

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

**\* Board Submittal Checklist No. 4**  
**Capital Project – Stage III and IV Submittal and Scope and Budget Revision /1**  
**(Construction Contract Award)**

Campus: The University of Alabama  
Project Name: Peter Bryce Campus Building Demolition  
Meeting Date: September 18-19, 2014

- \* ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 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. Resolution requesting approval of Construction Contract Award, Construction Budget, and Project Budget
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. 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
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Revised Project Planning Report /2
- ☐\* 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☐\* 9. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 10. Campus map(s) showing location of project site
- ☐ 11. Final Business Plan (if applicable) /3

Additional documents for Stage III:

- ☒ 12. Proposed Resolution requesting approval for the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒\*\* 13. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)

\*Project is a Contract Award Approval Not To Exceed

\*\*Project is a demolition project

Prepared by: Carla Brown/DSK  
Approved by: Tim Leeper

/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

\* 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.

August 13, 2014



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 September 19, 2014, meeting the following resolutions:

- Board Action Item: Lease Agreement Renewal: AMSTI Building
- Board Item: Stage III, Stage IV – Not to Exceed Contract Award, and Scope and Budget Revision: Peter Bryce Campus Building Demolition
- Board Item – Action: Stage IV and Budget Revision Submittal: New Sewell-Thomas Stadium

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

Sincerely,

Judy Bonner  
President

JB/dj

Enclosures



## RESOLUTION

### PETER BRYCE CAMPUS BUILDING DEMOLITION

WHEREAS, in accordance with Board Rule 415, on September 13, 2013, The Board of Trustees of The University of Alabama (“Board”) approved the 2013-2014 Annual Capital Development Plan that included the Stage I submittal for the Peter Bryce Campus Building Demolition, Phase I and Phase II project (“Project”) located on the Peter Bryce Campus at a total projected cost of \$3,807,344; and

WHEREAS, architectural design services will be performed by The University of Alabama (“University”) Architects; and

WHEREAS, Phase I will consist of the removal of the rear section of the Bryce Main Building; and

WHEREAS, Phase II will entail the removal of the Dairy Barn, Fuel Tank/Support Building, Landscape/Auto Shop, Lodge/Old Storage, A M Kidd 32 East, Adolescent Unit, Office/Laundry/Patient Apparel, Greenhouse, Engineer Office, Office/Warehouse, Morgue, and Power Plant/Piggery; and

WHEREAS, upon completion of evaluation for current and future uses and projected cost evaluation, additional facilities identified as 1 North and the Bryce Administration Building may possibly be removed; and

WHEREAS, such demolition will impact the visual appearance of the campus; and

WHEREAS, the University is requesting a scope and budget revision from \$3,807,344 to \$4,479,944 to include the removal of the outermost sections of the east and west wings and the 1948 additions to the front of the middle wings of the Bryce Main Building; and

WHEREAS, in an effort to meet the Project completion date of Fall 2014 and to facilitate the development and construction of the Bryce Admissions Renovation and Addition, Performing Arts Center, and New Academic Classroom projects, the University is requesting approval to award the demolition contracts for Phase I to the lowest responsible bidders so long as the bids for the demolition contracts for Phase I do not cause the total Project budget to exceed \$4,479,944; and

WHEREAS, the Project will be funded by University funds in the amount of \$4,479,944; and

WHEREAS, the revised budget for the Project is as stipulated below:

BUDGET:		REVISED
Demolition – Phase I	\$	2,100,000
Demolition – Phase II	\$	1,760,000
Contingency*	5% \$	193,000
UA Project Management Fee**	2% \$	81,060
Architect/Engineer Fee***	5% \$	318,000
Other Fees and Services	\$	27,884
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>4,479,944</b>

\*Contingency is based on 5% of the cost of demolition phases I and II.

\*\*UA Project Management Fee is based on 2% of the cost of demolition phases I and II and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of the total cost of demolition phases I and II plus \$75,000 for hazardous materials consultant, plus \$50,000 for structural engineering.

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

1. The Stage III submittal for the Demolition Phase I of the Project is hereby approved.
2. The revised scope and budget for the Project is hereby approved.

BE IT FURTHER RESOLVED that all demolition contracts for Phase I to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of the University are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing all the demolition contracts for Phase I with such low bidder for Phase I subject to compliance with all of the following provisions:

1. The University is granted approval to award all demolition contracts for Phase I to the lowest responsible bidders pursuant to Alabama bid law so long as the awards of such demolition contracts for Phase I do not cause the Project to exceed the total Project budget.


