

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

*** Board Submittal Checklist
Capital Project – Revised Scope and Budget Submittal
(Revised Scope and Budget)**

Campus: The University of Alabama
Project Name: Peter Bryce Main Stabilization and Fitout
Meeting Date: June 7 – 8, 2018

- * ☒ 1. Completed Board Submittal Checklist
- ☒ 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 Revised Construction Budget, and Revised 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

DocuSigned by:
Prepared by: Carla Jones
733A54C78A0D4DA

Approved by: T. L. Cooper

/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.

RESOLUTION

PETER BRYCE MAIN STABILIZATION AND FITOUT

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 and Fitout project (“Project”) for the Central Pavilion located on the Peter Bryce campus, as required by the original Bryce Campus Purchase Agreement, at a projected cost of \$6,285,000; and

WHEREAS, on September 19, 2014, the Board approved the renderings for the Bryce Main building as part of the Peter Bryce Campus Building Demolition Project, which included retaining two of the three wards on the east and west wings and removing the 1948 surgery additions; and

WHEREAS, on February 6, 2015, the Board approved a Revised Budget from \$6,285,000 to \$20,000,000 to include the stabilization of the East and West wards to prepare them for future University use; and

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

WHEREAS, on April 10, 2015, the Board authorized the University 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 did not cause the total Project budget to exceed \$20,000,000; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on April 2, 2015, the University received competitive bids for Package A – Interior Demolition and Abatement and Britt Demolition, Inc., (Britt) Hanceville, Alabama, was declared the lowest responsible bidder for the Project with an adjusted base bid amount of \$1,272,000; and

WHEREAS, Britt’s final contract amount was \$1,309,231 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, on December 6, 2016, the University received competitive bids for Package B – Exterior Demolition and Scaffolding and WAR Construction, Inc.,

Tuscaloosa, Alabama (WAR), was declared the lowest responsible bidder for the Project with a negotiated base bid amount of \$1,954,721; and

WHEREAS, WAR's final contract amount was \$2,061,766 as reflected in the Project budget below; and

WHEREAS, in order to ensure an efficient and cost-effective delivery of the future fitout, the University is requesting approval for a Revised Scope to the Project to include Package C.2 – Fitout Structure and Core MEP Systems, and to further separate scope into Package D – Scaffolding, and Package E – Masonry Point and Patch; and

WHEREAS, Package C.2 – Fitout Structure and Core MEP Systems will include the initial Fitout Infrastructure elements including, but not limited to, utility, fire protection, mechanical, electrical, plumbing and structural components as necessary to accommodate the future fitout of the building; and

WHEREAS, in order to ensure comprehensive coordination between the stabilization and the future fitout, it is necessary for the architect to advance design of the future fitout package to 60%; and

WHEREAS, Package D – Scaffolding includes the University's rental of the building scaffolding on the east and west wings required to repair the mortar and masonry and structurally support the building during the course of multiple packages; and

WHEREAS, Package E – Masonry Pointing and Patching will consist of repointing the masonry and patching the exposed masonry to restore the integrity of the walls and to protect the mortar and brick from further deterioration.

WHEREAS, the University is requesting approval for a Revised Budget from \$20,000,000 to \$40,000,000 to reflect the Revised Scope for inclusion of Package C.2 – Fitout Structure and Core MEP Systems and associated design fees, and the final cost for Package A – Interior Demolition and Abatement (completed September 2015), the final cost for Package B – Exterior Demolition and Scaffolding (completed December 2017), and the revised budget for Package C.1 – Stabilization to reflect unforeseen geotechnical conditions and the replacement of the Central Pavilion roof; and

WHEREAS, a future fitout package will be presented in coordination with the construction of the proposed Performing Arts Academic Center and is not included in the budget or scope at this time; 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 \$27,335,656, and Future Bonds in the amount of \$12,664,344; and

