

**University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria**

*** Board Submittal Checklist No. 2
Capital Project – Stage I and Stage II Submittals/1
(General Information Package and Architect Ranking) /8**

Campus: The University of Alabama
Project Name: Bryant-Denny Stadium Renovation and Additions
Meeting Date: September 20 – 21, 2018

- * ☒ 1. Completed Board Submittal Checklist No. 2
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the 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 Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project. /2
- ☐* 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☐* 7. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
- ☒ 8. Project Planning Report/2
- ☐ 9. Preliminary Business Plan (if applicable)/7
- ☒ 10. Campus map(s) showing Project site

*This Project is being submitted for Waiver of the Consultant Selection process

Stage I information:

- ☒ 11. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
- ☒ 12. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

Prepared by: 

Approved by: 

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

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

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N - Board Rule 415 Instructional Guide

/7 Reference Tab 3V - Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration.
Reference Tab 3-O-Board Rule 415, Instructional Guide

* Basic documents required for this Board Submittal Package include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

RESOLUTION

BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Bryant-Denny Stadium Renovations and Additions project (“Project”) located at 920 Paul W. Bryant Drive; and

WHEREAS, the proposed Project is a cornerstone of Phase I of the Crimson Standard facilities master plan and will enhance student and fan experiences by providing new social spaces, improved circulation, additional premium seating opportunities, and upgraded spaces for student athletes and recruits; and

WHEREAS, due to the firm having served as architect of record for previous major renovations and additions to the Stadium and their familiarity and knowledge of the existing facility and the University’s standards, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of Davis Architects of Birmingham, Alabama; and

WHEREAS, the University has negotiated a design fee in the lump sum amount of 2,889,720 plus \$749,320 for specialty consultants and a not-to-exceed amount of \$187,660 for reimbursable expenses and is requesting acceptance of this negotiated fee; and

WHEREAS, 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 Future Bonds in the amount of \$40,463,448, Crimson Tide Foundation Gifts in the amount of \$25,000,000 and Reserves in the amount of \$10,000,000 funds in the amount of \$75,463,448 and will address approximately \$10,318,000 in campus deferred maintenance liabilities; and

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

BUDGET:	PRELIMINARY
Construction	\$ 59,518,753
Furniture, Fixtures and Equipment	\$ 3,000,000
Telecommunication/Data	\$ 952,001
Contingency* (10%)	\$ 5,951,875
UA Project Management Fee** (3%)	\$ 1,964,119
Architect/Engineer Fee*** (~6.43%)	\$ 3,826,700
Other Fees and Services (Testing, Advertising, Printing)	\$ 250,000
TOTAL PROJECT COST	\$ 75,463,448

*Contingency is based on 10% of the cost of construction.

**UA Project Management Fee is based on 3% of the cost of construction and contingency.

***Architect/Engineer Fee is a lump sum amount of \$2,889,720 plus \$749,320 for specialty consultants and not-to-exceed \$187,660 for reimbursable expenses.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain of the costs incurred in connection with the acquisition, construction and installation of the Project paid prior to the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than sixty days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction and installment of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury Regulations Section 1.150-2(e).

BE IT FURTHER RESOLVED that:

2. Stuart R. Bell, President, Matthew M. Fajack, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board to execute an architectural agreement with Davis Architects of Birmingham, Alabama for architectural services in accordance with Board Rule 415 for this Project.

3. The Stage I submittal package for the Project is hereby approved.
4. The preliminary budget for the Project as stipulated above is hereby approved.



Division of
Financial Affairs

MEMO

August 27, 2018

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage I and Stage II, Waiver Submittal:
Bryant-Denny Stadium Renovation and Additions

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Bryant-Denny Stadium Renovation and Additions project (“Project”) located at 920 Paul W. Bryant Drive at a projected total Project budget cost of \$75,463,448.