2. If the award of the demolition contracts for Phase I will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the demolition contracts for Phase I and the revised budget for the Project.
3. The University will provide an ongoing report about the award of all demolition contracts for Phase I to the Office of the Chancellor.
4. 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 in the name of the Board of Trustees in executing the aforementioned demolition contracts for Phase I upon satisfaction of the conditions set out above.

August 11, 2014

THE UNIVERSITY OF  
**ALABAMA**  
FINANCIAL AFFAIRS

**MEMORANDUM**

**TO:** Judy Bonner

**FROM:** Lynda Gilbert 

**RE:** Board Item: Stage III, Stage IV – Not to Exceed Contract Award, and Scope and Budget Revision: Peter Bryce Campus Building Demolition

Pursuant to Board Rule 415, on September 13, 2013, The Board of Trustees of The University of Alabama ("Board") approved The University of Alabama's ("University") 2013-2014 Annual Capital Development Plan that included the Stage I submittal for the Bryce Campus Building Demolition, Phase I and Phase II project ("Project") located on the Peter Bryce Campus ("Bryce") at a projected cost of \$3,807,344.

Careful consideration has been taken in order to maximize the University's options and to preserve the history of the Bryce campus as appropriate. Therefore, buildings that are most appropriate for adaptive reuse and that best align with the University's strategic vision for the property are being retained.

Furthermore, the Project has been divided into two phases to best align with other project schedules.

Phase I will consist of the removal of the rear section of the Bryce Main Building.

Phase II will entail the removal of the Dairy Barn, Fuel Tank/Support Building, Landscape/Auto Shop, Lodge/Old Storage, A M Kidd 32 East, Adolescent Unit, Office/Laundry/Patient Apparel, Greenhouse, Engineer Office, Office/Warehouse, Morgue, and Power Plant/Piggery.

Additional facilities identified to possibly be removed as the Bryce campus is developed include 1 North and Bryce Administration Building. Current and future uses as well as projected cost of these facilities are being evaluated.

Architectural design services will be performed by the University Architect.



Hence, pursuant to Board Rule 415, the University is submitting this Project as a Stage III submittal because the removal of the structures will affect the visual appearance of campus.

Additionally, pursuant to Board Rule 415, the University is requesting a scope and budget revision from \$3,807,344 to \$4,479,944 to include the removal of the outermost wings of the Bryce Main Building and the 1948 additions to the wings that were not in the original scope in the 2013-2014 Annual Capital Development Plan.

Furthermore, to facilitate the development and construction of the Bryce Admissions Building Renovation and Addition, Performing Arts Center, and New Academic Classroom projects, and to meet the Phase I completion date of fall 2014, in accordance with Board Rule 415, the University requests approval to award all construction contracts for Phase I for this Project to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bids cause the Project to exceed the total Project budget, the University will bring the construction contracts for the Project before the Board of Trustees or The Executive Committee of The Board of Trustees for approval of the construction contracts and the revised budget. The University will also provide an ongoing report about the construction contracts for this Project to the Office of the Chancellor.

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 a Resolution, Executive Summary, Project Summary and Location Map 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 September 18 and 19, 2014.

LG/CCb

Attachments

pc w/atchmnts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Tom Love  
Ben Henson

## EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

### BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 18 - 19, 2014

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

**PROJECT NAME:** Peter Bryce Campus Building Demolition

**PROJECT LOCATION:** Peter Bryce Campus

**ARCHITECT:** The University of Alabama Campus Architect

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>2013-2014 Annual Capital Development Plan</u>
<input type="checkbox"/> Stage II	<u>N/A</u>
<input checked="" type="checkbox"/> Stage III	<u></u>
<input checked="" type="checkbox"/> Stage IV, Not to Exceed	<u></u>
<input checked="" type="checkbox"/> Scope and Budget Revision	<u></u>

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Renovations	Support		
<input type="checkbox"/> Building Addition	Auxiliaries		
<input type="checkbox"/> New Construction	Residential		
<input type="checkbox"/> Campus Infrastructure	Patient Care		
<input type="checkbox"/> Equipment	Instructional		
<input checked="" type="checkbox"/> Other – Demolition	Other	<u>100%</u>	<u>102,250*</u>
<b>TOTAL</b>		<b>100%</b>	<b>102,250*</b>

