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: DocuSigned by: Carla Coleman Jones 733A54C78A0D4DA...

Approved by: Tim Leopard

/1 Reference Tab 3H - Board Rule 415 Instructional Guide
/2 Reference Tab 3E - Board Rule 415 Instructional Guide
/3 Reference Tab 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/Commissioning Firm Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration. Reference Tab 3-O-Board Rule 415, Instructional Guide

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

THE UNIVERSITY OF
ALABAMA®

Office of the
President

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,

Stuart R. Bell
President

Enclosure

203 Rose Administration Building | Box 870100 | Tuscaloosa, AL 35487-0100 | 205-348-5100 | Fax 205-348-7238
president@ua.edu | http://www.ua.edu

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
2. Sain Engineering Associates, Inc., Birmingham, 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
3. Design Island Associates, Inc., Pittsburg, Pennsylvania

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:

BUDGET		REVISED
Package A – Interior Demolition and Abatement	*$*	*1,309,231*
Package B – Exterior Demolition and Scaffolding	*$*	*2,061,766*
Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup	**$**	**46,645,435**
Package C.2 – Final Fit-out	**$**	**9,576,039**
Package C.3 – Demolition of East Wing	**$**	**500,000**
Package D – Scaffolding	*$*	*1,200,000*
Package E – Masonry Point and Patch	*$*	*797,520*
Package F – Carpentry	*$*	*950,000*
Package G – Central Stair and Vertical Circulation	$	799,000
Landscaping	$	400,000
Furniture, Fixtures, Equipment, and Interactive Display	$	4,414,000
Security/Access Control	$	315,400
Telecommunication/Data	$	672,390
Contingency* (10%)	$	5,752,047
UA Project Management Fee** (3%)	$	2,063,731

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.

THE UNIVERSITY OF ALABAMA® | Division of Finance and Operations

MEMO

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:

271 Rose Administration | Box 870142 | Tuscaloosa, AL 35487 | 205-348-4530 | Fax 205-348-9633

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

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
3. Design Island Associates, Inc., Pittsburg, Pennsylvania

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	Tim Leopard	Austin Fisher
	Michael Lanier	Brad Cook	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:	**PREVIOUS APPROVALS:**
☐ Stage I	June 14, 2013 (2013-2014 ACDP)
☐ Stage II (Peter Bryce Admissions Building Renovation and Addition)	June 13, 2014
☐ Stage III (Peter Bryce Campus Building Demolition)	September 19, 2014
☐ Revised Scope and Budget	February 6, 2015
☐ Stage II (Peter Bryce Main Stabilization)	February 6, 2015
☐ Stage IV, Not-to-Exceed	April 10, 2015
☐ Revised Scope and Budget	June 8, 2018
☒ Stage II – Consulting Firms	
☒ Revised Stage III and Scope and Budget	

PROJECT TYPE	**PERCENTAGE**	**GSF**
☒ Building Renovation	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

Architect/Engineer Fee – See Exhibit B	$	1,872,362	$	4,039,439
Architect/Engineer Fee	$	1,297,290	$	0
Expenses (Geotech, Construction Material Testing)	$	289,399	$	582,960
Consultants (Comissioning & Interactive Engagement Specialist)	$	0	$	583,875
Other Fees and Services (Surveys, Inspections, Advertisement, DCM review, Insurance)	$	574,844	$	965,167
TOTAL PROJECT COST	$	**40,000,000**	$	**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.

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.

THE UNIVERSITY OF ALABAMA®
Division of Finance and Operations
Vice President

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
- Design Island Associates, Inc., Pittsburg, Pennsylvania
- Hollomon Group, Inc., Jackson, Mississippi
- Kahler Slater, Chicago, Illinois
- The Maude Group, LLC., Chicago, Illinois

271 Rose Administration Building | Box 870142 | Tuscaloosa, AL 35487-0142 | 205-348-4530 | Fax 205-348-9633

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
3. Design Island Associates, Inc., Pittsburg, Pennsylvania

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/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Austin Fisher

****

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

DocuSigned by:
Dana S Keith
9C2EFD005B6C48D...
Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

****

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

DocuSigned by:
Karen P. Brooks
C91D5FAE117445D...
Trustee Karen Brooks, Chair for Physical Properties Committee

Part 1

EXECUTIVE SUMMARY

CONSULTANT SELECTION PROCESS

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 4 – 5, 2021

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: December 17, 2020

Project Type		Range of Construction Costs			
☒	Building Renovations	$ 50,000,001	to	$	and over
☐	Building Addition	$	to	$	
☐	New Construction	$	to	$	
☐	Campus Infrastructure	$	to	$	
☐	Equipment	$	to	$	
☐	Other	$	to	$	

Building Type – Group I		Percentage of Project
☐	Industrial Building Without Special Facilities	%
☐	Parking Structures/Repetitive Garages	%
☐	Simple Loft Type Structure	%
☐	Warehouses/Utility Type Buildings	%
☐	Other	%

Building Type – Group II		Percentage of Project
☐	Apartments and Dormitories	%
☐	Exhibit Halls	%
☐	Manufacture/Industrial Facilities	%
☐	Office Building (Without Tenant Improvements)	%
☐	Printing Plants	%
☐	Service Garage/Facility	%
☐	Other (Storm Shelter and Multi-Purpose Event)	%

Building Type – Group III	Percentage of Project
☐ College Classroom Facilities	_____ %
☐ Convention Facilities	_____ %
☐ Extended Care Facilities	_____ %
☐ Gymnasiums	_____ %
☐ Hospitals	_____ %
☐ Institutional Dining Halls	_____ %
☐ Laboratories	_____ %
☐ Libraries	_____ %
☐ Medical Schools	_____ %
☐ Medical Office Facilities and Clinics	_____ %
☐ Mental Institutions	_____ %
☐ Office Buildings (with tenant improvements)	_____ %
☐ Parks	_____ %
☐ Playground and Recreational Facilities	_____ %
☐ Public Health Centers	_____ %
☐ Research Facilities	_____ %
☐ Stadiums	_____ %
☐ Central Utilities Plants	_____ %
☐ Water Supply and Distribution Plants	_____ %
☐ Sewage Treatment and Underground Systems	_____ %
☐ 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
☐ Aquariums	_____ %
☐ Auditoriums	_____ %
☐ Art Galleries	_____ %
☒ College Buildings with special features	100 %
☐ Communications Buildings	_____ %
☐ Special Schools	_____ %
☐ Theaters and similar facilities	_____ %
☐ Other	_____ %

Building Type – Group V	Percentage of Project
☐ Residences and Specialized Decorative Buildings	_____ %
☐ 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?	☐ 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
2. Design Island Associates, Inc., Pittsburg, Pennsylvania
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
3. Design Island Associates, Inc., Pittsburg, Pennsylvania

Reviewed and approved by:

DocuSigned by:
Vince Dooley
0F8E92AE782A492...

Chairman of Consultant Selection Committee

Vice President for Finance and Operations and Treasurer

THE UNIVERSITY OF ALABAMA®

Division of
Finance and Operations
Construction Administration

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

Vincent D. Dooley
UA Construction Administration

Copy to: File

The University of Alabama Welcome Center
(Gallery/Museum)

UA Project No. 415-14-174

Date: December 15, 2020

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.

