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

* Board Submittal Checklist No. 2
Capital Project – Stage II and Revised Stage III and Scope and Budget Submittals/1
(Consultant Rankings, Revised Visual Appearance and Scope and Budget)/

Campus: _______________________
The University of Alabama

Project Name: _______________________
Peter Bryce Main Stabilization and Fitout

UA Project #: 415-14-172

Meeting Date: February 4 – 5, 2021

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 (Commissioning Ranking, Project Scope and Project Budget; authority to proceed with Owner/Commissioning Firm contract negotiations)
4. Campus correspondence/photos providing supporting project information
5. Completed Executive Summary – Proposed Capital Project. /2
6. Executive Summary – Commissioning Firm 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

Prepared by: _______________________

Approved by: _______________________

/1 Reference Tab 3A – Board Rule 415 Instructional Guide
/2 Reference Tab 3B – Board Rule 415 Instructional Guide
/3 Reference Tab 3C – Board Rule 415 Instructional Guide
/4 Reference Tab 3D – Board Rule 415 Instructional Guide
/5 Reference Tab 3E – Board Rule 415 Instructional Guide
/6 Reference Tab 3F – Board Rule 415 Instructional Guide
/7 Reference Tab 3G – Board Rule 415 Instructional Guide
/8 After completion of negotiations on Owner/Commissioning Firm Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration. Reference Tab 3-0-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.
December 18, 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 February 5, 2021 meeting the following resolution:

- Board Item – Action: Stage II – Consultant Rankings, and Revised Stage III and Scope and Budget: Peter Bryce Main Stabilization and Fitout, UA Project #: 415-14-172

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

Sincerely,

[Signature]
Stuart R. Bell
President

Enclosure
RESOLUTION

PETER BRYCE MAIN STABILIZATION AND FIT-OUT

WHEREAS, in accordance with Board Rule 415, on September 13, 2013, The Board of Trustees of The University of Alabama (“Board”) approved The University of Alabama’s (“University”) 2013-2014 Annual Capital Development Plan that included the Stage I submittal for the Peter Bryce Main Stabilization and Fit-out project (“Project”) for the Central Pavilion located on the Peter Bryce campus, as required by the original Bryce Campus Purchase Agreement, at a projected cost of $6,285,000; and

WHEREAS, on September 19, 2014, the Board approved the renderings for the Bryce Main building as part of the Peter Bryce Campus Building Demolition Project, which included retaining two of the three wards on the east and west wings and removing the 1948 surgery additions; and

WHEREAS, on February 6, 2015, the Board approved a Revised Budget from $6,285,000 to $20,000,000 to include the stabilization of the East and West wards to prepare them for future University use; and

WHEREAS, on February 6, 2015, in accordance with Board Rule 415, the University received approval to negotiate a contract with Birchfield Penuel and Associates for this Project; and

WHEREAS, on April 10, 2015, the Board authorized the University to award all construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project did not cause the total Project budget to exceed $20,000,000; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on April 2, 2015, the University received competitive bids for Package A – Interior Demolition and Abatement and Britt Demolition, Inc., Hanceville, Alabama (Britt), was declared the lowest responsible bidder for the Project with an adjusted base bid amount of $1,272,000; and

WHEREAS, Britt’s final contract amount was $1,309,231 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on December 6, 2016, the University received competitive bids for Package B – Exterior Demolition and Scaffolding and WAR Construction, Inc., Tuscaloosa, Alabama (WAR), was declared the lowest responsible bidder for the Project with a negotiated base bid amount of $1,954,721; and

WHEREAS, WAR’s final contract amount was $2,061,766 as reflected in the Project budget below; and
WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on October 27, 2020, the University received competitive bids for Package G – Central Stair and Vertical Circulation and WAR Construction, Inc., Tuscaloosa, Alabama (WAR), was declared the lowest responsible bidder for the Project with a base bid amount of $799,000 as the Project budget below; and

WHEREAS, on June 8, 2018, in order to ensure an efficient and cost-effective delivery of the future fit-out, the Board approved a Revised Scope to the Project to include Package C.2 – Fit-out Structure and Core MEP Systems, and to further separate scope into Package D – Scaffolding, and Package E – Masonry Point and Patch; and

WHEREAS, Package C.2 – Fit-out Structure and Core MEP Systems will include the initial Fit-out Infrastructure elements including, but not limited to, utility, fire protection, mechanical, electrical, plumbing, and structural components as necessary to accommodate the future fit-out of the building; and

WHEREAS, on June 8, 2018, in order to ensure comprehensive coordination between the stabilization and the future fit-out, the Board approved the advance of architectural design for the future fit-out package to 60%; and

WHEREAS, Package D – Scaffolding includes the University’s rental of the building scaffolding on the east and west wings required to repair the mortar and masonry and structurally support the building during the course of multiple packages; and

WHEREAS, Package E – Masonry Pointing and Patching will consist of repointing the masonry and patching the exposed masonry to restore the integrity of the walls and to protect the mortar and brick from further deterioration; and

WHEREAS, on June 8, 2018, the Board approved a Revised Budget from $20,000,000 to $40,000,000 to reflect the Revised Scope for inclusion of Package C.2 – Fit-out Structure and Core MEP Systems and associated design fees, and the final cost for Package A – Interior Demolition and Abatement (completed September 2015), the final cost for Package B – Exterior Demolition and Scaffolding (completed December 2017), the revised budget for Package C.1 – Stabilization to reflect unforeseen geotechnical conditions, and the replacement of the Central Pavilion roof; and

WHEREAS, in an effort to holistically complete the Bryce Main program the University is requesting approval for a Revised Scope to restructure Project package C.1 to include Stabilization, Fit-out-Infrastructure and Support Coordination, and Parking and Bus Pickup, and the reallocation of Package C.2 – Final Fit-out, Package C.3 – Demolition of East Wing, Package F – Carpentry, and Package G – Central Stair and Vertical Circulation; and

WHEREAS, Stabilization of Package C.1 will involve the stabilization of the west wing and central pavilion, provision of a new structure for the east wing, the replacement of the roof and roof structure, refurbishment of the front porches, window replacement, exterior skin replacement, masonry repair and replacement. Fit-out – Infrastructure and
Support Coordination of Package C.1 will include infrastructure and coordination of both horizontal and vertical circulation plus building systems throughout the building and the fit-out of the entire first floor for the new Welcome Center and fit-out of the second-floor historical central pavilion. Parking and Bus Pickup of Package C.1 will consist of the construction of visitor handicapped parking, bus parking, and pickup area for student recruiting and the Welcome Center; and

WHEREAS, Package C.2 – Final Fit-out will entail balance to finish of the proposed “white boxes” located on the second, third, and fourth floors to be delivered in conjunction with the Performing Arts and Academic Center.

