

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL ^{/1}
(General information, Architect Ranking, Project Scope and Project Budget) ^{/8}

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

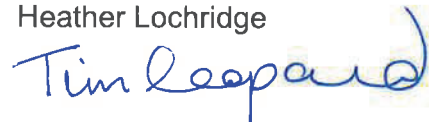
PROJECT NAME: Capital Hall Renovation & Addition for Theater & Dance

MEETING DATE: June 6 - 7, 2024

- 1. Board Submittal Checklist No. 1 and 2
- 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 Stage I and II Submittal (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 7. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- 8. Preliminary Business Plan (if applicable) ^{/7}
- 9. Campus map(s) showing project site

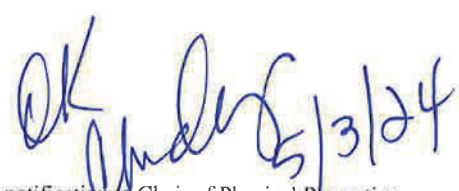
Prepared by: Heather Lochridge

Approved by:



^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide
^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide
^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide
^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide
^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide
^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide

^{/8} After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide





Office of the
President

May 3, 2024

Interim Chancellor Sid J. Trant
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Interim Chancellor Trant,

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage I and II submittal for the Capital Hall Renovation & Addition for Theater & Dance project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with TurnerBatson Architects of Birmingham, Alabama, as the principal design firm for this 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 June 6-7, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Capital Hall Renovation and Addition for Theater and Dance

RESOLUTION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Capital Hall Renovation and Addition for Theater and Dance project (“Project”) to be located at 270 Kilgore Lane; and

WHEREAS, this project will include a renovation of approximately 9,600 gross square feet (“GSF”) of the existing facility as well as an expansion to include an additional 4,700 GSF, which will facilitate a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus; and

WHEREAS, the proposed Project will support the Department’s relocation to the Peter Bryce Main Facility and the Smith Family Center for the Performing Arts, which will house the faculty offices, classroom and performance spaces for the Department; and

WHEREAS, the Project will provide the Department of Theatre and Dance with a costume shop in close proximity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for Department faculty and students; and

WHEREAS, the Project will allow for the reallocation of space that will be vacated by Theatre and Dance in Rowand-Johnson Hall that can be designated for other purposes in alignment with the University’s strategic plan; and

WHEREAS, the Project also allows for the relocation of Costume storage from the Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule; and

WHEREAS, to maintain an efficient and cost-effective delivery and to execute the most disruptive work over the summer break as appropriate to minimize the impact to students, faculty, and staff, the Project consists of two packages including Construction Package A – Building Renovation & Addition and Construction Package B – Interior Demolition; and

WHEREAS, TurnerBatson Architects, Birmingham, Alabama (“TurnerBatson”), has previously been engaged by the University to perform programming services for this Project and has familiarity and innate knowledge of this Project and the unique needs of the Theatre and Dance Department; and,

WHEREAS, TurnerBatson’s knowledge of the preferred equipment, University Standards, design principles, and procedures will greatly facilitate the design, administrative process and the Project schedule, the University is requesting approval to waive the Consultant Selection Process and to utilize TurnerBatson for the project; and,

WHEREAS, the University has negotiated a final design fee based on 6.3% of the cost of construction, plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273, which represents a financial benefit to the University; 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 \$7,384,983 and will eliminate deferred maintenance liabilities in the amount of \$3,000,000; and

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

| BUDGET: | PRELIMINARY |
|---|---------------------|
| Construction Package A – Building Renovation & Addition | \$ 5,350,000 |
| Construction Package B – Interior Demolition | \$ 150,000 |
| Landscaping | \$ 50,000 |
| Furniture, Fixtures and Equipment | \$ 200,000 |
| Security/Access Control | \$ 50,000 |
| Telecommunication/Data | \$ 75,000 |
| Contingency ¹ (10%) | \$ 555,000 |
| UA Project Management Fee ² (4.5%) | \$ 274,725 |
| Architect/Engineer Fee ³ (~6.0%) | \$ 335,454 |
| Other ⁴ | \$ 200,000 |
| Escalation ⁵ | \$ 144,804 |
| TOTAL PROJECT COST | \$ 7,384,983 |

¹Contingency is based on 10% of the costs of Construction Packages A & B and Landscaping.
²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A & B, Landscaping, and Contingency.
³Architect/Engineer Fee is based on 6.3% of the costs of Construction Packages A & B and Landscaping plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273.
⁴Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.
⁵Escalation is currently based on an anticipated 1% inflation per month through September 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 2% basis through the scheduled bid date of September 2024 as included in the Project Status.