113-14

PROGRAMMING CROSS-REFERENCE SCHEDULE - BASEMENT

Name	Number	Programming Code	Department	Area
CIRCULATION				
STAIR	C000	n/a	CIRCULATION	205 SF
ELEVATOR	C001	n/a	CIRCULATION	57 SF
CORRIDOR	C002	n/a	CIRCULATION	2060 SF
VESTIBULE	C002A	n/a	CIRCULATION	73 SF
MECH ACCESS	C003	n/a	CIRCULATION	459 SF
PASSAGE	C010	n/a	CIRCULATION	170 SF
CORRIDOR	C011	n/a	CIRCULATION	630 SF
ELEVATOR	C012	n/a	CIRCULATION	86 SF
PASSAGE	C013	n/a	CIRCULATION	413 SF
STAIR	C014	n/a	CIRCULATION	432 SF
LOBBY	C015	n/a	CIRCULATION	326 SF
PASSAGE	C020	n/a	CIRCULATION	179 SF
CORRIDOR	C021	n/a	CIRCULATION	1190 SF
ELEVATOR	C022	n/a	CIRCULATION	73 SF
CORRIDOR	C023	n/a	CIRCULATION	1925 SF
				8279 SF
EDUCATION				
STORAGE	0001	n/a	EDUCATION	400 SF
STORAGE	0001A	n/a	EDUCATION	73 SF
STORAGE	0002	n/a	EDUCATION	403 SF
STORAGE	0104	n/a	EDUCATION	798 SF
STORAGE	0105	n/a	EDUCATION	264 SF
				1938 SF
ELECTRICAL				
ELECTRICAL	0005	n/a	ELECTRICAL	73 SF
ELECTRICAL	0111	n/a	ELECTRICAL	238 SF
ELECTRICAL	0212	n/a	ELECTRICAL	701 SF
				1012 SF
ELEVATOR EQUIPMENT				
ELEV. EQUIP.	0003	n/a	ELEVATOR EQUIPMENT	132 SF
ELEV. EQUIP.	0107	n/a	ELEVATOR EQUIPMENT	103 SF
ELEV. EQUIP.	0206	n/a	ELEVATOR EQUIPMENT	139 SF
				374 SF
MECHANICAL				
AHU-4C	0004	n/a	MECHANICAL	538 SF
MECHANICAL	0007	n/a	MECHANICAL	56 SF
MECHANICAL	0008	n/a	MECHANICAL	53 SF
AHU-3C	0009	n/a	MECHANICAL	447 SF
MECHANICAL	0010	n/a	MECHANICAL	469 SF
AHU-2C	0011	n/a	MECHANICAL	411 SF
AHU-1C	0012	n/a	MECHANICAL	420 SF
DUCTWORK	0013	n/a	MECHANICAL	95 SF
DUCTWORK	0014	n/a	MECHANICAL	94 SF
AHU-1EB	0101	n/a	MECHANICAL	493 SF
AHU-1EA	0102	n/a	MECHANICAL	486 SF
AHU-1EC	0103	n/a	MECHANICAL	759 SF
UTILITY CRAWL SPACE	0106	n/a	MECHANICAL	347 SF
FIRE PUMP	0108	n/a	MECHANICAL	187 SF
AHU EAST 3	0109	n/a	MECHANICAL	1065 SF
AHU-2WB	0201	n/a	MECHANICAL	308 SF
UTILITIES	0202	n/a	MECHANICAL	895 SF
MECHANICAL	0203	n/a	MECHANICAL	631 SF
UTILITY CRAWL SPACE	0204	n/a	MECHANICAL	349 SF
AHU-2WA	0205	n/a	MECHANICAL	420 SF
AHU-1WA	0207	n/a	MECHANICAL	518 SF
PUMPS	0208	n/a	MECHANICAL	428 SF
UTILITIES	0210	n/a	MECHANICAL	945 SF
MECHANICAL	0211	n/a	MECHANICAL	404 SF
AHU-1WB	0213	n/a	MECHANICAL	412 SF
				11231 SF
SERVICES				
NETWORK EQUIP.	0110	n/a	SERVICES	150 SF
NETWORK	0209	n/a	SERVICES	53 SF
				203 SF
Grand total				23037 SF

OVERALL KEY PLAN

DEPARTMENT LEGEND

- CIRCULATION
- EDUCATION
- MECHANICAL
- SERVICES
- ELECTRICAL
- ELEVATOR EQUIPMENT

CARD ACCESS LEGEND

CR — CARD READER. APPROXIMATE LOCATION INDICATED.

CR 3 — SINGLE CARD READER TO PROVIDE ACCESS CONTROL FOR MULTIPLE DOORS–NUMBER OF DOORS ON SYMBOL. APPROXIMATE LOCATION INDICATED.

CR E — CARD READER TO PROVIDE ACCESS CONTROL FOR ELEVATOR. CARD READER TO BE LOCATED INSIDE ELEVATOR CAB.

NOTE: ALL EXTERIOR DOORS TO HAVE A CAMERA, IN ADDITION TO CARD READERS. CAMERAS ARE TO BE MOUNTED INSIDE THE BUILDING; ADDITIONAL CAMERAS FOR THE EXTERIOR, ANTICIPATED TO BE MOUNTED ON THE FUTURE PERFORMING ARTS CENTER.

NOTE:
PROGRAMMING PLANS INDICATE THE UNIVERSITY'S PLANS FOR FUTURE FIT-OUT OF THE BUILDING. SPACES SHOWN ON SHEETS A1.05- A1.10 MAY NOT BE INCLUDED IN THE SCOPE OF WORK UNDER THIS PACKAGE, BUT ARE SHOWN TO CLARIFY FUTURE INTENDED USAGE.

PROJECT NORTH

1 BASEMENT PROGRAMMING PLAN

1/16" = 1'-0"

BIRCHFIELD PENUEL & ASSOCIATES LLC
2805 CRESCENT AVENUE, SUITE 200, BIRMINGHAM, ALABAMA 35209
PHONE : 205.870.1876 | FAX : 205.870.3058 | WWW.BPA.NET

STATE OF ALABAMA
CHARLES E. PENUEL
NO. 2395
BIRMINGHAM, ALABAMA
REGISTERED ARCHITECT

University of Alabama

Peter Bryce Main Building Stabilization, Structural and Exterior Shell Package B

200 Bryce Lawn Drive
Tuscaloosa, AL
35401

REVISIONS:

No.	Description	Date

Date: JULY 17, 2018
Drawing Title: BASEMENT PROGRAMMING PLAN
Drawn by: CA Checked by: AC
BPA Project No. 113-14
Drawing File No.
Sheet of