The proposed Project is included in Phase I of the Crimson Standard facilities master plan which featured upgrading Bryant-Denny Stadium (“Stadium”) as a cornerstone. These improvements are designed to enhance the student and fan experiences through additional premium seating opportunities, new social spaces, and additional elevators to improve access to upper levels. Renovations will also enhance spaces for student athletes and recruits. Phase I renovations will impact each of the four sides of the Stadium.

Additionally, the University is requesting a Waiver of the Consultant Selection process for the proposed Project. The University proposes to utilize Davis Architects of Birmingham, Alabama, (Davis) as the principal design firm for this Project. The services of Davis Architects are proposed due to the firm having served as architect of record for other recent major renovations and additions to the Stadium including, but not limited to, the South End Zone Expansion, the North End Zone Expansion, and the Digital Media Center. Davis has also worked with Intercollegiate Athletics on the development of the Crimson Standard Athletic Facility Master Plan including programming of this proposed Project.

Davis has a high level of familiarity and knowledge of the University’s standards, which will facilitate an efficient design process. Davis’ experience with the Stadium and understanding of the goals and design intent of this Project will ensure realizing the schedule and facilitate coordination with the existing infrastructure, systems, finishes, and materials as necessary to

achieve a successful Project. Accordingly, the University is requesting approval to utilize Davis Architects for this Project.

Furthermore, the University has negotiated a lump sum design fee of \$2,889,720, plus additional services totaling \$749,320 for specialty consultants, and \$187,660 for reimbursable expenses for a total fee of \$3,826,700. This complex and broad Project scope entails the integration of technically sophisticated systems, demands a high level of coordination, incorporates sophisticated finishes, and must appropriately consider future renovations. Therefore, the University is requesting acceptance of this negotiated fee which, based on ABC fee schedule, represents a savings of \$458,210.

The Project will be funded from Future Bonds in the amount of \$40,463,448, Crimson Tide Foundation Gifts in the amount of \$25,000,000 and Reserves in the amount of \$10,000,000 for a total Project cost of \$75,463,448. The Project will address approximately \$10,318,000 in campus deferred maintenance liabilities.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached a Letter of Approval from the Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, Project Summary, Project Planning Report, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for September 20 – 21, 2018.

MMF/ccj

pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Finus Gaston
 Brandon Sevedge

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: September 20 - 21, 2018

X INITIAL REPORT
 INTERIM REPORT
 FINAL REPORT
1 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Bryant-Denny Stadium Renovations and Additions

2. LOCATION: 920 Paul W. Bryant Drive

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	September-18
	% COMPLETE	0%
	* DATE COMPLETED	TBD
B. PRELIMINARY DESIGN:	DATE INITIATED	TBD
	% COMPLETE	
	* DATE COMPLETED	TBD
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	TBD
	% COMPLETE	
	* DATE COMPLETED	TBD
D. SCHEDULED BID DATE:		TBD

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION	\$ 59,518,753
B. FURNITURE, FIXTURES AND EQUIPMENT	\$ 3,000,000
C. TELECOMMUNICATION/DATA	\$ 952,001
D. CONTINGENCY* (10%)	\$ 5,951,875
E. UA PROJECT MANAGEMENT FEE** (3%)	\$ 1,964,119
F. ARCHITECT/ENGINEER FEE*** (~6.43%)	\$ 3,826,700
G. OTHER FEES AND SERVICES (GEOTECH, TESTING, ADVERTISING, PRINTING)	\$ 250,000
H. TOTAL PROJECT COST	\$ 75,463,448

*Contingency is based on 10% of the cost of construction.

**UA Project Management Fee is based on 3% of the cost of construction and contingency.

***Architect/Engineer Fee is a lump sum amount of \$2,889,720 plus \$749,320 for specialty consultants and not-to-exceed \$187,660 for reimbursable expenses.

