

**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, Tuscaloosa, AL

**PROJECT NAME:** McLure Library Addition and Renovation

**MEETING DATE:** February 1 - 2, 2024

- ☒ 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: Mary Kathryn Holt

Approved by:

*J. Leopold / Cam*  
*[Signature]*

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

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

THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup> | Office of the  
President

December 19, 2023

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 McLure Library Addition and Renovation 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 at their regular meeting on February 1 - 2, 2024.

Sincerely,



Stuart R. Bell  
President

Enclosure



## **THE UNIVERSITY OF ALABAMA**

### **Approval of the proposed architectural design for the McLure Library Addition and Renovation**

#### **RESOLUTION**

WHEREAS, on February 3, 2023, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the McLure Library Addition and Renovation project (“Project”) located at 918 University Boulevard; and

WHEREAS, the Project is a continuation and critical step in the University’s realignment of Library space as necessary to address emerging trends and needs in the function and use of Libraries and provides for the reallocation of space between Colleges to enhance adjacency and provide for growth in certain programs as appropriate to better serve students and support the faculty; and

WHEREAS, the Project will entail a comprehensive renovation of the facility to support the teaching and learning environment and will include renovation of the existing 24,181 gross square foot building, and a 4,956 gross square foot addition, increased from 4,812 gross square feet, to support infrastructure and mechanical space needs; and

WHEREAS, as McLure Library was originally constructed in 1925 and renovated in 1954 for the College of Education Library, and the building has remained primarily unchanged since that time, the Project will allow for a comprehensive renovation and will fully address all deferred maintenance issues including all new mechanical, electrical, accessibility, life safety systems, technology and building envelope issues including new windows; and

WHEREAS, in order to maintain an efficient and cost-effective delivery and to execute the most disruptive work over University breaks as appropriate to minimize the impact to students, faculty, and staff, the project has been reorganized into four (4) construction packages including (1) Construction Package A – Storm Sewer Rehabilitation, (2) Construction Package B – Abatement and Selective Demolition, (3) Construction Package C – New Elevator, and (4) Construction Package D - Addition and Renovation; and

WHEREAS, Construction Package A – Storm Sewer Rehabilitation includes slip-lining of existing storm piping that runs underneath University Boulevard and McLure Library; and

WHEREAS, Construction Package B – Abatement and Selective Demolition includes necessary abatement and select interior demolition to prepare the Project site and to expose all appropriate structural elements to ensure design coordination; and

WHEREAS, Construction Package C – New Elevator includes the design, bidding, and early procurement of a new elevator in order to mitigate extended manufacturing schedules; and

WHEREAS, Construction Package D – Addition and Renovation includes the construction of a new addition, the interior fit-out of the existing building, the demolition and reconstruction of the entry bridge and adjacent plaza; and

WHEREAS, the existing character, detailing and quality of the building is appropriate and much in keeping with campus and the building features standard University materials, including brick and solid limestone columns, cornice and window surrounds and, together with Autherine Lucy Hall, the buildings have complemented each other and been a part of the University Boulevard streetscape for almost a century; and

WHEREAS, on April 14<sup>th</sup>, 2023, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized officials of The University of Alabama (“University”) to proceed with negotiations with KPS Group, Inc. (“KPS Group”), of Birmingham, Alabama; and

WHEREAS, upon completion of negotiations with KPS Group, Birmingham, Alabama, the University established a final design fee of 7.5% for Construction Package B, plus a lump sum fee of \$10,000 for Construction Package C, plus 5.6% for Construction Package D plus a 20% renovation factor, and \$50,250 in additional services, for a total fee for KPS Group of \$1,343,839; and

WHEREAS, for Construction Package A – Storm Sewer Rehabilitation, the University negotiated a final design fee of 7.3% of the cost of the package plus \$1,000 in additional services with Duncan Coker Associates, PC, Tuscaloosa, Alabama, for a total design fee of \$70,303, which is below the threshold requiring Board approval; and

