

**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:** Capital Hall Renovation & Addition for Theater & Dance

**MEETING DATE:** September 5, 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: Heather Lochridge

Approved by: *Tim Leopard*

*Chadley  
7/31/24*

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

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

August 1, 2024

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

Dear Interim Chancellor Sid Trant:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage III submittal for the Capital Hall Renovation & Addition for Theater & Dance 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 September 5, 2024.

Sincerely,



Stuart R. Bell  
President

Enclosure



**THE UNIVERSITY OF ALABAMA****Approving the proposed architectural design for the Capital Hall  
Renovation and Addition for Theater and Dance****RESOLUTION**

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, The Board of Trustees of the University of Alabama (“Board”) approved the 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; and

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, due to the aforementioned benefits to the University, the Board authorized the University to waive the Consultant Selection Process and to utilize TurnerBatson to provide design services 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, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the proposed materials for the addition will be consistent with the existing components of the Capital Hall exterior elements and 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, budget for the Project remains as stipulated below:

<b>BUDGET:</b>	<b>CURRENT</b>
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 <sup>1</sup> (10%)	\$ 555,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 274,725
Architect/Engineer Fee <sup>3</sup> (~6.0%)	\$ 335,454
Other <sup>4</sup>	\$ 200,000
Escalation <sup>5</sup>	\$ 144,804
<b>TOTAL PROJECT COST</b>	<b>\$ 7,384,983</b>

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

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

<sup>3</sup>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.

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 III Architectural Design submittal for the project is hereby approved.

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

**MEETING DATE:** September 5, 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

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:*</b>
<input type="checkbox"/> Stage I	June 7, 2024
<input type="checkbox"/> Stage II	June 7, 2024
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" 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
	<b>TOTAL</b>	<b>100%</b>	<b>14,300</b>
Renovation approximately 9600 GSF; Addition approximately 4700 GSF			

<b>BUDGET</b>	<b>CURRENT</b>
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 <sup>1</sup> (10%)	\$ 555,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 274,725
Architect/Engineer Fee <sup>3</sup> (~6%)	\$ 335,454
Other <sup>4</sup>	\$ 200,000
Escalation <sup>5</sup>	\$ 144,804
<b>TOTAL PROJECT COST</b>	<b>\$ 7,384,983</b>
<b>Total Construction Cost per square foot \$423</b>	

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

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

<sup>3</sup> 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.

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

<sup>5</sup> 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.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
4,700 sf x ~\$9.06/sf	\$ 42,560
Total Estimated Annual O&M Costs:	<b>\$ 42,560*</b>

**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 has been an integral part of the relocation of the Theatre and Dance overall program since inception of the overall plan and 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.



<b>PROJECT STATUS</b>		
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	100%
	Date Completed	August 2024
SCHEDULED BID DATE:	September 2024	

*\*N/A on Stage I Projects*

<b>RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS</b>
<p>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.</p> <p>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.</p> <p>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.</p>

