

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

**\* Board Submittal Checklist No. 2  
Capital Project – Stage II Submittal /1  
(Architect Ranking, Project Scope and Project Budget) /8**

Campus: The University of Alabama  
Project Name: Bryce Admissions Building Renovation and Addition  
Meeting Date: June 12 – 13, 2014

- \* ☒ 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 Chairwoman of the Physical Properties Committee and by the UA System Executive Vice Chancellor for Finance and Operations. /6
- ☒ 8. Project Planning Report /2
- ☐ 9. Preliminary Business Plan (if applicable) /7
- ☒ 10. Campus map(s) showing Project site

Prepared by: LaRita Brown

Approved by: Tim Leppard

/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 Chairwoman of Physical Properties Committee and UA Executive Vice Chancellor of Finance and Operations.  
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.

May 8, 2014



Chancellor Robert Witt  
The University of Alabama System  
401 Queen City Avenue  
Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its June 13, 2014, meeting the following resolutions:

- Board Item: Action: Equipment Purchase and Stage III Submittal: Bryant-Denny Stadium Digital Signage and POS System
- Board Item – Action: Stage II Submittal: Bryce Admissions Building Renovation and Addition

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

Sincerely,

Judy Bonner  
President

JB/dj

Enclosures



## RESOLUTION

### BRYCE ADMISSIONS BUILDING RENOVATION AND ADDITION

WHEREAS, in accordance with Board Rule 415, on April 4, 2014, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Bryce Admissions Building Renovation and Addition project (“Project”) located on the Peter Bryce campus at a projected cost of \$20,000,000; and

WHEREAS, the Consultant Selection Committee of The University of Alabama (“University”) has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations will be conducted following Board approval as follows:

Ranking of Top Three firms:

1. Birchfield Penuel & Associates, LLC, Birmingham, Alabama
2. Ellis Architects, Tuscaloosa, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama

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 by Future Series 2014 General Revenue Bonds in the amount of \$20,000,000; and

WHEREAS, the budget for this Project remains as stipulated:

<b>BUDGET</b>	<b>PRELIMINARY</b>
Construction – Demolition and Abatement	\$ 450,000
Construction – Building Addition and Renovation	\$ 13,100,000
Construction – Roof Replacement	\$ 980,000
Landscaping	\$ 300,000
Furniture, Fixtures, and Equipment	\$ 1,200,000
Security/Access Control	\$ 158,581
Telecommunication/Data	\$ 750,000
Contingency* (9%)	\$ 1,334,700
UA Project Management Fee** (2%)	\$ 323,294
Architect/Engineer Fees*** (5.8%)	\$ 1,153,425
Expenses (Geotech, Construction Materials Testing)	\$ 125,000
Other Fees and Services (Survey, Inspections, Advertise)	\$ 125,000
<b>TOTAL PROJECT COST</b>	<b>\$ 20,000,000</b>

\*Contingency is based on 9% (a blended rate of 10% of the cost of the renovation and 5% of the cost of the addition) of the total cost of construction and landscaping.

\*\*UA Project Management fee is based on 2% of the total cost of construction, landscaping, and contingency.

\*\*\*Architect/Engineer Fee is based on 5.8% of the total cost of construction times 1.25 for renovation plus \$100,000 for theatre consultation if required.

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;

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).

2. Judy Bonner, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute an architectural agreement for architectural services in accordance with Board Rule 415 for this Project.
3. The budget for this Project remains as stipulated.

May 5, 2014

THE UNIVERSITY OF  
**ALABAMA**  
FINANCIAL AFFAIRS

**MEMORANDUM**

**TO:** Judy Bonner  
**FROM:** Lynda Gilbert   
**RE:** Board Item – Action: Stage II Submittal: Bryce Admissions  
Building Renovation and Addition

Pursuant to Board Rule 415, a Consultant Selection Committee, appointed by The University of Alabama (“University”), solicited proposals from qualified architectural firms for the Bryce Admissions Building Renovation and Addition project (“Project”). The selection committee’s recommendations were forwarded to, and approved by the Physical Properties Committee Chair and Executive Vice Chancellor for Finance and Operations. The University requests approval to begin negotiations with the top ranked firms as follows:

1. Birchfield Penuel & Associates, LLC, Birmingham, Alabama
2. Ellis Architects, Tuscaloosa, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama

This Project will be funded by the University from Future Series 2014 General Revenue Bonds at a total Project cost of \$20,000,000.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles therein. I have attached an Executive Summary, Project Summary, Executive Consultant Selection Process – Part 1, Letter of Approval of Ranking from the Physical Properties Committee Chair and Executive Vice Chancellor for Finance and Operations, Project Planning Report, Location Map, and Resolution 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 June 12 – 13, 2014.

