

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

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Performing Arts Academic Center

MEETING DATE: November 2-3, 2023

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4 |
| <input checked="" type="checkbox"/> | 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees |
| <input checked="" type="checkbox"/> | 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) ^{/2} |
| <input checked="" type="checkbox"/> | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 6. Recommendations for Contract Award by Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site |
| <input type="checkbox"/> | 8. Final Business Plan (if applicable) ^{/3} |

Prepared by: Jackson Cross

Approved by:

Jim Leopold
CM
MP

^{/1} Reference Tab 3I - Board Rule 415 Instructional Guide

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

^{/3} Reference Tab 3V - Board Rule 415 Instructional Guide



Office of the
President

September 29, 2023

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 approval under Board Rule 415 the attached documents for a Stage IV submittal for the Performing Arts Academic Center project.

The resolution requests authorization to award the construction contract for the Construction Package D – Building Foundations and approval of a budget reallocation.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on November 2-3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTIONAPPROVAL OF THE REALLOCATED PROJECT BUDGET AND PROVIDING
AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR THE
PERFORMING ARTS ACADEMIC CENTER

WHEREAS, in accordance with Board Rule 415, on April 4, 2014, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal for the Performing Arts Academic Center (formerly Performing Arts Center) project ("Project") to be located on the Peter Bryce campus at a projected cost of \$60,000,000; and

WHEREAS, in accordance with Board Rule 415, on April 10, 2015, the Board approved the top three ranked architectural firms and authorized officials of The University of Alabama ("University") to proceed with negotiations; and

WHEREAS, upon completion of negotiations with the top ranked firm of TurnerBatson Architect, of Birmingham, Alabama, the University has established a design fee of 5.6% of construction, less a \$10,000 credit for landscaping design, plus \$52,000 for programming design, \$57,500 for the Welcome Center programming, \$50,000 for enhanced construction administration services, \$20,000 for enhanced printing, \$865,000 for specialty consultants for theater equipment and rigging, audio visual and acoustical design, and reimbursable expenses not to exceed \$110,300; and

WHEREAS, on November 4, 2016, the Board approved a Revised Budget to reflect the negotiated architect fees; and

WHEREAS, on November 4, 2016, the Board approved the Stage III submittal; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on June 13, 2019, the University received competitive bids for Package A – Storm Water Package and Price Construction Company, Inc., Peterson, Alabama, was declared the lowest responsible bidder for the Project with a base bid amount of \$254,982; and

WHEREAS, Price Construction Company, Inc., final contract amount was \$247,864 as reflected in the Project budget below; and

WHEREAS, on April 12, 2019, the Board approved the recommended ranking of the Commissioning Consultant and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with Environmental Systems Corporation of Huntsville, Alabama, the University has established a final lump sum fee for Commissioning Services of \$214,109; and

WHEREAS, the University has deemed it appropriate to include space for the Opera program into the existing footprint and within the previously approved square footage so that Bryant-Jordan Hall can be decommissioned in accordance with the plans for the Peter Bryce Preserve; and

WHEREAS, on June 10, 2022, the Board approved a Revised Budget of \$133,000,000 to reflect the current construction market and associated changes to soft costs; and

WHEREAS, the University has determined it necessary to separate the Project into four separate construction packages so as to maintain project progress, including Construction Package A – Utilities and Infrastructure, Construction Package B – Sitework and Selective Foundations, Construction Package C – Building Construction, and Package D – Building Foundations; and

WHEREAS, the Construction Package A – Utilities and Infrastructure Package included storm water improvements to prepare the Project site; and

WHEREAS, the Construction Package B – Sitework and Selective Foundations includes partial foundations and sitework to prepare the Project site; and

WHEREAS, the Construction Package C – Building Construction will include the construction of the new Performing Arts Academic Center and the University is working to align the project bid schedule with favorable market conditions and contractor participation and availability; and

WHEREAS, the Construction Package D – Building Foundations includes the foundations of the new Performing Arts Academic Center; and

WHEREAS, to mitigate the effects of continued supply chain challenges associated with long lead equipment, ensure coordination of equipment between packages and to offset continued inflationary pressure the Project includes the purchase of Owner Furnished Contractor Installed (“OFCI”) Electrical equipment and OFCI Theater equipment; that will bid with Package C – Building Construction; and Owner Furnished Theater Equipment; and

