

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ¹
(Architectural Design)

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Alice Kidd Buildings Demolition (UA Bldg 422 and 423)

MEETING DATE: November 7-8, 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 ²
- 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: Leila Ahmady

Approved by: *J. Leopold / [Signature]*

[Signature]
[Signature]
 10/13/24
[Signature]
[Signature]
 10/21/24

¹ Reference Tab 3H - Board Rule 415 Instructional Guide

² Reference Tab 3E - Board Rule 415 Instructional Guide

October 4, 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 III submittal for the Alice Kidd Buildings Demolition project to include buildings 422 and 423.

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 November 7-8, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Approving the proposed architectural design for the Alice Kidd Buildings Demolition****RESOLUTION**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage III submittal for the Alice Kidd Buildings Demolition project (“Project”) located at 402 and 414 Campus Drive East at the southwest corner of the intersection of Peter Bryce Boulevard and Kilgore Lane; and

WHEREAS, the Project will consist of the demolition of Student Media (building #422) and the Theatre and Dance Annex (building #423) located on the Peter Bryce Campus and constructed in 1961 as necessary to prepare the site for the future construction of the Student Well-Being Hub and other potential developments in the area; 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, the Theater and Dance Annex is approximately 12,239 gross square feet (“gsf”), and Student Media includes approximately 12,194 gsf; and

WHEREAS, such demolitions will impact the visual appearance of the campus; 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 \$978,350 and will eliminate campus deferred maintenance liabilities in the amount of \$2,000,000; and

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

BUDGET:		PRELIMINARY
Demolition	\$	675,000
Contingency ¹ (10%)	\$	67,500
UA Project Management Fee ² (4.5%)	\$	33,413
Architect/Engineer Fee ³ (7.4%)	\$	51,300
Other ⁴	\$	146,270
Escalation ⁵	\$	4,867
TOTAL PROJECT COST	\$	<u>978,350</u>

¹Contingency is based on 10% of the costs of Demolition Phases 1 and 2.

²UA Project Management Fee is based on 4.5% of the costs of Demolition and Contingency.

³Architect/Engineer Fee is based on 7.6% of the costs of Demolition.

⁴Other expenses include Construction Materials Testing, Inspections, Advertising, Printing, relocating current equipment to other buildings, and other associated project costs, as applicable.

⁵Escalation is currently based on an anticipated 0.5% inflation per month; therefore, escalation is calculated on a 0.5% basis through the scheduled bid date of November 2024.

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

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

MEETING DATE: November 7 - 8, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Alice Kidd Buildings Demolition

PROJECT NUMBER: 000-24-3744

PROJECT LOCATION: 402 and 414 Campus Drive East

ARCHITECT: Duncan Coker Associates, P.C.

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	
<input type="checkbox"/> Stage II	
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III - Only	
<input type="checkbox"/> 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%	24,433
TOTAL		100%	24,433

BUDGET	PRELIMINARY
Demolition	\$ 675,000
Contingency ¹ (10%)	\$ 67,500
UA Project Management Fee ² (4.5%)	\$ 33,413
Architect/Engineer Fee ³ (7.6%)	\$ 51,300
Other ⁴	\$ 146,270
Escalation ⁵	\$ 4,867
TOTAL PROJECT COST	\$ 978,350
Total Construction Cost per square foot: N/A	

¹Contingency is based on 10% of the costs of Demolition.

²UA Project Management Fee is based on 4.5% of the costs of Demolition and Contingency.

³Architect/Engineer Fee is based on 7.6% of the costs of Demolition.

⁴Other expenses include Construction Materials Testing, Inspections, Advertising, Printing, relocating current equipment to other buildings, and other associated project costs, as applicable.

⁵Escalation is currently based on an anticipated 0.5% inflation per month; therefore, escalation is calculated on a 0.5% basis through the scheduled bid date of November 2024.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
Last Full Year of Occupancy	\$	(140,000)
Total Estimated Annual O&M Costs:	\$	(140,000)

FUNDING SOURCE:		
	University Central Reserves \$	978,350
O&M Costs:	University Annual Operating Funds \$	(140,000)

NEW EQUIPMENT REQUIRED
N/A

PROJECT SCOPE:

Demolition of the Alice Kidd Buildings (“Project”), located at the southwest corner of the intersection of Peter Bryce Boulevard and Kilgore Lane, will alleviate deferred maintenance and mitigate risk by removing aging inventory from campus. The existing building footprints will be graded, prepared with structural fill, grassed, and all utilities disconnected from the building. The two buildings currently housing Student Media (building #422) and the Theater and Dance Annex (building #423) will be demolished.

Theater & Dance will be moving into Capital Hall and Student Media will be occupying the Riverside Commons building.

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 buildings.