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

BUDGET	REVISED
Package A – Interior Demolition and Abatement	\$ 1,309,231
Package B – Exterior Demolition and Scaffolding	\$ 2,061,766
Package C.1 –Stabilization	\$ 16,067,334
Package C.2 – Fitout Structure and Core MEP Systems	\$ 10,159,082
Package D – Scaffolding	\$ 900,000
Package E – Masonry Point and Patch	\$ 1,195,940
Landscaping	\$ 200,000
Security/Access Control	\$ 115,400
Telecommunication/Data	\$ 522,390
Contingency* (10%)	\$ 2,622,642
UA Project Management Fee** (2%)	\$ 690,320
Architect/Engineer Fee (Package A) *** (Lump Sum)	\$ 122,000
Architect/Engineer Fee (Packages B, C.1 and C.2) **** (~6.5%)	\$ 1,872,362
Architect/Engineer Fee (Future Fitout) ***** (~6.6%)	\$ 1,297,290
Expenses (Geotech, Construction Materials Testing)	\$ 289,399
Other Fees and Services (survey, inspections, advertisement, ABC review, insurance)	\$ 574,844
TOTAL PROJECT COST	\$ 40,000,000

*Contingency is based on 10% of the cost of Packages C.1 – Stabilization and C.2 Fitout Structure and Core MEP Systems.

**UA Project Management fee is based on 2% of the cost of Packages A – Interior Demolition and Abatement, B – Exterior Demolition and Scaffolding, C.1 – Stabilization, C.2 – Fitout Structure and Core MEP Systems, D – Scaffolding, E – Masonry Point and Patching, Landscaping and Contingency.

***Architect/Engineer fee is a lump sum amount of \$122,000 for Package A – Selective Demolition and Abatement.

****Architect/Engineer fee is based on 5.2% of the cost of Packages B – Exterior Demolition and Scaffolding, C.1 – Stabilization, and C.2 Fitout

Structure and Core MEP Systems, times a 1.25 major renovation factor less a \$20,000 credit for Revit file plus \$30,000 for early structural assessment, \$15,000 for multiple packages and \$8,630 for historical stucco design consultant.

*****Architect/Engineer fee is based on 5.6% of the cost of Bryce Fitout with an estimated future construction value of \$20,000,000 at a 1.20 major renovation factor less a credit of \$40,560 for interior design plus \$23,850 for programming, \$467,150 for specialty consultants for theater equipment, acoustical design, elevator consulting, with a not to exceed amount of \$40,450 for reimbursable expenses. Design fee is for partial design required to insure comprehensive coordination between packages at a cost not to exceed 60% for basic fee.

Package has been bid and work is complete. No Contingency included on these Packages.

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 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)
2. The Revised Scope and Budget and associated design fees for the future fitout package for the Project as stipulated above are hereby approved.




Division of
Financial Affairs

MEMO

May 23, 2018

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Revised Scope and Budget:
Peter Bryce Main Stabilization and Fitout

The University of Alabama (“University”) is requesting the approval of a Revised Scope and Budget for the Peter Bryce Main Stabilization Fitout project (“Project”) to reflect estimated cost increases in the stabilization package and to incorporate necessary elements to support the future fitout of the building. Incorporation of Fitout structural and infrastructure elements will ensure an efficient, coordinated, and cost-effective delivery of the future Fitout while also providing a hedge against further inflation.

The University purchased the Peter Bryce Campus in May 2010 and, as part of that agreement, the University was required to stabilize and preserve the Bryce Hospital main building exclusive of the east and west wings and the north wings. Subsequently, the University entered into discussions with the Alabama Department of Transportation (ALDOT) for construction of Peter Bryce Boulevard and North Campus Way. As part of that partnership, the University agreed to retain and renovate two of the three sections on both the east and wings for funding of the road from ALDOT. The University then identified the highest and best use for the building as Admissions, Welcome Center, Museum and Gallery space, Theater and Dance classroom and administrative space, and support space for events and the performing arts.

