



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

*** Board Submittal Checklist No. 4
Capital Project –Stage IV Submittal /1
(Construction Contract Award)**

Campus: The University of Alabama
Project Name: Peter Bryce Main Stabilization
Meeting Date: April 9 – 10, 2015

- * ☒ 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
- ☒ 7. 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

* Project is a Contract Award Approval Not to Exceed

Prepared by: 
Approved by: 

/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.

February 26, 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 resolutions:

- Board Item – Action: Stage IV, Not to Exceed Submittal: Peter Bryce Boulevard and North Campus Way
- Board Item – Action: Stage IV, Not to Exceed and Revised Budget Submittals: Kappa Kappa Gamma
- Board Item – Action: Stage IV, Not to Exceed Contract Award Submittal: Phi Kappa Psi
- Board Item – Action: Stage IV, Not to Exceed: Peter Bryce Main Stabilization

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

Sincerely,

Judy Bonner
President

JB/dj

Enclosures



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RESOLUTION

PETER BRYCE MAIN STABILIZATION

WHEREAS, in accordance with 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 Peter Bryce Main Stabilization project ("Project") located on the Peter Bryce campus at a projected cost of \$6,285,000; and

WHEREAS, on February 6, 2015, the Board approved a budget revision from \$6,285,000 to \$20,000,000 to include the stabilization of the East and West wards to adapt them for University use of the building; and

WHEREAS, on February 6, 2015, in accordance with Board Rule 415, the University received approval to negotiate a contract with Birchfield Penuel & Associates, LLC, for this Project; and

WHEREAS, on September 19, 2014, the Board approved the renderings for this Project; and

WHEREAS, because it is necessary to stabilize the building to prevent further deterioration of the structure and to mitigate cost impacts from additional deterioration, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project do not cause the total Project budget to exceed \$20,000,000 as set out below; and

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 Series 2014 General Revenue Bonds in the amount of \$20,000,000; and

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

BUDGET	CURRENT
Construction – Selective Demolition and Abatement	\$ 1,523,104
Construction – Structural Stabilization and Shell	\$ 13,778,957
Construction – Central Pavilion Basement Stabilization	\$ 578,236
Landscaping	\$ 100,000
Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 1,598,030
UA Project Management Fee** (2%)	\$ 351,566
Architect/Engineer Fee*** (9.1%)	\$ 1,445,107
Expenses (Geotech, Construction Materials Testing)	\$ 250,000
Other Fees and Services (survey, inspections, advertisement, ABC review)	\$ 275,000
TOTAL PROJECT COST	\$ 20,000,000

*Contingency is based on 10% of the cost of construction and landscaping.

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

***Architect/Engineer fee is based on 9.1% of the cost of construction. \$423,938 is included for coordination, schematic design and design development of the Theater and Dance program fitout.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that all construction contracts 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 of Alabama are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing all construction contracts with such low bidders for the Project, subject to compliance with all of the following provisions:


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

3. The University will provide an ongoing report about the awards of all construction contracts for the Project 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 are, authorized to act for and in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.

February 23, 2015

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

MEMORANDUM

TO: Judy Bonner
FROM: Lynda Gilbert 
RE: Board Item -- Action: Stage IV, Not to Exceed: Peter Bryce Main Stabilization

The University of Alabama ("University") is requesting approval to award all construction contracts for the Peter Bryce Main Stabilization Project ("Project") to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. This request is necessary in order to stabilize and prevent further deterioration of the structure, as well as mitigate cost impacts associated with additional deterioration if left untreated. 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 of The University of Alabama ("Board") 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.

This Project will be funded from Series 2014 General Revenue Bonds in the amount of \$20,000,000.

This 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, 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 meeting scheduled for April 9 – 10, 2015.

LG/CCb

Attachments

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



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

Meeting Date: April 9 – 10, 2015

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Peter Bryce Main Stabilization

PROJECT LOCATION: Peter Bryce Campus

ARCHITECT: Birchfield Penuel and Associates, LLC, Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	June 13 – 14, 2013 (2013-2014 ACDP)
<input type="checkbox"/> Stage II (Peter Bryce Admissions Building Renovation and Addition)	June 12 – 13, 2014
<input type="checkbox"/> Stage III (Peter Bryce Campus Building Demolition)	September 18 – 19, 2014
<input type="checkbox"/> Scope and Budget Revision	February 5 – 6, 2015
<input checked="" type="checkbox"/> Stage IV, Not-to-Exceed	

PROJECT TYPE	PERCENTAGE	GSF
<input type="checkbox"/> New Construction		
<input type="checkbox"/> Building Addition		
<input checked="" type="checkbox"/> Building Renovation	100%	115,400
<input type="checkbox"/> Campus Infrastructure		
<input type="checkbox"/> Equipment		
TOTAL	100%	115,400