LG/ccb

**Attachments**

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Ben Henson  
Dennis McDaniel



**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: June 12 - 13, 2014

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

**PROJECT NAME:** Bryce Admissions Building Renovation and Addition

**PROJECT LOCATION:** Peter Bryce campus

**ARCHITECT:** Requesting in this submittal

<b>THIS SUBMITTAL:</b> <input type="checkbox"/> Stage I <input checked="" type="checkbox"/> Stage II <input type="checkbox"/> Stage III <input type="checkbox"/> Stage IV	<b>PREVIOUS APPROVALS:</b> <u>April 3 – 4, 2014</u> <hr/> <hr/> <hr/>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovations	<input checked="" type="checkbox"/> Instructional	41%	61,576
<input checked="" type="checkbox"/> Building Addition	<input checked="" type="checkbox"/> Instructional	18%	26,286
<input checked="" type="checkbox"/> Deferred Maintenance	<input checked="" type="checkbox"/> Instructional	41%	61,577
<input type="checkbox"/> Campus Infrastructure	<input type="checkbox"/> Patient Care		
<input type="checkbox"/> Equipment	<input type="checkbox"/> Support		
<input type="checkbox"/> Other	<input type="checkbox"/> Intercollegiate Athletics		
<b>TOTAL</b>		<b>100%</b>	<b>149,439</b>

BUDGET	Percentage	Preliminary
Construction – Demolition and Abatement		\$ 450,000
Construction – Building Addition and Renovation		\$ 13,100,000
Construction – Roof Replacement		\$ 980,000
Landscaping		\$ 300,000
Furniture, Fixtures, and Equipment		\$ 1,200,000
Security/Access Control		\$ 158,581
Telecommunication/Data		\$ 750,000
Contingency*	9%	\$ 1,334,700
UA Project Management Fee**	2%	\$ 323,294
Architect/Engineer Fees***	5.8%	\$ 1,153,425
Expenses (Geotech, Construction Materials Testing)		\$ 125,000
Other Fees and Services (Survey, Inspections, Advertise)		\$ 125,000
<b>TOTAL PROJECT COST</b>		<b>\$ 20,000,000</b>

\*Contingency is based on 9% (a blended rate of 10% of the cost of the renovation and 5% of the cost of the addition) of the total cost of construction and landscaping.

\*\*UA Project Management Fee is based on 2% of the total cost of construction, landscaping, and contingency.

\*\*\*Architect/Engineer Fee is based on 5.8% of the total cost of construction times 1.25 for renovation plus \$100,000 for theatre consultation if required.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

~149,439sf X ~\$3.75      \$      560,913.31

**TOTAL ESTIMATED ANNUAL O&M COSTS:**      **\$      560,913.31****FUNDING SOURCE:**

Capital Outlay:

Future Series 2014 General Revenue Bonds      \$      20,000,000

O&amp;M Costs:      \$      560,913.31

**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

Over the past ten years, undergraduate student enrollment in the Department of Theatre and Dance increased from 135 to 299 students or 121% without the addition of any facilities. This proposed Project will allow Theatre and Dance to consolidate rehearsal studios, costume studio, departmental and faculty offices, graduate student space, classrooms, design studios, and seminar space into one facility. Further, the planned location in the Bryce Admissions Building will provide synergy for the proposed Performing Arts Center in the future.



**ATTACHMENT NO. 1**

Project: Bryce Admissions Building Renovation and Addition  
BOT Submittal – Stage II  
Meeting Date: June 12 – 13, 2014

## **Project Summary**

### **BRYCE ADMISSIONS BUILDING RENOVATION AND ADDITION**

The Bryce Admissions Building Renovation and Addition project (“Project”) located on the Peter Bryce campus will allow the Department of Theatre and Dance to consolidate dance rehearsal studios, costume studio, departmental and faculty offices, graduate student space, classrooms, design studios, and seminar space into one facility.

This Project will include renovating approximately 50% of the 123,153 gross square foot building, addressing deferred maintenance issues in the other 50% of the facility for future program assignment, and providing an approximately 26,286 square feet addition to the building. The addition is required to provide adequate ceiling heights for dance rehearsal studios that cannot be provided without significant structural modifications in the existing building. The building envelope for the entire building will be addressed including replacing the roof and caulking.