At this time, The University is requesting approval for a Revised Scope to include Package C.2 – Fitout Structure and Core MEP Systems and to further separate the stabilization into Package D – Scaffolding, and Package E – Masonry Point and Patch. To appropriately integrate the Fitout work, the University is also proposing to proceed to 60% on the fitout design so that support elements and infrastructure for the fitout can be installed now in a manner coordinated with the future design intent.

The proposed Package C.2 – Fitout Structure and Core MEP Systems will include the initial Fitout infrastructure elements including, but not limited to, increasing the height of the east and west wing perimeter walls to accommodate dance and theater program functions; installing vertical circulation shafts, and utility, fire protection, mechanical, electrical, plumbing and structural components; all installed to support and coordinate with the Future Bryce Main Fitout. Limited conditioned air will also be provided as necessary to thermally stabilize the building.

The Package D – Scaffolding, originally installed as part of Package B, included building scaffolding on the east and west wings required to repair the mortar and masonry and for the Structural Stabilization and Shell package. This package represents the University's rental of the scaffolding over the course of the multiple project packages.

Package E – Masonry Pointing and Patching will consist of repointing the masonry and patching the exposed masonry to protect the mortar and brick from further deterioration. This is necessary as upon removal of the existing stucco from the east and west wings the mortar was found to be more deteriorated than anticipated. In an effort to keep the existing masonry from further deterioration, University Facilities has agreed to repoint the masonry using a mortar that is compatible with the existing 150-year-old brick. After the masonry has been appropriately pointed and patched a lime-based product will be applied over the exposed masonry to protect the mortar and brick from any further deterioration.

Unforeseen geotechnical conditions requiring hand auger piles, the deteriorated condition of the exterior wall, replacement of the Central Pavilion roof and stucco, and three years of construction inflation resulted in the increased cost for Package C.1 – Stabilization.

Accordingly, the University is requesting approval for a Revised Budget from \$20,000,000 to \$40,000,000 to reflect the Revised Scope to include Package C.2 – Fitout Structure and Core MEP Systems and the final cost for Package A – Interior Demolition and Abatement (completed September 2015), revised cost for Package B – Exterior Demolition and Scaffolding (completed December 2017), and Package C.1 – Stabilization.

The Project will be funded from Series 2014 General Revenue Bonds in the amount of \$27,335,656 and Future Bonds in the amount of \$12,664,344. A future fitout package will be presented in coordination with the construction of the proposed Performing Arts Academic Center and is not included in the budget or scope at this time.

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, Project Planning Report, 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 June 7 – 8, 2018.

MMF/ccj

Attachments

pc w/atchmts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Tom Love
 Brad Cook

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

Meeting Date: June 7 – 8, 2018

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Peter Bryce Main Stabilization and Fitout

PROJECT LOCATION: Peter Bryce Campus

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

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II (Peter Bryce Admissions Building Renovation and Addition)
- ☐ Stage III (Peter Bryce Campus Building Demolition)
- ☐ Revised Scope and Budget
- ☐ Stage II (Peter Bryce Main Stabilization)
- ☐ Stage IV, Not-to-Exceed
- ☒ Revised Scope and Budget

PREVIOUS APPROVALS:

June 14, 2013 (2013-2014 ACDP)

