

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

*** Board Submittal Checklist No. 3**

Capital Project – Stage III and Revised Scope and Budget Submittals /1
(Architectural Design and Revised Scope and Budget)

Campus: The University of Alabama
Project Name: Bryant-Denny Stadium Renovations and Additions
UA Project #: 046-18-1816
Meeting Date: April 9 – 10, 2020

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 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 Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☒ 10. Final Business Plans (if applicable) /3

Prepared by: Carla Coleman Jones

Approved by: Tim Leopard

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

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

/3 Reference Tab 3V - 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.

March 13, 2020

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

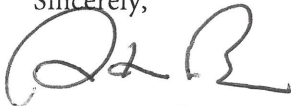
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its April 10, 2020 meeting the following resolution:

- Board Item – Action: Revised Stage III and Revised Scope and Budget Submittals:
Bryant-Denny Stadium Renovations and Additions
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, in order to coordinate with scheduled athletic events, this Project needs to be completed by August 2020; 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, the Scoreboard Package and the increased cost of the work for the Construction package; and

WHEREAS, the University is requesting approval for a Revised Scope to include the construction a new enhanced Student Plaza area at the south east corner of the Stadium to provide students a place to gather and socialize after entering the Stadium including canopies, lighting, fans, graphics, enhanced wifi network access and televisions; and

WHEREAS, the University is requesting approval for a Revised Budget to reflect the cost of the Revised Scope; and

WHEREAS, responsible officials at the University have received renderings for the Revised Stage III submittal and are recommending approval of said design; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect associated soft costs of the Project; 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 total Project cost of \$107,170,000, will be funded from 2019 General Revenue Bonds in the amount of \$48,458,213, Crimson Standard cash in the amount of \$36,170,000, and an internal University loan in the amount of \$22,541,787 that will be re-paid by the Department of Athletics, and this Project will address approximately \$10,318,000 in campus deferred maintenance liabilities; and

WHEREAS, the Revised Budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 85,273,203
Construction – Elevator Package	\$ 2,112,113
Construction – Scoreboard Package	\$ 5,988,898
Utilities and Infrastructure	\$ 60,000
Landscaping	\$ 25,000
Furniture, Fixtures and Equipment	\$ 2,864,290
Telecommunication/Data	\$ 1,045,751
Contingency* (~3.04%/Lump Sum)	\$ 2,989,452
UA Project Management Fee** (Lump Sum)	\$ 2,373,813
Architect/Engineer Fee*** (~4.13%/Lump Sum)	\$ 3,874,980
Other Fees and Services (Testing, Advertising, Printing)	\$ 562,500
TOTAL PROJECT COST	\$ 107,170,000

*Contingency is a Lump Sum amount of \$2,989,452.

**UA Project Management Fee is a lump sum amount of \$2,373,813.

***Architect/Engineer Fee is a lump sum amount of \$3,874,980.

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 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).

NOW BE IT FURTHER RESOLVED that:

1. The Stage III submittal for the Project is hereby approved.
2. The Revised Scope and Budget for the Project is hereby approved.

March 13, 2020

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Revised Stage III and Revised Scope and Budget submittals:
Bryant-Denny Stadium Renovations and Additions
UA Project #: 046-18-1816

The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Revised Scope for the Bryant-Denny Stadium Renovations and Additions project (“Project”). The proposed Revised Scope entails the construction of a new enhanced Student Plaza at the south east corner of the Bryant-Denny Stadium (“Stadium”) to provide students a place to gather and socialize after entering the Stadium.

The Plaza area enhancements will include canopies with fans and additional lighting, televisions, enhanced graphics and Wi-Fi network access and all necessary infrastructure and site support work.

Pursuant to Board Rule 415, the University has received renderings for the proposed Revised Scope and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

Additionally, the University is requesting a Revised Budget from \$106,000,000 to \$107,170,000 to reflect the cost of the Revised Scope and associated soft costs.

The Project will be funded from 2019 General Revenue Bonds in the amount of \$48,458,213, Crimson Standard cash in the amount of \$36,170,000, and an internal University loan in the amount of \$22,541,787 that will be repaid by the Department of Athletics and 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 Resolution, Executive Summary, Project Planning Report, Project Summary, Location map, Revised Renderings and Revised Business Plan 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 April 9 – 10, 2020.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard

Finus Gaston
Brandon Sevedge
Sommer Coleman

Craig Harris

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: April 9 – 10, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Bryant-Denny Stadium Renovations and Additions

PROJECT LOCATION: 920 Paul W. Bryant Drive

ARCHITECT: Davis Architects, Birmingham, Alabama

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Athletic Facilities Spectator Seating	~80%	87,980
<input checked="" type="checkbox"/> Building Renovation	Media Production	~6%	6,100
<input checked="" type="checkbox"/> Building Addition	Lounge	~14%	14,980
<input type="checkbox"/> Equipment			
TOTAL		100%	109,060

BUDGET	Current	REVISED
Construction	\$ 84,648,203	\$ 85,273,203
Construction – Elevator Package	\$ 2,112,113	\$ 2,112,113
Construction – Scoreboard Package	\$ 5,988,898	\$ 5,988,898
Utilities and Infrastructure	\$ 0	\$ 60,000
Landscaping	\$ 0	\$ 25,000
Furniture, Fixtures and Equipment	\$ 2,801,790	\$ 2,864,290
Telecommunication/Data	\$ 952,001	\$ 1,045,751
Contingency* (~3.04%/Lump Sum)	\$ 2,822,782	\$ 2,989,452
UA Project Management Fee** (Lump Sum)	\$ 2,347,513	\$ 2,373,813
Architect/Engineer Fee*** (~4.13%/Lump Sum)	\$ 3,826,700	\$ 3,874,980
Other Fees and Services (testing, advertising, printing)	\$ 500,000	\$ 562,500

TOTAL PROJECT COST	\$ 106,000,000	\$ 107,170,000
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*Contingency is a lump sum amount of \$2,989,452.

