

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

*** Board Submittal Checklist No. 2
Capital Project – Stage II Submittal/1
(Architect Ranking, Project Scope and Project Budget) /8**

Campus: The University of Alabama
Project Name: Performing Arts Center
Meeting Date: April 9 – 10, 2015

- * ☒ 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 (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project. /2
- ☒ 6. Executive Summary - Architect, Engineer, 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 Executive Vice Chancellor for Finance and Operations. /6
- ☒ 8. Project Planning Report /2
- ☐ 9. Preliminary Business Plan (if applicable) /7
- ☒ 10. Campus map(s) showing Project site

Prepared by:

Carla Brown/jrs

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/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA Executive Vice Chancellor of Finance and Operations.
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.

March 9, 2015



Chancellor Robert Witt
The University of Alabama System
401 Queen City Avenue
Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its April 10, 2015 meeting the following resolution:

- Board Item – Action: Stage II Submittal: Performing Arts Center

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

Sincerely,

Judy Bonner
President

JB/dj

Enclosure



203 Rose Administration Building
Box 870100
Tuscaloosa, Alabama 35487-0100
(205) 348-5100
fax (205) 348-7238
president@ua.edu
<http://www.ua.edu>

RESOLUTION

PERFORMING ARTS 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 Center project (“Project”) to be located on the Peter Bryce campus at a projected cost of \$60,000,000; and

WHEREAS, the Consultant Selection Committee of The University of Alabama (“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 firms following Board approval as follows:

Ranking of Top Three Firms:

1. TurnerBatson Architect, Birmingham, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama
3. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama

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 Project will be funded from Future Revenue Bonds in the amount of \$30,000,000 and University Funds, including gifts, in the amount of \$30,000,000; and

WHEREAS, the budget for the Project remains as stipulated:

BUDGET:	CURRENT
Construction	\$ 48,550,000
Utilities and Infrastructure	\$ 980,000
Landscaping	\$ 450,000
Furniture, Fixtures, and Equipment	\$ 1,750,000
Security/Access Control	\$ 185,000
Telecommunication/Data	\$ 750,000
Contingency* (5%)	\$ 2,499,000
UA Project Management Fee** (2%)	\$ 1,049,580
Architect/Engineer Fee*** (5.6%)	\$ 3,023,680
Expenses (Geotech, Construction Materials Testing)	\$ 350,000
Other Fees and Services (surveys, testing)	\$ 412,740
TOTAL PROJECT COST	\$ 60,000,000

*Contingency is based on 5% of construction, utilities and infrastructure, and landscaping.

**UA Project Management fee is based on 2% of construction, utilities and infrastructure, landscaping, and contingency.

***Architect/Engineer fee is based on 5.6% of construction, and utilities and infrastructure plus \$250,000 for theatre consultation if needed.

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;


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. Judy Bonner, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution 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 architectural agreement for architectural services in accordance with Board Rule 415 for this Project.
3. The budget for this Project remains as stipulated above.

March 6, 2015

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

MEMORANDUM

TO: Judy Bonner
FROM: Lynda Gilbert 
RE: Board Item – Action: Stage II Submittal: Performing Arts Center

Pursuant to Board Rule 415, a Consultant Selection Committee, appointed by The University of Alabama ("University"), solicited proposals from qualified architectural firms for the Performing Arts Center project ("Project"). The selection committee's recommendations were forwarded to, and approved by the Physical Properties Committee Chair and Executive Vice Chancellor for Finance and Operations. The University is requesting approval to begin negotiations with the top ranked firms as follows:

1. TurnerBatson Architect, Birmingham, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama
3. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama

This Project will be funded from Future Revenue Bonds in the amount of \$30,000,000 and University funds, including gifts, in the amount of \$30,000,000.

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, Project Summary, Executive Consultant Selection Process – Part 1, Letter of Approval of Ranking from the Physical Properties Committee Chair and Executive Vice Chancellor for Finance and Operations, Project Planning Report, Location Map and Resolution 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 of The University of Alabama meeting scheduled for April 9 – 10, 2015.

