

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

*** Board Submittal Checklist No. 1**
Capital Project – Scope and Budget Revision /1
(Package)

Campus: The University of Alabama
Project Name: Peter Bryce Main Stabilization
Meeting Date: February 5 – 6, 2015

- * 1. Completed Board Submittal Checklist No.1
- 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 I Submittal by UA Board of Trustees
- 4. Campus correspondence/photos providing supporting project information
- 5. Completed Executive Summary – Proposed Capital Project /2
- 6. Revised Project Summary (Brief description of project and materials of construction)
- 7. Revised Project Planning report /2
- 8. Campus map(s) showing Project site
- 9. Business Plan

Prepared by: 
Approved by: 

/1 Reference Tab 3F – 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.

January 8, 2015



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

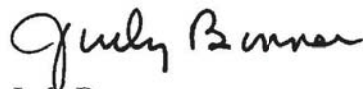
Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its February 6, 2015 meeting the following resolution:

- Board Item – Action: Scope and Budget Revision: Peter Bryce Main Stabilization

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

Sincerely,



Judy Bonner
President

JB/dj

Enclosure



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, the University is requesting approval for a scope revision to include the stabilization of the East and West wards to adapt them for University use of the building; and

WHEREAS, the University is requesting a budget revision from \$6,285,000 to \$20,000,000 to include the cost of the revised scope; and

WHEREAS, the firm of Birchfield Penual & Associates, LLC of Birmingham, Alabama, was previously approved by the Board as the architect of record for the Bryce Admissions Renovation and Addition project; and

WHEREAS, in accordance with Board Rule 415, the Executive Vice Chancellor for Finance and Operations and the Chair of the Physical Properties Committee have authorized the University to request approval from the Physical Properties Committee to negotiate a contract with Birchfield Penual & Associates, LLC for this Project, providing Birchfield Penual & Associates, LLC’s knowledge and experience; 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 revised budget for the Project is as stipulated below:

BUDGET	REVISED
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 has been 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:

1. 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 with Birchfield Penual & Associates, LLC, of Birmingham, Alabama, in accordance with Board Rule 415 for this Project.
2. The scope and budget revision as stipulated above is hereby approved.

January 7, 2015

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

MEMORANDUM

TO: Judy Bonner
FROM: Lynda Gilbert *L Gilbert/DSK*
RE: Board Item – Action: Scope and Budget Revision: Peter Bryce Main Stabilization

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval for a scope and budget revision for the Peter Bryce Main Stabilization project (“Project”) to include the stabilization of the East and West wards.

Stabilization of the East and West wards will include necessary structural repairs, roof and roof structure replacement, window replacement and removal and replacement of the building’s exterior skin. This work will stabilize the structures and accommodate future fitout of the building for University use.

Additionally, the University is requesting a budget revision from \$6,285,000 to \$20,000,000 to reflect the revised scope of work.

As reflected in the Bryce Purchase Agreement, the original plans for preservation of the historic Bryce Main did not contemplate retention of the wings. As part of the negotiations with the Alabama Department of Transportation (ALDOT), for state assistance with funding of Peter Bryce Boulevard, the University agreed to retain two of the three wards on both the East and West wing. Subsequent analysis and evaluation of the structure and the Programs proposed for the space supported the validity of this agreement.

Furthermore, in accordance with the Architect Selection Process outlined in Board Rule 415, the University previously conducted a Qualification Based Selection Process and identified Birchfield Penuel & Associates, LLC of Birmingham, Alabama as the firm best suited to complete the design of the Bryce Admissions Renovations and Additions project. This experience has provided Birchfield Penuel & Associates, LLC extensive knowledge of the Theatre and Dance program, which is now proposed to be relocated to the Peter Bryce Main building. Using Birchfield Penuel & Associates, LLC, will facilitate the timely and successful completion of this Project and coordination



Peter Bryce Main Stabilization
January 7, 2015
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with the future fit-out. Additionally, Birchfield Penuel & Associates, LLC has extensive experience with this type of historical renovation, which will further ensure the success of the Project. The University requests approval to negotiate an agreement with Birchfield Penuel & Associates, LLC to act as the architect of record for this Project.

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 February 5 – 6, 2015.

LG/CCb

Attachments

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

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

Meeting Date: February 5 – 6, 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 checked="" type="checkbox"/> Scope and Budget Revision	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

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	PRELIMINARY	PERCENTAGE	REVISED
Construction – Selective Demolition and Abatement		\$ 0		\$ 1,523,104
Construction – Structural Stabilization and Shell		\$ 5,050,000		\$ 13,778,957
Construction – Central Pavilion Basement Stabilization		\$ 0		\$ 578,236
Hazardous Materials		\$ 200,000		\$ 0
Landscaping		\$ 0		\$ 100,000
Furniture, Fixtures and Equipment		\$ 25,000		\$ 0
Security/Access Control		\$ 100,000		\$ 50,000
Telecommunication/Data		\$ 100,000		\$ 50,000
Contingency*	~5.2%	\$ 262,500	10%	\$ 1,598,030
UA Project Management Fee**	~2.1%	\$ 110,250	2%	\$ 351,566
Architect/Engineer Fee***	~8.43%	\$ 425,800	9.1%	\$ 1,445,107
Expenses (Geotech, Construction Materials Testing)		\$ 0		\$ 250,000
Other Fees and Services (surveys, inspections, advertisement, ABC review)		\$ 11,450		\$ 275,000
TOTAL PROJECT COST		\$ 6,285,000		\$ 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 has been 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
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TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	405,975
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FUNDING SOURCE:

Capital Outlay:

Series 2014 General Revenue Bonds	\$	20,000,000
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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 and 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 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 (“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 providing conditioned air to a minimal level necessary to keep the building environmentally stable. These actions will reduce the potential for additional building deterioration.