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 Project scope, budget, and funding, as stipulated above, are hereby approved.

BE IT FURTHER RESOLVED, that Stuart R. Bell, President; Cheryl Mowdy, Interim Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board resolutions granting signature authority for the University be, and hereby are, authorized to act for and on behalf of The Board of Trustees of the University of Alabama to execute an architectural agreement with TurnerBatson Architects, Birmingham, Alabama, for architectural design services in accordance with Board Rule 415 for this project.

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

MEETING DATE: June 6 - 7, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capital Hall Renovation & Addition for Theater & Dance

PROJECT NUMBER: 419-24-3672

PROJECT LOCATION: 270 Kilgore Lane

ARCHITECT: TurnerBatson Architects, Birmingham, AL – pending approval

| THIS SUBMITTAL: | PREVIOUS APPROVALS:* |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Stage I | |
| <input checked="" type="checkbox"/> Stage II | |
| <input type="checkbox"/> Campus Master Plan Amendment | |
| <input type="checkbox"/> Stage III | |
| <input type="checkbox"/> Stage IV | |

| PROJECT TYPE | SPACE CATEGORIES | PERCENTAGE | GSF |
|--|-----------------------------|-------------------|---------------|
| <input type="checkbox"/> Building Construction | | | |
| <input checked="" type="checkbox"/> Building Addition | Laboratory Facilities | ~ 68% | 9,665 |
| <input checked="" type="checkbox"/> Building Renovation | Office Facilities | ~ 9% | 1,336 |
| <input type="checkbox"/> Equipment | Central Service/ Support | ~ 9% | 1,342 |
| | Circulation Area | ~13% | 1,789 |
| | Building Service Area | ~ 1% | 168 |
| | TOTAL | 100% | 14,300 |
| Renovation approximately 9600 GSF; Addition approximately 4700 GSF | | | |

| BUDGET | PRELIMINARY |
|--|---------------------|
| Construction Package A – Building Renovations & Addition | \$ 5,350,000 |
| Construction Package B – Interior Demolition | \$ 150,000 |
| Landscaping | \$ 50,000 |
| Furniture, Fixtures and Equipment | \$ 200,000 |
| Security/Access Control | \$ 50,000 |
| Telecommunication/Data | \$ 75,000 |
| Contingency ¹ (10%) | \$ 555,000 |
| UA Project Management Fee ² (4.5%) | \$ 274,725 |
| Architect/Engineer Fee ³ (~6%) | \$ 335,454 |
| Other ⁴ | \$ 200,000 |
| Escalation ⁵ | \$ 144,804 |
| TOTAL PROJECT COST | \$ 7,384,983 |
| Total Construction Cost per square foot \$423 | |

¹ Contingency is based on 10% of the costs of Construction Packages A & B and Landscaping.

² UA Project Management Fee is based on 4.5% of the costs of Construction Packages A & B, Landscaping, and Contingency.

³ Architect/Engineer Fee is based on 6.3% of the costs of Construction Packages A & B and Landscaping plus a 1.1 renovation factor for the existing facility renovation less a credit of \$37,273.

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

⁵ Escalation is currently based on an anticipated 1% inflation per month through September 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 2% basis through the scheduled bid date of September 2024 as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

4,700 sf x ~\$9.06/sf \$ 42,560

Total Estimated Annual O&M Costs: \$ **42,560***

FUNDING SOURCE:

University Central Reserves \$ 7,384,983

O&M Costs: University Annual Operating Funds \$ 42,560****Includes the incremental estimated O & M costs for the 4700 gsf addition only****NEW EQUIPMENT REQUIRED****Total Equipment Costs:** N/A**PROJECT SCOPE:**

The Capital Hall Renovation and Addition project (“Project”) will entail a renovation and addition of the first-floor Northwest wing of Capital Hall to support the relocation of the Theatre and Dance Costume Shop and related support spaces from Rowand Johnson Hall to the Peter Bryce Campus. The project will entail the renovation of approximately 9,600 gross square feet (“gsf”) and the addition of approximately 4,700 gsf, totaling approximately 14,300 gsf. The project will include costume classroom laboratory shop spaces, offices, fitting rooms, storage space, and necessary support spaces.