WHEREAS, on June 8, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package B - Abatement and Selective Demolition and MAK Environmental, LLC of Northport, Alabama was declared the lowest responsible bidder with a total bid with alternates in the amount of \$795,000, and the work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, on September 14<sup>th</sup>, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package A – Storm Sewer Rehabilitation, and REV Construction, Inc., Tuscaloosa, Alabama was declared the lowest responsive and responsible bidder with a base bid amount of \$949,360, as referenced on the certified bid tab; and

WHEREAS, on November 3, 2023, in accordance with Board Rule 415, the Board authorized The University of Alabama (“University”) to award the construction contract for Construction Package A – Storm Sewer Rehabilitation to REV Construction, Inc., in the amount of \$949,360; and



WHEREAS, responsible officials of 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 \$25,730,248 and will eliminate campus deferred maintenance liabilities in the amount of approximately \$22,843,048; and

WHEREAS, the Project budget is as stipulated below:

BUDGET:	CURRENT
Construction Package A – Storm Sewer Rehabilitation	\$ 949,360
Construction Package B – Abatement and Selective Demolition <sup>1</sup>	\$ 795,000
Construction Package C – New Elevator	\$ 410,000
Construction Package D – Addition and Renovation	\$ 18,213,750
Furniture, Fixtures, and Equipment	\$ 1,750,000
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 250,000
Contingency <sup>2</sup> (5%)	\$ 1,018,405
UA Project Management Fee <sup>3</sup> (3%)	\$ 641,595
Architect/Engineer Fee <sup>4</sup> (~6.9%)	\$ 1,414,142
Other <sup>5</sup>	\$ 262,996
<b>TOTAL PROJECT COST</b>	<b>\$ 25,730,248</b>

<sup>1</sup>Authorized & Awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is based on 5% of the cost of Construction Packages A, B, C and D.

<sup>3</sup>UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on 7.3% of Construction Package A plus \$1,000 in additional services and 7.5% of Construction Package B, a lump sum fee of \$10,000 for Construction Package C, 5.6% of Construction Package D plus a 20% renovation factor, and \$50,250 in additional services.

<sup>5</sup>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:

1. The Stage III Architectural Design submittal for the Project is hereby approved.

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

<b>MEETING DATE:</b>	February 1 – 2, 2024
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	McLure Library Addition and Renovation
<b>PROJECT NUMBER:</b>	051-23-2688
<b>PROJECT LOCATION:</b>	918 University Boulevard
<b>ARCHITECT:</b>	KPS Group, Inc., Birmingham, AL

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	February 3, 2023
<input type="checkbox"/> Stage II	April 14, 2023
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV – Construction Package A – Storm Sewer Rehabilitation	November 3, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Classroom Facilities	~25%	6,900
<input checked="" type="checkbox"/> Building Addition	Laboratory Facilities	~ 23%	6,524
<input checked="" type="checkbox"/> Building Renovation	Office Facilities	~21%	6,010
<input type="checkbox"/> Equipment	Study Facilities	~ 3%	988
	General Use Facilities	~ 3%	929
	Support Facilities	~ 1%	312
	Circulation Area	~18%	5,119
	Building Service Area	~ 2%	725
	Mechanical Area	~ 4%	1,630
<b>TOTAL</b>		<b>100%</b>	<b>29,137*</b>

\*24,181 sqft renovation of existing space; 4,956 sq ft addition

<b>BUDGET</b>	<b>Current</b>
Construction Package A – Storm Sewer Rehabilitation	\$ 949,360
Construction Package B – Abatement & Selective Demolition <sup>1</sup>	\$ 795,000
Construction Package C – New Elevator	\$ 410,000
Construction Package D – Addition & Renovation	\$ 18,213,750
Furniture, Fixtures and Equipment	\$ 1,750,000
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 250,000
Contingency <sup>2</sup> (5%)	\$ 1,018,405
UA Project Management Fee <sup>3</sup> (3%)	\$ 641,595
Architect/Engineer Fee <sup>4</sup> (~6.9%)	\$ 1,414,142
Other <sup>5</sup>	\$ 262,996
<b>TOTAL PROJECT COST</b>	<b>\$ 25,730,248</b>
<b>Construction Cost per square foot: \$734</b>	

<sup>1</sup>Authorized & Awarded pursuant to Board Rule 415, Attachment A.11.

