

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>/1</sup>  
(Final Project Budget)**

**CAMPUS:** The University of Alabama

**PROJECT NAME:** Bryant-Denny Stadium Renovations and Addition

**MEETING DATE:** February 3 - 4, 2022

- |                                     |    |  |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 1. | Board Submittal Checklist No. 4  |
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | 3. | Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees  |
| <input checked="" type="checkbox"/> | 4. | Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) <sup>/2</sup>          |
| <input type="checkbox"/>            | 5. | Tabulation of competitive bids – certified by Project Architect/Construction Manager   |
| <input type="checkbox"/>            | 6. | Recommendations for Contract Award by Architect/Construction Manager   |
| <input checked="" type="checkbox"/> | 7. | Campus Map(s) showing project site   |
| <input type="checkbox"/>            | 8. | Final Business Plan (if applicable) <sup>/3</sup>  |

Prepared by:

Approved by:

*Craig Harris* *THC*  
*Tim Leopard*  
*[Signature]*

<sup>/1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

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

<sup>/3</sup> Reference Tab 3V - Board Rule 415 Instructional Guide

January 5, 2022

Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

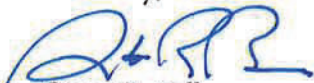
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its February 4, 2022 meeting the following resolution:

- Board Item – Action: Revised Scope and Budget Submittal: Bryant-Denny Stadium Renovations and Addition, UA Project #046-18-1816

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

WHEREAS, on September 21, 2018, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved 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, on September 21, 2018, 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 Board approved a Waiver of the Consultant Selection process and authorized The University of Alabama (“University”) to proceed with design utilizing the architectural services of Davis Architects of Birmingham, Alabama, accepting a negotiated 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

WHEREAS, on June 7, 2019, the Board approved architectural renderings for the Project; and

WHEREAS, on June 7, 2019, the Board approved a Revised Scope to install larger improved corner scoreboards, place the loge box seating at the southwest Level 6, add a student concourse at the southeast ground level entrance including concessions, restroom facilities, social spaces and televisions; at the west side of the stadium include two new stair towers; to the southwest, install a new larger elevator, and construct a new enclosed elevator lobby on the ground level and refurbish the existing elevators to the Founders Club; and eliminate work associated with the Student Terrace in the South End Zone Upper Bowl; and

WHEREAS, on June 7, 2019, the Board approved the separation of the Elevator Package and Scoreboard Package for early material procurement of long lead time elevator equipment and scoreboards in order to meet the Project schedule; and

WHEREAS, on June 7, 2019, the Board approved a Budget Reallocation to reflect the Construction-Elevator Package and Construction–Scoreboard Package; and

WHEREAS, on June 7, 2019, the Board approved a Revised Budget to reflect the cost of the Revised Scope; and

WHEREAS, on June 7, 2019, the Board approved awarding of construction contracts for this Project to the lowest responsive and responsible bidder after review and

approval by the President Pro tempore and Chairman of the Physical Properties Committee, so long as the bids for the construction contracts for the Project did not cause the total Project budget to increase; and

WHEREAS, on July 2, 2019, in accordance with Title 39, State Bid Law, Alabama Code, competitive bids were received for the Construction–Elevator Package of the Project and Premier Elevator Company, Inc. of Stockbridge, Georgia was declared the lowest responsive and responsible bidder with a Base Bid in the amount of \$2,112,113 which was within the total Board approved Project budget; and

WHEREAS, as required by, and in accordance with, the Resolution passed on June 7, 2019 by the Board, the University requested and received approval from the President pro tempore, Chair of the Physical Properties Committee and Assistant Vice Chancellor for Construction Management to award the subject contract; and

WHEREAS, the University received a proposal in the amount of \$5,988,898 from Daktronics of South Dakota for the Scoreboard Package of the Project; and

WHEREAS, as required by, and in accordance with, the Resolution passed on June 7, 2019 by the Board, the University requested and received approval from the President pro tempore, Chair of the Physical Properties Committee and Assistant Vice Chancellor for Construction Management to award the subject contract; and

WHEREAS, on September 6, 2019, the Board authorized the University to accept the Adjusted Base Bid in the amount of \$88,400,000 less post bid negotiations in the amount of \$4,756,297 plus Alternates 1 and 2 totaling \$1,004,500 for a contract amount of \$84,648,203 from Caddell Construction Company, LLC, of Montgomery, Alabama; and

WHEREAS, on September 6, 2019, the Board approved a Revised Budget from \$92,470,000 to \$106,000,000 to reflect the final contract costs for the Elevator Package and the Scoreboard Package and the increased cost of the work for the Construction package; and

