

**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, Alabama

**PROJECT NAME:** Osband Hall Demolition

**MEETING DATE:** April 11 - 12, 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: Steven Mercado

Approved by: *Tim Leopand*

*Ok  
Chadef  
2/22/24*

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

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



Office of the  
President

February 28, 2024

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 Osband Hall Demolition project.

The resolution requests approval of the visual appearance impact 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 April 11 – 12, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with large, flowing letters.

Stuart R. Bell  
President

Enclosure



## **THE UNIVERSITY OF ALABAMA**

### **Approving the proposed architectural design for the Osband Hall Demolition**

#### **RESOLUTION**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage III submittal for the Osband Hall Demolition project (“Project”) located at 814 6<sup>th</sup> Avenue; and

WHEREAS, the Project will consist of the demolition of Osband Hall including salvaging brick and limestone for use on other campus facilities as needed and will result in a clean, grassed lot with necessary site lighting and pedestrian paths and seating; and

WHEREAS, in accordance with standard University procedure for campus building demolition, the University will complete the Historic American Building Survey (HABS) and Historic American Building Engineering Record (HAER), and a standard building commemoration pedestal and plaque will be provided for the site; and

WHEREAS, Osband Hall was originally constructed in 1948 and includes approximately 31,430 gross square feet (“gsf”); and

WHEREAS, the facility would require significant capital investment to bring it to compliance with current regulatory codes and replace obsolete and/or inefficient utilities and infrastructure, and the low floor to floor heights and structural systems make it difficult to renovate to current standards and systems thereby the building is inappropriate for adaptive reuse; and

WHEREAS, such demolition will impact the visual appearance of the campus; and

WHEREAS, the site will provide space to accommodate future University needs based on highest and best use evaluation and master plan considerations; and

WHEREAS, the Project will be bid pursuant to Title 39, Public Works Provisions of the Code of Alabama; and

WHEREAS, the Project will be funded from University Central Reserves in the amount of \$990,000 and will eliminate campus deferred maintenance liabilities in the amount of \$8,000,000; and

WHEREAS, the preliminary budget for the Project is as stipulated below:

<b>BUDGET:</b>		<b>PRELIMINARY</b>
Demolition	\$	675,000
Brick and Limestone Salvage	\$	100,000
Contingency <sup>1</sup> (10%)	\$	77,500
UA Project Management Fee <sup>2</sup> (4.5%)	\$	38,362
Architect/Engineer Fee <sup>3</sup> (7.4%)	\$	57,350
Other <sup>4</sup>	\$	41,788
Escalation <sup>5</sup>	\$	0
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>990,000</b>

<sup>1</sup>Contingency is based on 10% of the costs of Construction and Brick and Limestone Salvage.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction, Brick and Limestone Salvage and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.4% of the costs of Construction and Brick and Limestone Salvage.

<sup>4</sup>Other expenses include Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>5</sup>Escalation is based on an anticipated 0% inflation through the scheduled bid date of April, 2024 as included in the Project Status.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the demolition of Osband Hall, as provided above, is hereby approved.



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

**MEETING DATE:** April 11 - 12, 2024

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

**PROJECT NAME:** Osband Hall Demolition

**PROJECT NUMBER:** 074-24-3608

**PROJECT LOCATION:** 814 6<sup>th</sup> Avenue

**ARCHITECT:** Duncan-Coker Associates

**THIS SUBMITTAL:****PREVIOUS APPROVALS:**

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
<input checked="" type="checkbox"/> Other - Demolition		100%	31,429
<b>TOTAL</b>		<b>100%</b>	<b>31,429</b>

<b>BUDGET</b>	<b>PRELIMINARY</b>
Demolition	\$ 675,000
Brick and Limestone Salvage	\$ 100,000
Contingency <sup>1</sup> (10%)	\$ 77,500
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 38,362
Architect/Engineer Fee <sup>3</sup> (7.4%)	\$ 57,350
Other <sup>4</sup>	\$ 41,788
Escalation <sup>5</sup>	\$ 0
<b>TOTAL PROJECT COST</b>	<b>\$ 990,000</b>
<b>Total Construction Cost per square foot \$27</b>	

<sup>1</sup>Contingency is based on 10% of the costs of Construction and Brick and Limestone Salvage.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction, Brick and Limestone Salvage and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.4% of the costs of Construction and Brick and Limestone Salvage.

<sup>4</sup>Other fees and expenses include Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>5</sup>Escalation is based on an anticipated 0% inflation through the scheduled bid date of April 2024 as included in the Project Status.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
Last Full Year of Occupancy	\$	(7,674)
Total Estimated Annual O&M Costs:	\$	<b>(7,674)*</b>

\*Osband Hall has not been occupied in several years. If utilized, O&M would be significantly higher.

<b>FUNDING SOURCE:</b>		
	University Central Reserves \$	990,000
<b>O&amp;M Costs:</b>	University Annual Operating Funds \$	(7,674)

<b>NEW EQUIPMENT REQUIRED</b>
N/A

### PROJECT SCOPE:

The Osband Hall Demolition Project (“Project”) will remove a building that is past its useful life and in need of significant capital investment should the University desire to reoccupy the space.

The building has low floor-to-floor heights and structural systems that would make it difficult and cost prohibitive to renovate to current codes, standards, and expectations.

In addition, the demolition will allow the University to eliminate \$8,000,000 of deferred maintenance liability.

Osband Hall was constructed in the late 1940’s and has had many renovations over the years. The brick and select limestone features will be salvaged for reuse across campus.

### PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2024
	% Complete	100%
	Date Completed	March 2024
PRELIMINARY DESIGN:	Date Initiated	March 2024
	% Complete	100%
	Date Completed	March 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2024
	% Complete	75%
	Date Completed	April 2024
SCHEDULED BID DATE:		April 2024

*\*N/A on Stage I Projects*

### RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project will salvage the brick and limestone for future use across campus. The site created by the demolition will also provide space to accommodate future University needs based on highest and best use evaluation and master plan considerations.

In accordance with standard University procedure for main campus building demolition, the University will complete the Historic American Building Survey (HABS) and Historic American Building Engineering Record (HAER), and a standard building commemoration pedestal and plaque will be provided for the site.



# OSBAND HALL DEMOLITION

## VANTAGE POINT MAP





# OSBAND HALL DEMOLITION

View 1 – Existing Conditions  
Looking Northwest  
From 6th Avenue





# OSBAND HALL DEMOLITION

View 1 – Proposed  
Looking Northwest From 6th  
Avenue





# OSBAND HALL DEMOLITION

## LOCATION MAP