<sup>2</sup>Contingency is based on 5% of the cost of Construction Packages A, B, C and D.

<sup>3</sup>UA Project Management Fee is based on 3% of the cost of Construction Packages A, B, C, D and Contingency.

<sup>4</sup>Architect/Engineer Fee is based on Duncan Coker Associates' 7.3% for Construction Package A plus \$1000 in additional services and KPS Groups' 7.5% for Construction Package B, a lump sum fee of \$10,000 for Construction Package C, 5.6% for Construction Package D plus a 20% renovation factor, and \$50,250 in additional services.

<sup>5</sup>Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, when applicable.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

4,956 sf x ~\$6.38/sf \$ 31,620

Total Estimated Annual O&M Costs: \$ **31,620\***

#### **FUNDING SOURCE:**

University Central Reserves \$ 25,730,248

**O&M Costs:** University Annual Operating Funds \$ 31,620\*

**\*Includes the incremental estimated O&M costs for the 4,956 sf addition**

**NEW EQUIPMENT REQUIRED****Total Equipment Costs:**

N/A

**PROJECT SCOPE:**

The proposed McLure Library Addition and Renovation (“McLure”) project (“Project”) will allow for the relocation of the School of Library and Information Sciences (“SLIS”) from the 7<sup>th</sup> floor of Gorgas Library (“Gorgas”) to McLure in accordance with the Gorgas Library Master Plan. SLIS is part of the College of Communications and Information Sciences, and this relocation will enhance program adjacency to Reese Phifer Hall and provide additional space needed in Gorgas while maintaining the College of Education programs within the space.

McLure Library was originally constructed in 1925 and renovated in 1954 for the College of Education Library. The building has remained primarily unchanged since that time and the Project will allow for the comprehensive renovation of McLure and will fully address all deferred maintenance issues including all new mechanical, electrical, accessibility, life safety systems, technology and building envelope issues including new windows.

The existing character, detailing and quality of the building is appropriate and much in keeping with campus and the building features standard University materials including brick and solid limestone columns, cornice and window surrounds. Together with Autherine Lucy Hall, the buildings have complemented each other and been a part of the University Boulevard streetscape for almost a century.

The addition will also provide space for code-required vertical circulation and an elevator as the building does not currently have one.

ADA access to McLure will be improved through the construction of a new entrance structure, which will also house program space below. Adjacent to the new entry will be a plaza and gathering space designed with brick pavers, precast seat walls, new landscaping, and site lighting.

The existing access plaza to the front of the building from University Boulevard will also be reconstructed as it has exceeded its service life and does not meet current structural code.

The Project will allow for the conversion of the stack space to general use and the floors will be aligned with the main building floors. The addition will not impact the University Boulevard elevation to maintain the character of the original building main elevation.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	February 2023
	% Complete	100%
	Date Completed	July 2023
PRELIMINARY DESIGN:	Date Initiated	August 2023
	% Complete	100%
	Date Completed	September 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2023
	% Complete	100%
	Date Completed	January 2024
SCHEDULED BID DATE:		February 2024

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The proposed McLure Library (“McLure”) Renovation project (“Project”) is a continuation and critical step in The University of Alabama’s (“University”) realignment of Library space as necessary to address emerging trends and needs in the function and use of Libraries. The Project will allow for the relocation of the School of Library and Information Sciences (“SLIS”) from the 7<sup>th</sup> floor of Gorgas Library (“Gorgas”) to McLure.