WHEREAS, on April 10, 2020, the Board approved a Revised Scope and Budget from \$106,000,000 to \$107,170,000 to reflect the construction of a new enhanced Student Plaza at the southeast corner of the Bryant-Denny Stadium to provide students a place to gather and socialize after entering the Stadium; and

WHEREAS, in order to coordinate with scheduled athletic events, this Project was completed by September 2020; and

WHEREAS, during the course of completion, the Project realized additional costs for undisclosed site conditions, expenses related to further enhancing a safe and productive jobsite during the pandemic, and minor scope additions and related soft costs; and

WHEREAS, the University is requesting approval for the Final Project Budget of \$109,438,587 to reflect final construction costs for all construction packages and professional agreements and the increased cost of the work for Construction as noted above; and

WHEREAS, the total Project cost of \$109,438,587 will be funded from 2019 General Revenue Bonds in the amount of \$48,458,213, Crimson Standard cash in the amount of \$38,438,587, and an internal loan in the amount of \$22,541,787 that will be re-paid by the Department of Athletics, and this Project addressed approximately \$10,318,000 in campus deferred maintenance liabilities; and

WHEREAS, the Final Total Budget for the Project is as stipulated below:

BUDGET:	FINAL
<i>Construction</i>	\$ 88,901,367
<i>Construction – Elevator Package</i>	\$ 2,242,304
<i>Construction – Scoreboard Package</i>	\$ 6,027,800
<i>Construction – University Self-Performed Work</i>	\$ 650,000
<i>Utilities and Infrastructure</i>	\$ 30,288
<i>Landscaping</i>	\$ 0
<i>Furniture, Fixtures and Equipment</i>	\$ 2,423,217
<i>Telecommunication/Data</i>	\$ 1,199,518
<i>Contingency</i>	\$ 0
<i>UA Project Management Fee** (Lump Sum)</i>	\$ 2,947,614
<i>Architect/Engineer Fee*** (Lump Sum/~4.13%)</i>	\$ 3,939,626
<i>Other Fees and Services (Testing, Advertising, Printing)</i>	\$ 1,076,853
<b>TOTAL PROJECT COST</b>	<b>\$ 109,438,587</b>

\*UA Project Management Fee is based on a lump sum in the amount of \$2,947,614.

\*\*Architect/Engineer Fee is a lump sum amount of \$3,939,626.

*Work Complete – Final Contract Amount*

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Final Project Budget as stipulated above, and the final contract and agreement amounts represented herein, are hereby approved.

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

Meeting Date: February 3 – 4, 2022

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Bryant-Denny Stadium Renovations and Additions

**PROJECT NUMBER:** 046-18-1816

**PROJECT LOCATION:** 920 Paul W. Bryant Drive

**ARCHITECT:** Davis Architects, Birmingham, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	September 21, 2018
<input type="checkbox"/> Stage II	September 21, 2018
<input type="checkbox"/> Stage III	June 6 – 7, 2019
<input type="checkbox"/> Budget Revision and Reallocation and Scope Revision	June 6 – 7, 2019
<input type="checkbox"/> Stage IV, Not to Exceed	June 6 – 7, 2019
<input type="checkbox"/> Stage IV	September 6, 2019
<input type="checkbox"/> Revised Budget	September 6, 2019
<input type="checkbox"/> Revised Stage III	April 9 – 10, 2020
<input type="checkbox"/> Revised Scope and Budget	April 9 – 10, 2020
<input checked="" type="checkbox"/> Final Project Budget	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Athletic Facilities Spectator Seating	~80%	87,890
<input checked="" type="checkbox"/> Building Addition	Lounge	~ 14%	14,980
<input checked="" type="checkbox"/> Building Renovation	Media Production	~6%	6,100
<input type="checkbox"/> Equipment	Study Facilities	~ 3%	680
<b>TOTAL</b>		<b>100%</b>	<b>109,650</b>

<b>BUDGET</b>	<b>CURRENT</b>	<b>FINAL</b>
<i>Construction</i>	\$ 85,273,203	\$ 88,901,367
<i>Construction – Elevator Package</i>	\$ 2,112,113	\$ 2,242,304
<i>Construction – Scoreboard Package</i>	\$ 5,988,898	\$ 6,027,800
Construction – University Self Performed Work	\$ 0	\$ 650,000
<i>Utilities and Infrastructure</i>	\$ 60,000	\$ 30,288
<i>Landscaping</i>	\$ 25,000	\$ 0
<i>Furniture, Fixtures and Equipment</i>	\$ 2,864,290	\$ 2,423,217
<i>Telecommunication/Data</i>	\$ 1,045,751	\$ 1,199,518
Contingency	\$ 2,989,452	\$ 0
<i>UA Project Management Fee* (Lump Sum)</i>	\$ 2,373,813	\$ 2,947,614
<i>Architect/Engineer Fee** (Lump Sum)</i>	\$ 3,874,980	\$ 3,939,626
Other Fees and Services (testing, advertising, printing)	\$ 562,500	\$ 1,076,853
<b>TOTAL PROJECT COST</b>	<b>\$ 107,170,000</b>	<b>\$ 109,438,587</b>

\*UA Project Management Fee is a lump sum amount of \$2,947,614.