BUDGET	PERCENTAGE	CURRENT
Construction – Selective Demolition and Abatement		\$ 1,523,104
Construction – Structural Stabilization and Shell		\$ 13,778,957
Construction – Central Pavilion Basement Stabilization		\$ 578,236
Landscaping		\$ 100,000
Security/Access Control		\$ 50,000
Telecommunication/Data		\$ 50,000
Contingency*	10%	\$ 1,598,030
UA Project Management Fee**	2%	\$ 351,566
Architect/Engineer Fee***	9.1%	\$ 1,445,107
Expenses (Geotech, Construction Materials Testing)		\$ 250,000
Other Fees and Services (surveys, inspections, advertisement, ABC review)		\$ 275,000
TOTAL PROJECT COST		\$ 20,000,000

*Contingency is based on 10% of the cost of construction and landscaping.

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

***Architect/Engineer fee is based on 9.1% of the cost of construction. \$423,938 is included for coordination, schematic design and design development of the Theater and Dance program fitout.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

115,400 x ~ \$3.52 per GSF:

\$ 405,975

TOTAL ESTIMATED ANNUAL O&M COSTS:**\$ 405,975****FUNDING SOURCE:**

Capital Outlay:

Series 2014 General Revenue Bonds \$ 20,000,000

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

Preliminarily planned programs to be in the Peter Bryce Main building include a University Welcome Center, a Cultural Center to house and exhibit works such as the Jones Art Collection, and a museum dedicated to the history of Bryce Hospital.

The Welcome Center will enhance the general feel and presence of The University of Alabama as a whole by providing an accessible and inviting atmosphere for visiting students and parents. Sited adjacent to Bryce Park and located at the end of Bryce Lane, the tree lined approach will be an attractive gateway to the Welcome Center.

Preserving the two wards on both the east and west wings of Bryce Main provides additional space that can be occupied by Theatre and Dance in lieu of using the former Bryce Admissions Building. The Theatre and Dance portion of this Project will allow Theatre and Dance to consolidate rehearsal studios, costume studio, departmental and faculty offices, graduate student space, classrooms, design studios and seminar space into one facility. Further, the planned location in the Peter Bryce Main building will provide synergy for the proposed Performing Arts Center in the future. Over the past ten years, undergraduate student enrollment in the Department of Theatre and Dance has increased from 135 to 299 students or 121% without the addition of any facilities.

Project Summary

PETER BRYCE MAIN STABILIZATION

The Peter Bryce Main Stabilization project ("Project"), located on the Peter Bryce campus, is the first step to comprehensively address the historic building for adaptation for The University of Alabama's ("University") purposes.

The remaining building includes 115,400 gross square feet, which will be stabilized to address deferred maintenance issues, code upgrades, and exterior façade restoration. This project involves abatement, selective demolition and stabilization, restoration of the exterior building envelope, replacement of the windows, replacement of the roof and the establishment of conditioned air to a minimal level necessary to keep the building environmentally stable. These actions will reduce the potential for additional building deterioration.

Additionally, the East and West wards will be structurally stabilized for future fit-out of the Theatre and Dance program. The stabilization of the East and West wards includes necessary structural repairs, roof and roof structure replacement, window replacement, and removal and replacement of the building stucco.

Construction of stair towers and elevator shafts will also be completed to facilitate the future fitout. This work can be more efficiently executed in conjunction with this phase given the trades involved and access to the structure.

Careful attention will be made in replicating existing details and elements of the existing architecture to preserve the architectural intent and heritage of the building.

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

___ INITIAL REPORT
___ INTERIM REPORT
X FINAL REPORT
3 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 Main Stabilization
2. LOCATION: Peter Bryce Campus
3. ARCHITECT/ENGINEER: Birchfield Penual and Associates, LLC, Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>Feb-15</u>
	% COMPLETE	<u>30%</u>
	* DATE COMPLETED	<u>Apr-15</u>
B. PRELIMINARY DESIGN:	DATE INITIATED	<u>Apr-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Jul-15</u>
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Aug-15</u>
	% COMPLETE	<u>0%</u>
	* DATE COMPLETED	<u>Oct-15</u>
D. SCHEDULED BID DATE:		<u>Nov-15</u>

5. CURRENT PROJECT BUDGET:	CURRENT
A. CONSTRUCTION - SELECTIVE DEMOLITION AND ABATEMENT	\$ <u>1,523,104</u>
B. CONSTRUCTION - STRUCTURAL STABILIZATION AND SHELL	\$ <u>13,778,957</u>
C. CONSTRUCTION - CENTRAL PAVILION BASEMENT STABILIZATION	\$ <u>578,236</u>
D. LANDSCAPING	\$ <u>100,000</u>
E. SECURITY/ACCESS CONTROL	\$ <u>50,000</u>
F. TELECOMMUNICATION/DATA	\$ <u>50,000</u>
G. CONTINGENCY* (10%)	\$ <u>1,598,030</u>
H. UA PROJECT MANAGEMENT FEE** (2%)	\$ <u>351,566</u>
I. ARCHITECT/ENGINEER FEE*** (9.1%)	\$ <u>1,445,107</u>
J. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ <u>250,000</u>
K. OTHER FEES AND SERVICES (SURVEYS, INSPECTIONS, ADVERTISEMENT, ABC REVIEW)	\$ <u>275,000</u>
L. TOTAL PROJECT COST	\$ <u>20,000,000</u>