\*GSF for Phase I only

BUDGET	Percentage	Previous	Revised
Demolition – Phase I		\$ 1,500,000	\$ 2,100,000
Demolition – Phase II		\$ 1,760,000	\$ 1,760,000
Contingency*	5%	\$ 163,000	\$ 193,000
UA Project Management Fee**	2%	\$ 68,460	\$ 81,060
Architect/Engineer Fee***	5%	\$ 288,000	\$ 318,000
Other Fees and Services		\$ 27,884	\$ 27,884
<b>TOTAL PROJECT COST</b>		<b>\$ 3,807,344</b>	<b>\$ 4,479,944</b>

\*Contingency is based on 5% of the cost of demolition phases I and II.

\*\*UA Project Management fee is based on 2% of the cost of demolition phases I and II and contingency.

\*\*\*Architect/Engineer fee is based on 5% of the total cost of demolition phases I and II plus \$75,000 for hazardous materials consultant plus \$50,000 for structural engineering.



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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

N/A

**TOTAL ESTIMATED ANNUAL O&M COSTS:**

N/A

**FUNDING SOURCE:**

Capital Outlay:

University Funds

\$4,479,944

O&amp;M Costs:

N/A

**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The removal of the structures included in the Peter Bryce Campus Building Demolition project ("Project") will provide for the integration of the Peter Bryce campus into the main campus with functionally and architecturally appropriate facilities necessary to meet the University's mission. Phase I will accommodate the programs related to the projects for the Bryce Admissions Renovations and Addition, the Performing Arts Center, and the New Academic Classroom building. Phase II will accommodate construction of Peter Bryce Boulevard and other future projects.

Furthermore, the Project is necessary because the structures are in a severely dilapidated condition and are not appropriate for adaptive reuse.

**ATTACHMENT NO. 1**

Project: Peter Bryce Campus Building Demolition  
BOT Submittal - Stage III,  
Stage IV-Not to Exceed Contract Award,  
and Scope and Budget Revision  
Meeting Date: September 18 – 19, 2014

## **Project Summary**

### **PETER BRYCE CAMPUS BUILDING DEMOLITION**

An important aspect of the planning process associated with the Peter Bryce Campus purchase was the evaluation of the future development potential of the land area and the condition of existing buildings and how those aligned with the needs of The University of Alabama (“University”) programs and strategic vision for the campus. Careful consideration was also given to preserving the history of the Peter Bryce campus as represented through structures that were relevant and feasible for preservation given their condition.

The Peter Bryce Campus Building Demolition project (“Project”) is proposed to be completed in phases as necessary to coordinate the work with related projects.

Phase I will consist of the removal of the rear section of the Bryce Main Building. The removal of the outermost sections of the east and west wings and the 1948 additions to the front of the middle wings of the Bryce Main Building is being added to the scope of the Project.

Phase II will entail the removal of the Dairy Barn, Fuel Tank/Support Building, Landscape/Auto Shop, Lodge/Old Storage, A M Kidd 32 East, Adolescent Unit, Office/Laundry/Patient Apparel, Greenhouse, Engineer Office, Office/Warehouse, Morgue, and Power Plant/Piggery.

Additional facilities identified to possibly be removed as the Peter Bryce campus is developed include: 1 North and Bryce Administration Building. Current and future use of these facilities is being evaluated.

**THE UNIVERSITY OF ALABAMA SYSTEM**

**PROJECT PLANNING REPORT**

DATE: September 18 - 19, 2014

☒ 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: Peter Bryce Campus Building Demolition

2. LOCATION: Peter Bryce Campus

3. ARCHITECT/ENGINEER: The University of Alabama Staff

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>May-14</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Jun-14</u>

B. PRELIMINARY DESIGN:	DATE INITIATED	<u>N/A</u>
	% COMPLETE	<u>N/A</u>
	* DATE COMPLETED	<u>N/A</u>

C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Aug-14</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Dec-14</u>

D. SCHEDULED BID DATE:	<u>Dec-14</u>
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5. CURRENT PROJECT BUDGET:

	PREVIOUS	REVISED
A. DEMOLITION - PHASE I	\$ 1,500,000	\$ 2,100,000
B. DEMOLITION - PHASE II	\$ 1,760,000	\$ 1,760,000
C. CONTINGENCY* (5%)	\$ 163,000	\$ 193,000
D. UA PROJECT MANAGEMENT FEE** (2%)	\$ 68,460	\$ 81,060
E. ARCHITECT/ENGINEER FEES*** (5%)	\$ 288,000	\$ 318,000
F. OTHER FEES AND SERVICES	\$ 27,884	\$ 27,884
<b>G. TOTAL PROJECT COST</b>	<b>\$ 3,807,344</b>	<b>\$ 4,479,944</b>

\*Contingency is based on 5% of the cost of demolition phases I and II.