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 proposed additional scope will allow the East and West wards to 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.

January 7, 2015

THE UNIVERSITY OF
ALABAMA
FINANCIAL AFFAIRS

Mr. C. Ray Hayes
Executive Vice Chancellor for Finance and Operations
Sid McDonald
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: Peter Bryce Main Stabilization
Tuscaloosa, AL
UA Project No: 415-14-172

Dear Mr. Hayes and Trustee Wilson,

Pursuant to Board Rule 415, on April 4, 2014, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal for the Peter Bryce Admissions Building Renovations and Addition project ("Project") for Theatre and Dance.

Subsequent to Stage I approval, the Consultant Selection Committee, appointed by The University of Alabama ("University"), conducted a Qualification Based Selection process to select the Architect of Record for the Project. Upon completion of the Qualification Based Selection process, the Consultant Selection Committee, ranked the top three responding firms as follows:

1. Birchfield Penuel & Associates, LLC, Birmingham, Alabama
2. Ellis Architects, Tuscaloosa, Alabama
3. Poole & Company Architects, LLC, Birmingham, Alabama



On June 13, 2014 the Board approved the top three ranked architectural firms and authorized the University to proceed with negotiations for the Project.

Concurrent with preliminary design for the Project, the University entered negotiations with the Alabama Department of Transportation (ALDOT) for assistance with funding for the proposed Peter Bryce Boulevard. As part of these negotiations, it was agreed to preserve two wards on both the East and West wings. Accordingly, the University suspended preliminary design on the Bryce Admissions building and reviewed the appropriateness of the Bryce Main wings for use by Theatre and Dance. It has been determined that the space would be beneficial for use by Theatre and Dance and addresses adjacency concerns inherent in the previous plan.

As the Qualification Based Selection process identified Birchfield Penuel & Associates, LLC as the firm best suited to complete the design of the Bryce Admissions Building Renovation and Addition project, and their experience during preliminary design has provided Birchfield Penuel & Associates, LLC extensive knowledge, which will facilitate the timely and successful completion of this Project and coordination with the future fitout, the University is now requesting approval to negotiate an Owner/Architect Agreement with Birchfield Penuel & Associates, LLC for the design of the Peter Bryce Main Stabilization project. Additionally, Birchfield Penuel & Associates, LLC has extensive experience with this type of historical renovation, which will further ensure the success of the Project.

Approval is hereby requested for:

1. Approval to waive the Consultant Selection process for the Bryce Main Stabilization project in consideration of the previously approved consultant selection for the Bryce Admissions Renovation and Addition project.
2. Approval to negotiate an Owner/Architect Agreement.

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

Sincerely,



Lynda Gilbert
Vice President for Financial Affairs
and Treasurer

LG/CCb

Attachment

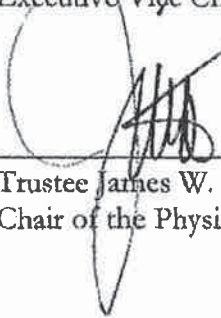
pc/atcmt: Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Brad Cook

Peter Bryce Main Stabilization
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The University of Alabama is hereby approved to request approval from the Physical Properties Committee to negotiate an Owner/Architect Agreement with Birchfield Penuel & Associates, LLC of Birmingham, Alabama and by forwarding this executed document to the Chancellor's office, this approval may be included 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

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 5 - 6, 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: Peter Bryce Main Stabilization
2. LOCATION: Peter Bryce Campus
3. ARCHITECT/ENGINEER: Birchfield Penuel and Associates, LLC, Birmingham, Alabama

4. PROJECT STATUS:			
A. SCHEMATIC DESIGN	DATE INITIATED		<u>Feb-15</u>
	% COMPLETE		<u>0%</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:		PRELIMINARY	REVISED
A. CONSTRUCTION - SELECTIVE DEMOLITION AND ABATEMENT	\$		\$ 1,523,104
B. CONSTRUCTION - STRUCTURAL STABILIZATION AND SHELL	\$	5,050,000	\$ 13,778,957
C. CONSTRUCTION - CENTRAL PAVILION BASEMENT STABILIZATION	\$	-	\$ 578,236
D. HAZARDOUS MATERIALS	\$	200,000	-
E. LANDSCAPING	\$	-	\$ 100,000
F. FURNITURE, FIXTURES AND EQUIPMENT	\$	25,000	-
G. SECURITY/ACCESS CONTROL	\$	100,000	\$ 50,000
H. TELECOMMUNICATION/DATA	\$	100,000	\$ 50,000
I. CONTINGENCY* (~5.2% / 10%)	\$	262,500	\$ 1,598,030
J. UA PROJECT MANAGEMENT FEE** (~2.1% / 2%)	\$	110,250	\$ 351,566
K. ARCHITECT/ENGINEER FEE*** (~8.43% / 9.1%)	\$	425,800	\$ 1,445,107
L. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$	-	\$ 250,000
M. OTHER FEES AND SERVICES (SURVEYS, INSPECTIONS, ADVERTISEMENT, ABC FEES)	\$	11,450	\$ 275,000
TOTAL PROJECT COST	\$	6,285,000	\$ 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 has been included for coordination, schematic design and design development of the Theater and Dance program fitout

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

7. REMARKS _____

* FINAL AGENCY APPROVAL SUBMITTED BY: 

LOCATION MAP



Peter Bryce Main Stabilization