6. FUNDING/RESOURCES: Future Bonds - \$40,463,448

Crimson Tide Foundation Gifts - \$25,000,000

7. REMARKS Reserves - \$10,000,000

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Jim Leopold/cm

ATTACHMENT NO. 1

Project: Bryant – Denny Stadium Renovation and Additions
BOT Submittal: Stage I and Stage II, Waiver
Meeting Date: September 20 – 21, 2018

Project Summary

BRYANT – DENNY STADIUM RENOVATION AND ADDITIONS

On August 16, 2018, The University of Alabama's Intercollegiate Athletics department unveiled the Crimson Standard facilities master plan, which featured upgrading Bryant-Denny Stadium as a cornerstone. The Bryant – Denny Stadium ("Stadium") Renovation and Additions project ("Project"), located at 920 Paul W. Bryant Drive, is included in Phase I of the plan. These improvements are designed to enhance the student and fan experiences through additional premium seating opportunities, new social spaces, and additional elevators to improve access to upper levels. Renovations will also enhance spaces for student athletes and recruits. Phase I renovations are planned for each of the four sides of the Stadium.

At the west side, Levels 6 and 7 will be extended outward (to the west) to gain additional square footage at these levels as necessary to provide for circulation and program space.

A new open-air West Terrace Club will be added at Level 6 on each side of the existing Ivory Club and President's Box for a new premium seating offering. The club will feature food and beverage service, private lounge seating, upgraded lighting, and ceiling fans. Also, at Level 6, the Ivory Club will be reconfigured to enhance the social and food service space and upgrade finishes.

At Level 7, the Press Box will be relocated to the east side and the television broadcast box and coaches' boxes will be shifted as needed. The Press Box will be replaced with a new Founders Lounge and private Founders Suites constructed as the highest tier premium seating option in the stadium. The Lounge and Suites will include food and beverage service, football memorabilia display, soft seating, audio and video systems for game day viewing, and premium finishes. Individual suites will include fixed seating, private restrooms, kitchenettes, and operable window systems.

On each side of the Founders Suites (existing Press Box), a new West Champions Club will be constructed in a new enclosed area for another premium seating offering. The West Champions Club will be similar to the West Terrace Club and will include food and beverage service and private lounge seating and will be in a conditioned environment.

At the north side of the Stadium, the existing Walk of Champions will be extended directly into the Game Day Locker Room through the demolition of the existing concrete stairs that currently lead to Gate 1. A new tunnel will be constructed with video boards on each side to allow players to walk directly into the locker room with an enhanced pre-game experience.

The locker room will be reconfigured with new modern lockers and upgraded finishes to improve team access, pre-game and halftime meeting opportunities, and the player game-day experience. Above the locker room, the existing Recruiting Lounge will be expanded into the existing offices and other support spaces on that level in order to meet space demands or current and future game-day recruiting activities. The existing lobby space will be reconfigured to allow recruits to enter separately from the North Zone Club and Skybox patrons.

At the field level on the north side, the existing club space will be modified to allow for field-level viewing, which will improve patron game-day experiences. In addition, glazing will be provided so that guests can watch the players as they enter the field through the tunnel. The new field club will feature food and beverage service, soft seating, and tables and chairs for dining. At the existing circular ramps, the two existing video boards will be replaced with improved video boards.

On the east side, the existing open-air U1 level will be enclosed to create new skyboxes and the Press Box from Level 7 west side will be relocated here. The skyboxes will include fixed seating with operable windows, kitchenettes, soft seating, and other amenities similar to existing skyboxes. The Press Box will include fixed seating, food service and dining areas, work space, home and visitor radio booths, and other private space for game day broadcast and management.

At the south end, the existing upper deck will be modified to allow for a new larger video board with an adjacent student scoreboard terrace. This new student space will feature new restrooms and concessions, social space, televisions and views of the field. At the circular ramps, the existing video boards will be removed, and new loge box seating will be provided. The loge boxes will include seating with countertops for food service and private monitors for an enhanced game-day experience. The space behind the loge boxes will be reconfigured to offer social space for the loge box seating.