LG/CCb

Attachments

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Brad Cook



271 Rose Administration Building
Box 870142
Tuscaloosa, Alabama 35487-0142
(205) 348-4530
FAX (205) 348-9633

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: April 9 – 10, 2015

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Performing Arts Center

PROJECT LOCATION: Peter Bryce campus

ARCHITECT: Requesting in this submittal

THIS SUBMITTAL:

- ☐ Stage I
- ☒ Stage II
- ☐ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

April 3 – 4, 2014

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Instructional	100%	137,900
<input type="checkbox"/> Campus Infrastructure	<input type="checkbox"/> Patient Care		
<input type="checkbox"/> Equipment	<input type="checkbox"/> Support		
<input type="checkbox"/> Other	<input type="checkbox"/> Intercollegiate Athletics		
TOTAL		100%	137,900

BUDGET	Percentage	Current
Construction		\$ 48,550,000
Utilities and Infrastructure		\$ 980,000
Landscaping		\$ 450,000
Furniture, Fixtures, and Equipment		\$ 1,750,000
Security/Access Control		\$ 185,000
Telecommunication/Data		\$ 750,000
Contingency*	5%	\$ 2,499,000
UA Project Management Fee**	2%	\$ 1,049,580
Architect/Engineer Fee***	5.6%	\$ 3,023,680
Expenses (Geotech, Construction Materials Testing)		\$ 350,000
Other Fees and Services (surveys, testing)		\$ 412,740
TOTAL PROJECT COST		\$ 60,000,000

*Contingency is based on 5% of construction, utilities and infrastructure, and landscaping.

**UA Project Management fee is based on 2% of construction, utilities and infrastructure, landscaping, and contingency.

***Architect/Engineer fee is based on 5.6% of construction, and utilities and infrastructure plus \$250,000 for theatre consultation if needed.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

(137,900 gsf x ~\$3.89 gsf) \$ 536,431.00

TOTAL ESTIMATED ANNUAL O&M COSTS: \$ 536,431.00

*Hardscape and Landscaping only

FUNDING SOURCE:

Capital Outlay:

Future Revenue Bonds \$ 30,000,000

University funds, including gifts \$ 30,000,000

O&M Costs: \$ 536,431.00

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & 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. This proposed 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.

Part 1

**EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: April 9 – 10, 2015

Campus: The University of Alabama

Project Name: Performing Arts Center

Project Location: Peter Bryce campus

Prepared By: Vince Dooley/Carla Coleman Brown Date: March 2, 2015

Project Type	Range of Construction Costs
<input type="checkbox"/> Building Renovations	\$ _____ to \$ _____
<input type="checkbox"/> Building Addition	\$ <u>48,000,000</u> to \$ <u>49,000,001</u>
<input checked="" type="checkbox"/> New Construction	\$ _____ to \$ _____
<input type="checkbox"/> Campus Infrastructure	\$ _____ to \$ _____
<input type="checkbox"/> Equipment	\$ _____ to \$ _____
<input type="checkbox"/> Other	\$ _____ to \$ _____

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	_____ %
<input type="checkbox"/> Parking Structures/Repetitive Garages	_____ %
<input type="checkbox"/> Simple Loft Type Structure	_____ %
<input type="checkbox"/> Warehouses/Utility Type Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	_____ %
<input type="checkbox"/> Exhibit Halls	_____ %
<input type="checkbox"/> Manufacture/Industrial Facilities	_____ %
<input type="checkbox"/> Office Building (Without Tenant Improvements)	_____ %
<input type="checkbox"/> Printing Plants	_____ %
<input type="checkbox"/> Service Garage/Facility	_____ %
<input type="checkbox"/> Other	_____ %

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

Building Type – Group V	Percentage of Project
<input type="checkbox"/> Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Brad Cook, UA Project Manager
2. Vince Dooley, Architectural Design Coordinator
3. Tim Leopard, Assistance Vice President for Construction
4. Garrett Goodman, UA Staff Architect
5. Susanna Johnson, Director, Furnishings and Design
6. Tricia McElroy, Associate Professor of English and Associate Dean for Humanities and Fine Arts
7. William Teague, Professor and Chair, Theatre and Dance
8. Dan Wolfe, University Planner and Designer