June 13, 2014

September 19, 2014

February 6, 2015

February 6, 2015

April 10, 2015

PROJECT TYPE

- ☒ Building Renovation

PERCENTAGE**GSF**

100% 117,352

TOTAL**100% 117,352****BUDGET****CURRENT****REVISED**

Package A – Interior Demolition and Abatement	\$ 1,523,104	\$ 1,309,231
Package B – Exterior Demolition and Scaffolding	\$ 578,236	\$ 2,061,766
Package C.1 – Stabilization	\$ 13,778,957	\$ 16,067,334
Package C.2 – Fitout Structure and Core MEP Systems	\$ -	\$ 10,159,082
Package D – Building Scaffolding	\$ -	\$ 900,000
Package E – Masonry Point and Patch	\$ -	\$ 1,195,940
Landscaping	\$ 100,000	\$ 200,000
Security/Access Control	\$ 50,000	\$ 115,400
Telecommunication/Data	\$ 50,000	\$ 522,390
Contingency* (10%)	\$ 1,598,030	\$ 2,622,642
UA Project Management Fee** (2%)	\$ 351,566	\$ 690,320
Architect/Engineer Fee Package A*** (Lump Sum)	\$ -	\$ 122,000
Architect/Engineer Fee (Packages B, C.1 and C.2) **** (~6.5%)	\$ 1,445,107	\$ 1,872,362
Architect/Engineer Fee (Bryce Fitout) ***** (~6.6%)	\$ -	\$ 1,297,290
Expenses (Geotech, Construction Material Testing)	\$ 250,000	\$ 289,399
Other Fees and Services (Surveys, Inspections, Advertisement, ABC review, Insurance)	\$ 275,000	\$ 574,844
TOTAL PROJECT COST	\$ 20,000,000	\$ 40,000,000

*Contingency is based on 10% of the cost of Package C.1 - Stabilization and C.2 – Fitout Structure and Core MEP Systems

**UA Project Management fee is based on 2% of the cost of Package A - Interior Demolition and Abatement, Package B – Exterior Demolition and Scaffolding, Package C.1 - Stabilization, Package C.2 – Fitout Structure and Core MEP Systems, Package D - Scaffolding, Package E - Masonry Point and Patch, Landscaping and Contingency.

***Architect/Engineer fee is a lump sum amount of \$122,000 for Package A - Interior Demolition and Abatement.

****Architect/Engineer fee is based on 5.2% of the cost of B - Exterior Demolition and Scaffolding, Package C.1 - Stabilization, Package C.2 – Fitout Structure and Core MEP Systems, times a 1.25 major renovation factor less a \$20,000 credit for Revit plus \$30,000 for early structural assessment, \$15,000 for multiple packages and \$8,630 for historical stucco design consultant.

*****Architect/Engineer fee is based on 5.6% of the cost of Bryce Fitout with an estimated future construction value of \$20,000,000 at a 1.20 major renovation factor less a credit of \$40,560 for interior design plus \$23,850 for programming, \$467,150 for specialty consultants for theater equipment, acoustical design, elevator consulting, with a not to exceed \$40,450 for reimbursable expenses. Design fee is for partial design required to insure comprehensive coordination between packages at a cost not to exceed 60% for basic fee.

Package has been bid and work is complete. No Contingency included on these Packages.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

117,352 x ~ \$3.52 per GSF:	\$	413,079
-----------------------------	----	---------

TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	413,079
--	-----------	----------------

FUNDING SOURCE:

Capital Outlay:

Series 2014 General Revenue Bonds	\$	27,335,656
-----------------------------------	----	------------

Future Bonds	\$	12,664,344
--------------	----	------------

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 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.

ATTACHMENT NO. 1

Project: Peter Bryce Main Stabilization and Fitout
BOT Submittals – Stage IV and Revised Scope and Budget
Meeting Date: June 7 – 8, 2018

Project Summary

PETER BRYCE MAIN STABILIZATION AND FITOUT

The Peter Bryce Main Stabilization and Fitout project ("Project"), located on the Peter Bryce campus, is a comprehensive restoration and renovation project to address the historic Bryce Main building for adaptation for The University of Alabama's ("University") purposes.

This Project involves abatement, demolition and stabilization, restoration of the exterior building envelope, replacement of the windows, new structure where required, replacement of the roof, all new mechanical, electrical, plumbing and life safety systems, new elevators, and the renovation and fit-out of approximately 117,352 gross square feet.