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6. FUNDING/RESOURCES: Series 2014 General Revenue Bonds - \$20,000,000

7. REMARKS

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leopard

Peter Bryce Main Stabilization

Southeast Aerial Elevation – Post Demolition

Rendering Approved September 19, 2014



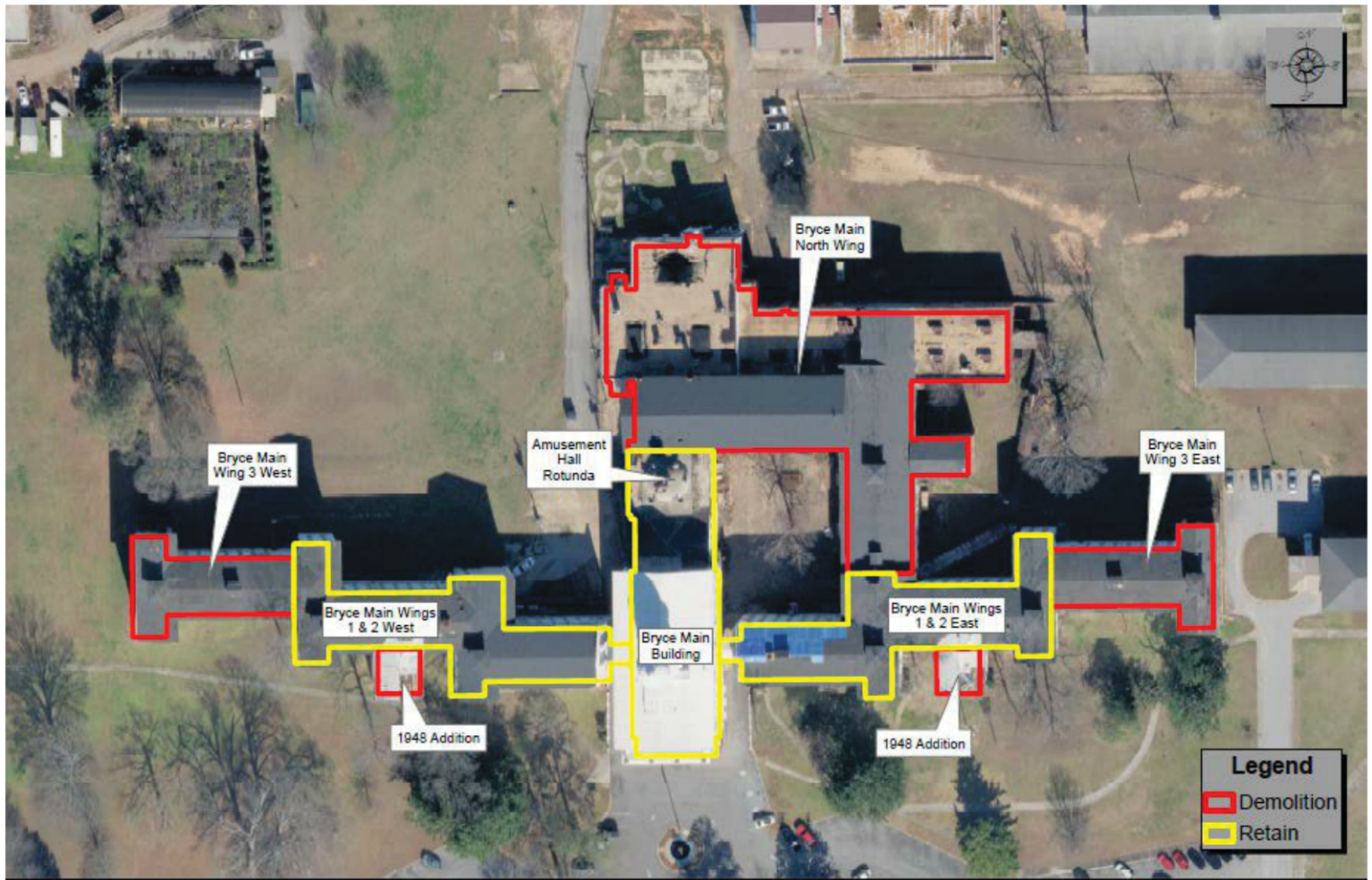
Peter Bryce Main Stabilization

Proposed South elevation from Bryce Lawn Drive – Post Demolition

Rendering approved September 19, 2014



Peter Bryce Main Stabilization



LOCATION MAP

