

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

**\* Board Submittal Checklist No. 3**  
**Capital Project – Stage III and Revised Budget Submittals /1**  
**(Architectural Design and Revised Budget)**

Campus: The University of Alabama  
Project Name: Performing Arts Center  
Meeting Date: November 3 – 4, 2016

- ☒ 1. Completed Board Submittal Checklist No.3
- ☒ 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 Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Revised Executive Summary of Proposed Capital Project /2
- ☒ 6. Revised Project Summary (Brief description of project and materials of construction)
- ☒ 7. Revised Project Planning Report /2
- ☒ 8. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site

Prepared by:

David R. Jones

Approved by:

Tim Cooper

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

/2 Reference Tab 3E - 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.



Division of  
Financial Affairs

**MEMO**

October 7, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Budget Reallocation and Stage III submittals:  
Performing Arts Center

Pursuant to Board Rule 415, on April 10, 2015, The Board of Trustees of The University of Alabama ("Board") approved the top three ranked architectural firms and authorized officials of The University of Alabama ("University") to proceed with negotiations for the Performing Arts Center project ("Project"). Upon completion of negotiations with TurnerBatson Architect, 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.

Therefore, the University is requesting approval for a budget reallocation to reflect the negotiated architect fees for this Project.

Additionally, pursuant to Board Rule 415, the University has received renderings for the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

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.

The Project location, program and design 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, Project Planning Report,

Performing Arts Center  
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Location Map, Renderings 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 meeting scheduled for November 3 – 4, 2016.

LG/ccj

#### Attachments

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

## 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, 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, the University is requesting approval for a revised budget to reflect the negotiated architect fees; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; 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 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 revised budget for the Project is as stipulated below:

<b>BUDGET:</b>	<b>REVISED</b>
Construction	\$ 47,726,306
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%)	\$ 2,457,815
UA Project Management Fee** (2%)	\$ 1,032,282
Architect/Engineer Fee*** (5.6%)	\$ 3,817,473
Expenses (Geotech, Construction Materials Testing)	\$ 350,000
Other Fees and Services (surveys, testing)	\$ 501,124
<b>TOTAL PROJECT COST</b>	<b><u>\$ 60,000,000</u></b>

\*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, 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.

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 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:

2. The Stage III submittal for the Project is hereby approved.
3. The revised budget for this Project is approved as stipulated above.

# EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

## BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 3 – 4, 2016

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

**PROJECT NAME:** Performing Arts Center

**PROJECT LOCATION:** Peter Bryce campus

**ARCHITECT:** TurnerBatson Architect, Birmingham, AL

### THIS SUBMITTAL:

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

### PREVIOUS APPROVALS:

April 4, 2014

April 10, 2015

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Instructional	89%	115,929
<input type="checkbox"/> Campus Infrastructure	<input type="checkbox"/> Patient Care		
<input type="checkbox"/> Equipment	<input checked="" type="checkbox"/> Support	11%	14,159
<input type="checkbox"/> Other	<input type="checkbox"/> Intercollegiate Athletics		
<b>TOTAL</b>		<b>100%</b>	<b>130,088</b>

BUDGET	Percentage	Current	Revised
Construction		\$ 48,550,000	\$ 47,726,306
Utilities and Infrastructure		\$ 980,000	\$ 980,000
Landscaping		\$ 450,000	\$ 450,000
Furniture, Fixtures and Equipment		\$ 1,750,000	\$ 1,750,000
Security/Access Control		\$ 185,000	\$ 185,000
Telecommunication/Data		\$ 750,000	\$ 750,000
Contingency*	5%	\$ 2,499,000	\$ 2,457,815
UA Project Management Fee**	2%	\$ 1,049,580	\$ 1,032,282
Architect/Engineer Fee***	5.6%	\$ 3,023,680	\$ 3,817,473
Expenses (Geotech, Construction Materials Testing)		\$ 350,000	\$ 350,000
Other Fees and Services (surveys, testing)		\$ 412,740	\$ 501,124
<b>TOTAL PROJECT COST</b>		<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>

\*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, 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.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

(130,088 gsf x ~\$3.89 gsf)	\$	506,042
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>506,042</b>
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\*Hardscape and Landscaping only

**FUNDING SOURCE:**

Capital Outlay:

Future Revenue Bonds	\$	30,000,000
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University funds, including gifts	\$	30,000,000
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O&M Costs:	\$	506,042
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**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.

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.



**ATTACHMENT NO. 1**

Project: Performing Arts Center  
BOT Submittals – Budget Reallocation  
and Stage III  
Meeting Date: November 3 – 4, 2016

## **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 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. In addition, the Performing Arts Center will be available on a limited basis to host other university and community events.