Importantly, the Project will address ADA deficiencies within the facility to enhance and promote access to the programs and use of the facility.

The acquisition of additional space for Book Arts (“BA”) will enable the program to increase offerings for undergraduate and graduate students. Currently, space limitations in the studios allow for a maximum of eight (8) graduate students per class. The program would like to increase its offerings to 12-16 graduate students per course. BA graduate students are three-year residential students, many from out of state. As such, the increase in on-campus graduate students will generate additional revenue for the University. At the same time, the BA program is growing its undergraduate offerings with an eye to creating a minor in Book Arts. There is currently little space for undergraduate students to work and store materials without encroaching upon the physical workspace of graduate students. Additional space will allow the program to have appropriate studio space for all BA students and to add an additional 30 or more undergraduate students per semester. It is imperative for Book Arts to have this workspace in order to attract and retain the best and brightest students, while remaining competitive with other Book Arts programs.

The additional space for SLIS will allow the program to create collaborative spaces where doctoral students can work with undergraduate students and where specific emphases in the master's program (such as youth services, school librarianship, and archives) can grow. SLIS faculty are in



the initial planning stages to offer undergraduate courses and eventually an undergraduate minor and/or major. The new space will make the SLIS program more visible to the undergraduate population and provide necessary office space to add additional faculty to teach undergraduate students. It is anticipated that multiple sections of undergraduate courses with 25 students each will be added to the curriculum within the next 5 years. The archives area of the SLIS curriculum currently accounts for almost 40% of our enrollment. There has been little space in the current SLIS floorplan for archival students to work. The increased space will provide learning spaces to maximize hybrid course offerings and thus incorporate on-campus students with opportunities that include distance learning students without the need to offer separate courses.

Similarly, SLIS graduate students in school librarianship and youth services (which account for another approximately 30% of SLIS enrollment) will greatly benefit from opportunities to collaborate with undergraduate students in the College of Education via the teacher development area. Students in both SLIS and education can share the SLIS children's literature collection (maximizing university space and highlighting a valuable resource for education undergraduate students) and there is the opportunity, through synergy between the diverse student populations, for student research projects and to recruit education students into the youth services and school library media areas of the SLIS program. Without the new space, the potential for this synergy is extremely limited given SLIS's current proximity to the College of Education.

### **College of Education**

The existence of a Teaching Technology Center dedicated to instructional applications to be used in the K-12 setting not only speaks to an accreditation concern, but it also poses an opportunity for the UA Teacher Education Program to demonstrate a defining advantage over other teacher education programs in the State, while offering the possibility of serving local professional educators in the greater Tuscaloosa area.