This Project will also adapt the building to University enterprise systems such as fire alarm, information technology, access control and security, and building automation.

**Part 1**

**EXECUTIVE SUMMARY  
CONSULTANT SELECTION PROCESS  
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: June 12 – 13, 2014

Campus: The University of Alabama

Project Name: Bryce Admissions Building Renovation and Addition

Project Location: Peter Bryce campus

Prepared By: Vince Dooley/Carla Brown Date: May 1, 2014

Project Type	Range of Construction Costs		
<input checked="" type="checkbox"/> Building Renovations	\$ <u>5,000,000</u>	to	\$ <u>6,000,000</u>
<input checked="" type="checkbox"/> Building Addition	\$ <u>6,000,000</u>	to	\$ <u>8,000,000</u>
<input type="checkbox"/> New Construction	\$ _____	to	\$ _____
<input type="checkbox"/> Campus Infrastructure	\$ _____	to	\$ _____
<input type="checkbox"/> Equipment	\$ _____	to	\$ _____
<input type="checkbox"/> Other	\$ _____	to	\$ _____

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/> Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/> Simple Loft Type Structure	_____ %
<input type="checkbox"/> Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	_____ %
<input type="checkbox"/> Exhibit Halls	_____ %
<input type="checkbox"/> Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/> Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/> Printing Plants	_____ %
<input type="checkbox"/> Service Garage/Facility	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group III	Percentage of Project
<input checked="" type="checkbox"/> College Classroom Facilities	100 %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input type="checkbox"/> Office Buildings (with tenant improvements)	_____ %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input type="checkbox"/> Central Utilities Plants	_____ %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<input type="checkbox"/> College Buildings with special features	_____ %
<input type="checkbox"/> Communications Buildings	_____ %
<input type="checkbox"/> Special Schools	_____ %
<input type="checkbox"/> Theaters and similar facilities	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group V	Percentage of Project
<input type="checkbox"/> Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Repetitive Design or Duplication of Facilities	
Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Building Program Development	
Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Construction Consultant Services	
Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



**Multiple Prime Trade Contracts**

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?

☒ Yes ☐ No

**Design Build Services**

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?

☐ Yes ☒ No

**Architect/Engineer Project Notifications**

- ☐ Advertised through State Building Commission
- ☐ Local/State Trade Journals
- ☒ Posted on Campus Web Pages
- ☒ Direct Contact with A/E Companies/Firms
- ☒ Other: Newspaper and email distribution list

**Appointed Consultant Selection Committee (CSC): (Name and Title)**

1. Vincent Dooley, Contract Specialist
2. Tim Leopard, Assistant Vice President for Construction
3. William Teague, Professor and Chair – Theatre and Dance
4. Dan Wolfe, University Planner and Designer
5. Susanna Johnson, Associate Director of Furnishings & Design
6. Dennis McDaniel, Project Manager
7.

**Qualified Firms/Companies Submitted:**

1. Ellis Architects, Tuscaloosa, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama
4. Birchfield Penuel & Associates, LLC, Birmingham, Alabama

**Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee**

1. Birchfield Penuel & Associates, LLC, Birmingham, Alabama
2. Ellis Architects, Tuscaloosa, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama

**Reviewed and approved by:**

Vincent W. Dooley

**Chairman of Consultant Selection Committee**

[Signature]

**Vice President for Financial Affairs and Treasurer**

**The University of Alabama  
Architectural Presentation outline  
Bryce Admission Building Renovation and Addition  
UA Project No: 419-14-154**

**Part I**

**ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS** (Maximum 6 points)

- A. Describe your firm's experience working with other universities and state agencies.
- B. Describe your firm's experience working with The University of Alabama.
  - a. The UA desires to have input in the procurement of consultants once the top ranked firm is selected.
- C. The UA encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. Describe your firm's approach in soliciting certified minority-owned or women-owned firms and consultants.

**TWO: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS** (Maximum 12 points)

- A. Identify and describe the proposed team's past experience for providing A/E services that are identical or **most** related to this project within the last five (5) years. List the projects in order of priority, with the most relevant project listed first.
- B. Provide references (for each project listed above, identify the following):
  - The Owner's name and their representative who served as the day-to-day liaison during the design and construction phases of the project, including current contact information.

The Owner may contact these references during this qualification process.

- C. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.