The Project was included in Tab 2 of the June 2023 Annual Consolidated Capital Projects and Facilities Report as a Priority 1 and a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus and will support the Department’s relocation to the Peter Bryce Main Facility, which will house the faculty offices and classroom space for the Department of Theatre and Dance.

The Project also allows for the relocation of Costume storage from the Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule.

The Project will provide the Department of Theatre and Dance with a costume shop in close vicinity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for the Department faculty and students. Additionally, this project will allow for the reallocation of space that will be vacated by Theatre and Dance in Rowand-Johnson Hall for other purposes in alignment with the University’s strategic plan.

PROJECT STATUS

| | | |
|-------------------------|----------------|----------------|
| SCHEMATIC DESIGN: | Date Initiated | April 2024 |
| | % Complete | 100% |
| | Date Completed | May 2024 |
| PRELIMINARY DESIGN: | Date Initiated | May 2024 |
| | % Complete | 100% |
| | Date Completed | May 2024 |
| CONSTRUCTION DOCUMENTS: | Date Initiated | June 2024 |
| | % Complete | 0% |
| | Date Completed | August 2024 |
| SCHEDULED BID DATE: | | September 2024 |

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This Project is a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus. The project will support the Department's relocation to the Peter Bryce Main Facility, which will house the faculty offices and classroom space for the Department of Theatre and Dance.

The Project will provide the Department of Theatre and Dance with a costume shop in close vicinity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for the Department faculty and students. Additionally, this project will allow for the reallocation of space in Rowand-Johnson Hall that will be vacated by Theatre and Dance for other purposes in alignment with the University's strategic plan.

Additionally, the Costume Shop and the Department of Theatre and Dance will be able to continue the Costume Design and Production concentration in the MFA Theatre degree program, and the Department to support the productions that take place on campus serving over 25,000 people per year.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2024 – 2025

Project Name: Capital Hall Renovation & Addition for Theater & Dance
Project Address/Location: 270 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 | 0.03 | % increase | 4,700 | GSF |
| <input type="checkbox"/> replace space inventory | _____ | % replacement | _____ | GSF |
| <input checked="" type="checkbox"/> renovation of existing space only | | | 9,600 | GSF |

Total Project area is 14,300 GSF.

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

This Project will support the relocation of Theatre and Dance from Rowand-Johnson Hall to Capital Hall. The Provost will determine the highest and best use for the reallocation of Rowand-Johnson Hall in conjunction with the vacation by Theatre and Dance to ensure a closer alignment with academic needs at that time.

Additionally, this Project also allows for the relocation of Costume storage from the Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule.

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

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) |
| 100 Classroom Facilities | | | | |
| 200 Laboratory Facilities | | | | |
| 210 Class Laboratory | 2 | Varies | 2079 | |
| 220 Open Laboratory | 1 | Varies | 7044 | |
| 225 Open Laboratory Service | 4 | Varies | 542 | |
| 300 Office Facilities | | | | |
| 310 Office | 6 | Varies | 1336 | |
| 400 Study Facilities | | | | |
| 500 Special Use Facilities | | | | |
| 600 General Use Facilities | | | | |
| 700 Support Facilities | | | | |
| 730 Central Storage | 5 | | 1342 | |
| 800 Health Care Facilities | | | | |
| 900 Residential Facilities | | | | |
| 000 Unclassified Facilities | | | | |
| WWW Circulation Area | | | | |
| W06 Public Corridor | 1 | | 1548 | |
| W07 Stairway | 1 | | 241 | |
| XXX Building Service Area | | | | |
| X03 Public Rest Room | 2 | 2 | 168 | |
| YYY Mechanical Area | | | | |

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 existing space in Capital Hall to be renovated is currently being used as temporary office space.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

This new costume shop will greatly help in the recruitment and retention of both

undergraduate and graduate students. Having a state of the art costume shop will aid in the recruitment of students as they will be afforded an education using up to date equipment, making it easier to transition into the workforce.