A1.05

UA PROJECT # 415-14-172A

113-14

PROGRAMMING CROSS-REFERENCE SCHEDULE - GROUND FLOOR

Name	Number	Programming Code	Department	Area
ADMINISTRATION				
RECEPTION	1001	75 953	ADMINISTRATION	403 SF
				403 SF
CIRCULATION				
LOUNGE	1101	n/a	CIRCULATION	858 SF
VEST	1108	n/a	CIRCULATION	58 SF
STAIR	C100	n/a	CIRCULATION	285 SF
ELEVATOR	C101	n/a	CIRCULATION	57 SF
CORRIDOR	C102	n/a	CIRCULATION	2282 SF
PASSAGE	C103	n/a	CIRCULATION	494 SF
LOBBY / BANQUET	C104	n/a	CIRCULATION	1830 SF
RAMP	C105	n/a	CIRCULATION	224 SF
LOBBY / BANQUET	C106	n/a	CIRCULATION	995 SF
RAMP	C107	n/a	CIRCULATION	224 SF
CONNECTOR	C110	n/a	CIRCULATION	121 SF
CORRIDOR	C111	n/a	CIRCULATION	594 SF
ELEVATOR	C112	n/a	CIRCULATION	90 SF
STAIR	C113	n/a	CIRCULATION	383 SF
STAIR LOBBY	C114	n/a	CIRCULATION	422 SF
CONNECTOR	C120	n/a	CIRCULATION	128 SF
ELEVATOR	C122	n/a	CIRCULATION	73 SF
CORRIDOR	C124	n/a	CIRCULATION	1259 SF
PASSAGE	C125	n/a	CIRCULATION	164 SF
STAIR LOBBY	C126	n/a	CIRCULATION	419 SF
VESTIBULE	C1008	n/a	CIRCULATION	40 SF
VESTIBULE	C1009	n/a	CIRCULATION	54 SF
				11055 SF
DONORS				
CATERING KITCHEN	1014	11 731	DONORS	371 SF
CATERING PANTRY	1015	11 731	DONORS	131 SF
				502 SF
EDUCATION				
STUDENT LOUNGE	1216	n/a	EDUCATION	382 SF
STORAGE	1234	91 000	EDUCATION	337 SF
				719 SF
ELECTRICAL				
ELECTRICAL	1005	n/a	ELECTRICAL	75 SF
ELECTRICAL	1110	n/a	ELECTRICAL	139 SF
ELECTRICAL	1214	n/a	ELECTRICAL	106 SF
				320 SF
FUTURE WELCOME CENTER				
FUTURE OFFICES	1233	n/a	FUTURE WELCOME CENTER	448 SF
				448 SF
LOBBY				
LOBBY	C123	n/a	LOBBY	943 SF
				943 SF
MECHANICAL				
MECH SHAFT	0001	n/a	MECHANICAL	10 SF
MECH SHAFT	0002	n/a	MECHANICAL	9 SF
MECH. SHAFT	0003	n/a	MECHANICAL	16 SF
MECH. SHAFT	0004	n/a	MECHANICAL	18 SF
MECH. SHAFT	0005	n/a	MECHANICAL	13 SF
MECH. SHAFT	0006	n/a	MECHANICAL	13 SF
MECH SHAFT	0007	n/a	MECHANICAL	4 SF
MECH SHAFT	0008	n/a	MECHANICAL	4 SF
MECH SHAFT	0009	n/a	MECHANICAL	3 SF
MECH SHAFT	0010	n/a	MECHANICAL	3 SF
MECH. SHAFT	0011	n/a	MECHANICAL	19 SF
MECH. SHAFT	0012	n/a	MECHANICAL	16 SF
MECH SHAFT	0013	n/a	MECHANICAL	65 SF
MECH. SHAFT	0020	n/a	MECHANICAL	26 SF
MECH. SHAFT	0021	n/a	MECHANICAL	28 SF
MECH SHAFT	0022	n/a	MECHANICAL	30 SF

PROGRAMMING CROSS-REFERENCE SCHEDULE - GROUND FLOOR

Name	Number	Programming Code	Department	Area
MECH SHAFT	0023	n/a	MECHANICAL	35 SF
				315 SF
MUSEUM				
UNIVERSITY EXHIBITION 1	1002	n/a	MUSEUM	407 SF
UNIVERSITY EXHIBITION 2	1004	n/a	MUSEUM	529 SF
STORAGE	1006	n/a	MUSEUM	54 SF
ROTATING MUSEUM EXHIBIT WEST	1012	n/a	MUSEUM	574 SF
				1564 SF
RESTROOMS				
WOMEN'S	1011		RESTROOMS	132 SF
MEN'S	1013		RESTROOMS	121 SF
MEN'S	1107	n/a	RESTROOMS	168 SF
WOMEN'S	1111	n/a	RESTROOMS	222 SF
MEN'S	1217	n/a	RESTROOMS	239 SF
WOMEN'S	1218	n/a	RESTROOMS	202 SF
				1083 SF
SERVICES				
HSKP	1007	n/a	SERVICES	41 SF
HSKP	1109	n/a	SERVICES	20 SF
				61 SF
WELCOME CENTER				
STOR	1003	n/a	WELCOME CENTER	51 SF
FUTURE RETAIL	1010	n/a	WELCOME CENTER	249 SF
WELCOME DESK	1102	n/a	WELCOME CENTER	137 SF
GALLERY/ MUSEUM	1103	n/a	WELCOME CENTER	3026 SF
PORCH	1104	n/a	WELCOME CENTER	380 SF
STOR	1105	n/a	WELCOME CENTER	24 SF
STORAGE	1106	n/a	WELCOME CENTER	98 SF
A/V	1112	n/a	WELCOME CENTER	121 SF
VIDEO THEATER	1113	n/a	WELCOME CENTER	2940 SF
STORAGE	1114	n/a	WELCOME CENTER	172 SF
FAMILY ROOM 5	1201	n/a	WELCOME CENTER	78 SF
FAMILY ROOM 1	1202	n/a	WELCOME CENTER	100 SF
FAMILY ROOM 6	1203	n/a	WELCOME CENTER	98 SF
FAMILY ROOM 2	1204	n/a	WELCOME CENTER	174 SF
FAMILY ROOM 7	1205	n/a	WELCOME CENTER	107 SF
FAMILY ROOM 3	1206	n/a	WELCOME CENTER	136 SF
VIP CONFERENCE ROOM	1207	n/a	WELCOME CENTER	210 SF
FAMILY ROOM 4	1208	n/a	WELCOME CENTER	95 SF
OFFICE	1209	n/a	WELCOME CENTER	209 SF
WORKROOM	1210	n/a	WELCOME CENTER	196 SF
COPY/MAIL	1211	75 954	WELCOME CENTER	189 SF
MOTHER'S ROOM	1212	n/a	WELCOME CENTER	92 SF
INTERNS	1213	n/a	WELCOME CENTER	437 SF
VESTIBULE	1215	n/a	WELCOME CENTER	278 SF
OFFICE	1219	n/a	WELCOME CENTER	111 SF
WOMEN'S CHANGING	1220	n/a	WELCOME CENTER	96 SF
OFFICE	1221	n/a	WELCOME CENTER	104 SF
CAPSTONE LOCKERS	1222	n/a	WELCOME CENTER	97 SF
OFFICE	1223	n/a	WELCOME CENTER	103 SF
MEN'S CHANGING	1224	n/a	WELCOME CENTER	95 SF
PANTRY	1225	n/a	WELCOME CENTER	101 SF
OFFICE	1226	n/a	WELCOME CENTER	96 SF
C M&W OFFICE	1227	n/a	WELCOME CENTER	97 SF
OFFICE	1228	n/a	WELCOME CENTER	96 SF
C M&W LOUNGE	1229	n/a	WELCOME CENTER	118 SF
OFFICE	1230	n/a	WELCOME CENTER	95 SF
CMW CHANGE	1231	n/a	WELCOME CENTER	100 SF
OFFICE	1232	n/a	WELCOME CENTER	98 SF
CORRIDOR	C121	n/a	WELCOME CENTER	1090 SF
				12093 SF
Grand total				29507 SF

OVERALL KEY PLAN

CARD ACCESS LEGEND

CR — CARD READER. APPROXIMATE LOCATION INDICATED.