WHEREAS, Package C.3 – Demolition of East Wing will include the demolition of the east wing to make way for new composite structure and selective salvage of historical brick and wood; and

WHEREAS, Package F – Carpentry will consist of miscellaneous carpentry and framing to repair structural integrity of the Bryce Main building in preparation for the future C.1 package; and

WHEREAS, Package G – Central Stair and Vertical Circulation will consist of installation of the new central stairwell in the Historical Central Pavilion along with the supporting elevator shaft; and

WHEREAS, upon completion of negotiations for architectural services with Birchfield and Penual, the University has established a final fee based on information hereinto attached as Exhibit B; and

WHEREAS, the Consultant Selection Committee, appointed by the University has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations will be conducted with the top ranked Commissioning Firm following approval as follows:

Ranking of Top Firms:
1. Environmental Systems Corporation, Huntsville, Alabama
3. Building Diagnostics and Property Science, LLC, Birmingham, Alabama

WHEREAS, due to the current workload of the number one scored firm, Environmental Systems Corporation, Huntsville, Alabama, on the University’s campus, the Consultant Selection Committee respectively recommends that the number two scored firm, Sain Engineering Associates, Inc., of Birmingham, Alabama, be selected to provide Commissioning Services for the Project; and

WHEREAS, the Consultant Selection Committee, appointed by the University has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations will be conducted with the top ranked Professional Services firm for Interactive Engagement Programming following approval as follows:
Ranking of Top Firms:
1. The Maude Group, LLC, Chicago, Illinois
2. Kahler Slater, Chicago, Illinois

WHEREAS, the University is requesting approval for a Revised Budget from $40,000,000 to $83,750,000 to reflect the Revised Scope, final negotiated architect fees and the revisions to associated soft costs, proposed commissioning fee, and proposed professional services fee; and

WHEREAS, the Capital Outlay is 2014 General Revenue Bonds in the amount of $27,646,584, 2017 General Revenue Bonds in the amount of $998,874, 2019 General Revenue Bonds in the amount of $30,495,322, Public Schools and College Authority (PSCA) funds in the amount of $21,838,122, and Central Reserves in the amount of $2,771,098; and

WHEREAS, the University is requesting approval of a revised visual appearance to reflect the proposed Bus drop off canopy, the additional connectivity between the Central Pavilion and East and West wings at the third floor, raising the East and West wings roof line to provide open space with raised ceilings on the third floor and the entry wall features at the approach to the building; 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 revised budget for the Project is as stipulated below:

<table>
<thead>
<tr>
<th>BUDGET</th>
<th>REVISED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package A – Interior Demolition and Abatement</td>
<td>$1,309,231</td>
</tr>
<tr>
<td>Package B – Exterior Demolition and Scaffolding</td>
<td>$2,061,766</td>
</tr>
<tr>
<td>Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup</td>
<td>$46,645,435</td>
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<td>Package C.2 – Final Fit-out</td>
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<td>Package C.3 – Demolition of East Wing</td>
<td>$500,000</td>
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<tr>
<td>Package D – Scaffolding</td>
<td>$1,200,000</td>
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<tr>
<td>Package E – Masonry Point and Patch</td>
<td>$797,520</td>
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<td>Package F – Carpentry</td>
<td>$950,000</td>
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<td>Package G – Central Stair and Vertical Circulation</td>
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<td>Landscaping</td>
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<td>Furniture, Fixtures, Equipment, and Interactive Display</td>
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<td>Telecommunication/Data</td>
<td>$672,390</td>
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<tr>
<td>Contingency* (10%)</td>
<td>$5,752,047</td>
</tr>
<tr>
<td>UA Project Management Fee** (3%)</td>
<td>$2,063,731</td>
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Architect/Engineer Fee*** (Lump Sum) $122,000
Architect/Engineer Fee – See Exhibit B $4,039,439
Expenses (Geotech, Construction Materials Testing) $582,960
Consultants (Commissioning & Interactive Engagement Specialist) $583,875
Other Fees and Services (surveys, inspections, advertisement, ABC review, insurance) $965,167

TOTAL PROJECT COST $83,750,000

*Contingency is based on 10% of the total costs of Packages C.1, C.2, C.3, and G.
**UA Project Management Fee is based on 3% of the total costs of Packages A, B, C.1, C.2, C.3, E, F, G, Landscaping, and Contingency.
***Architect/Engineer Fee is based on a Lump Sum amount (Package A).

Package has been bid and work is complete. No Contingency included on these Packages.
Work Completed. Actual Contract Amount.

Current Packages for Approval.

NOW 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).

BE IT FURTHER RESOLVED that:

1. Stuart R. Bell, President, Matthew M. Fajack; Vice President for Finance and Operations 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 agreement for commissioning services with Sain Engineering Associates, Inc., Birmingham, Alabama, in accordance with Board Rule 415 for this Project.

2. Stuart R. Bell, President, Matthew M. Fajack; Vice President for Finance and Operations 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 agreement for professional services with The Maude Group, LLC., Chicago, Illinois, in accordance with Board Rule 415 for this Project.

3. The Revised visual appearance is hereby approved.

4. The Revised Scope and Budget for the Project as stipulated above are hereby approved.
December 19, 2020

To: Stuart R. Bell
From: Matthew M. Fajack
Subject: Board Item – Action: Stage II – Consultant Rankings, and Revised Stage III, Scope, and Budget: Peter Bryce Main Stabilization and Fit-out
UA Project #: 415-14-172

In 2010, as a condition of the purchase of the Bryce Hospital property, The University of Alabama ("University") committed to preserving and restoring the Central Pavilion of the Historic Bryce Main on the Peter Bryce Campus. In 2014, as a condition of Alabama Department of Transportation funding of approximately $15 million for the construction of Peter Bryce Boulevard and North Campus Way, the University agreed to retain two of the three wings on both the east and west side of the Central Pavilion.

Since that time, the University has carefully investigated and revealed the building structure and history and developed appropriate plans to protect and ensure the future of the building for University use and as a State landmark.

Guided by these plans, and with an efficient approach and use for the building, the University is proposing to execute the Peter Bryce Main Stabilization and Fit-out project ("Project") and to fully integrate the fit-out component, as necessary for complete and final occupancy and use, that was previously reserved for a later date.

Previously, and to advance the Project at this time, the University has determined it appropriate to further separate the construction packages. Further separation of the construction packages will greatly improve the Project schedule, accelerate the University’s use of the building, in particular the Welcome Center and Gallery space, and prevent further degradation of the facility until it is fully occupied. As such, the Project is currently comprised of nine (9) packages: the status and scope of which are detailed in the enclosed project summary.

Additionally, the University proposes to include interactive displays and graphics for the new University of Alabama Welcome Center that will exist within the existing Bryce Main facility. The Welcome Center will feature dynamic interactive displays along with specialty graphics and student engagement features aimed at student recruitment.

Accordingly, the University is requesting approval from The Board of Trustees of The University of Alabama ("Board") for a Revised Scope to include full and final fit-out for completion of the Project and the scope of the Interactive Engagement Specialist and Commissioning consultants.

Accordingly, pursuant to Board Rule 415, a Consultant Selection Committees, appointed by the University, solicited qualifications from qualified Commissioning Firms for the Project and for Professional Services for the Interactive Engagement Specialist.

The Consultant Committee’s recommendations were forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration for the Project. The University is requesting approval to begin negotiations for the Project with the top ranked Commissioning Firms as follows:
Due to the current workload of the number one scored firm (Environmental Systems Corporation, Huntsville, Alabama) on campus, the Consultant Selection Committee respectively recommends that the number two scored firm (Sain Engineering Associates, Inc., of Birmingham, Alabama), be selected to provide commissioning services for the Peter Bryce Main Stabilization and Fit-out project.