\*\*UA Project Management Fee is based on 2% of the cost of demolition phases I and II and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of the total cost of demolition phases I and II plus \$75,000 for hazardous materials consultant plus \$50,000 for structural engineering.

6. FUNDING/RESOURCES: University Funds - \$4,479,944

7. REMARKS

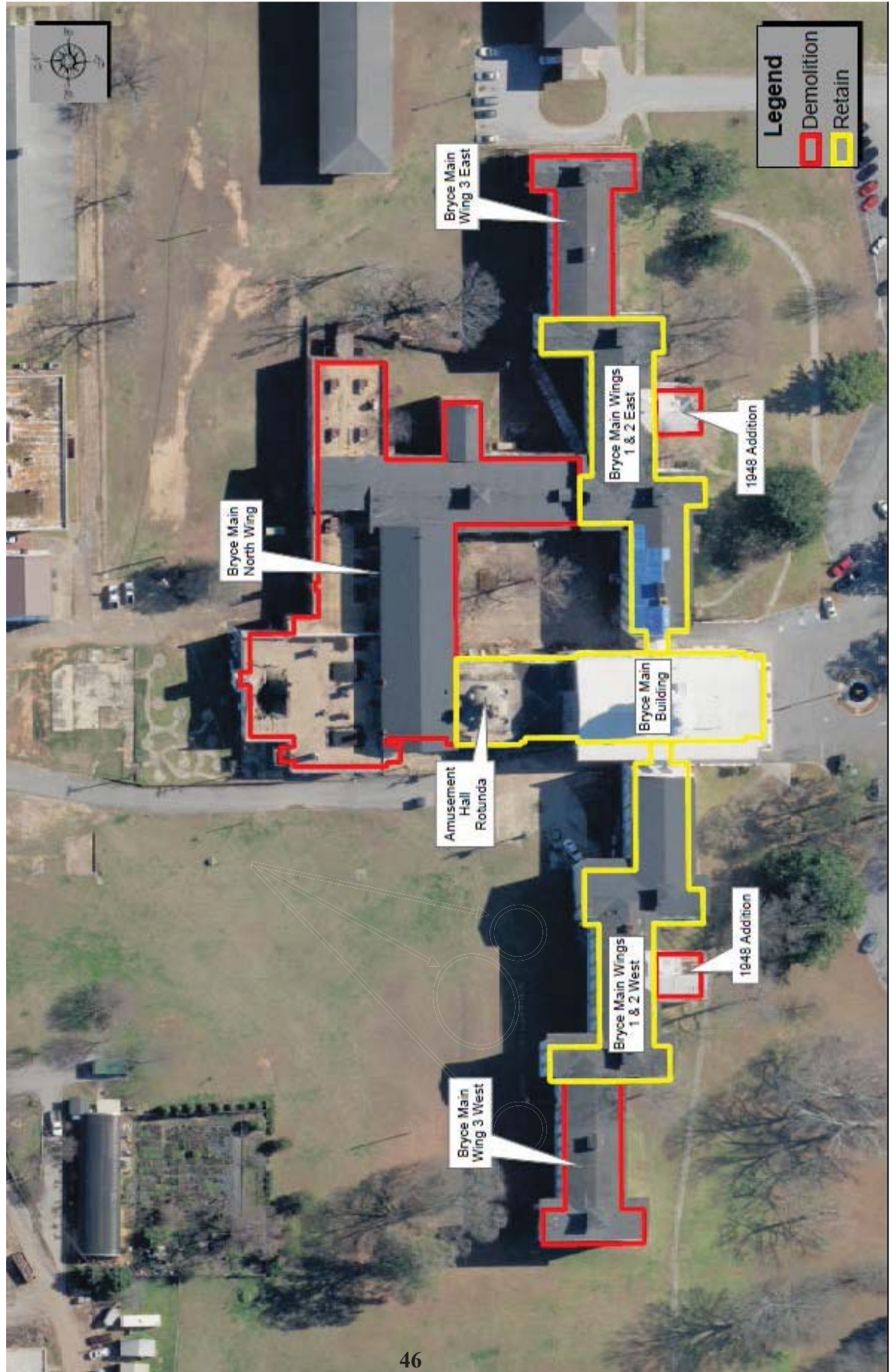
\* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leonard