The building will be structurally stabilized for the future fit-out of the Theatre and Dance program, Admissions, Museum and Gallery Space, support space for events and the proposed Performing Arts Academic Center, and the new Welcome Center. The 4th Floor of the Central Pavilion is unassigned at this time.

Furthermore, per the purchase agreement for the Bryce Property, approximately 1,800 square feet of space must be provided for an Alabama Department of Mental Health (ADMH) Museum. Renovation of this space will be the responsibility of ADMH.

The stabilization includes necessary structural repairs, roof structure replacement, window replacement, stucco removal and installation of new building skin.

The original building construction on both the wings and the central pavilion was comprised of masonry wythe walls, both interior and exterior, and three spans of wood joist. This assembly created a rigid floor plan that was not appropriate to accommodate all of the program elements. Accordingly, the building will be restructured to accommodate the program elements as follows:

- All interior bearing walls will be removed on the east wing and a new clear span structural steel frame will be installed. This will allow the space to be opened and provide a flexible floor plan.
- The interior bearing walls will remain in place in the Central Pavilion and the 1st and 2nd floors of the west wing and the floor system will be restructured and leveled to comply with current codes.
- The interior bearing walls will be removed on the 3rd floor of the west wing and clear span roof trusses will be installed.
- The roof structure of the Central Pavilion will remain in place.

This Project was originally divided into packages consisting of Package A – Interior Demolition and Abatement, Package B.1 – Structural Stabilization and Shell, Package C – Central Pavilion and Basement Stabilization. The packages have been renamed to reflect the scope and sequencing of the work as follows:

Package A – Interior Demolition and Abatement included removal of all existing MEP systems, select demolition of finishes and non-load bearing walls, and abatement of interior spaces as necessary to expose the structure for evaluation and documentation. This package was completed September 2015.

Package B – Exterior Demolition and Scaffolding (Previously C - Central Pavilion and Basement Stabilization) included the removal of building stucco, select masonry repair, window removal, window lintel installation, and installation of the scaffolding on the east and west wings. The scaffolding was designed to stabilize and support the building during the removal of interior structural elements and to provide a work surface for tradesmen on the exterior of the building. The scaffolding will remain in place until the new structural systems are installed. This package was completed in December 2017.

Package C.1 – Stabilization (previously B.1 – Structural Stabilization and Shell) will include stabilizing the east and west wings as well as the central pavilion, the replacement of the roof and roof structure, refurbishment of the front porches, window replacement, exterior skin replacement, masonry repair, demolishing the east wing interior walls and replacing with new structure to accommodate the Welcome Center. This package is proposed to bid late summer of 2018.

At this time, The University is proposing a Revised Scope to include Package C.2 – Fitout Structure and Core MEP Systems, Package D – Scaffolding, and Package E – Masonry Pointing and Patching. It will be more efficient and cost effective to include certain Fitout elements as necessary to accommodate the future fitout of the building. The University is proposing to proceed to 60% on the fitout design so that support elements and infrastructure for the fitout can be installed now in a manner coordinated with the future design intent.

The proposed Package C.2 – Fitout Structure and Core MEP Systems will include the initial Fitout infrastructure elements including, but not limited to, increasing the height of the east and west wing perimeter walls to accommodate dance and theater program functions, installing vertical circulation shafts, and including utility, fire protection, mechanical, electrical, plumbing and structural components all installed to support and coordinate with the Future Bryce Main Fitout. Limited conditioned air will also be provided as necessary to thermally stabilize the building.

The Package D – Scaffolding, originally installed in Package B, included building scaffolding on the east and west wings required to repair the mortar and masonry and for the Structural Stabilization and Shell package construction as noted above. This package represents the University's rental of the scaffolding during the course of the multiple packages.

Package E – Masonry Pointing and Patching consists of an effort to keep the existing masonry from deteriorating further and to prepare the substrate for the future installation of the exterior coating system. University Facilities staff repointed the masonry using a mortar that is compatible with the existing 150-year-old brick and the future coating.