# MCLURE LIBRARY ADDITION AND RENOVATION

## Vantage Points





# MCLURE LIBRARY ADDITION AND RENOVATION

View 1 Existing





# MCLURE LIBRARY ADDITION AND RENOVATION

View 1 University Boulevard  
Looking Northeast





# MCLURE LIBRARY ADDITION AND RENOVATION

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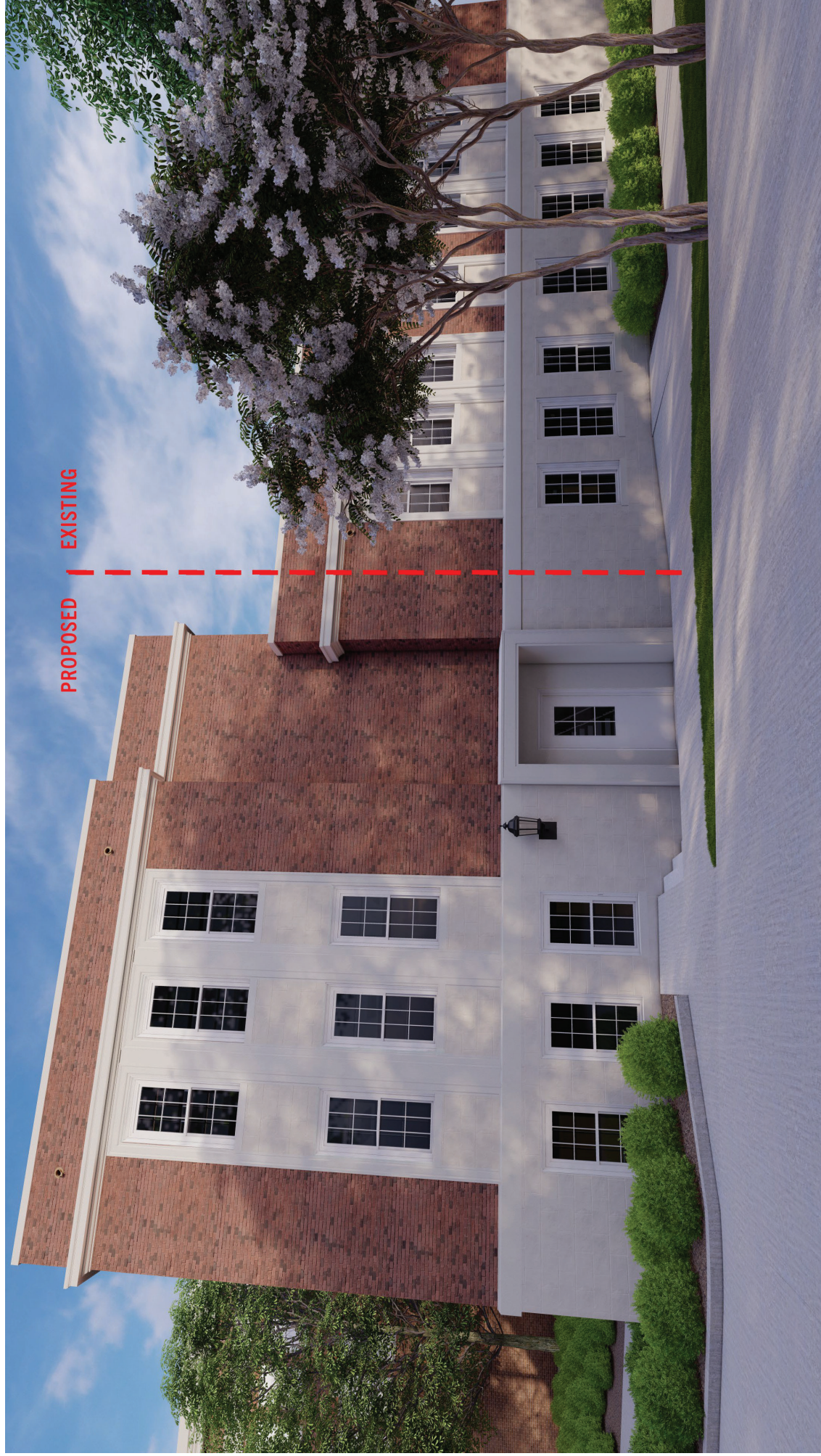
**View 2 Existing  
Northwest Corner  
Looking West**





# MCLURE LIBRARY ADDITION AND RENOVATION

## View 2 Northwest Corner Looking West





# MCLURE LIBRARY ADDITION AND RENOVATION

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View 3 Existing  
Northwest Corner  
Looking South





# MCLURE LIBRARY ADDITION AND RENOVATION

**View 3**  
**Northwest Corner**  
**Looking South**





# MCLURE LIBRARY ADDITION AND RENOVATION

View 4 Existing





# MCLURE LIBRARY ADDITION AND RENOVATION

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## View 4 Service Area South of Bruno Library





# MCLURE LIBRARY ADDITION AND RENOVATION

View 5 Existing





# MCLURE LIBRARY ADDITION AND RENOVATION

## View 5 University Boulevard Looking Northwest





# MCLURE LIBRARY ADDITION AND RENOVATION

## LOCATION MAP