# Peter Bryce Campus Building Demolition

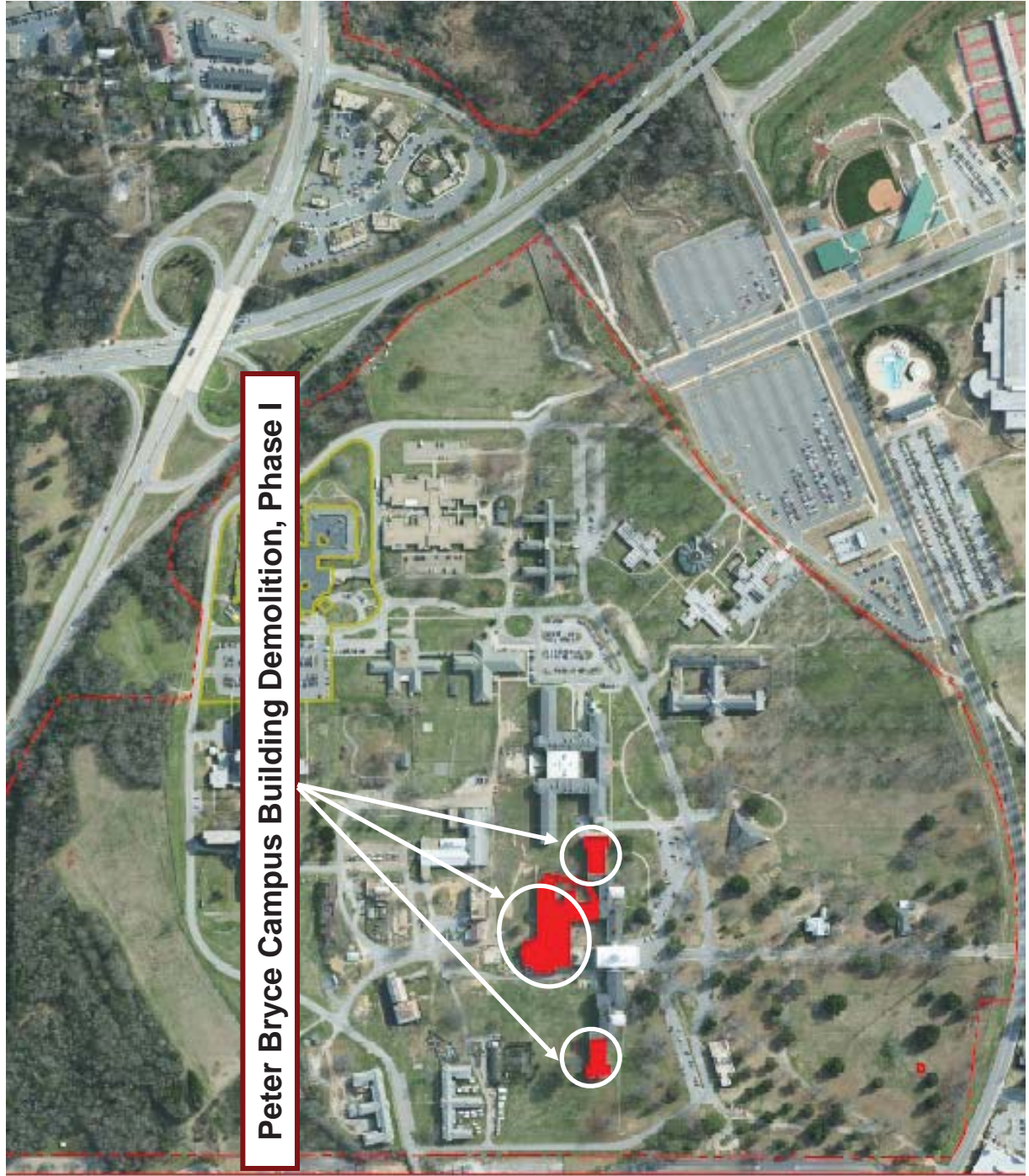
## Phase I





# Peter Bryce Campus Building Demolition

## Phase I



Peter Bryce Campus Building Demolition, Phase I

# Peter Bryce Campus Building Demolition

## Phase I

Existing South Elevation from Bryce Lawn Drive  
(sections proposed for removal shown in pink)