Careful attention will be made in replicating existing details and elements of the existing architecture to preserve the architectural intent and character of the building. Brick for the building has also been salvaged for use on other campus buildings and the use of the heart pine timbers that have been salvaged are being evaluated for the use as flooring.

A future fitout package will be presented in coordination with the construction of the proposed Performing Arts Academic Center.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: June 7 - 8, 2018

INITIAL REPORT
☒ INTERIM REPORT
FINAL REPORT
4 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 and Fitout

2. LOCATION: Peter Bryce Campus

3. ARCHITECT/ENGINEER: Birchfield Penuel and Associates, LLC, Birmingham, AL

4. PROJECT STATUS:		PACKAGES C.1 & C.2
A. SCHEMATIC DESIGN	DATE INITIATED	Feb-15
	% COMPLETE	100%
	* DATE COMPLETED	Jul-16
B. PRELIMINARY DESIGN:	DATE INITIATED	Jul-16
	% COMPLETE	100%
	* DATE COMPLETED	Sep-16
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Jan-17
	% COMPLETE	90%
	* DATE COMPLETED	Jun-18
D. SCHEDULED BID DATE:		Jul-18

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. PACKAGE A - INTERIOR DEMOLITION AND ABATEMENT	\$ 1,523,104	\$ 1,309,231
B. PACKAGE B - EXTERIOR DEMOLITION AND SCAFFOLDING	\$ 578,236	\$ 2,061,766
C. PACKAGE C.1 - STABILIZATION	\$ 13,778,957	\$ 16,067,334
D. PACKAGE C.2 - FITOUT STRUCTURE AND CORE MEP SYSTEMS	\$ -	\$ 10,159,082
E. PACKAGE D - SCAFFOLDING	\$ -	\$ 900,000
F. PACKAGE E - MASONRY POINT AND PATCH	\$ -	\$ 1,195,940
G. LANDSCAPING	\$ 100,000	\$ 200,000
H. SECURITY/ACCESS CONTROL	\$ 50,000	\$ 115,400
I. TELECOMMUNICATION/DATA	\$ 50,000	\$ 522,390
J. CONTINGENCY* (10%)	\$ 1,598,030	\$ 2,622,642
K. UA PROJECT MANAGEMENT FEE** (2%)	\$ 351,566	\$ 690,320
L. ARCHITECT/ENGINEER FEE - PACKAGE A*** (LUMP SUM)	\$ -	\$ 122,000
M. ARCHITECT/ENGINEER FEE - PACKAGES B,C.1 AND C.2**** (~6.5%)	\$ 1,445,107	\$ 1,872,362
N. ARCHITECT/ENGINEER FEE - FUTURE BRYCE FITOUT ***** (~6.6%)	\$ -	\$ 1,297,290
O. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS TESTING)	\$ 250,000	\$ 289,399
P. OTHER FEES AND SERVICES (SURVEYS, INSPECTIONS, ADVERTISEMENT, ABC REVIEW, INSURANCE)	\$ 275,000	\$ 574,844
Q. TOTAL PROJECT COST	\$ 20,000,000	\$ 40,000,000

*Contingency is based on 10% of the cost of Package C.1 - Stabilization, C.2 Fitout Structure and Core MEP Systems.

**UA Project Management fee is based on 2% of the cost of Package A - Interior Demolition and Abatement, Package B - Exterior Demolition and Scaffolding, Package C.1 Stabilization, Package C.2 - Fitout Structure and Core MEP Systems, Package D - Scaffolding, Package E - Masonry Point and Patch, Landscaping and Contingency.

