

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 3  
CAPITAL PROJECT - STAGE III SUBMITTAL <sup>/1</sup>  
(Architectural Design)**

**CAMPUS:** The University of Alabama

**PROJECT NAME:** University Club Restoration and Additions

**MEETING DATE:** November 3-4, 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 <sup>/2</sup>
- 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: Steven Mercado

Approved by:

*Jan Leopold*

*CM*

*MR*

<sup>/1</sup> Reference Tab 3H - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

October 6, 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 for a Stage III submittal for the University Club Restoration and Additions project.

The resolution requests approval of the Architectural Design for the project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on November 3-4, 2022.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### UNIVERSITY CLUB RESTORATION AND ADDITIONS

WHEREAS, on September 16, 2022, The University of Alabama (“University”) received approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the University Club Restoration and Additions project (“Project”) located at 421 Queen City Avenue Tuscaloosa, Alabama; and

WHEREAS, the Project will provide for the continued operation of the University Club to support the University’s mission and the campus community by providing a premier dining and social establishment for faculty, staff, alumni and visitors and provide space for dining, campus events, special occasions and meetings; and

WHEREAS, the Project will include appropriate attention to restoring and conserving the interior while honoring the building’s historic character; and

WHEREAS, the Project will provide experiential and practical learning opportunities for students in the Hospitality Management program; and

WHEREAS, the Project has been separated into three (3) packages: Package A – Building Restoration (Package A); Package B – Select Interior Demolition (Package B); and Package C - Elevators (Package C); and

WHEREAS, Package A will consist of a comprehensive restoration of the existing 12,840 gross square feet (GSF) facility including exterior envelope and facade; approximately 2,889 GSF of additions to provide enlarged event space, restrooms, and circulation space; and covered veranda and balcony space and landscaping and hardscape improvements; and

WHEREAS, Package B will consist of select interior demolition and abatement and is necessary to identify concealed conditions and structural configuration and to maintain the project schedule; and

WHEREAS, Package C is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule and coordinate design with specifics of the elevators;

WHEREAS, the Project will provide the opportunity to bring coherence between the numerous previous additions to the building with intentional and architecturally accurate execution of massing, exterior detailing and

attention to elements and materials as appropriate for this significant structure; and

WHEREAS, on September 16, 2022, due to their knowledge of the Project; commitment to the Project schedule; and understanding of the unique restoration scope and historic structure, the Board approved a Waiver of the Consultant Selection Process and authorized the University to proceed with the Project utilizing the design services of Cole & Cole Architects of Montgomery, Alabama accepting a final design fee based on 6% of the cost of construction plus a renovation factor of 12.5% less a discount of \$119,093, representing a significant savings to the University of approximately 25.5% of the standard fee; 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 University Central Reserves in the amount of \$13,000,000 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$5,000,000; and

WHEREAS, the University is evaluating potential options for operating the facility and will return to the Board for approval of any agreement; and

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

<b>BUDGET:</b>		<b>CURRENT</b>
Construction – Package A Building Restoration	\$	7,513,902
Construction – Package B Select Interior	\$	100,000
Demolition		
Construction – Package C Elevators	\$	600,000
Equipment Owner Furnished Contractor Installed	\$	850,000
Furnishings	\$	800,000
Landscaping	\$	372,000
Security/Access Control	\$	60,000
Telecommunication/Data	\$	100,000
Audio Visual	\$	200,000
Contingency* (10%)	\$	943,590
UA Project Management Fee** (3%)	\$	311,385
Architect/Engineer Fee*** (~6%)	\$	571,830
Other****	\$	577,293
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>13,000,000</b>

\*Contingency is based on 10% of the costs of Construction Package A, B, C, Equipment OFCI and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Construction Package A, B, C, Equipment OFCI, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 6% of the costs of Construction Package A, B, C, Equipment OFCI, Furnishings and Landscaping, plus a 12.5% renovation factor, less a credit of 119,093.

\*\*\*\*Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal for the Project is hereby approved.

**EXECUTIVE SUMMARY**  
**PROPOSED CAPITAL PROJECT**  
**BOARD OF TRUSTEES SUBMITTAL**

**MEETING DATE:** November 3-4, 2022

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

**PROJECT NAME:** University Club Restoration and Additions

**PROJECT NUMBER:** 207-22-3017

**PROJECT LOCATION:** 421 Queen City Avenue, Tuscaloosa, Alabama

**ARCHITECT:** Cole & Cole Architects

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	September 16, 2022
<input type="checkbox"/> Stage II – CSP Waiver	September 16, 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Food Facilities (Dining & Event Spaces)	~51%	8,059
<input checked="" type="checkbox"/> Building Addition	Lounge	~ 4%	590
<input checked="" type="checkbox"/> Building Renovation	Meeting Room	~ 4%	580
<input type="checkbox"/> Equipment	Common Area	~ 17%	2,700
	Elevator & Stairs	~ 2%	300
	Restrooms	~ 5%	660
	Custodial Area	~ 0%	20
	Office Area	~ 8%	1,300
	Special Use Facility	~ 0%	70
	Mechanical Area	~ 9%	1,450
<b>TOTAL</b>		<b>100%</b>	<b>*15,729</b>