The Consultant Selection Committee's recommendations for Interactive Engagement Specialist were also forwarded to and approved by the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration. The University is requesting approval to begin negotiations for the Project with the top ranked Professional Services for Interactive Engagement Specialist Programming firms as follows:

1. The Maude Group LLC, Chicago, Illinois
2. Kahler Slater, Chicago, Illinois

Furthermore, the University is requesting approval for a revised Stage III – Visual Appearance to reflect the proposed Bus drop off canopy, the additional connectivity between the Central Pavilion and the East and West wings at the third floor, raising the East and West wings roof line to provide open space with raised ceilings on the third floor and the entry wall features at the approach to the building.

Finally, the University is requesting approval for a Revised Budget from $40,000,000 to $83,750,000 to reflect the future construction costs of the additional Packages and aforementioned scope increase to include the fit-out, negotiated architect fees for the proposed packages, the consultants' fees, and the associated changes to soft costs.

The Project will be funded from Capital Outlay: 2014 General Revenue Bonds in the amount of $27,646,584; 2017 General Revenue Bonds in the amount of $998,874; 2019 General Revenue Bonds in the amount of $30,495,322; Public Schools and College Authority (PSCA) funds in the amount of $21,838,122; and Central Reserves in the amount of $2,771,098.

The 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 an Executive Summary Consultant Selection Process - Part 1 for the Commissioning Agent and the Interactive Engagement Specialist, Letters of Approval from the Physical Properties Committee Chair and Vice Chancellor for Finance and Administration, Qualifications Outlines, Resolution, Executive Summary, Project Summary, Project Planning Report, Exhibit A - Scope and Budget Calculations Clarifications, Exhibit B- Architectural Fee Calculation Detail, and Location map with revised renderings 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 February 4-5, 2021.

MMF/ccj

Attachments

pc w/atchmts: Michael Rodgers, Michael Lanier, Tim Leopard, Brad Cook, Austin Fisher, Matt Skinner
EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL
Meeting Date: February 4 – 5, 2021

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: Peter Bryce Main Stabilization and Fit-out
PROJECT LOCATION: Peter Bryce Campus
ARCHITECT: Birchfield Penuel and Associates, LLC, Birmingham, Alabama
CONSULTING FIRMS: Requesting in this submittal (Commissioning and Interactive Displays Integration)

THIS SUBMITTAL:
- [ ] Stage I
- [ ] Stage II (Peter Bryce Admissions Building Renovation and Addition)
- [ ] Stage III (Peter Bryce Campus Building Demolition)
- [ ] Revised Scope and Budget
- [ ] Stage II (Peter Bryce Main Stabilization)
- [ ] Stage IV, Not-to-Exceed
- [ ] Revised Scope and Budget
- [X] Stage II – Consulting Firms
- [X] Revised Stage III and Scope and Budget

PREVIOUS APPROVALS:
- Stage I: June 14, 2013 (2013-2014 ACDP)
- Stage II: June 13, 2014
- Stage III: September 19, 2014
- Revised Scope and Budget: February 6, 2015
- Stage II: February 6, 2015
- Stage IV, Not-to-Exceed: April 10, 2015
- Revised Scope and Budget: June 8, 2018

PROJECT TYPE
- [X] Building Renovation

PERCENTAGE GSF
- 100% 117,352

TOTAL
- 100% 117,352

BUDGET
- CURRENT REVISED

  Package A – Interior Demolition and Abatement
  $1,309,231 $1,309,231

  Package B – Exterior Demolition and Scaffolding
  $2,061,766 $2,061,766

  Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pick
  $16,067,334 $46,645,435

  Package C.2 – Final Fit-out
  $10,159,082 $9,576,039

  Package C.3 – Demolition of East Wing
  $0 $500,000

  Package D – Building Scaffolding
  $900,000 $1,200,000

  Package E – Masonry Point and Patch
  $1,195,940 $797,520

  Package F – Carpentry
  $0 $950,000

  Package G – Central Stair and Vertical Circulation
  $0 $799,000

  Landscaping
  $200,000 $400,000

  Furniture, Fixtures, Equipment and Interactive Displays
  $0 $4,414,000

  Security/Access Control
  $115,400 $315,400

  Telecommunication/Data
  $522,390 $672,390

  Contingency* (10%)
  $2,622,642 $5,752,047

  UA Project Management Fee** (3%)
  $690,320 $2,063,731

  Architect/Engineer Fee Package A*** (Lump Sum)
  $122,000 $122,000
ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

117,352 x ~ $3.52 per GSF: $ 413,079

TOTAL ESTIMATED ANNUAL O&M COSTS: $ 413,079

FUNDING SOURCE:

Capital Outlay:

2014 General Revenue Bonds $ 27,646,584
2017 General Revenue Bonds $ 998,874
2019 General Revenue Bonds $ 30,495,322
Public School and College Authority $ 21,838,122
Central Reserves $ 2,771,098

O&M Costs: University Annual Operating Funds $ 413,079

NEW EQUIPMENT REQUIRED: N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

Planned programs for the Peter Bryce Main building include a University Welcome Center and Admissions, a Cultural Center to house and exhibit works such as the Jones Art Collection, a museum dedicated to the history of Bryce Hospital, and the Theatre and Dance department.

As such, the building and the programs housed there will provide a vibrant and impactful gateway to The University for prospective students and visitors. The Welcome Center will enhance the general feel and presence of The University of Alabama by providing an accessible and inviting atmosphere for visiting students and parents. Sited adjacent to Peter Bryce Preserve and located at the end of Bryce Lane, the tree lined approach will provide a beautiful and serene setting for the Welcome Center.

The Welcome Center will feature state of the art interactive displays and dynamic content to appropriately message to prospective students. Presenting the University experience and programs and opportunities available will be vital to engaging and recruiting potential students.

Preserving the two wings on both the east and west sides of central pavilion provides additional space that can be occupied by Theatre and Dance. The Theatre and Dance portion of this 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 Peter Bryce Main building will provide synergy for the proposed Performing Arts Center in the future. Over the past ten years, undergraduate student enrollment in the Department of Theatre and Dance has increased from 135 to 299 students or 121% without the addition of any facilities.
ATTACHMENT NO. 1
Project: Peter Bryce Main Stabilization and Fit-out
BOT Submittals: Stage II-Consultants’ Rankings, and Revised Stage III and Scope and Budget
Meeting Date: February 4 – 5, 2021

Project Summary

PETER BRYCE MAIN STABILIZATION AND FIT-OUT

The Peter Bryce Main Stabilization and Fit-out project (“Project”), located on the Peter Bryce campus, is a comprehensive restoration and renovation project to address the historic Bryce Main building for adaptation for The University of Alabama’s (“University”) purposes.

This Project involves abatement, demolition and stabilization, restoration of the exterior building envelope, replacement of the windows, new structure where required, replacement of the roof and exterior skin, all new mechanical, electrical, plumbing and life safety systems, new elevators, and the renovation and fit-out of approximately 117,352 gross square feet.

The building will be structurally stabilized for the fit-out of the Theatre and Dance program, Admissions, Museum and Gallery Space, support space for events and the proposed Performing Arts Academic Center, and the new Welcome Center.

Furthermore, per the purchase agreement for the Bryce Property, approximately 1,800 square feet of space must be provided for an Alabama Department of Mental Health (ADMH) Museum. Renovation and operation of this space will be the responsibility of ADMH.