WHEREAS, on December 21, 2022, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package B - Sitework and Selective Foundations and M.J. Harris Construction Services, LLC, Birmingham, AL (M.J. Harris) was declared the lowest responsible bidder with a base bid amount of \$5,985,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, on February 3, 2023, the Board approved the award of the construction contract for Package B – Sitework and Selective Foundations to M.J. Harris, in the amount of \$5,985,000; and

WHEREAS, on February 3, 2023, the Board approved a Budget Reallocation to reflect the current construction and equipment packaging; and

WHEREAS, on September 28, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package D - Building Foundations and J.T. Harrison Construction Co., Inc., Tuscaloosa, Alabama ("Harrison Construction") was declared the lowest responsible bidder with an adjusted base bid amount of \$3,186,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University is requesting approval to award the construction contract for Package D – Building Foundations to Harrison Construction for a total contract in the amount of \$3,186,000; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the current construction packaging, equipment packaging, bid results and associated Construction Contract and the related adjustments to soft costs; and

WHEREAS, the Project will be funded from Gifts (Realized through 2023) in the amount of \$18,500,000, University Central Reserves to be repaid through current pledges in the amount of \$19,750,000, Arts and Sciences Reserves and Future Gifts in the amount of \$20,000,000, and Future Revenue Bonds in the amount of \$74,750,000; and

WHEREAS, the Project design, 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
<i>Package A – Utilities and Infrastructure</i>	\$	247,864
Package B - Sitework & Selective Foundations	\$	5,985,000
Package C – Building Construction	\$	85,810,716
Package D – Building Foundations	\$	3,186,000
Owner Furnished Contractor Installed Electrical Equipment	\$	399,395
Owner Furnished Contractor Installed Theater Equipment (Bids with Package C)	\$	7,750,000
Owner Furnished Theater Equipment	\$	3,750,000
Landscaping	\$	900,000
Furniture, Fixtures, and Equipment	\$	1,000,000
Security/Access Control	\$	600,000
Telecommunication/Data	\$	750,000
Contingency* (4.9%)	\$	5,219,461
UA Project Management Fee** (3%)	\$	3,397,453
Architect/Engineer Fee (~7.0%)	\$	7,711,805
Escalation/Inflation	\$	2,868,523
Commissioning Fee	\$	214,109
Other****	\$	3,209,674
TOTAL PROJECT COST	\$	133,000,000

*Contingency is based on 5% of Package C - Building Construction, Package D - Building Foundations, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and 2.5% of Package B - Sitework & Selective Foundations

**UA Project Management fee is based on 3% of the costs of Package A - Utilities and Infrastructure, Package B - Sitework & Selective Foundations, Package C - Building Construction, Package D - Building Foundations, OFCI Electrical Equipment, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and Contingency

***Architect/Engineer Fee is based on 5.5% for Package B - Sitework & Selective Foundations, Package C - Building Construction, Package D - Building Foundations, OFCI Electrical Equipment, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and Escalation/ Inflation plus \$545,000 in additional services, \$940,575 for Specialty Consultants, & \$140,500 in Reimbursables

****Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

Work Completed. Final Contract/Agreement Amount.

Current Package for Contract Award Approval.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain of the costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the Board for capital expenditures incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installment of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).
2. The Budget reallocation for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED Stuart R. Bell, President, Matthew M. Fajack; Vice President of 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 the aforementioned contract with J.T. Harrison Construction Co., Inc, Tuscaloosa, Alabama, for Package D – Building Foundations for this Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 2-3, 2023

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Performing Arts Academic Center

PROJECT NUMBER: 432-15-599

PROJECT LOCATION: Peter Bryce Campus

ARCHITECT: TurnerBatson Architects

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II - Architect
- ☐ Stage II – Commissioning
- ☐ Stage III
- ☐ Revised Budget & Scope
- ☐ Stage IV – Package B
- ☒ Stage IV – Package D

PREVIOUS APPROVALS:

April 4, 2014

April 10, 2015

April 12, 2019

November 4, 2016

June 10, 2022

February 3, 2023

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Instructional	~ 89%	115,929
<input type="checkbox"/> Building Addition	Support	~ 11%	14,159
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	130,088