Qualified Firms/Companies Submitted:

1. Ward Scott Architecture, Tuscaloosa, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama
3. TurnerBatson Architect, Birmingham, Alabama
4. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama

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

1. TurnerBatson Architect, Birmingham, Alabama
2. Williams Blackstock Architects, Birmingham, Alabama
3. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama

Reviewed and approved by:**Chairman of Consultant Selection Committee****Vice President for Financial Affairs and Treasurer**

The University of Alabama
Architectural presentation outline
Performing Arts Center
UA Project No. 432-13-118

Part I

ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS (Maximum 6 points)

- A. Describe your firm's or team's experience working with other universities and state agencies.
- B. Describe your firm's or team's experience working with The University of Alabama.
 - a. The UA desires to have input in the procurement of consultants once the top ranked firm is selected.
- C. The UA encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. Describe your firm's approach in soliciting certified minority-owned or women-owned firms and consultants.

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

- A. Identify and describe the proposed team's past experience providing A/E services that are **identical or similar** to this project within the last ten (10) 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 design and construction phases of the project, including current contact information.

The Owner may contact these references during this qualification process.

- C. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.

THREE: LITIGATION AND CLAIMS (Maximum 6 points)

- A. Does your firm/organization or any of its officers currently have any judgments, claims, 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 in regard to any of your construction projects? If yes, please give pertinent details and outcome(s).

FOUR: 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 of the contractors during the project?

FIVE: PROJECT SPECIFIC CRITERIA (Maximum 12 points)

- A. Provide specific examples of projects which demonstrate a classical design sensitivity and execution in blending harmoniously with an existing architectural style or campus/civic context.
- B. Provide design experiences where acoustics and sound were essential to the project and describe the process of integrating these program requirements from design through construction and occupancy.
- C. Describe your experience and approach in working with Owner hired consultants (i.e., commissioning agent, building envelope consultant, equipment & furnishings, etc.).

Oral Interview Criteria/Focus

Performing Arts Center

for The University of Alabama

UA Project No. 432-13-118

Date: February 10-11, 2015

1. Welcome/Introduction (time allotted = 5 minutes)

- a. Design Team
 - i. Brief Introduction and explanation of relationship of firms.
 - ii. Proposed consultants (engineers, specialty consultants are not required to be present at interviews).
 - iii. Past experience in working with theater consultants.

2. Program Review Discussion & Conceptual Design Feedback – 25 points max (time allotted = 70 minutes)

- a. Site Considerations & Comments
 - i. Master Plan & Adjacent Projects – Briefly discuss your firm's impressions of the current master plan which includes the Performing Arts Center and Theater & Dance projects, Peter Bryce Boulevard with tie-in to Jack Warner Parkway, General Classroom Building, and future growth of Peter Bryce Campus to the north and east as shown on the master plan.

Discuss strategies for massing, views, parking, service that will support this new area of campus as a cultural arts district and serve to carefully integrate and balance the functional needs of this area of campus with aesthetic goals of contextual architecture & greenspace.

- ii. PAC Project Site - Provide feedback on the programming layout of the Performing Arts Center. Discuss any attributes or challenges with the current layout, including public entrances, pedestrian flow on campus, service access, screening of service, parking strategies, etc. near the immediate site. Identify any opportunities or important considerations not shown on the current Programming plan.
- b. Program and Function
 - i. Provide comment on the programming arrangement of the three theaters in the PAC facility and discuss your firm's experience with designing a facility with the capability of multiple simultaneous performances and necessary design criteria to support the facility.

- ii. Support/Back of House for Three Theaters – Discuss design factors for back of house, rehearsal, support spaces relative to the program layout. Provide feedback on attributes or challenges with current layout.
- iii. Spatial Relationships - Discuss preliminary massing and provide feedback on any observations relative to programming organization of building relative to heights, views, adjacencies, stacking, sound, etc.
- iv. Relationship of PAC to Theater & Dance - Discuss relationship between the Performing Arts Center and Bryce Main/Wards which will house the Theater & Dance Department, relative to interior functions as diagrammed in the program. Discuss any challenges or obstacles relative to concurrently designed & constructed projects, access to and around projects, code implications, distances from Theater & Dance support to PAC spaces, interior crossover traffic (faculty, student & service), etc.
- v. Tie-In Points - There are three major tie-in points anticipated between the PAC and Theater & Dance project inside Bryce Main, including an important central tie-in at the rotunda which links to the present day amusement hall. The central rotunda connection has been identified by UA as an important design element – discuss how it can become a focal point for the project from both interior and exterior vantage points.