The original building construction on both the wings and the central pavilion was comprised of masonry wythe walls, both interior and exterior, and three spans of wood joist. This assembly created a rigid floor plan that was not appropriate to accommodate all of the program elements. Accordingly, the building will be restructured to accommodate the program elements as follows:

- All walls will be removed on the east wing and a new clear span structural steel frame and exterior wall system will be provided. This will allow the space to be open and provide a flexible floor plan.
- The interior bearing walls will remain in place in the Central Pavilion and the 1st and 2nd floors of the west wing and the floor system will be restructured and leveled to comply with current codes.
- The interior bearing walls will be removed on the 3rd floor of the west wing, new raised exterior walls and clear span roof trusses will be installed to provide open space with raised ceilings.
- The roof structure and domes of the Central Pavilion will remain in place.

This Project is currently divided into six (6) packages consisting of: (1) Package A – Interior Demolition and Abatement; (2) Package B – Exterior Demolition and Scaffolding; (3) Package C.1 – Stabilization; (4) Package C.2 – Fit-out Structure and Core MEP Systems; (5) Package D – Scaffolding; and (6) Package E – Masonry and three (3) proposed packages detailed as follows: (indicates work complete)
Package A – Interior Demolition and Abatement included removal of all existing MEP systems, select demolition of finishes and non-load bearing walls, and abatement of interior spaces as necessary to expose the structure for evaluation and documentation. This package was completed September 2015.

Package B – Exterior Demolition and Scaffolding included the removal of building stucco, select masonry repair, window removal, window lintel installation, and installation of the scaffolding on the east and west wings. The scaffolding was designed to stabilize and support the building during the removal of interior structural elements and to provide a work surface for tradesmen on the exterior of the building. The scaffolding will remain in place until the new structural systems are installed. This package was completed in December 2017.

Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pickup will include stabilizing the east and west wings as well as the central pavilion, the replacement of the roof and roof structure, refurbishment of the front porches, window replacement, exterior skin replacement, masonry repair, demolishing the east wing interior walls and replacing with new structure to accommodate the Welcome Center. Fit-out-Infrastructure and Support Coordination will include infrastructure and coordination of both horizontal and vertical circulation plus building systems throughout the building; fit-out of entire first floor for the new Welcome Center and fit-out of the second-floor historical central pavilion. This includes the Alabama Department of Mental Health (ADMH) museum space which will be left in “white box” condition and funded separately by ADMH.

The balance of the second, third, and fourth floors to be left in “white box” condition for final fit-out and coordination with Performing Arts and Academic Center (PAAC). Parking and Bus Pickup will consist of the construction of visitor handicapped parking, bus parking, and pickup area for student recruiting and welcome center. This level of finish is being completed so that the final completion work will be limited to primarily finishes and fixtures. This will greatly minimize the disruption to the building occupants during the course of the work.

Package C.2 – Final Fit-out Package will entail the balance to finish of the proposed “white box” floors which consist of the second floor (Central Pavilion-North Addition), third floor (Historical Central Pavilion), fourth floor (Historical Central Pavilion), second Floor (East and West Wing), third floor (East and West Wings). This Package will be delivered in conjunction with PAAC. This will greatly minimize the disruption to the building occupants during the course of the work.

Package C.3 – Demolition of East Wing includes demolition of the east wing to make way for a new composite structure and selective salvage of historical brick and wood.

Package D – Scaffolding included building scaffolding on the east and west wings required to repair the mortar and masonry and for the Structural stabilization and Shell package construction as noted above. This package represented the University’s rental of the scaffolding during the course of the multiple packages.
Package E – Masonry Pointing and Patching consisted of an effort to keep the existing masonry from deteriorating further and to prepare the substrate for the future installation of the exterior coating system. University Facilities staff repointed the masonry using a mortar that is compatible with the existing 150-year-old brick and the future coating. This package was completed in June 2018.

Package F – Carpentry Package consists of miscellaneous carpentry and framing to repair structural integrity of the Bryce Main building in preparation for the upcoming C.1 package.

Package G – (in construction) Central Stair and Vertical Circulation will consist of installation of the new central stairwell in the Historical Central Pavilion along with the supporting elevator shaft. This will further ensure structural integrity of the building and improve constructability in preparation for the upcoming C.1 package.

Careful attention will be made in replicating existing details and elements of the existing architecture to preserve the architectural intent and character of the building. Brick for the building has also been salvaged for use on other campus buildings and the use of the heart pine timbers that have been salvaged are being evaluated for the use as flooring.
December 17, 2020

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

Trustee Karen Brooks  
Chair, Physical Properties Committee  
2555 14th Street, East  
Tuscaloosa, AL 35404

RE: Consultant Selection Process for Professional Services (Interactive Display Programming)—Part 1  
Peter Bryce Main Stabilization and Fitout – The University of Alabama Welcome Center  
Tuscaloosa, AL  
UA Project No: 415-14-172

Dear Dr. Keith and Trustee Brooks,

Pursuant to Board Rule 415, notifications for the Peter Bryce Main Stabilization and Fitout Professional Services Interactive Display Programming project (“Project”), including a brief description of the Project program, location, and preliminary budget were circulated, issued by email to qualified firms provided by end user references and others within the consultant database, and posted on The University of Alabama (“University”) campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by November 23rd, 2020.

The scope of services proposed to be provided under this agreement will include design services for the interactive displays and graphics for the new University of Alabama Welcome Center within the existing Bryce Main facility. The Welcome Center will feature dynamic interactive displays along with specialty graphics and student engagement features aimed at student recruitment. Implementation of this type of space requires the expertise of specialty consultant firms well versed in higher education space design and development.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on November 25th, 2020 deemed the following firms qualified to interview:

- Bluewater Studio, Grand Rapids, Michigan
- Hollomon Group, Inc., Jackson, Mississippi
- Kahler Slater, Chicago, Illinois
- The Maude Group, LLC., Chicago, Illinois
Upon review of their current workload, The Hollomon Group Inc. of Jackson, Mississippi withdrew themselves from consideration.

Additionally, upon review of the Project requirements, Bluewater Studio of Grand Rapids, Michigan withdrew themselves from consideration. Upon, Bluewater Studio’s withdrawal, they recommended Kahler Slater as a qualified firm for consideration.

The Consultant Selection Committee conducted oral interviews on December 15th, 2020 and determined the following ranking for the firms deemed most qualified for the Project:

1. The Maude Group, LLC., Chicago, Illinois
2. Kahler Slater, Chicago, Illinois

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

1. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them, specifically, expertise with Interactive space design and development.
2. The firms are familiar with the higher education standards and the regulatory requirements for the design of the Project.
3. The firms presented the most favorable listing of qualified principals, staff and associated team members for the Project along with a commitment to meet the University’s schedule for completion of the design and construction of the Project.

Approval is hereby required for:

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

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

Sincerely,

Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/ccj

Attachment

pc w/attachmts: Michael Rodgers
Michael Lanier
Tim Leopard
Austin Fisher
Peter Bryce Main Stabilization and Fitout
The University of Alabama Welcome Center
December 17, 2020
Page 3

*****************************************************************************

☑ Recommended for approval.
☒ Not Recommended for Approval. Submit to Physical Properties Committee.

Dana S. Keith

Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

*****************************************************************************

☒ Recommended for approval.
☒ Not Recommendation for Approval. Submit to Physical Properties Committee.

