Alabama A&M University

Masterplan Revitalization Project
Community Meeting
September 18, 2019

Background

- 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.

Masterplan Revitalization Project

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.

Former Shop Building

The photos below shows the damage to the interior of the building.

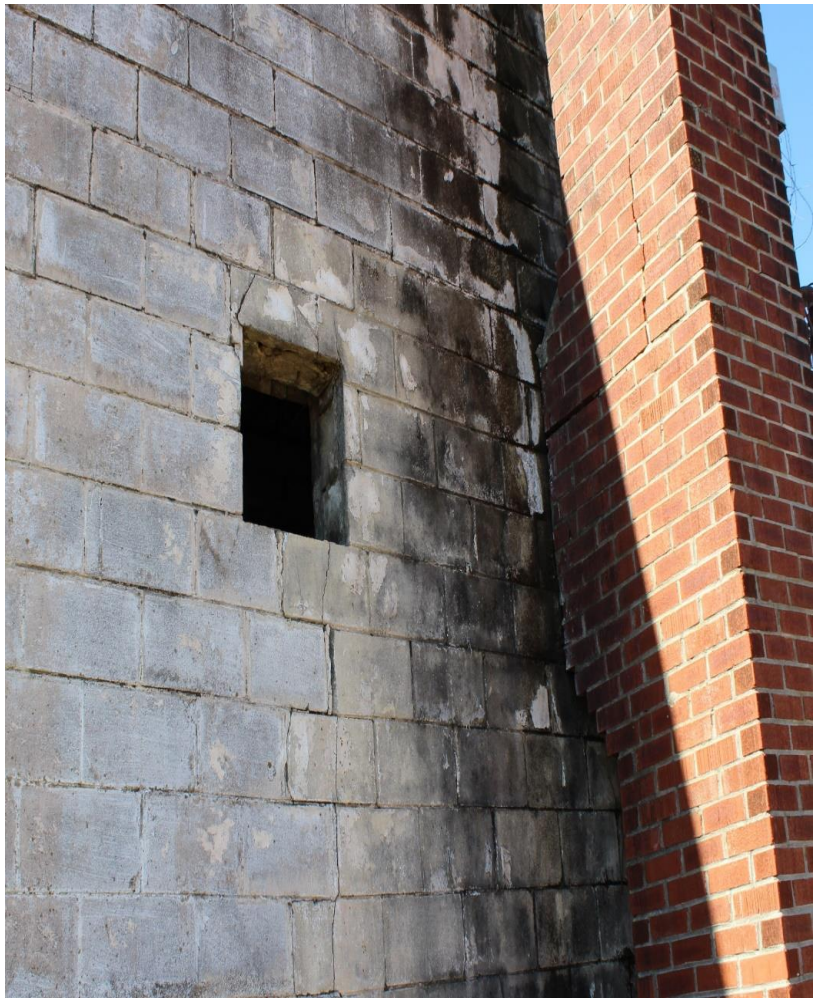
Former Shop Building Summary

- No service to students or staff
- Renovation cost $740,000
- ROI is unknown

Boiler Room #2

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.



Boiler Room #2

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

Walker Wood Hall

Walker Wood

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.

Walker Wood

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

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.