***Architect/Engineer fee is a lump sum amount of \$122,000 for Package A - Interior Demolition and Abatement.

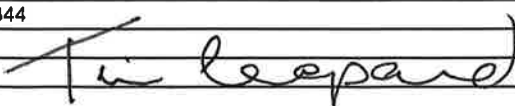
****Architect/Engineer fee is based on 5.2% of the cost of B - Exterior Demolition and Scaffolding, Package C.1 - Stabilization, Package C.2 - Fitout Structure and Core MEP Systems, times a 1.25 major renovation factor less a \$20,000 credit for Revit plus \$30,000 for early structural assessment, \$15,000 for multiple packages and \$8,630 for historical stucco design consultant.

*****Architect/Engineer fee is based on 5.6% of the cost of Bryce Fitout with an estimated future construction value of \$20,000,000 times a 1.20 major renovation factor less a credit of \$40,560 for interior design plus \$23,850 for programming, \$467,150 for specialty consultants for theater equipment, acoustical design, elevator consulting, with a not to exceed \$40,450 for reimbursable expenses. Design fee is for partial design required to insure comprehensive coordination between packages at a cost not to exceed 60% of the basic fee.

Package has been bid and work is complete. No Contingency included on these Packages.

6. FUNDING/RESOURCES: Series 2014 General Revenue Bonds - \$27,335,656
Future Bonds - \$12,664,344

7. REMARKS

* FINAL AGENCY APPROVAL SUBMITTED BY: 

TABULATION OF BIDS

ALABAMA

Project Name
Peter Bryce - Exterior Demolition and
Scaffolding Package B

Bid Due
December 6, 2016 1:00 p.m. local time

Architect/Engineer
Birchfield Penuel & Associates, LLC
2805 Crescent Avenue, Suite 200
Birmingham, AL 35209
phone: (205) 870-1876
fax: (205) 870-3058

UA Project No.
415-14-172B

Bid Location
1205 14th Street
Tuscaloosa, Alabama 35401

FUNDS AVAILABLE: Two million nine hundred thousand dollars and 00/100 (\$2,900,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

CONSTRUCTION DURATION: Project Completion: One hundred fifty (150) days

CONTRACTOR	Britt Demolition & Recycling, Inc.	WAR Construction, Inc.
	8861 US Hwy 31 Hanceville, AL 35077 (256) 330-7359 GC Lic. #21470	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - FIVE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ESTIMATED SALES TAX GIVEN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	FCCI Insurance Co.	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>		\$ 140,687.00
UNIT PRICE #2 <i>Description on back of page</i>		\$ 59,093.00
UNIT PRICE #3 <i>Description on back of page</i>		\$ 22.00
UNIT PRICE #4 <i>Description on back of page</i>		\$ 20.48
UNIT PRICE #5 <i>Description on back of page</i>		\$ 82.41
UNIT PRICE #6 <i>Description on back of page</i>		\$ 30.12
UNIT PRICE #7 <i>Description on back of page</i>		\$ 41.77
UNIT PRICE #8 <i>Description on back of page</i>		\$ 33.14
BASE BID ON PROPOSAL	*Non-Responsive	\$ 2,200,000.00
ENVELOPE ADJUSTMENT		(48,000.00)
ADJUSTED BASE BID		2,152,000.00
ALTERNATE #1 <i>Description on back of page</i>		500,000.00
ENVELOPE ADJUSTMENT		(4,000.00)
TOTAL BID W/ALTERNATES	*Non-Responsive	\$ 2,648,000.00

*Bid Proposal Form missing pages 2 and 3.

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICALLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

Will White

W. Alan Cotwell, AIA
Associate Principal
Birchfield Penuel & Associates, LLC

Sworn to and subscribed before me this 6th day of DECEMBER, 2016.

Lugh Ann Huguley
Notary Public

04/03/19
My Commission Expires



LOCATION MAP



Peter Bryce Main Stabilization and Fitout

South elevation from Bryce Lawn Drive

Rendering approved September 19, 2014



Peter Bryce Main Stabilization and Fitout

Southeast Aerial Elevation

Rendering Approved September 19, 2014