Karen P. Brooks

Trustee Karen Brooks, Chair for Physical Properties Committee
<table>
<thead>
<tr>
<th>Project Type</th>
<th>Range of Construction Costs</th>
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<tr>
<td>Building Renovations</td>
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<tr>
<td>Building Addition</td>
<td>$ to $</td>
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<tr>
<td>New Construction</td>
<td>$ to $</td>
</tr>
<tr>
<td>Campus Infrastructure</td>
<td>$ to $</td>
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<tr>
<td>Equipment</td>
<td>$ to $</td>
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<tr>
<td>Other</td>
<td>$ to $</td>
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<table>
<thead>
<tr>
<th>Building Type – Group I</th>
<th>Percentage of Project</th>
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<tbody>
<tr>
<td>Industrial Building Without Special Facilities</td>
<td>%</td>
</tr>
<tr>
<td>Parking Structures/Repetitive Garages</td>
<td>%</td>
</tr>
<tr>
<td>Simple Loft Type Structure</td>
<td>%</td>
</tr>
<tr>
<td>Warehouses/Utility Type Buildings</td>
<td>%</td>
</tr>
<tr>
<td>Other</td>
<td>%</td>
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</tbody>
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<table>
<thead>
<tr>
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<th>Percentage of Project</th>
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<tbody>
<tr>
<td>Apartments and Dormitories</td>
<td>%</td>
</tr>
<tr>
<td>Exhibit Halls</td>
<td>%</td>
</tr>
<tr>
<td>Manufacture/Industrial Facilities</td>
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<tr>
<td>Office Building (Without Tenant Improvements)</td>
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<tr>
<td>Printing Plants</td>
<td>%</td>
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<tr>
<td>Service Garage/Facility</td>
<td>%</td>
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<tr>
<td>Other (Storm Shelter and Multi-Purpose Event)</td>
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## Building Type – Group III

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

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<td>Aquariums</td>
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<td>Auditoriums</td>
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<tr>
<td>Art Galleries</td>
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<td>College Buildings with special features</td>
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<tr>
<td>Communications Buildings</td>
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<tr>
<td>Special Schools</td>
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<tr>
<td>Theaters and similar facilities</td>
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<td>Other</td>
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### Building Type – Group V

<table>
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<tr>
<th>Percentage of Project</th>
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</thead>
<tbody>
<tr>
<td>Residences and Specialized Decorative Buildings</td>
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<tr>
<td>Other</td>
</tr>
</tbody>
</table>

### 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?

- ✔ Yes  
- ☐ 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?

- ✔ Yes  
- ☐ 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?

- ✔ Yes  
- ☐ 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. Dr. Matt McLendon, Associate Vice President for Enrollment
2. Rick Funk, Director of Undergraduate Admissions
3. Stephen Frost, Senior Associate Director of Enrollment
4. Andre Tucker, Assistant Director
5. Jason Bigelow, UA Staff Architect
6. Vince Dooley, UA Architectural Design Coordinator
7. Austin Fisher, UA Project Manager

Qualified Firms/Companies Submitted:
1. Bluewater Studio, Grand Rapids, Michigan
3. Hollomon Group, LLC., Jackson, Mississippi
4. Kahler Slater, Chicago, Illinois
5. The Maude Group, LLC., Chicago, Illinois

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee
1. The Maude Group, LLC., Chicago, Illinois
2. Kahler Slater, Chicago, Illinois

Reviewed and approved by:

[Signature]
Chairman of Consultant Selection Committee

[Signature]
Vice President for Finance and Operations and Treasurer
November 24, 2020

RE:   RFQ – The University of Alabama Welcome Center (Gallery/Museum)  
      UA Project No. 415-14-174

Dear Firms,

On behalf of The University of Alabama and the Selection Committee, I would like to congratulate you on advancing to the oral interview phase. This letter contains specific instructions for the oral interviews. In addition, and if necessary, each firm will receive information via email to assist in the preparation of your presentation. Each presentation shall be forty minutes (40) minutes maximum culminating with five (5) minutes of Q&A.

Oral Interviews will be held as follows:

- Bluewater Studio
  Tuesday, December 15, 2020, 2020 8:30am – 9:15am
  Location: Zoom Video Conferencing

- Design Island Assoc. Inc
  Tuesday, December 15, 2020 9:30am – 10:15am
  Location: Zoom Video Conferencing

- Hollomon Group, Inc.
  Tuesday, December 15, 2020 10:30am – 11:15am
  Location: Zoom Video Conferencing

- The Maude Group, LLC
  Tuesday, December 15, 2020 12:30pm – 1:15pm
  Location: Zoom Video Conferencing

The Selection Committee will score each firm according to specific criteria that will be forwarded soon. However, other criteria may be added as applicable. We thank you again for your efforts and look forward to your oral presentation. If you have any questions or concerns, please give me a call.

Sincerely,

Vincent D. Dooley
UA Construction Administration

Copy to: File
1. **Welcome/Introduction** (*time allotted = 5 minutes*)
   
a. Design Team
   
i. Brief introduction of your firm and any subconsultants (if applicable).

2. **Design, Creative and Interactive Space Expertise** - 15 points max (*time allotted = 10 minutes*)
   
a. Describe your team’s expertise with Interactive space design and development. Show examples of completed projects representative of your expertise.
   
i. Discuss any developing trends and innovations that may enhance this project.
   
ii. Share any lessons learned and trends or technologies that may not be desired or recommended for what we are trying to achieve.
   
iii. Share flexibility, interchangeable or “plug and play”.

3. **Design Opportunities/Feedback** - 10 points max (*time allotted = 25 minutes*)
   
a. Please review the project description/narrative and provide design feedback and ideas that you feel could enhance this project.

4. **Roles & Execution** – 5 points max (*time allotted = 5 minutes*)
   
a. Design and construction roles
   
i. Describe how your firm’s methodology and experience working collaboratively with architects, engineers, and designers.
   
ii. Explain your firm’s day to day roles and responsibilities for the project as it moves from programming to the design and construction phase.
   
iii. For the leadership roles, explain the hierarchy of roles and who is ultimately accountable for project success.
   
b. We anticipate an April 2021 design completion by the Architect of Record (AOR). Explain your design approach, strategies, and coordination with stakeholders to ensure project success.
   
c. What is your standard fee structure and how would you propose the fee structure for this means of delivery?
5. **Questions & Answers (time allotted = 10 minutes)**

**Project Purpose and Narrative**

The purpose of this project is to create an engaging and interactive space within the new University Welcome Center, located in the historic Bryce main building, on the campus of The University of Alabama. The space should serve as the first impression for prospective students and their families and complement the campus tour experience by aiding in telling UA’s story, showcasing opportunities available to students on and off campus and demonstrating the outcomes and results of a UA education. Our goal is for students envision themselves as a student at UA. While the space will primarily host prospective students and families, it will also be the “front door” to other potential visitors as the University’s primary Welcome Center. The result of the project should allow us to leverage and utilize the latest technology to enhance the visit experience on an ongoing basis.

**Project Information**

- Gallery/Museum space roughly 4,000 SF (See attached pdf - 1st Floor East Wing “Gallery/ Museum).
- Total building design completion (Architect of Record) anticipated April 2021.
- Total budget for this project is 1.2 million dollars.