CR 3 — SINGLE CARD READER TO PROVIDE ACCESS CONTROL FOR MULTIPLE DOORS--NUMBER OF DOORS ON SYMBOL. APPROXIMATE LOCATION INDICATED.

CR E — CARD READER TO PROVIDE ACCESS CONTROL FOR ELEVATOR. CARD READER TO BE LOCATED INSIDE ELEVATOR CAB.

NOTE: ALL EXTERIOR DOORS TO HAVE A CAMERA, IN ADDITION TO CARD READERS. CAMERAS ARE TO BE MOUNTED INSIDE THE BUILDING. ADDITIONAL CAMERAS FOR THE EXTERIOR, ANTICIPATED TO BE MOUNTED ON THE FUTURE PERFORMING ARTS CENTER.

NOTE:
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DEPARTMENT LEGEND

- LOBBY
- CIRCULATION
- DONORS
- ADMINISTRATION
- EDUCATION
- WELCOME CENTER
- MUSEUM
- RESTROOMS
- MECHANICAL
- SERVICES
- FUTURE WELCOME CENTER
- ELECTRICAL

PROJECT NORTH

1 **GROUND FLOOR PROGRAMMING PLAN**
1/16" = 1'-0"

BIRCHFIELD PENUEL & ASSOCIATES LLC
2805 CRESCENT AVENUE SUITE 200 BIRMINGHAM, ALABAMA 35209
PHONE : 205.870.1876 | FAX : 205.870.3058 | WWW.BPA.NET

STATE OF ALABAMA
CHARLES E. PENUEL
NO. 2395
BIRMINGHAM, ALABAMA
REGISTERED ARCHITECT

University of Alabama

Peter Bryce Main Building Stabilization, Structural and Exterior Shell Package B

200 Bryce Lawn Drive Tuscaloosa, AL 35401

REVISIONS:

No.	Description	Date

Date: JULY 17, 2018
Drawing Title: GROUND FLOOR PROGRAMMING PLAN
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BPA Project No. 113-14
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Sheet of

A1.06

UA PROJECT # 415-14-172A

113-14

PROGRAMMING CROSS-REFERENCE SCHEDULE - SECOND FLOOR

Name	Number	Programming Code	Department	Area
ADMINISTRATION				
THEATER MGMT	2001	71 126	ADMINISTRATION	422 SF
DEPARTMENT CHAIR	2002	71 111	ADMINISTRATION	426 SF
STOR	2003	71 126	ADMINISTRATION	54 SF
OFFICE MANAGER	2004	71 134	ADMINISTRATION	166 SF
PASSAGE	2005	n/a	ADMINISTRATION	100 SF
OFFICE ASSOCIATE/RECEPTIONIST	2006	71 135	ADMINISTRATION	264 SF
STOR	2007	n/a	ADMINISTRATION	41 SF
MOVEMENT	2101	73 111	ADMINISTRATION	115 SF
DIRECTOR OF DANCE	2102	71 127	ADMINISTRATION	200 SF
DANCE 5	2103	71 131	ADMINISTRATION	126 SF
TECH DIR. DANCE	2104	71 136	ADMINISTRATION	127 SF
DANCE 6	2105	71 132	ADMINISTRATION	127 SF
DANCE 2	2106	71 128	ADMINISTRATION	120 SF
DANCE 7	2107	71 133	ADMINISTRATION	127 SF
DANCE 3	2108	71 129	ADMINISTRATION	126 SF
ACTING 1	2109	71 124	ADMINISTRATION	127 SF
DANCE 4	2110	71 130	ADMINISTRATION	125 SF
ACTING 2	2111	71 125	ADMINISTRATION	127 SF
LIGHTING DESIGN	2112	71 116	ADMINISTRATION	189 SF
LIGHTING & PRODUCTION	2113	73 116	ADMINISTRATION	130 SF
SCENE DESIGN	2118	71 114	ADMINISTRATION	239 SF
KITCHENETTE	2119	75 945	ADMINISTRATION	115 SF
STOR	2122A		ADMINISTRATION	29 SF
MUSIC THEATER #1	2125	71 117	ADMINISTRATION	167 SF
COSTUME DESIGN 1	2126	71 112	ADMINISTRATION	246 SF
MUSIC THEATER #2	2127	71 118	ADMINISTRATION	168 SF
COSTUME DESIGN 2	2128	71 113	ADMINISTRATION	249 SF
MUSIC THEATER #3	2129	71 119	ADMINISTRATION	166 SF
MUSIC THEATER ACCOMPANIST	2130	73 112	ADMINISTRATION	142 SF
MUSIC THEATER #4	2131	71 120	ADMINISTRATION	168 SF
TECHNICAL DIRECTION	2132	71 115	ADMINISTRATION	226 SF
DIRECTING	2133	71 123	ADMINISTRATION	134 SF
THEATER HISTORY	2134	71 122	ADMINISTRATION	132 SF
MUSICAL THEATER MOVEMENT	2135	71 121	ADMINISTRATION	137 SF
MAIL RM	2201	75 952	ADMINISTRATION	79 SF
GA CONF. ROOM (2)	2202	72 114	ADMINISTRATION	103 SF
GEN OFFICE STAFF	2203	73 117	ADMINISTRATION	212 SF
MGMT WORKROOM	2204	75 911	ADMINISTRATION	174 SF
GA THEATER MGMT (1)	2205	72 113	ADMINISTRATION	212 SF
GA CONF. ROOM (1)	2206	72 115	ADMINISTRATION	137 SF
STORAGE	2207	n/a	ADMINISTRATION	111 SF
THEATER MGMT STAFF	2208	73 115	ADMINISTRATION	96 SF
GA THEATER MGMT (3)	2209	72 113	ADMINISTRATION	90 SF
STORAGE OFFICE RECORDS	2210	75 912	ADMINISTRATION	199 SF
GA THEATER MGMT (2)	2211	72 113	ADMINISTRATION	99 SF
STORAGE MGMT ARCHIVES	2212	75 913	ADMINISTRATION	93 SF
STORAGE MGMT ARCHIVES	2213	72 114	ADMINISTRATION	87 SF
GA IN ACTING/ DIRECTING (5)	2221	72 115	ADMINISTRATION	111 SF
NURSING MOTHER'S	2222	n/a	ADMINISTRATION	98 SF
GA IN ACTING/ DIRECTING (4)	2223	72 114	ADMINISTRATION	109 SF
GA IN COSTUME DESIGN/ PRODUCTION (5)	2224	72 112	ADMINISTRATION	96 SF
GA IN ACTING/ DIRECTING (3)	2225	72 114	ADMINISTRATION	107 SF
GA IN COSTUME DESIGN/ PRODUCTION (4)	2226	72 112	ADMINISTRATION	98 SF
GA IN ACTING/DIRECTING (2)	2227	72 114	ADMINISTRATION	233 SF
GA IN COSTUME DESIGN/ PRODUCTION (3)	2228	72 112	ADMINISTRATION	97 SF
GA IN ACTING/ DIRECTING (1)	2229	72 114	ADMINISTRATION	106 SF
GA IN COSTUME DESIGN/ PRODUCTION (2)	2230	72 112	ADMINISTRATION	96 SF
GA IN DESIGN/TECH	2231	72 111	ADMINISTRATION	468 SF
GA IN COSTUME DESIGN/ PRODUCTION (1)	2232	72 112	ADMINISTRATION	100 SF
GRAD ASST.	2233	73 118	ADMINISTRATION	340 SF
				9312 SF
CIRCULATION				