Potential structural issues

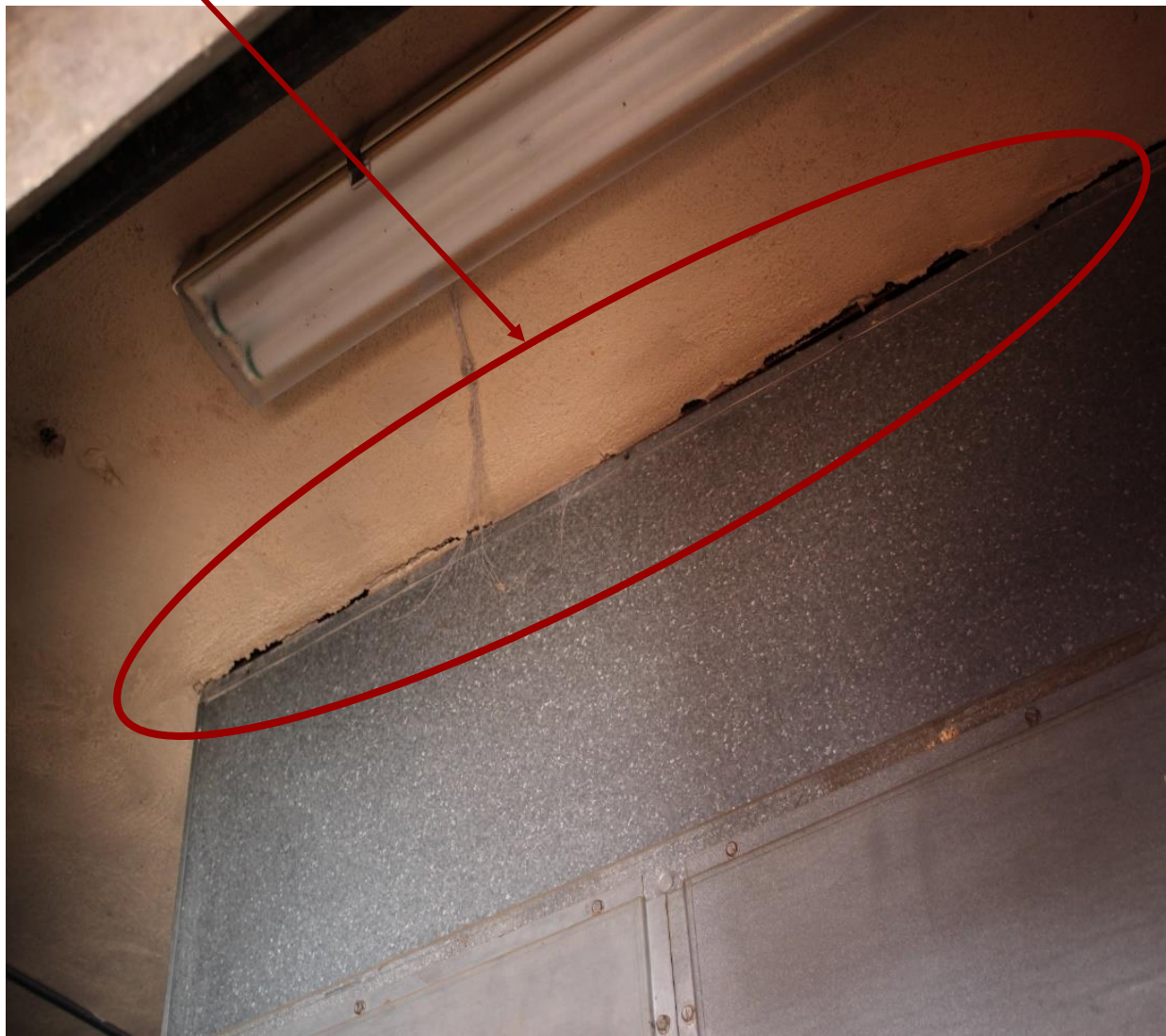
Hurt Hall Summary

- 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)

Buchanan Hall

Buchanan Hall

Buchanan Hall

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.

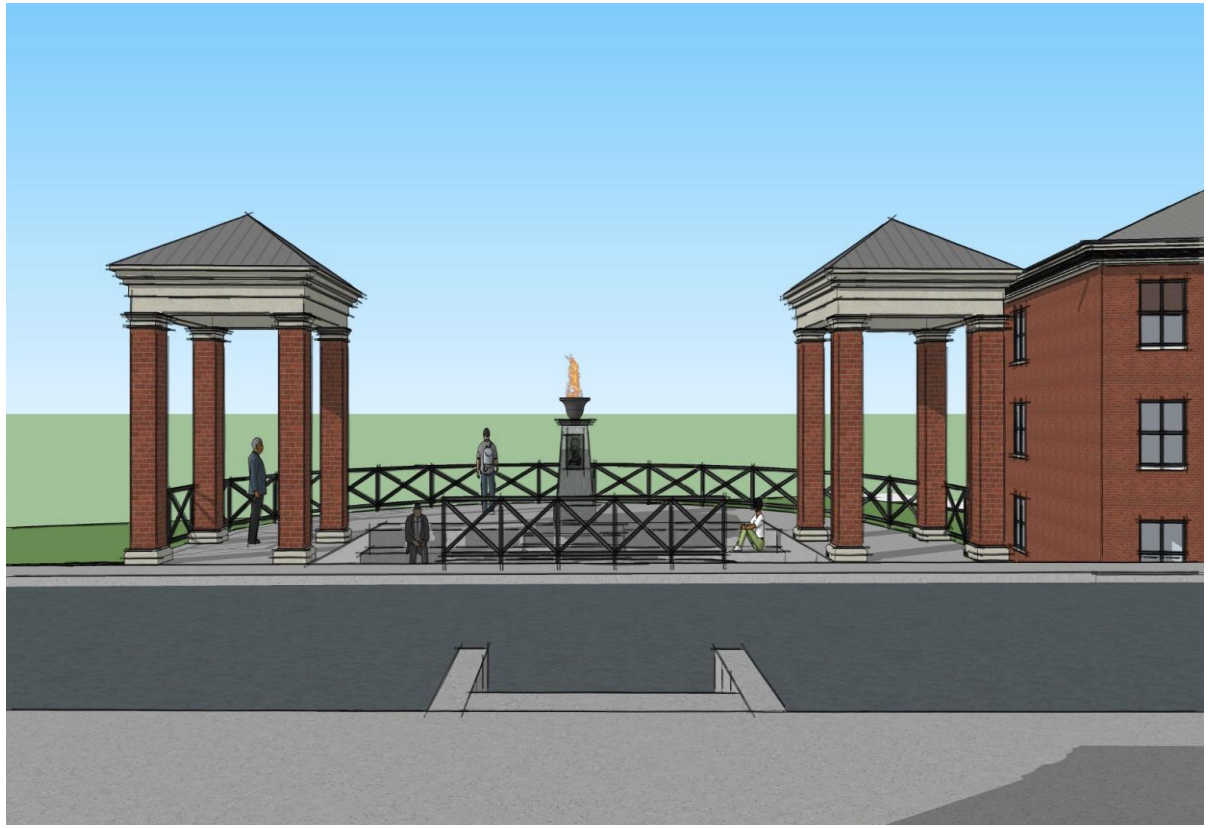
Buchanan Hall Summary

- Service 206 students
- Renovation cost $8,828,000
- ROI of 17 years (ROI Goal is 6 to 8 years)

Main Campus West Before Pictures

Main Campus West After Picture

Councill Memorial



Main Campus East Before Picture

Main Campus East After Picture

Alabama A&M University: Investing for the Future

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

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

Cost to Renovate select older Buildings

Building	Cost to Renovate
Former Shop Building	$740,000
Boiler Room #2	No usage
Walker Wood Hall	$7,435,000
Hurt Hall	$5,371,000
Prentice Dining Hall	$8,750,000
Buchanan Hall	$8,828,000

Thank You