Discuss opportunities and identify any challenges at these important areas relative to structure, design, materials, aesthetics, control, crossover of service access, mechanical & fire alarm, etc.
- vi. Program completeness – Discuss if there are any other program elements that should be included in the project, or based on your review, any current features that could benefit from more exploration.
- c. Technical – Provide feedback relative to the proposed project regarding to the following technical requirements, including design, budgeting, technical coordination, user input & approval, alternates for budget management, construction administration and warranty & closeout. Include considerations relative to a Design-Bid-Build project delivery.
 - i. Acoustical
 - ii. Lighting
 - iii. Audio/Visual
 - iv. Control Systems
 - v. Theater Equipment, Rigging, etc.
 - vi. Furnishings
 - vii. Commissioning

- viii. Other
- ix. Concessions
- d. Aesthetics
 - i. Contextual Exterior Design – Provide design feedback and ideas for the contextual implications in blending the PAC with the historic Italianate Bryce Main building and in consideration of classical design goals of the University.

It is anticipated that the exterior skin of the project will be a stone or white stucco material to blend with the historic Bryce Main building.

Feedback can be in the form of previous project examples or design concepts for this facility.
 - ii. Interior concepts – Provide feedback or observations on a classical or contextual interior design that will be respectful and sensitive to the Bryce Main Building and classical expressions found elsewhere on campus.

Feedback can be in the form of previous project examples or design concepts for this facility.

3. Roles & Execution - 15 points max (time allotted = 20 minutes)

- a. Design Roles
 - i. Explain your firm's day to day roles and responsibilities for the project.
 - ii. For the leadership roles, explain the hierarchy of roles and who is ultimately accountable for project success.
- b. Construction Roles
 - i. Explain your firm's day to day roles and responsibilities for the project.
 - ii. For the leadership roles, explain the hierarchy of roles and who is ultimately accountable for project success.
- c. Proposed design and construction schedule – It is anticipated for this project to be constructed in time for a fall 2018 opening. Provide feedback relative to the design & construction schedule. Discuss challenges and strategies for managing the schedule among all parties to ensure project success.
- d. Provide examples of cost and budget control methods during design & management of the construction contract to minimize change orders. Provide three examples of comparable projects with the % of change orders experienced on the project (including references).

- e. Relative to consultants, provide feedback on consultants that would be included in the Basic Fee and your opinion of consultants that would not be included in the basic fee.

4. Critical Success Factors - 10 points max (time allotted = 15 minutes)

- a. What do you consider critical success factors for the project? How has your firm managed these factors successfully on other comparable projects?
- b. This is an important project for the University in terms of the scope and scale of the project, the impact on campus and the risks associated with hard bidding a facility of this nature. What distinguishes your firm and how you're your firm ensure that success will be delivered on this project.

5. Questions & Answers (time allotted = 15 minutes)

Project Summary

PERFORMING ARTS CENTER

The 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 137,900 square foot performing arts center for the Department of Theatre and Dance ("Department"). The proposed Project will provide a multi-functioning, state-of-the-art venue for performances. 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, costume studios and rehearsal hall. In addition, faculty offices and classrooms will be relocated to the connected Peter Bryce Main building.

Prominently located on the new loop road planned for the Peter Bryce campus, 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 an outdoor venue.