PROGRAMMING CROSS-REFERENCE SCHEDULE - SECOND FLOOR

Name	Number	Programming Code	Department	Area
STAIR	C100	n/a	CIRCULATION	296 SF
ELEVATOR	C101	n/a	CIRCULATION	57 SF
STAIR	C110	n/a	CIRCULATION	223 SF
ELEVATOR	C111	n/a	CIRCULATION	90 SF
STAIR LOBBY	C112	n/a	CIRCULATION	421 SF
CORRIDOR	C201	n/a	CIRCULATION	1517 SF
CORRIDOR	C202	n/a	CIRCULATION	798 SF
VESTIBLE	C203	n/a	CIRCULATION	142 SF
PASSAGE	C205	n/a	CIRCULATION	214 SF
PASSAGE	C206	n/a	CIRCULATION	208 SF
PASSAGE	C207	n/a	CIRCULATION	213 SF
CONNECTOR	C210	n/a	CIRCULATION	177 SF
CORRIDOR	C211	n/a	CIRCULATION	705 SF
CORRIDOR	C211	n/a	CIRCULATION	2002 SF
CONNECTOR	C220	n/a	CIRCULATION	187 SF
CORRIDOR	C221	n/a	CIRCULATION	1078 SF
ELEVATOR	C222	n/a	CIRCULATION	73 SF
CORRIDOR	C224	n/a	CIRCULATION	1340 SF
PASSAGE	C225	n/a	CIRCULATION	168 SF
STAIR LOBBY	C226	n/a	CIRCULATION	428 SF
				10339 SF
DONORS				
WM TLT.	2014	n/a	DONORS	68 SF
MN TLT.	2015	n/a	DONORS	71 SF
DONORS	2020	11 511	DONORS	784 SF
STOR	2021	11 515	DONORS	36 SF
BAR	2022	11 512	DONORS	33 SF
UNASSIGNED	2023	n/a	DONORS	40 SF
UNASSIGNED	2024	n/a	DONORS	37 SF
				1069 SF
EDUCATION				
DESIGN CLASSROOM 2 DESIGN/TECH	2114	91 113	EDUCATION	274 SF
DESIGN CLASSROOM 1 COSTUME	2115	91 112	EDUCATION	283 SF
STUDENT LOUNGE	2116	92 101	EDUCATION	Not Enclosed
SEMINAR	2117	91 114	EDUCATION	377 SF
PIANO LAB	2215	91 116	EDUCATION	443 SF
STUDENT LOUNGE	2216	92 101	EDUCATION	362 SF
				1759 SF
ELECTRICAL				
ELECTRICAL	2007	n/a	ELECTRICAL	75 SF
ELECTRICAL	2124	n/a	ELECTRICAL	111 SF
ELECTRICAL	2214	75 913	ELECTRICAL	108 SF
				294 SF
LOBBY				
LOBBY	C223	n/a	LOBBY	1083 SF
				1083 SF
MECHANICAL				
MECH. SHAFT	0001	n/a	MECHANICAL	27 SF
MECH. SHAFT	0002	n/a	MECHANICAL	28 SF
MECH. SHAFT	0003	n/a	MECHANICAL	30 SF
MECH. SHAFT	0004	n/a	MECHANICAL	35 SF
MECH SHAFT	0011	n/a	MECHANICAL	5 SF
MECH SHAFT	0012	n/a	MECHANICAL	5 SF
MECH SHAFT	0013	n/a	MECHANICAL	3 SF
MECH SHAFT	0014	n/a	MECHANICAL	3 SF
				136 SF
MUSEUM				
MUSEUM WEST	2010	n/a	MUSEUM	857 SF
MUSEUM EAST	2011	n/a	MUSEUM	844 SF
STOR	2012	n/a	MUSEUM	61 SF
STOR	2013	n/a	MUSEUM	66 SF
				1829 SF

PROGRAMMING CROSS-REFERENCE SCHEDULE - SECOND FLOOR

Name	Number	Programming Code	Department	Area
RESTROOMS				
MEN'S	2121	75 955	RESTROOMS	209 SF
WOMEN'S	2123	75 955	RESTROOMS	239 SF
MEN'S	2217	75 955	RESTROOMS	258 SF
WOMEN'S	2218	75 955	RESTROOMS	201 SF
				906 SF
SERVICES				
HSKP	2008	n/a	SERVICES	43 SF
NETWORK	2120	75 951	SERVICES	104 SF
HSKP	2122	n/a	SERVICES	33 SF
NETWORK	2219	75 951	SERVICES	114 SF
HSKP	2220	n/a	SERVICES	97 SF
				391 SF
UNASSIGNED				
STOR	2018	n/a	UNASSIGNED	82 SF
STOR	2019	n/a	UNASSIGNED	80 SF
UNASSIGNED	C204	n/a	UNASSIGNED	1594 SF
				1756 SF
Grand total				28873 SF

OVERALL KEY PLAN

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SOUND/IMPACT LEGEND

SOUND — ISOLATED FLOOR AND PARTITION CONSTRUCTION TO MINIMIZE SOUND TRANSFER

SOUND IMPACT — ISOLATED FLOOR AND PARTITION CONSTRUCTION TO MINIMIZE SOUND AND IMPACT TRANSFER

DEPARTMENT LEGEND

- LOBBY
- CIRCULATION
- DONORS
- ADMINISTRATION
- EDUCATION
- MUSEUM
- RESTROOMS
- MECHANICAL
- SERVICES
- UNASSIGNED
- ELECTRICAL

PROJECT NORTH

1 **SECOND FLOOR PROGRAMMING PLAN**
1/16" = 1'-0"

BIRCHFIELD PENUEL & ASSOCIATES LLC
2805 CRESCENT AVENUE SUITE 200 BIRMINGHAM, ALABAMA 35209
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University of Alabama

Peter Bryce Main Building Stabilization, Structural and Exterior Shell Package B

200 Bryce Lawn Drive Tuscaloosa, AL 35401

REVISIONS:

No.	Description	Date

Date: JULY 17, 2018
Drawing Title: SECOND FLOOR PROGRAMMING PLAN
Drawn by: CA Checked by: AC
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A1.07