**Expectation and Objectives**

- Prospective Firm will contract directly with UA to program and provide an estimated budget for the designated space.
- Production of schematic designs may be requested from prospective firm.
- Construction design documents will be ultimately be incorporated into Architect of Record (AOR) design bid documents.
- First-class museum space.
- Modern space incorporating technology / infrastructure to allow space to rotate exhibits such that exhibits are “Plug and Play” as much as possible.
- Storytelling - focus on historic and aspirational legacy narratives.
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<th>Area Size</th>
<th>Program</th>
<th>Location</th>
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<td>ADMINISTRATION</td>
<td>128 SF</td>
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</table>
August 10, 2020

MEMORANDUM

TO:              Trustee Jim Wilson, Chairman, Physical Properties Committee
FROM:            Michael Rodgers
SUBJECT:         Board Rule 415
                 Consultant Selection Committee Ranking – HVAC Commissioning
                 Bryce Main Stabilization and Fit-out @ UA

Trustee Wilson:

Board Rule 415 provides a detailed process for the selection and approval of Architects, Engineers, and construction professionals. Campus officials are required to appoint a Selection Committee which, after careful review of all qualified firms, is to submit a ranking of the most qualified professionals to the Physical Properties Committee for approval and authorization to negotiate a Consulting Agreement.

In this case, the Consultant Selection Committee is recommending the second ranked firm, Sain Engineering Associates of Birmingham (Sain), over the top ranked firm, Environmental Systems Corporation of Huntsville (ESC), due to the current workload of ESC. According to the Director of Facilities Engineering at UA, Sain has an “energetic and teachable” commissioning team that “interviewed well”.

As a note, ESC will be retained to provide building envelope inspections. The agreement for this service will be under $100,000 and, therefore, will not require Board consideration.

Dr. Keith has reviewed this request and recommends approval.

Sincerely,

Michael Rodgers
Assistant Vice Chancellor for Construction Management
August 6, 2020

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

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

RE: Consultant Process for Commissioning – Part 1
Peter Bryce Main Stabilization and Fitout
Tuscaloosa, AL
UA Project No: 415-14-172

Dear Dr. Keith and Trustee Wilson,

Pursuant to Board Rule 415, notifications for the Peter Bryce Main Stabilization and Fitout project ("Project") for commissioning services, 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 of Alabama ("University") campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by June 18, 2020.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on July 20, 2020 interviewed the following commissioning firms:

- Building Diagnostics and Property Science, LLC, Birmingham, Alabama
- Environmental Systems Corporation, Huntsville, Alabama
- Sain Engineering Associates, Inc., Birmingham, Alabama

WHERE LEGENDS ARE MADE

2 | Rose Administration Building | Box 870 42 | Tuscaloosa, AL 35487 0142 | 205 348 4530 | Fax 205 348 9633
The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

2. Environmental Systems Corporation, Huntsville, Alabama
3. Building Diagnostics and Property Science, LLC, Birmingham, Alabama

Due to the current workload of the number one scored firm (Environmental Systems Corporation of Huntsville, AL) on campus the Consultant Selection Committee respectively recommends that the number two scored firm (Sain Engineering Associates, Inc. of Birmingham, AL) be selected to provide commissioning services for the Peter Bryce Main Stabilization and Fitout project.

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

1. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them, specifically, expertise with renovating existing and support spaces.
2. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
3. The firms presented the most favorable listing of qualified principals, staff and associated commissioning agents 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 commissioning agents for the Project.

Approval is hereby required for:

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

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

Sincerely,

Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer
MMF/ccj

Attachment

pc w/atchmts: Michael Rodgers Tim Leopard Austin Fisher
   Michael Lanier Sommer Coleman

******************************************************************************

☑ Recommended for approval.
☐ Not Recommended for Approval. Submit to Physical Properties Committee.

Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

******************************************************************************

☑ Recommended for approval.
☐ Not Recommendation for Approval. Submit to Physical Properties Committee.

Trustee James W. Wilson, III, Chair for Physical Properties Committee
**EXECUTIVE SUMMARY**

**CONSULTANT SELECTION PROCESS**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: September 17 - 18, 2020

Campus: The University of Alabama

Project Name: Peter Bryce Main Stabilization and Fitout

Project Location: Peter Bryce Campus

Prepared By: Austin Fisher/Carla Coleman Jones

Date: August 6, 2020

---

**Project Type**

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Range of Construction Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Renovations</td>
<td>$50,001,001 to $ and over</td>
</tr>
<tr>
<td>Building Addition</td>
<td>$ to $</td>
</tr>
<tr>
<td>New Construction</td>
<td>$ to $</td>
</tr>
<tr>
<td>Campus Infrastructure</td>
<td>$ to $</td>
</tr>
<tr>
<td>Equipment</td>
<td>$ to $</td>
</tr>
<tr>
<td>Other</td>
<td>$ to $</td>
</tr>
</tbody>
</table>

**Building Type – Group I**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Percentage of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Building Without Special Facilities</td>
<td>%</td>
</tr>
<tr>
<td>Parking Structures/Repetitive Garages</td>
<td>%</td>
</tr>
<tr>
<td>Simple Loft Type Structure</td>
<td>%</td>
</tr>
<tr>
<td>Warehouses/Utility Type Buildings</td>
<td>%</td>
</tr>
<tr>
<td>Other</td>
<td>%</td>
</tr>
</tbody>
</table>

**Building Type – Group II**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Percentage of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments and Dormitories</td>
<td>%</td>
</tr>
<tr>
<td>Exhibit Halls</td>
<td>%</td>
</tr>
<tr>
<td>Manufacture/Industrial Facilities</td>
<td>%</td>
</tr>
<tr>
<td>Office Building (Without Tenant Improvements)</td>
<td>%</td>
</tr>
<tr>
<td>Printing Plants</td>
<td>%</td>
</tr>
<tr>
<td>Service Garage/Facility</td>
<td>%</td>
</tr>
<tr>
<td>Other (Storm Shelter and Multi-Purpose Event)</td>
<td>%</td>
</tr>
</tbody>
</table>
### Building Type - Group III

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

### Building Type - Group IV

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Percentage of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquariums</td>
<td>%</td>
</tr>
<tr>
<td>Auditoriums</td>
<td>%</td>
</tr>
<tr>
<td>Art Galleries</td>
<td>%</td>
</tr>
<tr>
<td>College Buildings with special features</td>
<td>100 %</td>
</tr>
<tr>
<td>Communications Buildings</td>
<td>%</td>
</tr>
<tr>
<td>Special Schools</td>
<td>%</td>
</tr>
<tr>
<td>Theaters and similar facilities</td>
<td>%</td>
</tr>
<tr>
<td>Other</td>
<td>%</td>
</tr>
<tr>
<td>Building Type – Group V</td>
<td>Percentage of Project</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>☐ Residences and Specialized Decorative Buildings</td>
<td>%</td>
</tr>
<tr>
<td>☐ Other</td>
<td>%</td>
</tr>
</tbody>
</table>

**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?

☐ Yes  ☒ 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?

☐ Yes  ☒ 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?