The relocation of the Department of Theatre and Dance will make the vacated space available for other pressing academic needs.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: April 9 - 10, 2015

☒ INITIAL REPORT
☐ INTERIM REPORT
☐ FINAL REPORT
1 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: Performing Arts Center

2. LOCATION: Peter Bryce campus

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>May-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Aug-15</u>

B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Sep-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Feb-16</u>

C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Mar-16</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Sep-17</u>

D. SCHEDULED BID DATE:	<u>Jan-17</u>
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5. CURRENT PROJECT BUDGET:

	CURRENT
A. CONSTRUCTION	\$ <u>48,550,000</u>
B. UTILITIES AND INFRASTRUCTURE	\$ <u>980,000</u>
C. LANDSCAPING	\$ <u>450,000</u>
D. FURNITURE, FIXTURES AND EQUIPMENT	\$ <u>1,750,000</u>
E. SECURITY/ACCESS CONTROL	\$ <u>185,000</u>
F. TELECOMMUNICATION/DATA	\$ <u>750,000</u>
G. CONTINGENCY* (5%)	\$ <u>2,499,000</u>
H. UA PROJECT MANAGEMENT FEE** (2%)	\$ <u>1,049,580</u>
I. ARCHITECT/ENGINEER FEE*** (5.6%)	\$ <u>3,023,680</u>
J. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ <u>350,000</u>
K. OTHER FEES AND SERVICES (SURVEYS, TESTING)	\$ <u>412,740</u>
L. TOTAL PROJECT COST	\$ <u>60,000,000</u>

*Contingency is based on 5% of construction, utilities and infrastructure and landscaping.

**UA Project management fee is based on 2% of construction, utilities and infrastructure, landscaping and contingency.

***Architect/Engineer fee is based on 5.6% of construction, utilities and infrastructure plus \$25,000 for theatre consultation if needed.

6. FUNDING/RESOURCES: Future Revenue Bonds - \$30,000,000
University funds, including gifts - \$30,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leopard

March 2, 2015

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

Mr. C. Ray Hayes
Executive Vice Chancellor for Finance and Operations
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 Selection Process
Performing Arts Center
Tuscaloosa, AL
UA Project No: 432-13-118

Dear Mr. Hayes and Trustee Wilson,

In accordance with Board Rule 415, on April 4, 2014, The Board of Trustees of The University of Alabama ("Board") approved a Stage I submittal for the Performing Arts project ("Project"). This proposed Project will provide a multi-function, state-of-the art venue for theater and dance performances. This facility will allow the department to combine all performance and academic functions around 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, costume studios and rehearsal hall. In addition, faculty offices and classrooms will be relocated to the connecting Peter Bryce Main building.



Pursuant to Board Rule 415, on November 16, 2015, notifications for the Project 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, experience and proposed team members by December 12, 2014.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures, and subsequently, on February 10 and 11, 2015 interviewed the following architectural firms:

- Ward Scott Architecture, Tuscaloosa, Alabama (Hammel Green and Abrahamson, Inc.)
- Williams Blackstock Architects, Birmingham, Alabama (Robert A. M. Stern)
- TurnerBatson Architect, Birmingham, Alabama (H3 Hardy Collaboration Architecture)
- Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Pfeiffer Partners Architects)

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

1. TurnerBatson Architect, Birmingham, Alabama (H3 Hardy Collaboration Architecture)
2. Williams Blackstock Architects, Birmingham, Alabama (Robert A. M. Stern)
3. Goodwyn, Mills and Cawood, Inc., Montgomery, Alabama (Pfeiffer Partners Architects)

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

1. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
2. The firms presented the most experience with phased design and sustainable design.
3. The firms presented the most favorable listing of qualified principals, staff, and associated engineers 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 engineers and architects for the Project.
5. The firms represented a clear understanding of the project program and goals, as well as how to achieve them.

Approval is hereby requested for:

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

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

Sincerely,



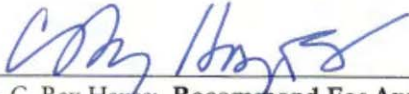
Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/CCb

Attachment

pc/atcmt: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Brad Cook

The above listing of firms ranked as the most qualified for the Project is hereby approved and by forwarding this executed document to the Chancellor's office, the ranking is approved for inclusion in the Board materials to the Physical Properties Committee.



Mr. C. Ray Hayes: **Recommend For Approval**
Executive Vice Chancellor for Finance and Operations



Trustee James W. Wilson, III: **Approval Recommended**
Chair of the Physical Properties Committee

LOCATION MAP

