



The University of North Alabama (UNA) needed student housing but had few sites available. It also had varied housing needs, including sororities, affinity groups and traditional students. Most important, it needed an updated product to attract and serve the needs of students—both current and future—as their current housing was quite outdated.

UHS developed a solution to provide four buildings on three separate sites around campus. Two were existing parking lots, adjacent to existing housing, with significant slope that allowed each to house split-level structures. The other site was a flat site, home to an old gymnasium in poor condition. The demolition of the gym allowed our team to build two three-story buildings for seven sororities.

All four building plans were structurally and functionally the same layout, which helped achieve great economy in construction cost. On each floor, four residents composed a mini-cluster, and three mini-clusters form a mini-community of 12 residents sharing a common living space on each side of the central core. This core houses elevator, stairs, a two-story atrium, offices, study labs, kitchens, laundries, manager apartments and RA rooms. The ground floor of the split-level buildings included a multi-purpose room which can be used as a classroom to promote a living-learning environment. At the sorority buildings, the central commons provided a chapter room for each Greek organization.

The housing clusters on each end give UNA maximum flexibility by providing two private rooms and one two-bedroom sharing bathroom facilities. This arrangement offers the students the balance between privacy and social interaction, which is what the University sought.



Project Name and Location:

Traditional Student Housing:
Hawthorne Hall
Covington Hall
Greek (Sorority) Housing
Appleby East
Appleby West
University of North Alabama
Florence, Alabama

Project Specifics:

Beds - 332
3 Sites, 4 Buildings
Project Completion - Fall 2004
Completed on time
Completed within budget

Nature of Firm's Responsibility:

- Financing Options
- Design
- Construction
- Market and Demand Study
- Residence Life Programming
- Team Integration
- Program Scheduling
- Project Reporting

References:

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Development Manager:

University Housing Services, Inc.

Design Firm:

HADP Architecture, Inc.

Construction Manager:

Consolidated Construction Company

Financial Consultant:

The Frazer Lanier Company