This Project will facilitate the construction of the Student Well-Being Hub.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	April 2024
	% Complete	100%
	Date Completed	April 2024
PRELIMINARY DESIGN:	Date Initiated	June 2024
	% Complete	100%
	Date Completed	July 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	September 2024
	% Complete	100%
	Date Completed	October 2024
SCHEDULED BID DATE:		November 2024

**N/A on Stage I Projects*

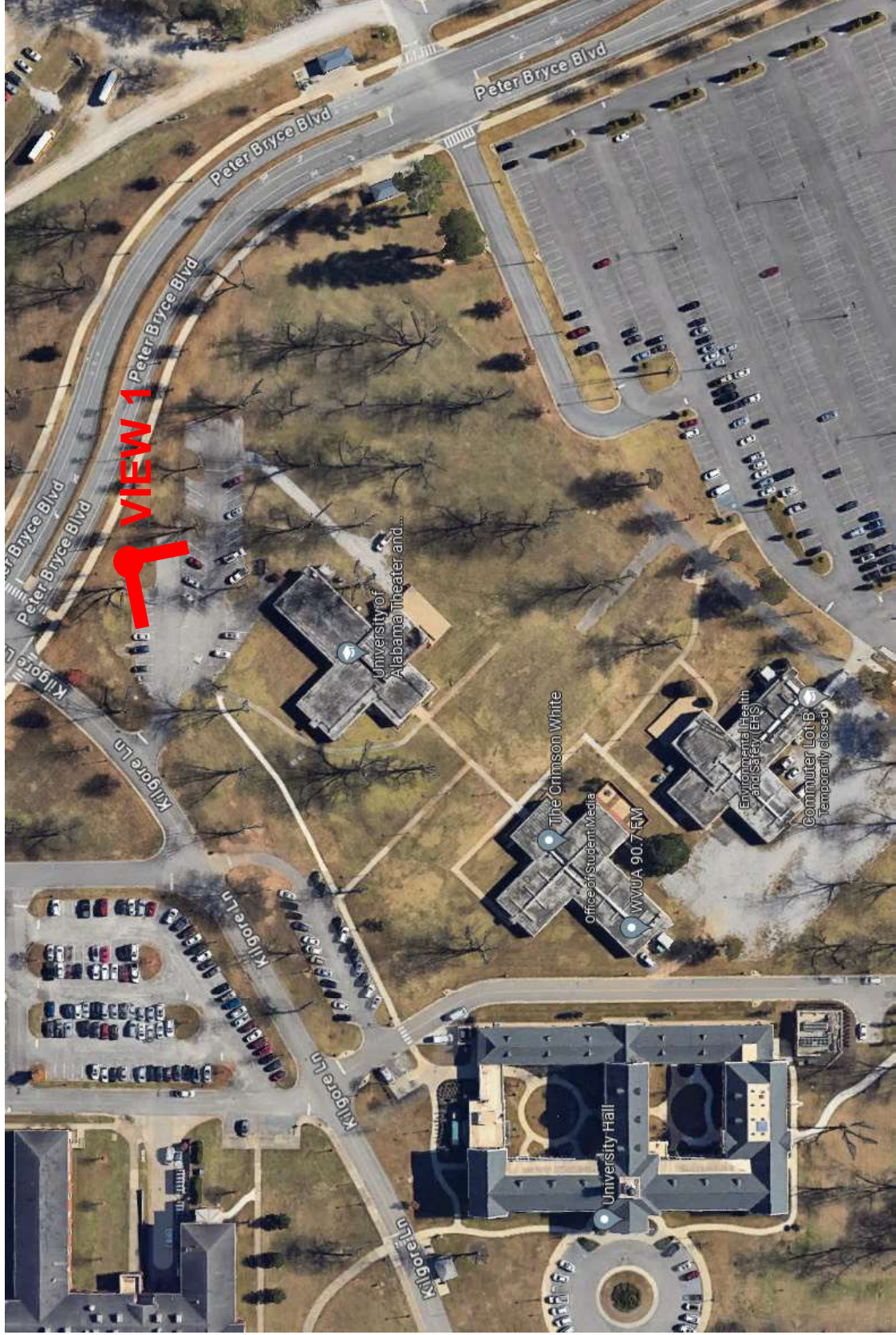
RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Kidd Buildings were constructed in 1961 for the Alabama Department of Mental Health as nursing home facilities. The buildings have significant deferred maintenance needs that cannot be easily addressed given their existing structure and configuration. Repurposing of the buildings through renovations with full code compliance would be cost prohibitive and not provide for the best utilization of the land.

The area will be utilized for the east campus development to include the Student Well-Being Hub and a possible new East Campus Residence Hall.

ALICE KIDD BUILDINGS DEMOLITION

VANTAGE POINT MAP



ALICE KIDD BUILDINGS DEMOLITION

**View 1 – Existing Conditions
Looking Southwest
From Peter Bryce Blvd**



ALICE KIDD BUILDINGS DEMOLITION

LOCATION MAP