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:

Dominic Yeager, Department Chair, Department of Theatre and Dance
 F. Randy DeCelle, Associate Chair of Theatre, Department of Theatre and Dance
 Tiffany Yeager, Head of Costume Design and Production, Department of Theatre and Dance
 Clara Jean Kelley, Instructor, Department of Theatre and Dance
 Todd Roberts, Costume Production Specialist, Department of Theatre and Dance
 Heather Lochridge, Project Manager
 Jason Bigelow, University Architect

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

| Source(s) | New Funds (FY _____) | Reserves | Status ^{/7} |
|--------------------------|-------------------------|--------------------|----------------------|
| Tuition | | | |
| Student Fees | | | |
| Investment Income | | | |
| Auxiliary Income | | | |
| • External | | | |
| • Internal | | | |
| Education Sales/Services | | | |
| • External | | | |
| • Internal | | | |
| Direct Grants | | | |
| Gifts | | | |
| Bonds | | | |
| Existing Net Assets | | | |
| Other / Central Reserves | | \$7,384,983 | Pending |
| Totals | | \$7,384,983 | |

^{/7} Approved, allocated, pending

Comments:

Funding from University Central Reserves

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

| Operations and Maintenance (O&M) Annual Costs Projections | | | |
|--|-----------------------------|---|--|
| Expense | FY 2022 Base Data /8 | First Full /YR Occupancy FY 2025 | Successive Five (5) Year Projections /9 |
| Maintenance | \$9,236 | \$11,235 | \$68,626 |
| Elevator Service | \$0 | \$0 | \$0 |
| Building Repairs | \$3,079 | \$3,745 | \$22,875 |
| Building Services | \$8,460 | \$10,291 | \$62,864 |
| Electric, Natural Gas, Steam | \$9,875 | \$12,013 | \$73,377 |
| Chilled Water | \$2,538 | \$3,087 | \$18,858 |
| Water and Sewer | \$550 | \$669 | \$4,086 |
| Insurance | \$707 | \$860 | \$5,252 |
| Safety Support | \$456 | \$554 | \$3,386 |
| Operations Staff Support Funding | \$87 | \$106 | \$650 |
| Other – | | | |
| Totals | \$34,988 | \$42,560 | \$259,974 |

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

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

Comments:

The amount above is the estimated incremental increase in O & M attributed to the 4700 GSF addition only.

Data was obtained from the following University Departments: Energy Management, Electrical Management, 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.

| Source(s) | Occupancy Yr ^{/9} (FY 2025) | Future Years ^{/10} | Status ^{/7} |
|----------------------------------|---|--------------------------------|----------------------|
| Tuition | | | |
| Student Fees | | | |
| Investment Income | | | |
| Auxiliary Income | | | |
| • External | | | |
| • Internal | | | |
| Educational Sales & Services | | | |
| • External | | | |
| • Internal | | | |
| Direct Grant(s) | | | |
| Reallocated Funds ^{/11} | | | |
| Gifts | | | |
| Other | \$42,560 | \$259,974 | Pending |
| Total/YR | \$42,560 | \$259,974 | |

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

Comments:

Ongoing O&M cost will be funded from the University’s annual operating budget.

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

\$ 3,000,000 41 % of Total Development Costs

Comments:

Projected amount attributable to the proposed renovation area.

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 University evaluated placing the Costume Shop in the Peter Bryce Main Facility, but this was not an achievable solution based on the programmatic needs of the University and the Department of Theatre and Dance. The Project will provide the Department of Theatre and Dance with a costume shop in close vicinity to the state-of-the-art Smith Family Center for the Performing Arts, which will create synergies for the Department faculty and students. Additionally, this project will allow for the reallocation of space in Rowand-Johnson Hall that will be vacated by Theatre and Dance for other purposes in alignment with the strategic plan.

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:

The project promotes adequacy of campus facilities through meeting the University’s mission to “advance the intellectual and social condition of the people of the state, the nation and the world through the creation, translation and dissemination of knowledge with an emphasis on quality programs in the areas of teaching, research and service.” The project will meet this University expectation by providing a classroom that in every essence advances the intellectual and social condition of the state. The research, teaching and service that will happen through the completion of this project will serve as a beacon of expectation in the arts and entertainment industry.#

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

Comments:

The proposed project is directly responsive to the University’s four strategic goals. As a classroom and research lab, the project meets goals 1 and 2. A collaborative space such as this project supports goal 3 and the updates and efficient design of the project supports goal 4.

- 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.
- 2) Increase the University’s productivity and innovation in research, scholarship and creative activities that impact economic and societal development.
- 3) Enrich our learning and work environment by providing an accepting, inclusive community that attracts and supports a diverse faculty, staff and student body.
- 4) Provide opportunities and resources that facilitate work-life balance and enhance the recruitment and retention of outstanding faculty and staff.