\*\*Architect/Engineer Fee is a lump sum amount of \$3,939,626.

*Work Completed – Final Contract Amount*

#### **ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:**

(Utilities, Housekeeping, Maintenance, Insurance, Other)

109,060 sf x ~\$1.99/sf

\$ 217,163

Total Estimated Annual O&M Costs:

**\$ 217,163**

#### **FUNDING SOURCE:**

2019 General Revenue Bonds \$ 48,458,213

Crimson Standard Cash \$ 38,438,587

Internal Loan (to be repaid by the Department of Athletics) \$ 22,541,787

**O&M Costs:**

**\$ 217,163\***

\*O&M Costs are based on new space and additional conditioned space only

#### **NEW EQUIPMENT REQUIRED: (4) LED Corner Scoreboards**

**Total Equipment Costs:**

**\$6,027,800**

**PROJECT SCOPE:**

At the west side, Levels 6 and 7 were 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 was added at Level 6 on each side of the existing Ivory Club and President's Box for a new premium seating offering. The club features food and beverage service, private lounge seating, upgraded lighting, and ceiling fans. Also, at Level 6, the Ivory Club was reconfigured to enhance the social and food service space and upgrade finishes.

At Level 7, the Press Box was relocated to the east side and the television broadcast box and coaches' boxes were shifted to align with the 50-yard line on the west side. The Press Box was replaced with a new Founders Club that includes private Founders Suites constructed as the highest tier premium seating option in the stadium. The Club includes food and beverage service, football memorabilia display, soft seating, audio and video systems for game day viewing, and premium finishes. Individual suites 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 was constructed in a new enclosed area for another premium seating offering. The West Champions Club is similar to the West Terrace Club and includes food and beverage service and private lounge seating in a conditioned environment.

At the north side of the Stadium, the existing Walk of Champions was 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 was constructed with video boards on each side to allow players to walk directly into the locker room from the Walk of Champions with an enhanced pre-game immersive AV experience.

The locker room was 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 was 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 was reconfigured to allow recruits to enter separately from the North Zone Club and Skybox patrons.

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

Other work included installing larger improved corner scoreboards, placing the loge box seating at the southwest Level 6, adding a student concourse at the southeast ground level entrance including concessions, restroom facilities, social spaces and televisions; at the west side of the stadium two new stair towers; to the southwest, install a new larger elevator, and construct a new enclosed elevator lobby on the ground level and refurbish the existing elevators to the Founders Club.



**PROJECT STATUS - COMPLETE**

SCHEMATIC DESIGN:	Date Initiated	April 2018
	% Complete	100%
	Date Completed	November 2018
PRELIMINARY DESIGN:	Date Initiated	November 2018
	% Complete	100%
	Date Completed	February 2019
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2019
	% Complete	100%
	Date Completed	August 2019
SCHEDULED BID DATE:		August 2019

*\*N/A on Stage I Projects*

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Bryant-Denny Stadium Renovations and Additions project ("Project") is designed to enhance the student and fan experiences through additional premium seating opportunities, new social spaces, additional elevators to improve access to upper levels and other fan amenities including tours. Renovations will also enhance spaces for student athletes and recruits.

Additional premium offerings and amenities will open up new opportunities for more participating across the fan base. A new student concourse will increase student participation by creating a social space for students to enjoy the game and stay entertained during the game. Furthermore, the renovations to the recruiting room and locker room, and new team tunnel, will help attract top-notch student athletes. Finally, the anticipated revenues generated from Phase 1 of this Project will pave the way for future enhancements to Bryant-Denny Stadium and other athletic facilities.

The construction of a new enhanced Student Plaza area at the southeast corner of the Stadium enhanced the student experience by providing students a place to gather and socialize after entering the Stadium. The area includes canopies and lighting, fans, enhanced network connectivity and televisions. New concessions and restrooms are located in the area providing students with convenient facilities.

# BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

Approved June 7, 2019



# BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

Approved April 10, 2020





# BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

## LOCATION MAP

