

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

**BOARD SUBMITTAL CHECKLIST NO. 2  
CAPITAL PROJECT - STAGE II SUBMITTAL <sup>11</sup>  
(Architect Ranking, Project Scope and Project Budget) <sup>18</sup>**

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

**PROJECT NAME:** Performing Arts Academic Center

**MEETING DATE:** June 9-10, 2022

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 2  |
| <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 Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees  |
| <input checked="" type="checkbox"/> | 4. Executive Summary - Proposed Capital Project <sup>12</sup>   |
| <input type="checkbox"/>            | 5. Executive Summary - Architect, Engineer, Selection Process (include Interview Out Line). <sup>13, 14, 15</sup>   |
| <input type="checkbox"/>            | 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 <sup>16</sup> |
| <input type="checkbox"/>            | 7. Preliminary Business Plan (if applicable) <sup>17</sup>  |
| <input checked="" type="checkbox"/> | 8. Campus map(s) showing project site   |

Prepared by:

Approved by:



<sup>11</sup> Reference Tab 3H - Board Rule 415 Instructional Guide

<sup>12</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

<sup>13</sup> Reference Tab 3K - Board Rule 415 Instructional Guide

<sup>14</sup> Reference Tab 3L - Board Rule 415 Instructional Guide

<sup>15</sup> Reference Tab 3M - Board Rule 415 Instructional Guide

<sup>16</sup> Reference Tab 3N - Board Rule 415 Instructional Guide

<sup>17</sup> Reference Tab 3V - Board Rule 415 Instructional Guide

<sup>18</sup> 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,

A handwritten signature in blue ink, appearing to read "S. R. Bell".

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:

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

\* 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 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. Revised Scope and Budget for the Project as stipulated above is hereby approved.

**EXECUTIVE SUMMARY**  
**PROPOSED CAPITAL PROJECT**  
**BOARD OF TRUSTEES SUBMITTAL**

<b>MEETING DATE:</b>	June 9-10, 2022
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	Performing Arts Academic Center
<b>PROJECT NUMBER:</b>	432-15-599
<b>PROJECT LOCATION:</b>	Peter Bryce Campus
<b>ARCHITECT:</b>	TurnerBatson Architects

<b>THIS SUBMITTAL:</b>  <input type="checkbox"/> Stage I <input type="checkbox"/> Stage II - Architect <input type="checkbox"/> Stage II – Commissioning <input type="checkbox"/> Stage III <input checked="" type="checkbox"/> Revised Budget & Scope <input type="checkbox"/> Stage IV	<b>PREVIOUS APPROVALS:</b>  April 4, 2014 April 10, 2015 April 12, 2019 November 4, 2016
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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			
<b>TOTAL</b>		<b>100%</b>	<b>130,088</b>

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

\*Contingency is based on 5% of Construction, Structural Steel Package (OFCI), OFCI Theatre Equipment, and Landscaping.

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

\*\*\*Architect/Engineer Fee is based on 5.5% of Construction, Structural Steel Package (OFCI), 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 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 and Sciences 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 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.

# PERFORMING ARTS ACADEMIC CENTER

Rendering Approved November 4<sup>th</sup>, 2016





# PERFORMING ARTS ACADEMIC CENTER

## LOCATION MAP

