In the October 2018 Buildings & Grounds Subcommittee meeting the board tasked the administration with assessing all buildings on campus that are currently closed.

The administration in concert with subcommittee members had various consultative sessions, inclusive of on-campus visits, to gather information that would assist in reaching conclusions.

The following technical specialists were utilized in completing this assessment, and conducted walkthroughs/inspections of the buildings:

- Nola Van Peursem (architects)
- Mims Engineering
- Electrical Engineering Group

How is student retention improved from us completing this exercise?

- Campus infrastructure that more adequately serves students allows for an improved living and learning environment, and a higher likelihood of students wanting to stay and persist until graduation.
Program Factors

• Should a building be considered for long-term preservation?
• Does the building possess some historic and/or aesthetic merit, but have limited potential for adaptive reuse?
• If a building possessed limited adaptive value to the University, should the building be considered for removal or replacement, to better serve the current mission of the University?
• As stewards, how do we grow a campus that best serves current students, while retaining elements of our historic character?
• Return on Investment (ROI)
Masterplan Revitalization Project

General Information

- Alabama A&M University’s Normal Historic District (“District”) was added to the National Register of Historic Places in 2001. The District currently consist of 2,910 acres, 46 historic resources.
- Most of the structures in the District are actively being used and maintained, thus this additional assessment conducted was limited to 8 structures.
- Proper Maintenance includes: 12 to 15 year major renovation schedule per building
- New and renovated buildings have a 6 to 8 year return on investment (ROI)
- Buildings consist of 30% calculated usage cost for maintenance and staffing
Former Shop Building
Former Shop Building

The photo on the left shows hole in the roof rotten soffits, doors and windows. The photo on the right shows an interior view of the various holes in the roof structure.
The photos below shows the damage to the interior of the building.
Former Shop Building Summary

• No service to students or staff
• Renovation cost $740,000
• ROI is unknown
Boiler Room #2

The photo on the left shows structural cracking in the building and the brick smoke stack. The center photo shows the abandoned steam piping that served the buildings such as Grayson Hall and McCalep Hall.
The picture below shows damage to the interior web joist, old boiler, storage tanks and asbestos pipe insulation.
Boiler Room #2 Summary

• Current structure has no current appropriate use

• ROI is unknown
Walker Wood Hall
The photo on the left shows settling cracks in the building that allows moisture between the brick façade and the interior CMU walls. The photo on the right shows a failure of the brick façade due to water infiltration through stress cracks.
The photo on the left shows the condition of a typical residence room with asbestos floor tile, broken insulated windows, and non-working HVAC system. The photo on the right shows a typical asbestos ceiling that is saturated with mold.
Walker Wood Summary

• Service 180 students

• Renovation Cost $7,435,000

• ROI of 16 years (ROI Goal is 6 to 8 years)
Hurt Hall

The photo on the left shows a typical representation of wood frame doors and possible lead paint. The photo on the right shows the terra-cotta brick with plaster and asbestos floor tile.
Hurt Hall

The photos below show the deterioration between the mini web joist and the structural load bearing I-beam.
Hurt Hall

The photo on the left shows the roof truss system that rest on the I-beam below as shown in the previous slide. The photos that are centered and on the right show the issues with the likely structural integrity of the building.
Hurt Hall Summary

• Service 104 students

• Renovation cost $5,371,000

• ROI of 20 years (ROI Goal is 6 to 8 years)
Prentice Dining Hall
Prentice Dining Hall

The photo on the left shows extensive floor buckling. The photo on the right shows a gap between the duct work and the concrete deck. Both areas are due to the structure shifting and settling.
Prentice Dining Hall Summary

• Service of approximately 3000 students

• Renovation Cost $8,750,000

• ROI of 42 years (ROI Goal is 6 to 8 years)
The following photos show various spalling mortar joints and severe soffit, fascia and gutter collapse. These issues along with the roof with deterioration has allowed penetration of rain and storm water runoff into the building which has caused a catastrophic failure of the brick and concrete facade.
Buchanan Hall

The photo on the left shows extensive paint chipping and mold growth on due to the exterior decline of the building envelope. The photo on the right shows the foundation of the building that is the same as Grayson and Walker Wood, but also show the levelness of the ground. This aspect allows for a future uses at minimal cost.
Buchanan Hall Summary

• Service 206 students

• Renovation cost $8,828,000

• ROI of 17 years (ROI Goal is 6 to 8 years)
1. Notification of community meeting was released to the media and alumni on August 15, 2019.