☐ Yes  ☒ 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. Jason Bigelow, University Architect
2. Sam Chen, Director of Facilities Engineering
3. Dwight Stewart, University Mechanical Engineer
4. Brad Cook, Senior Project Manager
5. Austin Fisher, Project Manager

Qualified Firms/Companies Submitted:
1. Building Diagnostics and Property Science, LLC., Birmingham, Alabama
2. Environmental Systems Corporation, Huntsville, Alabama

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee
   Due to the current workload of the highest scored firm (Environmental Systems Corporation of Huntsville, AL) on campus the Consultant Selection Committee respectfully recommends that the number two scored firm (Sain Engineering Associates, Inc. of Birmingham, AL) be selected to provide commissioning services for the Peter Bryce Main Stabilization and Fitout project.
2. Environmental Systems Corporation, Huntsville, Alabama
3. Building Diagnostics and Property Science, LLC., Birmingham, Alabama

Reviewed and approved by:

Chairman of Consultant Selection Committee

Vice President for Finance and Operations and Treasurer
The University of Alabama

Commissioning Presentation Outline
Peter Bryce Main Building Stabilization and Fit-out
UA Project No. 415-14-172

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.

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

A. Identify and describe the proposed commissioning team members' experience for providing commissioning 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 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 commissioning project? If yes, please give pertinent details.

THREE: RESPONDENT'S DIAGNOSTIC ABILITY (Maximum 6 points)

A. Describe your methodology for establishing the cause/effect relationships between observed functional discrepancies, system design, and installation. Provide examples of some of the more difficult technical issues that you have resolved.

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

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

FIVE: LITIGATION AND CLAIMS (Maximum 6 points)

A. Does your firm/organization or any of its officers currently have any judgments, claims, and 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 concerning 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 by the contractor and/or equipment vendors for damage to equipment or delays during the project?

SEVEN: PROJECT SPECIFIC CRITERIA (Maximum 12 points)

A. Show experience in commissioning of university/college educational facilities.

B. Show experience in commissioning of theater spaces.

C. Show experience in commissioning of gallery/museum spaces.

D. Describe your experience and approach in working with various design teams on fast track design and construction projects.
1. Welcome/Introduction (time allotted = 5 minutes)
   a. Commissioning Team
      i. Brief Introduction of your firm and the person or team who is ultimately responsible for project success.

2. Commissioning Opportunities/Feedback (time allotted = 20 minutes)
   a. Describe your team's commissioning experience with university/college facilities. Discuss any challenges associated with these types of facilities and lesson learned.
   b. Describe your team's commissioning experience with theater spaces. Discuss any challenges associated with these types of facilities and lesson learned.
   c. Describe your team's commissioning experience with gallery/museum spaces. Discuss any challenges associated with these types of facilities and lesson learned.
   d. Describe your team's commissioning experience with building envelope commissioning. Discuss any challenges associated with building envelopes specifically those which include renovation of existing historic type buildings where exterior envelope is to be reused/renovated and lesson learned.
   e. Present sample of typical project deliverables.

3. Project Design Schedule (time allotted = 10 minutes)
   a. Assuming a project bid date of December 2020, discuss your team's approach toward project schedule and your availability.
   b. Discuss your firm's methodology for guiding the commissioning process throughout a phased project.
TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: Peter Bryce Main Stabilization and Fitout
2. LOCATION: Peter Bryce Campus
3. ARCHITECT/ENGINEER: Birchfield Penual and Associates, LLC, Birmingham, AL
   COMMISSIONING FIRM: Requesting in this submittal

4. PROJECT STATUS:
   A. SCHEMATIC DESIGN
      DATE INITIATED: Feb-15
      % COMPLETE: 100%
      * DATE COMPLETED: Jul-16
   B. PRELIMINARY DESIGN:
      DATE INITIATED: Jul-16
      % COMPLETE: 100%
      * DATE COMPLETED: Sep-16
   C. CONSTRUCTION DOCUMENTS:
      DATE INITIATED: Oct-16
      % COMPLETE: 20%
      * DATE COMPLETED: Apr-17
   D. SCHEDULED BID DATE:
      May-17

5. CURRENT PROJECT BUDGET:
   A. PACKAGE A - INTERIOR DEMOLITION AND ABATEMENT
      $1,309,231
   B. PACKAGE B - EXTERIOR DEMOLITION AND SCAFFOLDING
      $2,061,766
   C. PACKAGE C.1 - STABILIZATION, FITOUT-INFRASTRUCTURE AND SUPPORT COORDINATION, PARKING AND BUS PICKUP
      $16,067,334
   D. PACKAGE C.2 - FINAL FITOUT
      $10,159,082
   E. PACKAGE C.3 - DEMOLITION OF EAST WING
      $900,000
   F. PACKAGE C.4 - SHEET METAL AND ROOFING
      $1,195,940
   G. PACKAGE F - CARPENTRY
      $-950,000
   H. PACKAGE G - CENTRAL STAIR AND VERTICAL CIRCULATION
      $200,000
   I. LANDSCAPING
      $4,414,000
   J. SECURITY/ACCESS CONTROL
      $315,400
   K. TELECOMMUNICATION/DATA
      $672,390
   L. CONTINGENCY* (10%)
      $2,622,642
   M. PROJECT MANAGEMENT FEE*** (3%)
      $690,320
   N. ARCHITECT/ENGINEER FEE - PACKAGE A*** (LUMP SUM)
      $122,000
   O. ARCHITECT/ENGINEER FEE- See Exhibit B
      $1,872,362
   P. ARCHITECT/ENGINEER FEE
      $1,297,290
   Q. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)
      $289,399
   R. CONSULTANTS (COMMISSIONING & INTERACTIVE ENGAGEMENT SPECIALIST)
      $583,875
   S. OTHER FEES AND SERVICES (SURVEYS, INSPECTIONS, ADVERTISEMENT, DCM REVIEW, INSURANCE)
      $574,844
   T. TOTAL PROJECT COST
      $82,750,000

*Contingency is based on 10% of the total costs of Packages C.1, C.2, C.3, and G.
**Architect/Engineer Fee is based on 3% of the total costs of Packages A, B, C.1, C.2, C.3, E, F, G, Landscaping and Contingency.
***Architect/Engineer Fee is based on a Lump Sum amount (Package A).

Package has been bid and work is complete. No Contingency included on these Packages.

Current Packages for Approval

6. FUNDING/RESOURCES:
   Capital Outlay:
   2014 General Revenue Bonds - $27,646,584
   2017 General Revenue Bonds - $998,874
   2019 Revenue Bonds - $30,495,322
   PSCA Funds - $21,838,122
   Central Reserves - $2,771,098