Finally, new two-cab elevator towers will be provided on the southeast and southwest corners to allow travel from ground-level to the upper concourse. This will ease the current burden on existing elevators and provide better access for many fans.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2017 – 2018

Project Name/Category: Bryant-Denny Stadium Renovation and Additions
920 Paul W. Bryant Drive

Campus: The University of Alabama

- 1. Will this Project increase the current space inventory on campus or replace existing space?**

<input checked="" type="checkbox"/> increase space inventory	2	%	increase	21,400	GSF
<input type="checkbox"/> replace space inventory			%	replacement	GSF
<input checked="" type="checkbox"/> renovation of existing space only				109,060	GSF

- 2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?**

Comments:

Space that is vacated will be renovated as follows:

- The Press Box will be replaced with a new Founders Lounge and Founders Suites
- East U1 seating areas will be replaced by the Press Box and Private Suites
- West Level 6 Concourse will become the West Terrace Club
- West Level 7 Concourse will become the West Champions Club

- 3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?**

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
523 Athletic Facilities Spectator Seating			*	
530 Media Production	1	186	6,100 SF	
600 General Use Facilities				
650 Lounge	3	2,924	14,980	
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

Comments/Notations:

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

* Note:

523 – Athletic Facilities Spectator Seating information is to be determined pending a detailed ADA study.

530 – Northeast U1 Level, overflow spectator seating, converted into the Press Box

650 – Press Box converted to Founders Lounge (~5,000 SF)

Level 6 concourse converted to West Terrace Club (~4,800 SF)

Level 7 concourse converted to West Champions Club (~4,800 SF)

Corner Loge Boxes (~6,800 SF)

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs \$ 0 Yr.

Comments:

The Bryant-Denny Stadium Addition and Renovations project ("Project") will include a new student terrace club that will increase student participation by creating a social space for students to enjoy the game and stay entertained during the entire game. Furthermore, the renovations to the recruiting room and locker room, and new team tunnel, will help attract top-notch student athletes.

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☐ Yes ☒ In-Progress

If yes, list key members of user group:

Greg Byrne, Administrative Official Athletics Director

Nick Saban, Head Football Coach

J Batt, Senior Associate Athletics Director

Brandon Sevedge, Assistant Athletics Director, Athletics Facilities

Jeff Purinton, Associate Athletics Director, Media Relations-Football

Finus Gaston, Executive Associate Athletics Director and CFO, Intercollegiate Athletics

Kyle Vasey, Assistant Athletics Director

Ellis Ponder, Associate Director, Football Operations

Justin Brant, Assistant Athletics Director, Crimson Tide Productions

Additional University of Alabama constituents to be added as the design progresses.

In order to ensure fan base participation and input during the planning of the Crimson Standard Initiative, Athletics engaged Conventions, Sports & Leisure International (CSL) to help plan and evaluate the demand for all proposed premium seating. CSL has successfully completed similar analysis for many collegiate and professional venues including large expansions at Texas A&M, Notre Dame, and Oklahoma. CSL conducted a survey to 215,000 football fans ranging from long-term season ticket holders to single game season purchasers. The survey response rate was above average at 3.4 percent with CSL estimating a 1.1 percent margin of error in their projections. The price points, expected demand, and projected revenue included in Phase 1 of the Crimson Standard are reflective of the data analysis performed by CSL.

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY 2019)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> • External • Internal 			
Education Sales/Services <ul style="list-style-type: none"> • External • Internal 			
Direct Grants			
Gifts	\$25,000,000		Pending
Bonds	\$40,463,448		Pending
Existing Net Assets			
Other		\$10,000,000	Pending
Totals	Future Bonds - \$40,463,448 Gifts - \$25,000,000	Reserves - \$10,000,000	Pending Pending Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from Future Bonds in the amount of \$40,463,448, Crimson Tide Foundation Gifts in the amount of \$25,000,000 and Reserves in the amount of \$10,000,000.