UA PROJECT # 415-14-172A

113-14

PROGRAMMING CROSS-REFERENCE SCHEDULE - THIRD FLOOR

Name	Number	Programming Code	Department	Area
CIRCULATION				
CORRIDOR	C302	n/a	CIRCULATION	1552 SF
CONNECTOR	C310	n/a	CIRCULATION	171 SF
CORRIDOR	C311	n/a	CIRCULATION	979 SF
ELEVATOR	C312	n/a	CIRCULATION	90 SF
CORRIDOR	C314	n/a	CIRCULATION	947 SF
STAIR	C315	n/a	CIRCULATION	459 SF
CONNECTOR	C320	n/a	CIRCULATION	182 SF
CORRIDOR	C321	n/a	CIRCULATION	810 SF
ELEVATOR	C322	n/a	CIRCULATION	73 SF
LOBBY	C323	n/a	CIRCULATION	844 SF
PASSAGE	C324	n/a	CIRCULATION	71 SF
CORRIDOR	C325	n/a	CIRCULATION	674 SF
PASSAGE	C326	n/a	CIRCULATION	179 SF
				7030 SF
EDUCATION				
LARGE REHEARSAL #4	3013	93 105	EDUCATION	1606 SF
REH STORAGE	3102	91 202	EDUCATION	149 SF
REHEARSAL ROOM	3103	91 201	EDUCATION	1870 SF
REH STORAGE	3104	91 202	EDUCATION	140 SF
SMALL REHERSAL ROOM #2	3105	91 231	EDUCATION	682 SF
STORAGE	3106	91 232	EDUCATION	53 SF
STUDENT LOUNGE	3107	92 101	EDUCATION	380 SF
MEN'S CHANGING	3110	91 214	EDUCATION	126 SF
WOMEN'S CHANGING	3112	91 215	EDUCATION	132 SF
STUDIO THEATER REHEARSAL	3113	91 211	EDUCATION	1396 SF
STORAGE	3114	91 212	EDUCATION	150 SF
SMALL REHEARSAL ROOM #1	3115	91 221	EDUCATION	724 SF
STORAGE	3116	91 222	EDUCATION	66 SF
STAGE MGRS.	3117	91 104	EDUCATION	275 SF
SMALL REHERSAL	3201	93 108	EDUCATION	800 SF
STORAGE	3203	n/a	EDUCATION	89 SF
SMALL WARM UP 1	3204	91 117	EDUCATION	63 SF
SMALL WARM UP 2	3205	91 118	EDUCATION	63 SF
SMALL WARM UP 3	3206	91 119	EDUCATION	63 SF
SMALL WARM UP 4	3207	91 120	EDUCATION	63 SF
SMALL WARM UP 5	3208	91 121	EDUCATION	63 SF
THEATER AUTOMATION	3209	91 111	EDUCATION	655 SF
STORAGE	3210	n/a	EDUCATION	89 SF
STO	3211	n/a	EDUCATION	42 SF
STAGE CRAFT CLASSROOM	3213	91 108	EDUCATION	713 SF
STUDENT LOUNGE	3214	92 101	EDUCATION	382 SF
STORAGE	3219	n/a	EDUCATION	119 SF
THEATER HISTORY	3220	91 105	EDUCATION	662 SF
PROJECTION/ LIGHT LAB	3221	91 132	EDUCATION	802 SF
STOR	3222	n/a	EDUCATION	56 SF
KINESIOLOGY	3223	91 106	EDUCATION	699 SF
STOR	3224	n/a	EDUCATION	56 SF
SMALL RECORDING STUDIO	3225	91 133	EDUCATION	326 SF
				13551 SF
ELECTRICAL				

PROGRAMMING CROSS-REFERENCE SCHEDULE - THIRD FLOOR

Name	Number	Programming Code	Department	Area
ELECTRICAL	3101	n/a	ELECTRICAL	150 SF
ELECTRICAL	3212	n/a	ELECTRICAL	82 SF
				232 SF
LOBBY				
LOBBY	C313	n/a	LOBBY	727 SF
STAIR LOBBY	C327	n/a	LOBBY	457 SF
				1184 SF
RESTROOMS				
MEN'S	3109	75 955	RESTROOMS	269 SF
WOMEN'S	3111	75 955	RESTROOMS	232 SF
MEN'S	3215	75 955	RESTROOMS	192 SF
WOMEN'S	3216	75 955	RESTROOMS	317 SF
VENDING	3218	42 303	RESTROOMS	40 SF
				1050 SF
SERVICES				
HSKP	3108	n/a	SERVICES	30 SF
HK	3217	n/a	SERVICES	56 SF
				86 SF
CIRCULATION				
STAIR	C300	n/a	CIRCULATION	294 SF
ELEVATOR	C301	n/a	CIRCULATION	57 SF
				352 SF
EDUCATION				
COMPUTER LAB	3001	91 131	EDUCATION	422 SF
CONFERENCE ROOM	3002	91 115	EDUCATION	426 SF
STORAGE	3003	91 131	EDUCATION	54 SF
STAGE DESIGN CLASSROOM	3004	91 107	EDUCATION	557 SF
STORAGE	3007	n/a	EDUCATION	41 SF
LARGE REH #4	3008	93 106	EDUCATION	313 SF
MALE LOCKERS	3009	93 108	EDUCATION	253 SF
FEMALE LOCKERS	3010	93 107	EDUCATION	257 SF
MALE DRESSING	3011	93 108	EDUCATION	98 SF
FEMALE DRESSING	3012	93 107	EDUCATION	102 SF
				2522 SF
ELECTRICAL				
ELECTRICAL	3005	n/a	ELECTRICAL	84 SF
				84 SF
MECHANICAL				
MECH SHAFT	0031	n/a	MECHANICAL	18 SF
MECH SHAFT	0032	n/a	MECHANICAL	16 SF
				34 SF
SERVICES				
HSKP	3006	n/a	SERVICES	43 SF
				43 SF
Grand total				26169 SF

OVERALL KEY PLAN

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SOUND/IMPACT LEGEND

- SOUND — ISOLATED FLOOR AND PARTITION CONSTRUCTION TO MINIMIZE SOUND TRANSFER
- SOUND IMPACT — ISOLATED FLOOR AND PARTITION CONSTRUCTION TO MINIMIZE SOUND AND IMPACT TRANSFER

DEPARTMENT LEGEND

- LOBBY
- CIRCULATION
- EDUCATION
- RESTROOMS
- MECHANICAL
- SERVICES
- ELECTRICAL

PROJECT NORTH

1

THIRD FLOOR PROGRAMMING PLAN

1/16" = 1'-0"

BIRCHFIELD PENUEL & ASSOCIATES LLC
2805 CRESCENT AVENUE, SUITE 200, BIRMINGHAM, ALABAMA 35209
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Peter Bryce Main Building Stabilization, Structural and Exterior Shell Package B

200 Bryce Lawn Drive Tuscaloosa, AL 35401

REVISIONS:

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BPA Project No. 113-14
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UA PROJECT # 415-14-172A

113-14

PROGRAMMING CROSS-REFERENCE SCHEDULE - FOURTH FLOOR				
Name	Number	Programming Code	Department	Area
CIRCULATION				
STAIR	C400	n/a	CIRCULATION	290 SF
ELEVATOR	C401	n/a	CIRCULATION	57 SF
CORRIDOR	C402	n/a	CIRCULATION	1878 SF
				2225 SF
ELECTRICAL				
ELECTRICAL	4005	n/a	ELECTRICAL	93 SF
				93 SF
MECHANICAL				
MECH. SHAFT	0040	n/a	MECHANICAL	16 SF
MECH SHAFT	0041	n/a	MECHANICAL	18 SF
				34 SF
SERVICES				
HSKP	4006	n/a	SERVICES	43 SF
				43 SF
UNASSIGNED				
UNASSIGNED	4001	n/a	UNASSIGNED	419 SF
UNASSIGNED	4002	n/a	UNASSIGNED	430 SF
UNASSIGNED	4003	n/a	UNASSIGNED	56 SF
UNASSIGNED	4004	n/a	UNASSIGNED	561 SF
STORAGE	4007	n/a	UNASSIGNED	41 SF
UNASSIGNED	4008	n/a	UNASSIGNED	364 SF
UNASSIGNED	4009	n/a	UNASSIGNED	358 SF
				2230 SF
Grand total				4625 SF

OVERALL KEY PLAN

CARD ACCESS LEGEND

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CR 3 — SINGLE CARD READER TO PROVIDE ACCESS CONTROL FOR MULTIPLE DOORS--NUMBER OF DOORS ON SYMBOL. APPROXIMATE LOCATION INDICATED.