\*Includes 2,889 GSF of Addition and 12,840 GSF of Restoration

<b>BUDGET</b>	<b>Current</b>
Construction – Package A Building Restoration	\$ 7,513,902
Construction - Package B Select Interior Demolition	\$ 100,000
Construction – Package C Elevators	\$ 600,000
Equipment Owner Furnished Contractor Installed	\$ 850,000
Furnishings	\$ 800,000
Landscaping	\$ 372,000
Security/Access Control	\$ 60,000
Telecommunication/Data	\$ 100,000
Audio Visual	\$ 200,000
Contingency* (10%)	\$ 943,590
UA Project Management Fee** (3%)	\$ 311,385
Architect/Engineer Fee*** (~6%)	\$ 571,830
Other****	\$ 577,293
<b>TOTAL PROJECT COST</b>	<b>\$ 13,000,000</b>
<b>Construction Cost per square foot: \$600</b>	

\*Contingency is based on 10% of the costs of Construction Package A, B, C, Equipment OFCI and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Construction Package A, B, C, Equipment OFCI, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 6% of the costs of Construction Package A, B, C, Equipment OFCI, Finishings and Landscaping, plus a 12.5% renovation factor, minus a credit of \$119,093.

\*\*\*\*Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
0 sf x ~\$0.00/sf	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A

\*All O & M costs are proposed to be the responsibility of the Operating Company

<b>FUNDING SOURCE:</b>	
University Central Reserves	\$ 13,000,000
<b>O&amp;M Costs:</b>	Operating Company Expense \$ N/A

<b>NEW EQUIPMENT REQUIRED</b>	
Equipment OFCI	\$ 850,000
<b>Total Equipment Costs:</b>	<b>\$ 850,000</b>

**PROJECT SCOPE:****Package A Building Restoration**

The University Club is a historic two-story Greek Revival structure with stucco veneer over solid masonry walls and a slate roof. Several additions have been added over the years. The scope of the proposed project involves a full restoration of the facility, excluding the kitchen, service yard and administrative wings.

The existing reception, dining and special event spaces will be renovated and will continue to be used in similar capacities following the restoration. The existing south parlor will be repurposed as a lounge, casual dining area, and bar. The future south and east additions will include enhanced vertical circulation, additional dining space, a stairwell, expanded restrooms, and event space. The existing north parlor will be repurposed as a workspace with a similar concept to a hotel lobby. A boardroom will be added to the second floor. The south elevation of the building will feature a spacious balcony that overlooks the south garden and University Boulevard.

This Project will also provide the opportunity to bring coherence between the numerous additions to the building while providing architecturally accurate execution of the massing, exterior detailing, elements, and materials as appropriate for this significant structure.

**Package B Select Interior Demolition**

The select interior demolition package will open up the ceilings, walls and floors to aid in design by exposing the buildings structure for evaluation and to facilitate future work. This package will also include the protection of elements which will stay in place during construction. The interior demolition will also expedite the building restoration by allowing the contractor to start immediately on advancing work.

**Package C Elevators**

The elevator package is needed for early procurement of long lead time elevator equipment in order to meet the Project schedule. Two elevators will be provided in the facility so as to separate service and patron use.

The Project will address significant deferred maintenance needs including building envelope and building support systems and infrastructure. The Project will include careful and appropriate attention to restoring and conserving the interior while honoring the building's historic character.



<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	June 2022
	% Complete	100%
	Date Completed	July 2022
PRELIMINARY DESIGN:	Date Initiated	August 2022
	% Complete	100%
	Date Completed	September 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2022
	% Complete	90%
	Date Completed	December 2022
SCHEDULED BID DATE:		December 2022

*\*N/A on Stage I Projects*

#### **RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Project will bring the facility in line with other leading establishments in the industry, enabling the University to provide club membership opportunities to visitors, faculty, staff, and alumni.

One of the goals for this Project is to make the University Club the premier private dining establishment in Tuscaloosa, serving the University community breakfast, lunch, and dinner options. The Club will also have private event spaces upstairs that can be rented out for special occasions.

The proposed Project will allow the University Club to continue to provide opportunities for the College of Human and Environmental Sciences Hospitality majors to have hands-on experience in the hospitality industry with a top-of-the-line dining and event space managed by a premier operator. Finally, the Project will provide for the continuing operation of the University Club to support the University's mission and campus community by providing a location for dining, private and campus events and meetings and to support a collegial and engaging atmosphere.

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## Existing Conditions Queen City Elevation



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Existing Conditions  
North Elevation



# UNIVERSITY CLUB RESTORATION AND ADDITIONS

## Vantage Points



Proposed Queen City Elevation  
View 1



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## Proposed West Elevation from University Boulevard at 19th Avenue



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## Proposed University Blvd Elevation View 2



# UNIVERSITY CLUB RESTORATION AND ADDITIONS

## LOCATION MAP

