UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL
(Architect Ranking, Project Scope and Project Budget)

CAMPUSS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Performing Arts Academic Center

MEETING DATE: June 9-10, 2022

1. Board Submittal Checklist No. 2
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
3. Proposed Board Resolution requesting approval of Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
4. Executive Summary - Proposed Capital Project
5. Executive Summary - Architect, Engineer, Selection Process (include Interview Outline).
6. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval - signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration
7. Preliminary Business Plan (if applicable)
8. Campus map(s) showing project site

Prepared by:
Approved by: 

Reference Tab 3H - Board Rule 415 Instructional Guide
Reference Tab 3E - Board Rule 415 Instructional Guide
Reference Tab 3K - Board Rule 415 Instructional Guide
Reference Tab 3L - Board Rule 415 Instructional Guide
Reference Tab 3M - Board Rule 415 Instructional Guide
Reference Tab 3N - Board Rule 415 Instructional Guide
Reference Tab 3V - Board Rule 415 Instructional Guide

After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-0-Board Rule 415, Instructional Guide
May 10, 2022

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 which provide information regarding construction of the Performing Arts Academic Center.

Please place this item on the agenda for the Physical Properties Committee meeting of the June 9-10, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,

[Signature]

Stuart R. Bell
President

Enclosure
RESOLUTION

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 appropriate 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, the University is requesting approval for a Revised Budget from $60,000,000 to $133,000,000 to reflect the current construction market and associated changes 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:

<table>
<thead>
<tr>
<th>BUDGET:</th>
<th>REVISED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$ 87,548,488</td>
</tr>
<tr>
<td>Utilities and Infrastructure</td>
<td>$ 247,864</td>
</tr>
<tr>
<td>Structural Steel Package (OFCl)</td>
<td>$ 5,500,000</td>
</tr>
<tr>
<td>Theater Equipment (OFCl) (To be bid with Construction)</td>
<td>$ 11,500,000</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$ 900,000</td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment</td>
<td>$ 2,000,000</td>
</tr>
<tr>
<td>Security/Access Control</td>
<td>$ 750,000</td>
</tr>
<tr>
<td>Telecommunication/Data</td>
<td>$ 1,500,000</td>
</tr>
<tr>
<td>Contingency* (5%)</td>
<td>$ 5,272,424</td>
</tr>
<tr>
<td>UA Project Management Fee** (3%)</td>
<td>$ 3,329,063</td>
</tr>
<tr>
<td>Architect/Engineer Fee (~7.2%)</td>
<td>$ 7,783,467</td>
</tr>
<tr>
<td>Escalation/ Inflation</td>
<td>$ 3,244,911</td>
</tr>
<tr>
<td>Commissioning Fee</td>
<td>$ 214,109</td>
</tr>
<tr>
<td>Expenses (Geotech, Construction Materials Testing)</td>
<td>$ 1,496,565</td>
</tr>
<tr>
<td>Other Fees and Services</td>
<td>$ 1,713,109</td>
</tr>
<tr>
<td>**TOTAL PROJECT COST</td>
<td>$ 133,000,000</td>
</tr>
</tbody>
</table>
* Contingency is based on 5% of the costs of Construction, Structural Steel Package (OFCI), OFCI Equipment, & Landscaping

** UA PM Fee is based on 3% of Construction, Utilities and Infrastructure, Structural Steel Package (OFCI), OFCI Equipment, Landscaping and Contingency

*** Architect/Engineer Fee is based on 5.5% for Construction, Structural Steel Package (OFCI), OFCI Equipment, Landscaping, & Escalation plus $524,580 in additional services, $1,134,000 for Specialty Consultants, & $146,750 in Reimbursables.

Work Completed. Final Contract/Agreement Amount.

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 reimburse the Board for expenses 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 installation of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).

2. Revised Scope and Budget for the Project as stipulated above is hereby approved.
EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 9-10, 2022
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

PREVIOUS APPROVALS:
☐ Stage I April 4, 2014
☐ Stage II - Architect April 10, 2015
☐ Stage II – Commissioning April 12, 2019
☐ Stage III November 4, 2016
☐ Revised Budget & Scope

PROJECT TYPE  SPACE CATEGORIES  PERCENTAGE  GSF
☒ Building Construction  Instructional  ~ 89%  115,929
☐ Building Addition  Support  ~ 11%  14,159
☐ Building Renovation
☐ Equipment

TOTAL  100%  130,088
<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$47,726,306</td>
<td>$87,548,488</td>
</tr>
<tr>
<td>Utilities and Infrastructure</td>
<td>$980,000</td>
<td>$247,864</td>
</tr>
<tr>
<td>Structural Steel Package (OFCl)</td>
<td>$-</td>
<td>$5,500,000</td>
</tr>
<tr>
<td>Owner Furnished Contractor Installed Theater Equipment (To be Bid with Construction)</td>
<td>-</td>
<td>$11,500,000</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$450,000</td>
<td>$900,000</td>
</tr>
<tr>
<td>Furniture, Fixtures and Equipment</td>
<td>$1,750,000</td>
<td>$2,000,000</td>
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<tr>
<td>Security/Access Control</td>
<td>$185,000</td>
<td>$750,000</td>
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<td>Telecommunication/Data</td>
<td>$750,000</td>
<td>$1,500,000</td>
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<tr>
<td>Contingency (5%) *</td>
<td>$2,457,815</td>
<td>$5,272,424</td>
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<tr>
<td>UA Project Management Fee (3%) **</td>
<td>$1,032,282</td>
<td>$3,329,063</td>
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<tr>
<td>Architect/Engineer Fee (~7.2%) ***</td>
<td>$3,817,473</td>
<td>$7,783,467</td>
</tr>
<tr>
<td>Escalation/ Inflation</td>
<td>$-</td>
<td>$3,244,911</td>
</tr>
<tr>
<td>Commission</td>
<td>$156,106</td>
<td>$214,109</td>
</tr>
<tr>
<td>Expenses (Geotech, Construction Materials Testing)</td>
<td>$350,000</td>
<td>$1,496,565</td>
</tr>
<tr>
<td>Other Fees and Services (Testing, Advertising, Printing)</td>
<td>$345,018</td>
<td>$1,713,109</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td>$60,000,000</td>
<td>$133,000,000</td>
</tr>
</tbody>
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*Contingency is based on 5% of Construction, Structural Steel Package (OFCl), OFCI Theatre Equipment, and Landscaping.

** UA PM Fee is based on 3% of Construction, Utilities and Infrastructure, Structural Steel Package (OFCl), OFCI Theater Equipment, Landscaping, and Contingency.

***Architect/Engineer Fee is based on 5.5% of Construction, Structural Steel Package (OFCl), OFCI Theater Equipment, Landscaping, & Escalation plus $524,580 in additional services, $1,134,000 for Specialty Consultants, & $146,750 in Reimbursables.

Work Completed Actual Contract/Agreement Amount.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\[
130,088 \text{ sf} \times \sim \$3.89/\text{sf} = \$506,042
\]

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

Capital Outlay:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gift (Realized through 2023)</td>
<td>$18,500,000</td>
</tr>
<tr>
<td>University Central Reserves to be Repaid</td>
<td>$19,750,000</td>
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<tr>
<td>through Current Pledges</td>
<td></td>
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<tr>
<td>Arts and Sciences Reserves and Future Gifts</td>
<td>$20,000,000</td>
</tr>
<tr>
<td>Future General Revenue Bonds</td>
<td>$74,750,000</td>
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</table>

**O&M Costs:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Annual Operating Funds</td>
<td>$506,042</td>
</tr>
</tbody>
</table>

**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 North Campus 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*
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.