CR E — CARD READER TO PROVIDE ACCESS CONTROL FOR ELEVATOR. CARD READER TO BE LOCATED INSIDE ELEVATOR CAB.

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DEPARTMENT LEGEND

- CIRCULATION
- MECHANICAL
- SERVICES
- UNASSIGNED
- ELECTRICAL

NOTE:
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PROJECT NORTH

1 **FOURTH FLOOR PROGRAMMING PLAN**
1/16" = 1'-0"

UA PROJECT # 415-14-172A

BIRCHFIELD PENUEL & ASSOCIATES LLC
2805 CRESCENT AVENUE, SUITE 200, BIRMINGHAM, ALABAMA 35209
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REVISIONS:

No.	Description	Date

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Drawing Title: FOURTH FLOOR PROGRAMMING PLAN
Drawn by: CA Checked by: AC
BPA Project No. 113-14
Drawing File No.
Sheet of

A1.09

113-14

three inches = one foot
one and one-half inches = one foot
one inch = one foot
three-quarters inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
one-eighth inch = one foot

OVERALL KEY PLAN

PROJECT NORTH

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1/16" = 1'-0"

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University of Alabama

Peter Bryce Main Building Stabilization, Structural and Exterior Shell Package B

200 Bryce Lawn Drive Tuscaloosa, AL 35401

REVISIONS:

No.	Description	Date

Date: JULY 17, 2018
Drawing Title: ATTIC FLOOR PROGRAMMING PLAN
Drawn by: KE/CA
Checked by: AC
BPA Project No. 113-14
Drawing File No.
Sheet of

A1.10

UA PROJECT # 415-14-172A

University of Alabama System
Individually Distinct. Together Stronger.

University of Alabama System
500 University Boulevard East
Tuscaloosa, AL 35401
205.348.6432

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

Michael Rodgers
Assistant Vice Chancellor for Construction Management

THE UNIVERSITY OF ALABAMA | Division of Finance and Operations
Vice President

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

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

1. Sain Engineering Associates, Inc., Birmingham, Alabama
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.

Dana S Keith 8/10/2020

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

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

DocuSigned by:
James W. Wilson, III
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Trustee James W. Wilson, III, Chair for Physical Properties Committee

Part 1

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		Range of Construction Costs			
☒	Building Renovations	$ 50,000,001	to	$	and over
☐	Building Addition	$	to	$	
☐	New Construction	$	to	$	
☐	Campus Infrastructure	$	to	$	
☐	Equipment	$	to	$	
☐	Other	$	to	$	

Building Type – Group I		Percentage of Project
☐	Industrial Building Without Special Facilities	%
☐	Parking Structures/Repetitive Garages	%
☐	Simple Loft Type Structure	%
☐	Warehouses/Utility Type Buildings	%
☐	Other	%

Building Type – Group II		Percentage of Project
☐	Apartments and Dormitories	%
☐	Exhibit Halls	%
☐	Manufacture/Industrial Facilities	%
☐	Office Building (Without Tenant Improvements)	%
☐	Printing Plants	%
☐	Service Garage/Facility	%
☐	Other (Storm Shelter and Multi-Purpose Event)	%

Building Type – Group III	Percentage of Project
☐ College Classroom Facilities	%
☐ Convention Facilities	%
☐ Extended Care Facilities	%
☐ Gymnasiums	%
☐ Hospitals	%
☐ Institutional Dining Halls	%
☐ Laboratories	%
☐ Libraries	%
☐ Medical Schools	%
☐ Medical Office Facilities and Clinics	%
☐ Mental Institutions	%
☐ Office Buildings (with tenant improvements)	%
☐ Parks	%
☐ Playground and Recreational Facilities	%
☐ Public Health Centers	%
☐ Research Facilities	%
☐ Stadiums	%
☐ Central Utilities Plants	%
☐ Water Supply and Distribution Plants	%
☐ Sewage Treatment and Underground Systems	%
☐ 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
☐ Aquariums	%
☐ Auditoriums	%
☐ Art Galleries	%
☒ College Buildings with special features	100 %
☐ Communications Buildings	%
☐ Special Schools	%
☐ Theaters and similar facilities	%
☐ Other	%

Building Type – Group V	Percentage of Project
☐ Residences and Specialized Decorative Buildings	_____ %
☐ 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?	☐ 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
3. Sain Engineering Associates, Inc., Birmingham, Alabama

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

1. Sain Engineering Associates, Inc., Birmingham, Alabama
   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:

DocuSigned by:
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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 theses 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 a few 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.

Oral Interview Criteria/Focus

Peter Bryce Main Building Stabilization and Fit-out

Commissioning Agent

UA Project No. 415-14-172

Date: July 7, 2020

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 you team's approach toward project schedule and your availability.
    b. Discuss your firm's methodology for guiding the commissioning process throughout a phased project.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: FEBRUARY 4 - 5, 2021

__ INITIAL REPORT
__ INTERIM REPORT
X FINAL REPORT
5 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: 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:

		REVISED Packages B.1 and B.2	REVISED Packages C.1, C.3, C.4 and F
A. SCHEMATIC DESIGN	DATE INITIATED	Feb-15	Feb-15
	% COMPLETE	100%	100%
	* DATE COMPLETED	Jul-16	Jul-16
B. PRELIMINARY DESIGN:	DATE INITIATED	Jul-16	Jul-16
	% COMPLETE	100%	100%
	* DATE COMPLETED	Sep-16	Sep-16
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Oct-16	Nov-20
	% COMPLETE	20%	10%
	* DATE COMPLETED	Apr-17	Apr-21
D. SCHEDULED BID DATE:		May-17	May-21