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 Morgan Hall and Rowand-Johnson Hall available for other pressing academic needs.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: November 3 - 4, 2016

INITIAL REPORT  
X INTERIM REPORT  
FINAL REPORT  
2 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: TurnerBatson Architect, Birmingham, AL

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>May-15</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Apr-16</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>May-16</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Jul-16</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Jul-16</u>
	% COMPLETE	<u>30%</u>
	* DATE COMPLETED	<u>Sep-17</u>
D. SCHEDULED BID DATE:		<u>To be determined</u>

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 48,550,000	\$ 47,726,306
B. UTILITIES AND INFRASTRUCTURE	\$ 980,000	\$ 980,000
C. LANDSCAPING	\$ 450,000	\$ 450,000
D. FURNITURE, FIXTURES, AND EQUIPMENT	\$ 1,750,000	\$ 1,750,000
E. SECURITY/ACCESS CONTROL	\$ 185,000	\$ 185,000
F. TELECOMMUNICATION/DATA	\$ 750,000	\$ 750,000
G. CONTINGENCY* (5%)	\$ 2,499,000	\$ 2,457,815
H. UA PROJECT MANAGEMENT FEE** (2%)	\$ 1,049,580	\$ 1,032,282
I. ARCHITECT/ENGINEER FEE*** (5.6%)	\$ 3,023,680	\$ 3,817,473
J. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 350,000	\$ 350,000
K. OTHER FEES AND SERVICES (SURVEYS, TESTING)	\$ 412,740	\$ 501,124
L. TOTAL PROJECT COST	\$ 60,000,000	\$ 60,000,000

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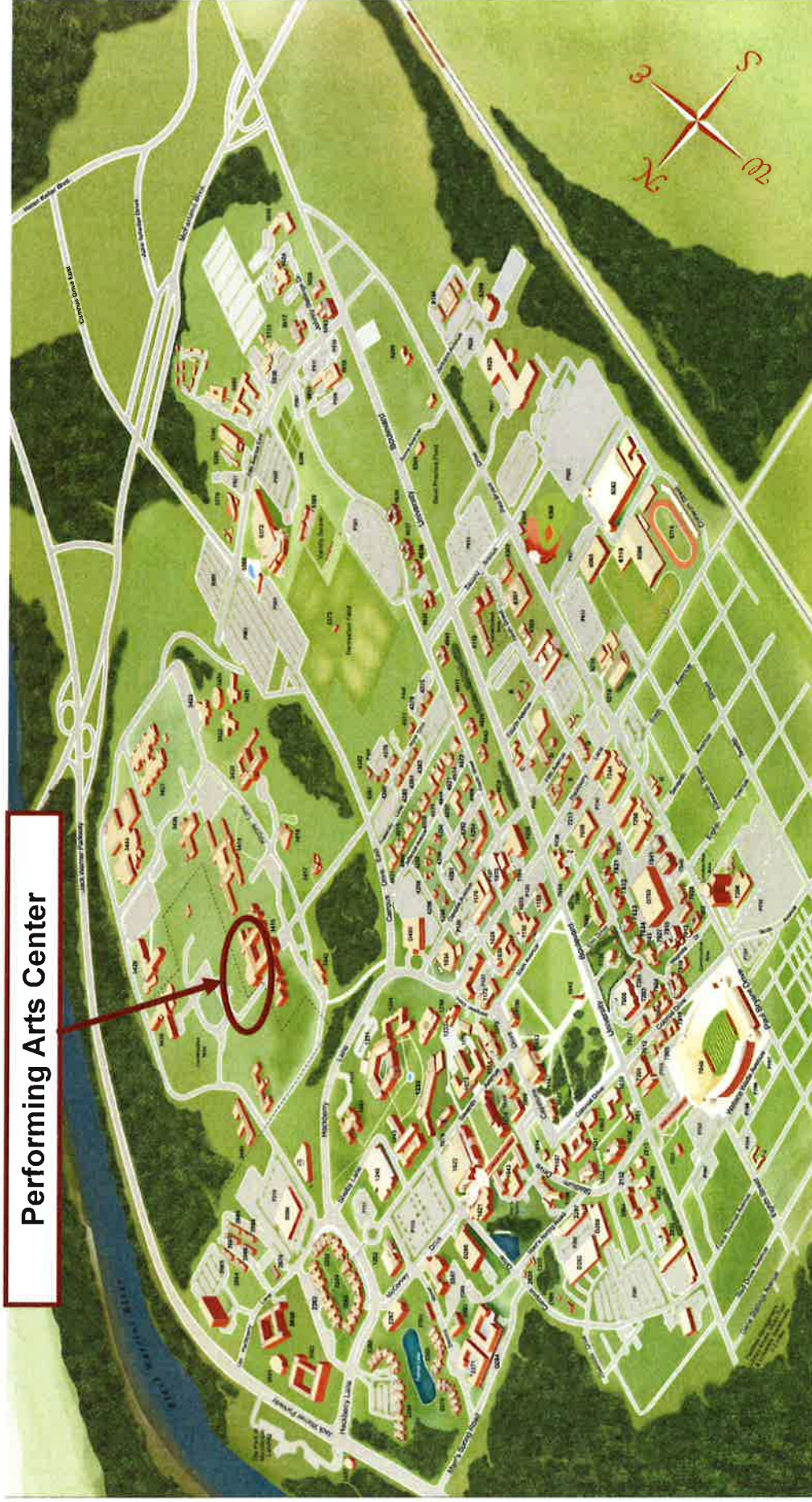
6. FUNDING/RESOURCES: Future Revenue Bonds - \$30,000,000  
University funds, including gifts - \$30,000,000  
7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY

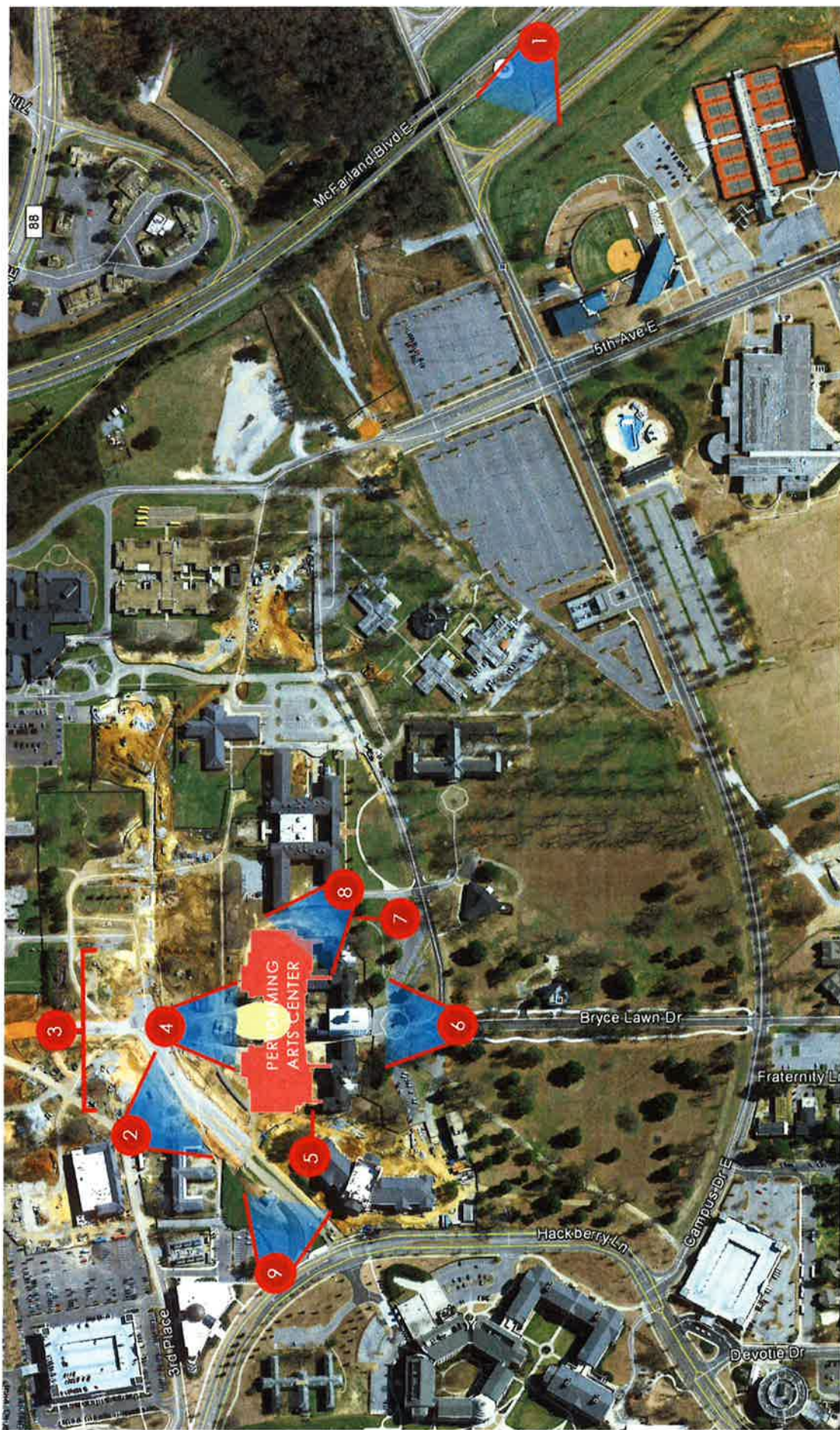
Tim leopard

# LOCATION MAP





# PERFORMING ARTS CENTER





# PERFORMING ARTS CENTER





# PERFORMING ARTS CENTER

View 1 from McFarland Boulevard/Hwy 82 looking west





# PERFORMING ARTS CENTER

View 2 Aerial looking southeast



# PERFORMING ARTS CENTER

View 3 - North elevation from North Campus Way





# PERFORMING ARTS CENTER

View 4 – close up of entry plaza and patron drop-off





# PERFORMING ARTS CENTER

View 5 – west student courtyard entrance looking east from North Lawn Hall





# PERFORMING ARTS CENTER

View 6 - Historic Bryce Main looking north from Bryce Lawn Drive



# PERFORMING ARTS CENTER

View 7 – Welcome Center bus drop-off – east elevation





# PERFORMING ARTS CENTER

View 9 - west elevation looking east from Hackberry Lane