# Capital Hall Renovation & Addition for Theater & Dance

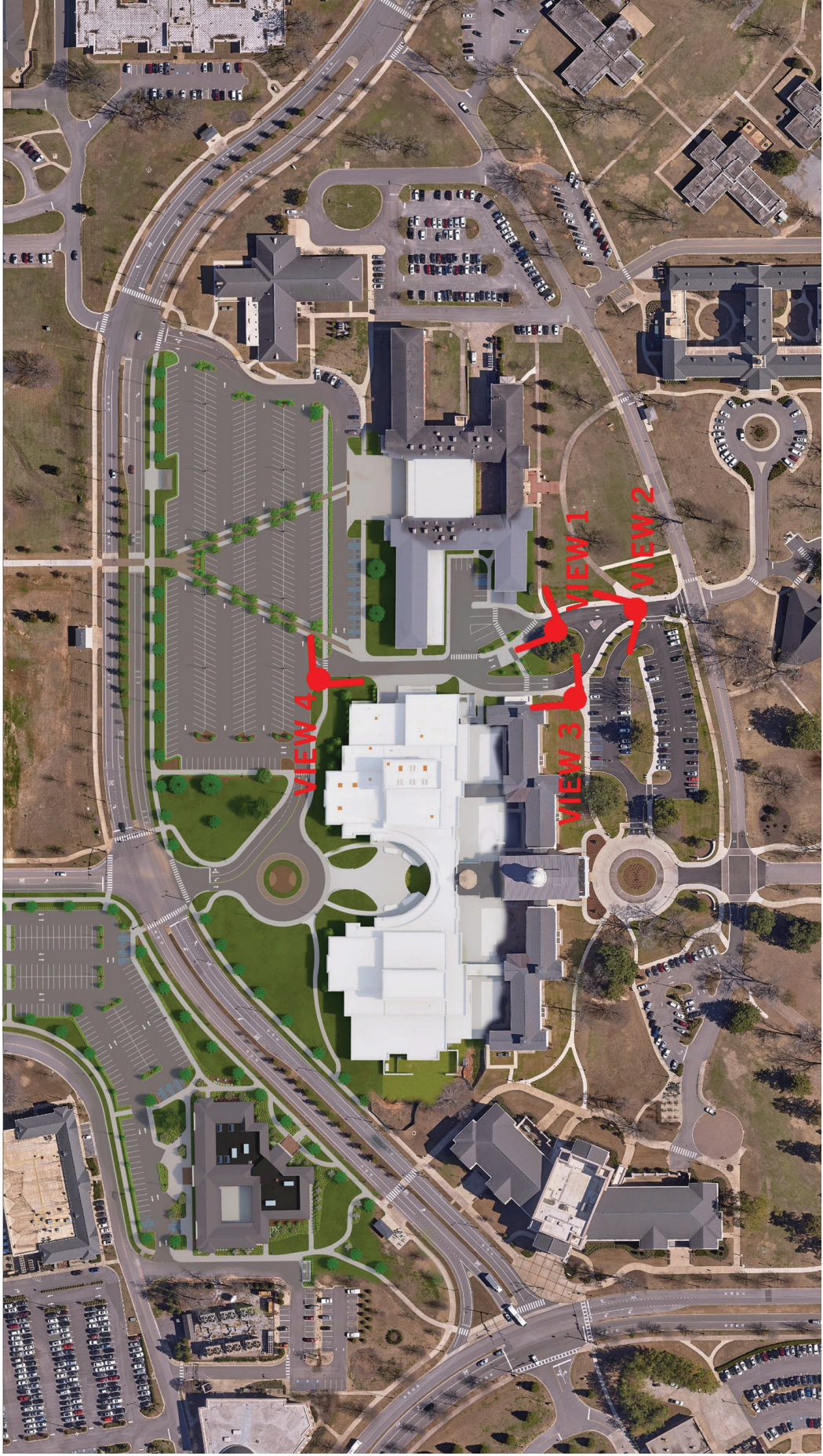
**GENERAL AREA PHOTO**  
Existing Northwest Wing Looking  
Northeast



General Area of Proposed  
1 Story Addition

# Capital Hall Renovation & Addition for Theater & Dance

## Vantage Point Map



# Capital Hall Renovation & Addition for Theater & Dance

**View 1**  
**Northwest Wing Looking Northeast**



# Capital Hall Renovation & Addition for Theater & Dance

## View 2 Northwest Wing Looking Northwest



# Capital Hall Renovation & Addition for Theater & Dance

## View 3 Northwest Wing Looking Northeast



# Capital Hall Renovation & Addition for Theater & Dance

**View 4**  
**Northwest Wing Looking Southeast**



# Capital Hall Renovation & Addition for Theater & Dance

**View 4 – Alternate  
(First Floor Windows)  
Northwest Wing Looking Southeast**





# Capital Hall Renovation & Addition for Theater & Dance

## LOCATION MAP