BUDGET	Current	Revised
<i>Package A – Utilities and Infrastructure</i>	\$ 247,864	\$ 247,864
Package B – Sitework & Selective Foundations	\$ 5,985,000	\$ 5,985,000
Package C – Building Construction	\$ 87,548,488	\$ 85,810,716
Package D – Building Foundations	\$ -	\$ 3,186,000
Owner Furnished Contractor Installed Electrical Equipment	\$ -	\$ 399,395
Owner Furnished Contractor Installed Theater Equipment (Bids with Package C)	\$ 7,750,000	\$ 7,750,000
Owner Furnished Theater Equipment	\$ 3,750,000	\$ 3,750,000
Landscaping	\$ 900,000	\$ 900,000
Furniture, Fixtures and Equipment	\$ 2,000,000	\$ 1,000,000
Security/Access Control	\$ 750,000	\$ 600,000
Telecommunication/Data	\$ 1,500,000	\$ 750,000
Contingency (4.9%) *	\$ 5,147,049	\$ 5,219,461
UA Project Management Fee (3%) **	\$ 3,339,852	\$ 3,397,453
Architect/Engineer Fee (~7.0%) ***	\$ 7,789,441	\$ 7,711,805
Escalation/ Inflation	\$ 2,868,523	\$ 2,868,523
Commissioning	\$ 214,109	\$ 214,109
Other****	\$ 3,209,674	\$ 3,209,674
TOTAL PROJECT COST	\$ 133,000,000	\$ 133,000,000
Construction Cost per Square Foot: \$770 (Package B, C, D, & Contingency)		

*Contingency is based on 5% of Package C - Building Construction, Package D - Building Foundations, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and 2.5% of Package B - Sitework & Selective Foundations

**UA Project Management fee is based on 3% of the costs of Package A - Utilities and Infrastructure, Package B - Sitework & Selective Foundations, Package C - Building Construction, Package D- Building Foundations, OFCI Electrical Equipment, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and Contingency

***Architect/Engineer Fee is based on 5.5% for Package B - Sitework & Selective Foundations, Package C - Building Construction, Package D - Building Foundations, OFCI Electrical Equipment, OFCI Theater Equipment, Owner Furnished Theater Equipment, Landscaping, and Escalation/ Inflation plus \$545,000 in additional services, \$940,575 for Specialty Consultants, & \$140,500 in Reimbursables

****Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

Work Completed Actual Contract Amount.

Current Package for Approval.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

130,088 sf x ~\$3.89/sf \$ 506,042

Total Estimated Annual O&M Costs: \$ **506,042****FUNDING SOURCE:**

Capital Outlay:

Gift (Realized through 2023) \$18,500,000

University Central Reserves to be Repaid Through Current Pledges \$19,750,000

Arts & Science Reserves and Future Gifts \$20,000,000

Future General Revenue Bonds \$74,750,000

O&M Costs: University Annual Operating Funds **\$506,042****NEW EQUIPMENT REQUIRED****Total Equipment Costs:** N/A**PROJECT SCOPE:**

The Performing Arts Academic Center (formerly Performing Arts Center) project (“Project”) will consist of the demolition of the North Wing of the Bryce Main building and the construction of an approximately 130,088 square foot performing arts center for the Department of Theatre and Dance (“Department”). The Project will provide a multi-functioning, state-of-the-art venue for performances and infrastructure. This facility will allow the Department to combine all performance and academic functions in a single area of campus.

The Project will provide a 350-seat drama theater, 450-seat dance theater, and a 250-seat studio theater that will address the Department’s growing needs and demands for performance space, seating capacity, and functionality. The building will also contain support spaces such as a scenery shop, various control rooms and rehearsal halls. In addition, faculty offices and classrooms will be relocated to the connected Peter Bryce Main building.

Prominently located on axis with the Bryce Central pavilion and the intersection of Randall Way and Peter Bryce Boulevard, the Project will provide a grand entry for performance events. The facility will also connect to the Bryce Main building via a new lobby. Connecting the old and new will provide two main entry and exit points for productions allowing for smooth transitions. Additionally, courtyards created between the buildings have the potential to be developed to serve as event support areas for outdoor venues and programming.