8. **Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.**

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2014- 2015 Base Data /8	First Full /YR Occupancy FY 2021	Successive Five (5) Year Projections /9
Maintenance	\$ 50,590	\$ 53,977	\$ 283,402
Elevator Service	\$ 17,760	\$ 18,949	\$ 99,490
Building Repairs	\$ 16,683	\$ 17,992	\$ 94,467
Building Services	\$ 46,171	\$ 49,976	\$ 265,283
Electric, Natural Gas, Steam	\$ 58,306	\$ 62,209	\$ 326,627
Chilled Water	-	-	-
Water and Sewer	\$ 5,575	\$ 5,950	\$ 31,236
Insurance	\$ 3,930	\$ 4,195	\$ 22,021
Safety Support	\$ 3,042	\$ 3,246	\$ 17,043
Operations Staff Support Funding	\$ 626	\$ 669	\$ 3,512
Other – Supply Store expenses			
Totals	\$202,683	\$217,163	\$1,143,081

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

O&M costs are based on the addition only.

9. **Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.**

Source(s)	Occupancy YR /9 (FY 2021)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal	\$217,163	\$1,143,081	Pending
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other			
Total/YR	\$217,163	\$1,143,081	Pending

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Ongoing O&M costs will be funded from Athletics Internal Auxiliary funds.

10. **Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?**

\$ 10,318,000 14 % of Total Development Costs

Comments:

Includes scoreboards, north field suite, press box, and general concourse existing deferred maintenance liabilities

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

Listed are peer and NFL institutions that were benchmarked as part of the master planning effort:

Notre Dame Stadium	Studied suites, higher end premium areas
TCU Stadium	Studied suites, higher end premium areas
Texas A&M Stadium	Studied suites, higher end premium areas
Cowboys Training Facility	Studied lobby and public areas, training facilities, players facilities, Hal of Fame incorporation into overall building, premium seating usage on non-game events
Green Bay Packers Stadium	Studied Titletown (revenue generating partnerships with developers to create outdoor amenities around the stadium to increase game day and day-to-day use; partnership with City for public park areas adjacent to stadium), suites and premium seating areas.
University of Kentucky Stadium and Training Facility	Studied the VIP lobby and public areas, training facilities, players facilities, administrative/staff offices, premium terrace and club amenities and recruiting areas.
University of Oklahoma Stadium and Training Facility	Studied loge boxes, VIP lobby and public areas, training facilities, players facilities and administrative/staff offices.

Various premium seating options and fan amenities were studied to determine which would be most beneficial to students, alumni and fans. Study and consideration included opportunities for increased circulation space, modifications to access and egress path, expanded concessions offerings and restroom areas and new premium seating options. Construction of a new stadium was not part of the master plan study but many options such as replacing the lower bowl to accommodate seat backs were investigated but there was not a business plan to support the seat loss.

Specific to the study was:

1. Stairs replacing ramps to clear currently over-crowded circulation spaces.
2. With the relocation of the Press Box, what is the best use for available space.
3. Enclosing open-air seating in East U1 to relocate the Press Box, what is the best use for remaining space.
4. Student amenities to encourage attendance at games, including new seating and

social space.

5. The existing south video boards removed to add a new larger scoreboard at the South End Zone Terrace.
6. Relocation of ADA seating from East U1 to include new platforms at field level at the top of the lower bowl and other distributed locations.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

The Project will promote athletics by offering additional amenities for all fans and student athletes. The new monumental scoreboard will vastly improve the gameday experience. Additional premium offerings and amenities will open up new opportunities for more participation across the fan base. A new student terrace club will increase student participation by creating a social space for students to enjoy the game and stay entertained during the entire game. Furthermore, the renovations to the recruiting room and locker room, and new team tunnel, will help attract top-notch student athletes. Finally, Phase I revenues will pave the way for future enhancements to Bryant Denny Stadium and other athletic facilities.