2. Notification letter of intent was issued on October ___ to the following:
   • National Historic Register.
   • Alabama Historical Commission.
   • Huntsville Historical Preservation Commission.

3. Hazardous material abatement bid specifications were released on September___.

4. Demolition Specifications have been submitted for State approval.
1. Notification of community meeting was released to the media and alumni on August 15, 2019.

2. Notification letter of intent was issued on October ___ to the following:
   • National Historic Register.
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Main Campus West After Picture
Councill Memorial
1. Notification of community meeting was released to the media and alumni on August 15, 2019.

2. Notification letter of intent was issued on October ___ to the following:
   - National Historic Register.
   - Alabama Historical Commission.
   - Huntsville Historical Preservation Commission.

3. Hazardous material abatement bid specifications were released on September ___.

4. Demolition Specifications have been submitted for State approval.

Walker Wood
Boiler Room 2
1. Notification of community meeting was released to the media and alumni on August 15, 2019.

2. Notification letter of intent was issued on October ___ to the following:
   - National Historic Register.
   - Alabama Historical Commission.
   - Huntsville Historical Preservation Commission.

3. Hazardous material abatement bid specifications were released on September ___.

4. Demolition Specifications have been submitted for State approval.
Our commitment to providing modern residence halls mirrors our obligation to provide innovative classroom, research, and support space. That’s why when we think about which of the University facilities that we would upgrade, we focus on those that would benefit students the most by promoting academic and scholarly excellence.

### Sampling of Capital Projects on The Hill

<table>
<thead>
<tr>
<th>Building</th>
<th>Investment</th>
<th>Description of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bibb Graves Hall</td>
<td>5,200,000</td>
<td>Mechanical, plumbing, electrical (MPE) renovation (ongoing)</td>
</tr>
<tr>
<td>Frank Lewis Gymnasium</td>
<td>2,400,000</td>
<td>MPE renovation (ongoing)</td>
</tr>
<tr>
<td>Thigpen Hall</td>
<td>3,150,000</td>
<td>Bathroom renovation, flooring replacement.</td>
</tr>
<tr>
<td>Stephens Hall</td>
<td>1,195,000</td>
<td>Various renovations (2011)</td>
</tr>
<tr>
<td>Council Hall</td>
<td>315,000</td>
<td>Basement renovation, and mechanical system repiping (‘16 and ‘18)</td>
</tr>
<tr>
<td>Palmer Hall</td>
<td>116,000</td>
<td>Exterior tuckpointing masonry (2017)</td>
</tr>
<tr>
<td>Ralph Lee Student Center</td>
<td>498,000</td>
<td>Various renovations (2010)</td>
</tr>
<tr>
<td>McCalep Vocational Bldg</td>
<td>4,350,000</td>
<td>Renovation of mechanical, elec. &amp; plumb. systems, ADA upgrades etc</td>
</tr>
<tr>
<td>Terry Hall</td>
<td>486,000</td>
<td>New boiler and fascia repair (2014)</td>
</tr>
<tr>
<td>Hopkins Hall</td>
<td>60,000</td>
<td>New boiler (2017)</td>
</tr>
<tr>
<td>Morris Hall</td>
<td>382,000</td>
<td>New boiler (2019)</td>
</tr>
</tbody>
</table>

### Cost to Renovate select older Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Cost to Renovate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Shop Building</td>
<td>$740,000</td>
</tr>
<tr>
<td>Boiler Room #2</td>
<td>No usage</td>
</tr>
<tr>
<td>Walker Wood Hall</td>
<td>$7,435,000</td>
</tr>
<tr>
<td>Hurt Hall</td>
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<tr>
<td>Prentice Dining Hall</td>
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Thank You