**UA Project Management Fee is a lump sum amount of \$2,373,813

***Architect/Engineer Fee is a lump sum amount of \$3,874,980.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

109,060 gsf x ~\$1.99/gsf:	\$ 217,163*
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$ 217,163*

FUNDING SOURCE:

Capital Outlay:

2019 General Revenue Bonds	\$ 48,458,213
Crimson Standard Cash	\$ 36,170,000
Internal University Loan (to be re-paid 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

RELATIONSHIP & 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 participation 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 entire 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 I of this Project will pave the way for future enhancements to Bryant-Denny Stadium and other athletic facilities.

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

ATTACHMENT NO. 1

Project: Bryant–Denny Stadium Renovation and Additions

BOT Submittals: Revised Stage III and

Revised Scope and Budget

Meeting Date: April 9 – 10, 2020

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, additional elevators to improve access to upper levels, and other fan amenities including tours. Renovations will also enhance spaces for student athletes and recruits.

At the west side, Levels 6/U1 and 7/U2 will be extended outward (to the west) to gain additional square footage at these levels as necessary to provide for circulation and program space for the Loge Seating, Founders Club, Champions Club, and West Terrace Club. New foundations will extend to the ground along Wallace Wade and the City of Tuscaloosa is vacating the east lane of Wallace Wade to accommodate this change. Wallace Wade will still be a two-way street.

The new open-air West Terrace Club will be added at Level 6/U1 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. Loge Seating will be extended from each side of the Terrace Club towards the edges of the expanded corner scoreboards. Also, at Level 6/U1, the Ivory Club will be reconfigured to enhance the social and food service space and upgrade finishes.

At Level 7/U2, the Press Box will be relocated to the east side of the stadium and the television broadcast box and coaches’ boxes will be shifted as needed. The Press Box will be replaced with a new Founders Club that includes private Founders Suites constructed as the highest tier premium seating option in the stadium. The Club 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 Club (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 to the locker room with an enhanced pre-game experience. This new tunnel will also be used to provide a new visitor tour experience for the stadium.

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 gameday 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 the Lounge separately from the North Zone Club and Skybox patrons.

On the east side, the existing open-air U1 level will be enclosed to create new skyboxes and the Press Box will be relocated there. 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, workspace, home and visitor radio booths, and other private space for game day broadcast and management.

New two-cab elevator towers will be provided on the southeast and southwest corners to allow travel from ground-level to the upper concourse. The southwest tower will also include a new service elevator to accommodate the upper level clubs. This will ease the current burden on existing elevators and provide better access for many fans. The Founders Club elevators will also be refurbished and modernized. The elevators will be bid separately in order to mitigate lead time impacts for the shop drawings and equipment.

The University currently proposes to construct a new enhanced Student Plaza at the south east corner of the Stadium. This area will provide students a place to gather and socialize after entering the Stadium. The area will include canopies, lighting, fans, enhanced network connectivity and televisions. New concessions and restrooms will be located in the area providing students with convenient facilities.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: April 9 - 10, 2020

INITIAL REPORT
 INTERIM REPORT
 X FINAL REPORT
 4 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: Davis Architects, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>April-19</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>November-18</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>November-18</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>February-19</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>February-19</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>August-19</u>
D. SCHEDULED BID DATE: (CONSTRUCTION)		<u>August-19</u>

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 84,648,203	\$ 85,273,203
B. CONSTRUCTION - ELEVATOR PACKAGE	\$ 2,112,113	\$ 2,112,113
C. CONSTRUCTION - SCOREBOARD PACKAGE	\$ 5,988,898	\$ 5,988,898
D. UTILITIES AND INFRASTRUCTURE	\$ -	\$ 60,000
E. LANDSCAPING	\$ -	\$ 25,000
F. FURNITURE, FIXTURES AND EQUIPMENT	\$ 2,801,790	\$ 2,864,290
G. TELECOMM/DATA	\$ 952,001	\$ 1,045,751
H. CONTINGENCY (LUMP SUM)	\$ 2,822,782	\$ 2,989,452
I. UA PROJECT MANAGEMENT FEE (LUMP SUM)	\$ 2,347,513	\$ 2,373,813
J. ARCHITECT/ENGINEER FEE*** (~4.13%/LUMP SUM)	\$ 3,826,700	\$ 3,874,980
K. OTHER FEES AND SERVICES (GEOTECH, TESTING, ADVERTISING, PRINTING)	\$ 500,000	\$ 562,500
J. TOTAL PROJECT COST	\$ 106,000,000	\$ 107,170,000

*Contingency is a lump sum amount of \$2,989,452.

**UA Project Management Fee is a lump sum amount of \$2,373,813.

***Architect/Engineer Fee is a lump sum amount of \$3,874,980.

6. FUNDING/RESOURCES: 2019 General Revenue Bonds - \$48,458,213

Crimson Standard Cash - \$36,170,000

Internal University Loan - \$22,541,787

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leopold

BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS



BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS



BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS



PROPOSED
with canopy



BRYANT-DENNY STADIUM RENOVATIONS AND ADDITIONS

LOCATION MAP