**THREE: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS, FEES, AND CONTROL COSTS ON PAST PROJECTS** (Maximum 6 points)

- A. Describe your methodology for establishing the construction budget and past experience in staying within the budgets during the life of the project. Provide project examples of design budget, bid or contracted amount, and total-upon-completion amount.
- B. Describe what is considered normal and additional A/E services relative to project



budgets and management of both design and construction phase services.

**FOUR: RESPONDENT'S ABILITY TO MEET PROJECT SCHEDULES** (Maximum 8 points)

- A. Describe how you have developed, maintained, and updated the project schedule during design on projects with an extremely tight schedule.
- B. Give example of any projects that required design based on a Phased Completion Schedule.

**FIVE: LITIGATION AND CLAIMS** (Maximum 6 points)

- A. Does your firm/organization or any of its officers currently have any judgments, claims, arbitration or mediation proceedings pending or outstanding? If yes, please give pertinent details and outcome(s).
- B. Has your firm/organization within the past seven (7) years filed any lawsuits or requested arbitration or mediation proceedings in regard to any of your construction projects? If yes, please give pertinent details and outcome(s).

**SIX: RESPONDENT'S ABILITY TO MEET INSURANCE REQUIREMENTS** (Maximum 4 points)

- A. Does your firm/organization have the ability to meet all of the UA insurance requirements? (see attached)
- B. What is your process for managing any claims of the contractors during the project?

**SEVEN: PROJECT SPECIFIC CRITERIA** (Maximum 12 points)

- A. Show any experience where you have design an addition, changed or upgraded the exterior facade of a building to blend with the existing.
- B. Demonstrate your ability to incorporate three-dimensional digital modeling of exterior and interior spaces to communicate design intent.
- C. Describe your experience and approach in working with Owner hired consultants (i.e., asbestos, building envelope consultants etc. if applicable).



**Oral Interview Criteria/Focus**  
**Bryce Admission Building Renovation and Addition**

For the University of Alabama

UA Project No. 419-14-154

Date: April 30, 2014

**Part 1** (26 points total)

- a. Describe your firm's overall stability and current work load and how this could potentially affect this project. (2 pts)
- b. Explain your design team day to day roles and responsibilities for this project. (2 pts)
- c. Show one project that is **identical** or **most similar** to our proposed project and the design team's responsibilities on that project. (10 pts)
  - i. Indicate relevant challenges associated with the renovation and your solution to those challenges.
- d. Describe your firm's general dance studio knowledge. (4pts)
- e. Discuss your experience in designing facilities where acoustical isolation was strongly required or desirable. (4 pts)
- f. What is your proposed design and construction schedule for this project? (4pts)

**Part 2** (6 points total)

- A. The UA encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. What portion of your work do you anticipate will be minority-owned businesses and certified women-owned businesses? (4 pts)
- B. What consultants are not included in your basic design fee for this project? (2 pts)

**Notes:**

- Other criteria may be added as applicable.
- Presentations may be PowerPoint, illustration boards, or any other graphic format.
- If providing hand-outs, please provide at least 6 copies to Selection Committee.
- We have provided you with a layout of Theater and Dance Room Assignments Recommendations for your use.

May 5, 2014

THE UNIVERSITY OF  
**ALABAMA**  
FINANCIAL AFFAIRS

Mr. C. Ray Hayes  
Executive Vice Chancellor for Finance and Operations  
#7 Pinehurst  
Tuscaloosa, AL 35401

Mrs. Karen P. Brooks  
Chairwoman, Physical Properties Committee  
Vice President and Treasurer  
Phifer Incorporated  
Post Office Box 1700  
Tuscaloosa, AL 35403

RE: Bryce Admissions Building Renovation and Addition  
Tuscaloosa, AL  
UA Project No: 419-14-154

Dear Mr. Hayes and Trustee Brooks,

Pursuant to Board Rule 415, on April 4, 2014, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal for the Bryce Admissions Building Renovation and Addition project ("Project") located on the Peter Bryce campus at a projected cost of \$20,000,000, which will be funded by The University of Alabama ("University") from future Series 2014 General Revenue Bonds.

This Project will allow the Department of Theatre and Dance to consolidate dance rehearsal studios, costume studio, departmental and faculty offices, graduate student space, classrooms, design studios, and seminar space into one facility. Vacated space in Rowand-Johnson Hall by Theatre and Dance will be converted to allow for the addition of needed facilities in the center of campus for instruction in core curriculum courses.