13. How does the project correlate to the University's strategic goals?

Comments:

The Bryant-Denny Stadium Renovation and Additions Project supports Goal #4 of the University's Strategic Goals by enhancing existing resources that facilitate a work-life balance. Bryant-Denny Stadium serves as a tremendous entertainment opportunity for University faculty and staff. It also serves as a strong recruitment tool for new faculty and staff.

14. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

Football is the premier program to highlight The University of Alabama ("University") on a national stage and is often the first glimpse of the University that potential students see. A venue that exceeds the expectations of prospective students and achieves the "wow factor" plays a critical role in opening the door of the University to many prospective students.

August 23, 2018

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee James W. Wilson, III
Chair, Physical Properties Committee
Chairman and CEO
Jim Wilson & Associates, LLC
2660 Eastchase Lane, Suite 100
Montgomery, AL 36117

RE: Request for Waiver of Consultant Selection Process
Bryant-Denny Stadium Renovation and Additions

Dear Dr. Keith and Trustee Wilson,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Bryant-Denny Stadium ("Stadium") Renovation and Additions project ("Project") located at 920 Paul W. Bryant Drive. The proposed schedule for the Project is to bid the Project late summer of 2019 and begin major construction immediately following the 2019 season.

The University proposes to utilize Davis Architects of Birmingham, Alabama (Davis) as the principal design firm for the Project. The services of Davis are proposed due to Davis having successfully served as architect of record for other recent major renovations and additions to the Stadium including, but not limited to, the South End Zone Expansion, the North End Zone Expansion, and the Digital Media Center. Davis has also worked with Intercollegiate Athletics on the development of the Crimson Standard Athletic Facility Master Plan including programming of this proposed Project.

Davis has a high level of familiarity and knowledge of the University's standards, which will facilitate an efficient design process. Davis' experience with the Stadium and understanding of the goals and design intent of this Project will ensure realizing the schedule and facilitate coordination with the existing infrastructure, systems, finishes, and materials as necessary to achieve a successful Project. Accordingly, the University is requesting approval to utilize Davis Architects for this Project.

Furthermore, the University has negotiated a lump sum design fee for basic services of \$2,889,720.00. The fee was derived by applying the Alabama Building Commission's basic fee rate for a Group III building (4.5% of the cost of the work) with an adjustment for major renovation. The ABC schedule allows for an increase in the basic fee rate of up to 25% for a major renovation; however, the University has negotiated a basic fee adjustment of only 5% - 15%.

This complex and broad Project scope requires the services of several specialty consultants that fall outside of the basic scope of architectural services. These consultants provide design integration of scoreboard/display, AV/technology, food services, specialty electrical, and building envelope. Additionally, consultant services for the Broadcast Control Room design and the overall master plan for broadcasting in the stadium is included. The negotiated fee for these additional services is \$749,320.00.


A not-to-exceed amount of \$187,660.00 is included for reimbursable expenses.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. Davis Architects of Birmingham, Alabama as the architectural service provider for the Project at a negotiated lump sum design fee of \$2,889,720, plus \$749,320 for additional services and \$187,660 for reimbursable expenses for a total agreement amount of \$3,826,700.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Matthew M. Fajack
Vice President for Financial Affairs
and Treasurer

MMF/ccj

Attachment

pc/atchmt: Finus Gaston
 Michael Rodgers
 Michael Lanier
 Tim Leopard
 Brandon Sevedge

The above request for Waiver of the Consultant Selection Process and request for Davis Architects of Birmingham, Alabama, to provide architectural services at a negotiated lump sum design fee of \$3,826,700 as detailed above.

Dr. Dana S. Keith: Recommend for Approval
Vice Chancellor for Finance and Administration

Trustee James W. Wilson, III: Approval Recommended
Chair of the Physical Properties Committee

LOCATION MAP