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

Comments:

The project supports the following Alabama system Core Principles.

- 1) Make higher education accessible and diverse, prepare our students for success, and meet the workforce needs of the State.
- 2) Work to lead a unified approach to improving education at every level in Alabama.
- 3) Work to help lead a unified approach to improving the economy, opportunities, and comprehensive health care for all citizens of Alabama.

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

Comments:

This Project is a critical step in the planned relocation of the Department of Theatre and Dance to the Peter Bryce Campus. The project will support the Department's relocation to the Peter Bryce Main Facility, which will house the faculty offices and classroom space for the Department of Theatre and Dance. If this project is not approved, the Department of Theatre and Dance would operate in multiple buildings across campus, which would create inefficiencies and would not allow for the reallocation of space that will be vacated by Theatre and Dance for other purposes in alignment with the strategic plan. Additionally, without a Costume Shop, the Department of Theatre and Dance would not be able to continue the Costume Design and Production concentration in the MFA Theatre degree program, and the Department would be unable to support the productions that take place on campus serving over 25,000 people per year.



May 3, 2024

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Marietta M. Urquhart
Chair, Physical Properties Committee
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

RE: Request for Waiver of Consultant Selection Process
Capital Hall Renovation & Addition for Theater & Dance
UA Project No.: 419-24-3672

Dear Dr. Keith and Trustee Urquhart,

The University of Alabama (“University”) is requesting a Waiver of the Consultant Selection Process for the Capital Hall Renovation & Addition for Theater & Dance project (“Project”) located at 270 Kilgore Lane.

The University proposes to utilize TurnerBatson Architects, Birmingham, AL, (“TurnerBatson”) as the principal design firm for this Project. The services of TurnerBatson are proposed due to the firm having served as the Architect of Record for other Theater and Dance related projects and as consultant for the related programming for this Project and their familiarity and innate knowledge of the Project and specific end user needs.

Furthermore, this Project allows for the relocation of costume storage from the Alice Kidd building, which is critical to coordinate with the planned Student Health and Wellness project schedule. The utilization of TurnerBatson for this Project will help ensure that the costume shop can be appropriately relocated in advance of that project’s schedule. Accordingly, the University is requesting approval to utilize TurnerBatson for this Project.

The University has negotiated a design fee of 6.3% of the cost of construction, including demolition and landscaping, with a 10% renovation factor for the existing facility renovation less a discount credit of \$37,273 for TurnerBatson’s familiarity with the facility and recent programming with the end users. The negotiated fee reflects an 18% reduction of the standard fee for this type of project (Group III).

Consultant Selection Process Waiver
 Capital Hall Renovation & Addition for Theater & Dance
 May 3, 2024
 Page 2

| Cost of the Work | | Percentage Fee for Building Group III | | Major Renovation Factor | | Credits | | Fee |
|--------------------------|---|---------------------------------------|---|-------------------------|---|----------|---|-----------|
| \$3,663,000 ¹ | x | 6.3% | + | 25% | - | \$0 | = | \$407,342 |
| \$1,887,000 ² | x | 6.3% | + | 0% | | | | |
| \$3,663,000 ¹ | x | 6.3% | + | 10% | - | \$37,273 | = | \$335,454 |
| \$1,887,000 ² | x | 6.3% | + | 0% | | | | |

¹ Cost of work based on the area of renovation.

² Cost of work based on the area of addition.

Fee savings is \$71,888 or approximately 18% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. TurnerBatson Architects, Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee based on 6.3% of the cost of construction, including demolition and landscaping, plus a 10% renovation factor for the existing facility renovation less total credits in the amount of \$37,273.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Cheryl Mowdy
 Interim Vice President for Finance and Operations

CM/lrc

Attachment

Pc w/atchmts: Michael Rodgers
 Tim Leopard

Matt Skinner
 Heather Lochridge

Jessica Morris

Consultant Selection Process Waiver
Capital Hall Renovation & Addition for Theater & Dance
May 3, 2024
Page 3

Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:

Dana S Keith
9C2EFD005B6C48D...

Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:

Marietta Urquhart
73592E8B4A08472...

Trustee Marietta M. Urquhart, Chair for Physical Properties Committee

Capital Hall Renovation & Addition for Theater & Dance

**GENERAL AREA PHOTO
WEST ELEVATION OF CAPITAL HALL**



General Area of Proposed
1 Story Addition

Capital Hall Renovation & Addition for Theater & Dance

LOCATION MAP

