207	\$ 2,400	\$ 12,434
Chilled Water	\$ 789	\$ 867	\$ 4,494
Water and Sewer	\$ 149	\$ 162	\$ 840
Insurance	\$ 202	\$ 220	\$ 1,140
Safety Support	\$ 118	\$ 128	\$ 664
Operations Staff Support Funding	\$ 22	\$ 24	\$ 124
Other – Supply Store expenses			
<b>Totals</b>	<b>9,467</b>	<b>\$10,291</b>	<b>\$53,338</b>

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

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

Comments:

The Tom Barnes Education Center is an existing Educational and General facility; such, O&M costs are already funded. The incremental increase in O&M costs reflected here are for the new square footage associated with the addition component of the Project only.

Data was obtained from the following University Departments: Energy Management, Electrical Maintenance, Facilities Management, Environmental Health and Safety, and Risk Management.

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

<b>Source(s)</b>	<b>Occupancy Yr. /9 FY 2023</b>	<b>Future Years /10</b>	<b>Status /7</b>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal	\$10,291	\$53,338	
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other			
<b>Total/YR</b>	<b>\$10,291</b>	<b>\$53,338</b>	<b>Pending</b>

/9 Initial Full Yr. of Occupancy  
 /10 Next Five (5) Yrs. Occupancy  
 /11 Funds Reallocated from other sources  
 /7 Approved, allocated, pending

Comments:

On-going O&M costs will be funded with University Annual Operating funds.

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

\$ 61,625 ~3.42 % of Total Development Costs

Comments:

The Project will address \$61,625 in Deferred Maintenance liabilities by replacing the finishes in the existing multipurpose gym area. This includes new paint, flooring, ceilings, and lights.

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

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

Comments:

The Literacy Center is currently housed in the Tom Barnes Education Center building and the gymnasium, as it currently exists, is not appropriate to support classroom use given the acoustics and technology support. Thus, the idea of converting the Barnes gymnasium into a space better aligned with the moving instructional and research purposes of the College of Education is logical. Moreover, because the Center is currently housed in Barnes, the expansion can take advantage of space that the College is already allocated and realize the benefit of adjacency. Other locations were evaluated, including Capital Hall, which is next door, as well as a few other spaces in the College of Education's complex of buildings, but were determined not to be comparable in terms of space, adjacency, convenience, and convertibility.

**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:

As indicated, the Project is designed to broaden and help enliven 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 Project will provide the square footage needed to expand the programs services.

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

Comments:

*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.*

- The strengthening of the resources in the Literacy Center will lead to more grant-funded work and the production of more and high-quality research.
- The placement of the Endowed Professor in the space will likely attract stronger and better-funded graduate students.
- The support of a reading clinic, summertime reading, programs and other public outreach project will provide unique learning opportunities for undergraduate students interested in learning more about literacy and reading education.

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

- Because no skill is more important to school success than reading, the Literacy Center's commitment to lifting reading achievement in low achieving school districts is an investment in lifting graduation rates, and in advancing the social and economic benefits that follow from graduating larger numbers of high schoolers.

*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.*

- The work of the Center will be especially beneficial to children who are struggling readers, and who are disproportionately represented from lower income families.
- By focusing on children from lower income settings, the Center will also help us to recruit strong minority faculty members in the literacy field.
- The work of the Center will involve parent groups from parts of the State that are disproportionately minority.

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

Comments:

*Core Principle #1: Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama.*

- The Center is dedicated to the critical task of battling low reading achievement in the state, which is an undertaking that is associated with lifting graduation rates, it is at the forefront of improving the lives of the citizens in Alabama.

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

- The Center is making a direct effort to reach out to underserved schools and to target skills that are critical to producing good workers that will serve the economy of the State, it is making its contribution to diversifying the access to higher education.

*Core Principle #3: Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor.*

- The Center will be supervised by the highest standard of accountancy and by a standard of excellence exemplified by the appointment of a nationally-renown endowed professor in the Center.



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

- The main focus of the work to be conducted in the Center is reading related, there really is no educational approach that could be more unified or more singularly committed to improving educational at every level.

*Core Principle #5: Work to help lead a unified approach to improving the economy, opportunities, and comprehensive health care for all citizens of Alabama.*

- Literacy is the key to student success. Helping children become better readers will result in a long list of benefits including higher graduation rates and all the social and economic gains that follow from greater high school completion rates. Everything from life earning rates to incarceration rates to life expectancy rates are associated with graduating from school. There isn't a more unified approach to providing comprehensive social, economic, and health-related benefits than one that invests in school success.

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

Comments:

The Project will enhance the reputation of the College and attract young people aiming to become schoolteachers as well as graduate students with ambitions to advance their themselves as school leaders and researchers. Further, the Project will provide the community with a resource that will impact the lives of school children and their families.

# TOM BARNES EDUCATION CENTER RENOVATION AND ADDITION FOR LITERACY CENTER

## SITE MAP





# TOM BARNES EDUCATION CENTER RENOVATION AND ADDITION FOR LITERACY CENTER

LOCATION MAP