# Peter Bryce Campus Building Demolition

## Phase I

Proposed South elevation from Bryce Lawn Drive – Post Demolition



# Peter Bryce Campus Building Demolition

## Phase I

Existing North Elevation from the Northwest





# Peter Bryce Campus Building Demolition

## Phase I

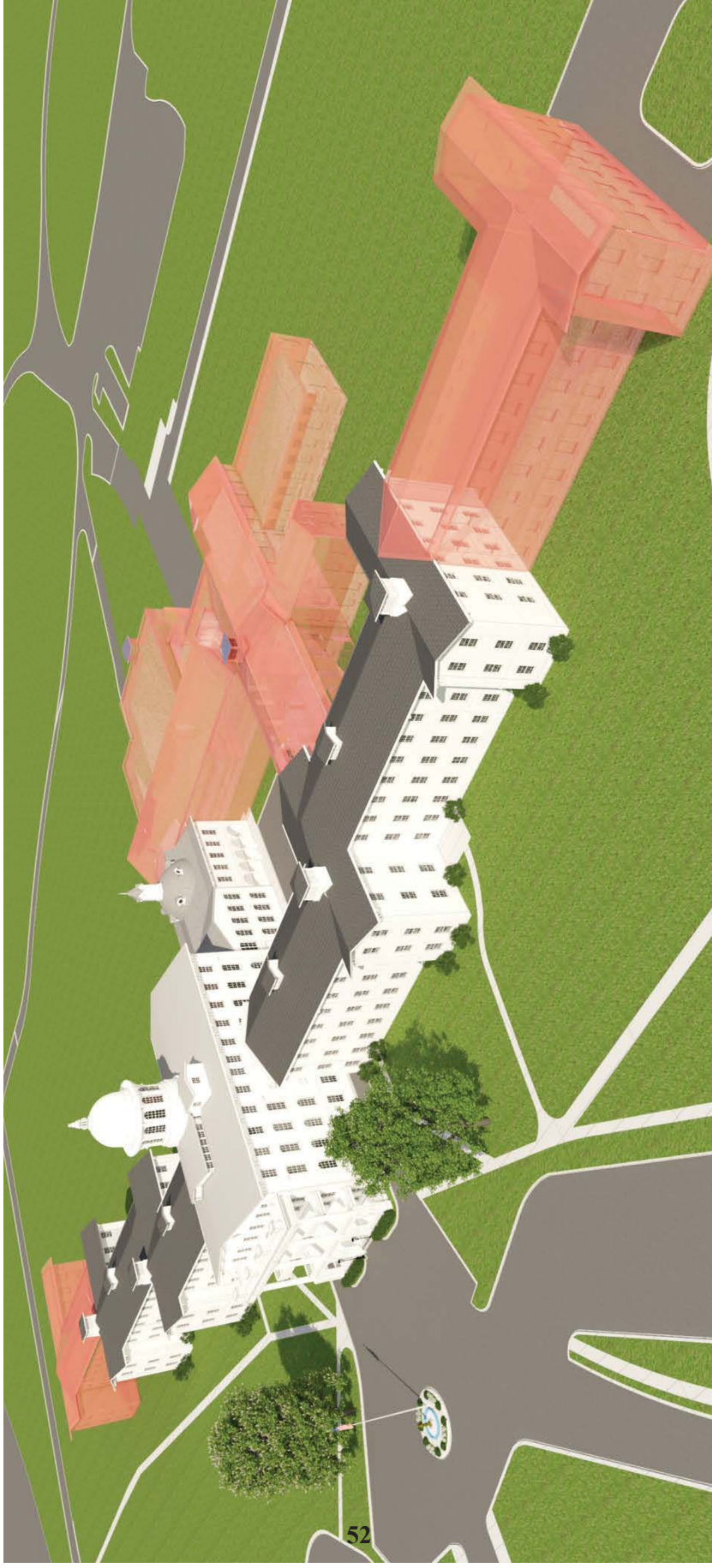
Northwest Elevation – Post Demolition



# Peter Bryce Campus Building Demolition

## Phase I

### Southeast Aerial Elevation





# Peter Bryce Campus Building Demolition

## Phase I

### Southeast Aerial Elevation – Post Demolition





# LOCATION MAP