5. CURRENT PROJECT BUDGET:

	CURRENT	REVISED
A. PACKAGE A - INTERIOR DEMOLITION AND ABATEMENT	*$ 1,309,231*	*$ 1,309,231*
B. PACKAGE B - EXTERIOR DEMOLITION AND SCAFFOLDING	*$ 2,061,766*	*$ 2,061,766*
C. PACKAGE C.1 - STABILIZATION, FITOUT-INFRASTRUCTURE AND SUPPORT COORDINATION, PARKING AND BUS PICKUP	**$ 16,067,334**	**$ 46,645,435**
D. PACKAGE C.2 - FINAL FITOUT	**$ 10,159,082**	**$ 9,576,039**
E. PACKAGE C.3 - DEMOLITION OF EAST WING	**$ -**	**$ 500,000**
G. PACKAGE D - SCAFFOLDING	*$ 900,000*	*$ 1,200,000*
H. PACKAGE E - MASONRY POINT AND PATCH	*$ 1,195,940*	*$ 797,520*
I.PACKAGE F - CARPENTRY	*$ -*	*$ 950,000*
J.PACKAGE G - CENTRAL STAIR AND VERTICAL CIRCULATION	$ -	$ 799,000
K. LANDSCAPING	$ 200,000	$ 400,000
L. FURNITURE, FIXTURES, EQUIPMENT AND INTERACTIVE	$ -	$ 4,414,000
M. SECURITY/ACCESS CONTROL	$ 115,400	$ 315,400
N. TELECOMMUNICATION/DATA	$ 522,390	$ 672,390
O. CONTINGENCY* (10%)	$ 2,622,642	$ 5,752,047
P. UA PROJECT MANAGEMENT FEE** (3%)	$ 690,320	$ 2,063,731
Q. ARCHITECT/ENGINEER FEE - PACKAGE A*** (LUMP SUM)	$ 122,000	$ 122,000
R. ARCHITECT/ENGINEER FEE- See Exhibit B	$ 1,872,362	$ 4,039,439
S. ARCHITECT/ENGINEER FEE	$ 1,297,290	$ -
T. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	$ 289,399	$ 582,960
U. CONSULTANTS (COMISSIONING & INTERACTIVE ENGAGEMENT SPECIALIST)	$ -	$ 583,875
V. OTHER FEES AND SERVICES (SURVEYS, INSPECTIONS, ADVERTISEMENT, DCM REVIEW, INSURANCE)	$ 574,844	$ 965,167
W. TOTAL PROJECT COST	**$ 40,000,000**	**$ 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

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: Tim Leopard

EXHIBIT A		
Bryce Main Stabilization and Fitout		
Scope and Budget Calculation Clarifications		
Foot Note	**Description**	
Package - C.1	Package C.1 is packaged as follows: $23,232,816 for Stabilization; $20,912,619 for Infrastructure & Support Coordination Fitout; $2,500,000 for Bus Pickup. C.1 Package includes Fitout of 1st Floor Proper (Central Pavilion, East Wing, & 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 & West Wing), 3rd Floor (East & West Wing). Fitout of 2nd Floor ADMH Museum space funded separately.	$ 46,645,435
FF&E	$2,214,000 is budgeted for furniture plus $1,700,000 for the Welcome Center Interactive displays and $500,000 for A/V	4,414,000
Contingency	Contingency is based on 10% of the cost of Package C.1 - Stabilization, Fitout - Infrastructure & Support Coordination, Parking & Bus Pickup, Package C.2 Final Fitout, Package C.3 - Demolition of East Wing, & Package G - Central Stair & Vertical Circulation	5,752,047
UA Project Management Fee	UA Project Management fee is based on 3% of the cost of Package A - Interior Demolition and Abatement, Package B- Exterior Demolition and Scaffolding, Package C.1 - Stabilization, Fit-out - Infrastructure & Support Coordination, Parking & Bus Pickup, Package C.2 - Final Fit-out, Package C.3 - Demolition of East Wing, Package E - Masonry Point and Patch , Package F - Carpentry, Package G - Central Stair & Vertical Circulation, Landscaping and Contingency.	2,063,731
Architect/Engineer Fee - Package A	Architect/Engineer fee - Package A is a lump sum amount of $122,000 for Package A - Interior Demolition and Abatement.	122,000
Architect/Engineer Fee - CSP2 Exhibit B	B - Exterior Demolition and Scaffolding, Part of Package C.1- Stabilization, Fitout-Infrastructure & 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.	See Exhibit B
Architect/Engineer Fee - CSP2 Exhibit B	Architect/Engineer fee is based on CSP2 Exhibit A: Part of Package C.1 - Stabilization, Fitout-Infrastructure & Support Coordination. Bryce Fitout portion of Package C.1 - Stabilization, Fitout-Infrastructure & Support Coordination with an estimated construction value of $20,912,619, Bus Pickup & 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	See Exhibit B
Consultants	$283,875 Commissioning Consultant & $300,000 for Interactive Engagement Specialists	583,875.00

Exhibit B

PETER BRYCE MAIN STABILIZATION AND FITOUT
ARCHITECTURAL FEE CALCULATION DETAIL

Original Contract

Package	Description	Construction Costs	Fee %	Reno %	Design Fee
C.1	Stabilization - (less 20% for CA)	$ 16,067,334.00	5.3%	1.25	$ 851,568.70
C.1	Fitout - (less 20% for CA)	$ 10,159,082.00	5.3%	1.25	$ 538,431.35
B	Exterior Demolition and Scaffolding	$ 2,061,766.00	6.8%	1.25	$ 175,250.11
E	Interim Masonry Restoration Package (UA self-perform / Jones Masonry)	$ 797,519.96	7.5%	1.25	$ 74,767.50
Add Services	Consultants and Initial Bid Reconciliation	$ 613,886.58	LS	N/A	$ 613,886.58
	Design Fees	$ 29,085,701.96			$ 2,253,904.23
	Final Negotiated Design Fee				$ 2,195,004.19
	Negotiated Savings				**$ 58,900.04**

Stabilization and Fitout

Package	Description	Construction Costs	Fee %	Reno %	Design Fee
C.1	East Wing - Structure and Envelope (175.25 SF)	$ 8,449,425.00	4.6%	N/A	$ 388,673.55
					$ -
C.1	Estimated Future Stabilization Costs (CA only 20%)	$ 23,232,816.00	4.6%	N/A	$ 213,741.91
C.4	Demolition of East Wing	$ 500,000.00	7.7%	N/A	$ 38,500.00
Add Services	and UA Museum Coordination	$ 218,708.00	LS	N/A	$ 218,708.00
C.1 and G	Estimated Construction Cost - ftiout 1st & second floor historical bryce main plus whitebox fitout of remainder of second, third and fourth floors.	$ 21,711,619.00	4.6%	N/A	$ 998,734.47
C.1	Parking Lot and Bus Pickup Area	$ 2,500,000.00	4.6%	N/A	$ 115,000.00
	Design Fees				$ 1,973,357.93
	Final Negotiated Design Fee				$ 1,844,435.11
	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

Southeast Aerial Elevation

Rendering Previously Approved September 19, 2014

PETER BRYCE MAIN STABILIZATION AND FITOUT - UPDATED

Main Entrance
from Bryce Lawn Drive looking North across Kilgore Lane

PETER BRYCE MAIN STABILIZATION AND FITOUT

Bus Porte-Cochere East Side Vantage Point

PETER BRYCE MAIN STABILIZATION AND FITOUT

Welcome Walls

PETER BRYCE MAIN STABILIZATION AND FITOUT

Bus Drop-Off

PETER BRYCE MAIN STABILIZATION AND FITOUT

Connectors at 3rd floor - Raised Roof at Wings

PETER BRYCE MAIN STABILIZATION AND FITOUT

LOCATION MAP