This Project will include renovating approximately 50% of the 123,142 gross square foot building, addressing deferred maintenance issues in the other 50% of the facility for future programming, and providing an approximately 26,286 square feet addition to the building. The addition is required to provide adequate ceiling heights for dance rehearsal studios that cannot be provided without significant structural modifications to the existing building. The

building envelope of the entire building will be addressed including replacing the roof, caulking, and other repairs as necessary.

Notifications for the Project, including a brief description of the Project program, location, and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University campus web pages on April 7, 2014. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, experience, and proposed team members by April 14, 2014.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and subsequently on April 30, 2014 interviewed the following architectural firms:

- Ellis Architects, Tuscaloosa, Alabama
- Williams Blackstock Architects, Birmingham, Alabama
- Poole & Company Architects, LLC, Birmingham, Alabama
- Birchfield Penuel & Associates, LLC, Birmingham, Alabama

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Birchfield Penuel & Associates, LLC, Birmingham, Alabama
2. Ellis Architects, Tuscaloosa, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama

The primary selection criteria used in the ranking of the firms included the following:

1. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
2. The firms presented the most experience with phased design and sustainable design.
3. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.
4. The firms are committed to using Alabama-based consultant engineers and architects for the Project.
5. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit this ranking to the Physical Properties Committee for review and approval.



If you have any questions or concerns, please feel free to contact me.

Sincerely,



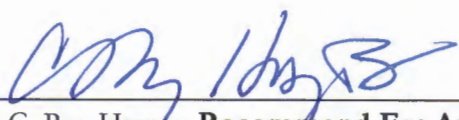
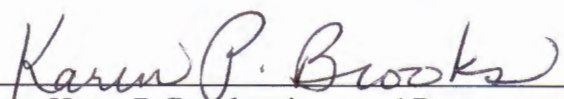
Lynda Gilbert  
Vice President for Financial Affairs  
and Treasurer

LG/ccb

Attachment

pc/atchmt: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Ben Henson

\*\*\*\*\*  
The above listing of firms ranked as the most qualified for the Project is hereby approved and by forwarding this executed document to the Chancellor's office, the ranking is approved for inclusion in the Board materials to the Physical Properties Committee.  
\*\*\*\*\*

  
\_\_\_\_\_  
Mr. C. Ray Hayes: **Recommend For Approval**  
Executive Vice Chancellor for Finance and Operations  
\_\_\_\_\_  
Trustee Karen P. Brooks: **Approval Recommended**  
Chairwoman of the Physical Properties Committee

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: June 12 - 13, 2014

☒ 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: Bryce Admissions Building Renovation and Addition

2. LOCATION: Peter Bryce campus

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	May-14
	% COMPLETE	0%
	* DATE COMPLETED	Jul-14
B. PRELIMINARY DESIGN:	DATE INITIATED	Aug-14
	% COMPLETE	0%
	* DATE COMPLETED	Oct-14
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Nov-14
	% COMPLETE	0%
	* DATE COMPLETED	Feb-15
D. SCHEDULED BID DATE:		February 17, 2015

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION - DEMOLITION AND ABATEMENT	\$ 450,000
B. CONSTRUCTION - BUILDING ADDITION AND RENOVATION	\$ 13,100,000
C. CONSTRUCTION - ROOF REPLACEMENT	\$ 980,000
D. LANDSCAPING	\$ 300,000
E. FURNITURE, FIXTURES, AND EQUIPMENT	\$ 1,200,000
F. SECURITY/ACCESS CONTROL	\$ 158,581
G. TELECOMMUNICATION/DATA	\$ 750,000
H. CONTINGENCY* (9%)	\$ 1,334,700
I. UA PROJECT MANAGEMENT FEE** (2%)	\$ 323,294
J. ARCHITECT/ENGINEER FEES*** (5.8%)	\$ 1,153,425
K. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 125,000
L. OTHER FEES AND SERVICES (SURVEY, INSPECTIONS, ADVERTISE)	\$ 125,000
M. TOTAL PROJECT COST	\$ 20,000,000

\*Contingency is based on 9% (a blended rate of 10% of the cost of the renovation and 5% of the cost of the addition) of the total cost of construction and landscaping.

\*\*UA Project Management Fee is based on 2% of the total cost of construction, landscaping, and contingency.

\*\*\*Architect/Engineer Fee is based on 5.8% of the total cost of construction times 1.25 for renovation plus \$100,000 for theatre consultation if required.

6. FUNDING/RESOURCES: Future Series 2014 General Revenue Bonds - \$20,000,000

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:





# LOCATION MAP

Bryce Admissions Building Renovation and Addition