7. REMARKS
   *FINAL AGENCY APPROVAL SUBMITTED BY:
**EXHIBIT A**  
Bryce Main Stabilization and Fitout

### Scope and Budget Calculation Clarifications

<table>
<thead>
<tr>
<th>Description</th>
<th>Foot Note</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Package - C.1</strong></td>
<td></td>
</tr>
<tr>
<td>Package C.1 is packaged as follows: $23,232,816 for Stabilization; $20,912,619 for Infrastructure &amp; Support Coordination Fitout; $2,500,000 for Bus Pickup. C.1 Package includes Fitout of 1st Floor Proper (Central Pavilion, East Wing, &amp; West Wing), 2nd Floor (Historical Central Pavilion). C.1 Package includes Brown Box Fitout of 2nd Floor (Central Pavilion - North Addition), 3rd Floor (Historical Central Pavilion), 4th Floor (Historical Central Pavilion), 2nd Floor (East &amp; West Wing), 3rd Floor (East &amp; West Wing). Fitout of 2nd Floor ADMH Museum space funded separately.</td>
<td>$ 46,645,435</td>
</tr>
<tr>
<td><strong>FF&amp;E</strong></td>
<td></td>
</tr>
<tr>
<td>$2,214,000 is budgeted for furniture plus $1,700,000 for the Welcome Center Interactive displays and $500,000 for A/V</td>
<td>4,414,000</td>
</tr>
<tr>
<td><strong>Contingency</strong></td>
<td></td>
</tr>
<tr>
<td>Contingency is based on 10% of the cost of Package C.1 - Stabilization, Fitout - Infrastructure &amp; Support Coordination, Parking &amp; Bus Pickup, Package C.2 Final Fitout, Package C.3 - Demolition of East Wing, &amp; Package G - Central Stair &amp; Vertical Circulation</td>
<td>5,752,047</td>
</tr>
<tr>
<td><strong>UA Project Management Fee</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Architect/Engineer Fee - Package A</strong></td>
<td></td>
</tr>
<tr>
<td>Architect/Engineer fee - Package A is a lump sum amount of $122,000 for Package A - Interior Demolition and Abatement.</td>
<td>122,000</td>
</tr>
<tr>
<td><strong>Architect/Engineer Fee - CSP2 Exhibit B</strong></td>
<td></td>
</tr>
<tr>
<td>Architect/Engineer fee is based on CSP2 Exhibit A: Part of Package C.1- Stabilization, Fitout-Infrastructure &amp; Support Coordination, E- Masonry Point and Patch times a 1.25 major renovation factor less a $20,000 credit for Revit, plus $8,630 for historical stucco design consultant plus $40,212 for early structural assessment and multiple packages, plus $317,830 for specialty consultants for a not to exceed $40,450 for reimbursable expenses, plus $267,484 for initial bid reconciliation.</td>
<td>See Exhibit B</td>
</tr>
<tr>
<td><strong>Architect/Engineer Fee - CSP2 Exhibit B</strong></td>
<td></td>
</tr>
<tr>
<td>Architect/Engineer fee is based on CSP2 Exhibit A: Part of Package C.1 - Stabilization, Fitout-Infrastructure &amp; Support Coordination. Bryce Fitout portion of Package C.1 - Stabilization, Fit-out-Infrastructure &amp; Support Coordination with an estimated construction value of $20,912,619, Bus Pickup &amp; Visitor Parking Lot with an estimated construction value of $2,500,000, Package C.3 - Demolition of East Wing, less a credit of $40,560 for interior design, plus $31,635 for UA design scope changes, plus $46,188 for value engineering consultant design, plus $19,885 for interim design package for the central pavilion, plus $42,000 repackaging architectural design, plus $29,000 repackaging structural design, Plus $50,000 for UA Museum Coordination, and Package G- $799,000</td>
<td>See Exhibit B</td>
</tr>
<tr>
<td><strong>Consultants</strong></td>
<td></td>
</tr>
<tr>
<td>$283,875 Commissioning Consultant &amp; $300,000 for Interactive Engagement Specialists</td>
<td>583,875.00</td>
</tr>
</tbody>
</table>
# PETER BRYCE MAIN STABILIZATION AND FITOUT
## ARCHITECTURAL FEE CALCULATION DETAIL

### Original Contract

<table>
<thead>
<tr>
<th>Package</th>
<th>Description</th>
<th>Construction Costs</th>
<th>Fee %</th>
<th>Reno %</th>
<th>Design Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.1</td>
<td>Stabilization - (less 20% for CA)</td>
<td>$16,067,334.00</td>
<td>5.3</td>
<td>1.25</td>
<td>$851,568.70</td>
</tr>
<tr>
<td>C.1</td>
<td>Fitout - (less 20% for CA)</td>
<td>$10,159,082.00</td>
<td>5.3</td>
<td>1.25</td>
<td>$538,431.35</td>
</tr>
<tr>
<td>B</td>
<td>Exterior Demolition and Scaffolding</td>
<td>$2,061,766.00</td>
<td>6.8</td>
<td>1.25</td>
<td>$175,250.11</td>
</tr>
<tr>
<td>E</td>
<td>Interim Masonry Restoration Package (UA self-perform / Jones Masonry)</td>
<td>$797,519.96</td>
<td>7.5</td>
<td>1.25</td>
<td>$74,767.50</td>
</tr>
<tr>
<td>Add Services</td>
<td>Consultants and Initial Bid Reconciliation</td>
<td>$613,886.58</td>
<td>LS</td>
<td>N/A</td>
<td>$613,886.58</td>
</tr>
</tbody>
</table>

**Total**

- Design Fees: $29,085,701.96
- Final Negotiated Design Fee: $21,950,044.19
- Negotiated Savings: $58,900.04

### Stabilization and Fitout

<table>
<thead>
<tr>
<th>Package</th>
<th>Description</th>
<th>Construction Costs</th>
<th>Fee %</th>
<th>Reno %</th>
<th>Design Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.1</td>
<td>East Wing - Structure and Envelope (175.25 SF)</td>
<td>$8,449,425.00</td>
<td>4.6</td>
<td>N/A</td>
<td>$388,673.55</td>
</tr>
<tr>
<td>C.1</td>
<td>Estimated Future Stabilization Costs (CA only 20%)</td>
<td>$23,232,816.00</td>
<td>4.6</td>
<td>N/A</td>
<td>$213,741.91</td>
</tr>
<tr>
<td>C.4</td>
<td>Demolition of East Wing</td>
<td>$500,000.00</td>
<td>7.7</td>
<td>N/A</td>
<td>$38,500.00</td>
</tr>
<tr>
<td>Add Services</td>
<td>and UA Museum Coordination</td>
<td>$218,708.00</td>
<td>LS</td>
<td>N/A</td>
<td>$218,708.00</td>
</tr>
</tbody>
</table>

**Estimated Construction Cost - fitout 1st & second floor historical bryce main plus whitebox fitout of remainder of second, third and fourth floors.**

<table>
<thead>
<tr>
<th>Package</th>
<th>Construction Costs</th>
<th>Fee %</th>
<th>Reno %</th>
<th>Design Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.1 and G</td>
<td>$21,711,619.00</td>
<td>4.6</td>
<td>N/A</td>
<td>$998,734.47</td>
</tr>
<tr>
<td>C.1</td>
<td>Parking Lot and Bus Pickup Area</td>
<td>$2,500,000.00</td>
<td>4.6</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total**

- Design Fees: $1,973,357.93
- Final Negotiated Design Fee: $1,844,351.11
- Negotiated Savings: $128,922.82

### Comprehensive Total Design Costs

- Total Design and Redesign Fees: $4,227,262.17
- Total Negotiated Design Fee: $4,039,439.30
- Total Negotiated Savings: $187,822.87
PETER BRYCE MAIN STABILIZATION AND FITOUT
South Elevation From Bryce Lawn Drive
Rendering Previously Approved September 19, 2014
PETER BRYCE MAIN STABILIZATION AND FITOUT

Bus Porte-Cochere East Side Vantage Point
PETER BRYCE MAIN STABILIZATION AND FITOUT

Bus Drop-Off
Connectors at 3rd floor - Raised Roof at Wings