The relocation of the Department of Theatre and Dance will make the vacated space in the English Building and Rowand-Johnson Hall available for other pressing academic needs.

Space will also be provided for the Opera Department to relocate from Bryant-Jordan Hall so that facility can be decommissioned in accordance with the plan for the Peter Bryce Preserve.

**N/A on Stage I Projects*

PROJECT STATUS

SCHEMATIC DESIGN	Date Initiated	May 2015
	% Complete	100%
	Date Completed	April 2016
PRELIMINARY DESIGN:	Date Initiated	May 2016
	% Complete	100%
	Date Completed	July 2016
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2016
	% Complete	90%
	Date Completed	TBD
BID DATE (Package C- Building Construction):		TBD

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

Over the past ten years, undergraduate student enrollment in the Department of Theatre and Dance (“Department”) increased from 135 to 299 students or 121% without the addition of any facilities. The Performing Arts and Academic Center project (“Project”) will provide Theatre and Dance with a state-of-the-art performance center that includes a drama theater, dance performance space, and seat studio space combined into one facility. Furthermore, the planned relocation of faculty offices and classroom space for the Department in the Peter Bryce Main building will provide synergies for the proposed Performing Arts Center in the future. This Project will also allow for the reallocation of space that will be vacated by Theatre and Dance for other purposes in alignment with the strategic plan.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Performing Arts Academic Center -
Foundation Package

Bid Due
September 28, 2023 1:00 p.m. local time

Architect/Engineer
TURNERBATSON
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

UA Project No.
432-15-599D

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Six million dollars and 00/100 (\$6,000,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

CONSTRUCTION DURATION: Project Completion: April 26, 2024

CONTRACTOR	J. T. Harrison Construction Co., Inc. P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	M. J. Harris Construction Services, LLC 1 Riverchase Ridge, #300 Birmingham, AL 35244 (205) 380-6800 GC Lic. #47765	Rogers Building Company, LLC 2000 30th Avenue Northport, AL 35476 (205) 412-8321 GC Lic. #58588	WAR Construction, Inc. P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Travelers Casualty & Surety Co. of America	Nationwide Mutual Insurance Co.	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 2,100.00	\$ 2,136.62	\$ 2,050.00	\$ 1,925.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 500.00	\$ 931.35	\$ 595.00	\$ 300.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 800.00	\$ 1,150.49	\$ 1,120.00	\$ 750.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 22.00	\$ 27.39	\$ 21.00	\$ 33.00
BASE BID ON PROPOSAL	\$ 3,500,000.00	\$ 5,000,000.00	\$ 5,000,000.00	\$ 4,000,000.00
ENVELOPE ADJUSTMENT	(314,000.00)	(364,000.00)	(127,087.00)	(702,000.00)
TOTAL BID	\$ 3,186,000.00	\$ 4,636,000.00	\$ 4,872,913.00	\$ 3,298,000.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

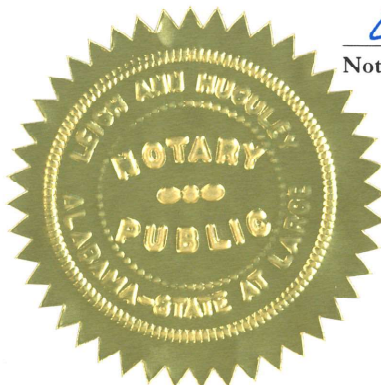


Michael Goswick, LEED AP BD+C, NCARB
TURNERBATSON

Sworn to and subscribed before me this 28th day of September, 2023.

Leigh Ann Hugoley
Notary Public

April 4, 2027
My Commission Expires



Unit Price Descriptions:

Unit Price #1: Reinforcing Steel. Price per Ton in Place.

Unit Price #2: Cast-in-Place Concrete Footing. Price per CY in Place.

Unit Price #3: Cast-in-Place Concrete Wall. Price per CY in Place.

Unit Price #4: Excavation & Replacement of Unsuitable Materials. Price per CY in Place.

PERFORMING ARTS ACADEMIC CENTER

Rendering Approved November 4th, 2016



PERFORMING ARTS ACADEMIC CENTER

LOCATION MAP

