

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Peter Bryce Main Stabilization and Fit-out

MEETING DATE: November 2-3, 2023

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4 |
| <input checked="" type="checkbox"/> | 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees |
| <input checked="" type="checkbox"/> | 4. 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} |
| <input checked="" type="checkbox"/> | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 6. Recommendations for Contract Award by Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site |
| <input type="checkbox"/> | 8. Final Business Plan (if applicable) ^{/3} |

Prepared by: Austin Fisher

Approved by:

Jim Leopard
Am
[Signature]

^{/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



Office of the
President

October 3, 2023

Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Peter Bryce Main Stabilization and Fit-out project.

The resolution requests authorization to award the construction contract for the Construction Package C.2 - Final Fit-out and approval of the revised and reallocated project budget and funding.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on November 2 - 3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", written over a light blue horizontal line.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

RESOLUTION**APPROVAL OF THE REVISED PROJECT BUDGET;
AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR
THE PETER BRYCE MAIN STABILIZATION AND FIT-OUT**

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 Fit-out project ("Project") for the Central Pavilion located on the Peter Bryce Campus, as required by the original Bryce Campus Purchase Agreement; 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 pursuant to the agreement with the Alabama Department of Transportation to fund the Peter Bryce Boulevard project; 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, Public Works provisions of the Code of Alabama, on April 2, 2015, the University received competitive bids for Package A – Interior Demolition and Abatement and Britt Demolition, Inc., Hanceville, Alabama ("Britt"), 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, Public Works provisions of the Code of Alabama, 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 accordance with Title 39, Public Works provisions of the Code of Alabama, on January 18, 2018, the University received competitive bids for Package E – Masonry Point and Patch and Jones Masonry Construction, Inc., Tuscaloosa, Alabama (“Jones”), was declared the lowest responsible bidder for the Project with a negotiated base bid amount of \$409,000; and

WHEREAS, Jones’s final contract amount was \$797,520 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, Public Works provisions of the Code of Alabama, on February 18, 2020, the University received competitive bids for Package F – Carpentry and Spencer Management, LLC, Birmingham, Alabama (“Spencer”), was declared the lowest responsible bidder for the Project with a negotiated base bid amount of \$367,500; and

WHEREAS, Spencer’s final contract amount of \$764,667 plus owner furnished material resulted in a total package amount of \$950,000 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, Public Works provisions of the Code of Alabama, on October 27, 2020, the University received competitive bids for Package G – Central Stair and Vertical Circulation and WAR Construction, Inc., Tuscaloosa, Alabama (“WAR”), was declared the lowest responsible bidder for the Project with a base bid amount of \$799,000; and

WHEREAS WAR’s final contract amount was \$710,315 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, Public Works provisions of the Code of Alabama, on April 15, 2021, the University received competitive bids for Package C.3 – Demolition of East Wing and Ingle Demolition & Salvage, Inc., Adamsville, Alabama, was declared the lowest responsible bidder for the Project with a base bid amount of \$475,000; and

WHEREAS Ingle Demolition’s final contract amount was \$505,505 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, Public Works provisions of the Code of Alabama, on December 2, 2021, the University received competitive bids for Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination, and Parking and Bus Pickup and J.T. Harrison Construction Co, Inc., Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsible bidder for the Project with an adjusted base bid amount of \$46,451,180; and

WHEREAS, the University desired to accept Alternates 1 through 4 and Alternate 6, totaling \$1,227,000; and

WHEREAS, on January 6, 2022, a special called Board approved the award of the construction contract for Package C.1 - Stabilization, Fit-out-Infrastructure and Support Coordination, and Parking and Bus Pickup to Harrison Construction for a total contract amount of \$47,678,180, which included the adjusted base bid, Alternates 1 through 4 and Alternate 6, which was within the budgeted amount for the work; and

WHEREAS, the Construction Contract for Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination (“Package C.1”), and Parking and Bus Pickup has been updated to reflect Welcome Center Technology Enhancements; and

WHEREAS, on June 8, 2018, in order to ensure comprehensive coordination between the stabilization and the future fit-out, the Board approved the advance of architectural design for the future fit-out package to 60%; and

WHEREAS, on June 8, 2018, in order to ensure an efficient and cost-effective delivery of the future fit-out, the Board approved a Revised Scope to the Project to include Package C.2 – Fit-out 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 – Fit-out Structure and Core MEP Systems will include the initial Fit-out Infrastructure elements including, but not limited to, utility, fire protection, mechanical, electrical, plumbing, and structural components as necessary to accommodate the future fit-out of the building; and

WHEREAS, Package D – Scaffolding included 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 consisted 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; and

WHEREAS, on June 8, 2018, the Board approved a Revised Budget from \$20,000,000 to \$40,000,000 to reflect the Revised Scope for inclusion of Package C.2 – Fit-out 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), the revised budget for Package C.1 – Stabilization to reflect unforeseen geotechnical conditions, and the replacement of the Central Pavilion roof; and

WHEREAS, on February 5, 2021, the Board approved a Revised Scope to restructure Project Package C.1 to include Stabilization, Fit-out-Infrastructure and Support Coordination, and Parking and Bus Pickup, and the reallocation of Package C.2 – Final Fit-out, Package C.3 – Demolition of East Wing, Package F – Carpentry, and Package G – Central Stair and Vertical Circulation; and

WHEREAS, Package C.1 involves the stabilization of the west wing and central pavilion, provision of a new structure for the east wing, the replacement of the roof and roof structure, refurbishment of the front porches, window replacement, exterior skin replacement, masonry repair and replacement and Fit-out – Infrastructure and Support Coordination of Package C.1 will include infrastructure and coordination of both horizontal and vertical circulation plus building systems throughout the building and the fit-out of the entire first floor for the new Welcome Center and fit-out of the second-floor historical central pavilion and the Parking and Bus Pickup of Package C.1 will consist of the construction of visitor handicapped parking, bus parking, and pickup area for student recruiting and the Welcome Center; and

WHEREAS, Package C.1 will also include the interactive displays and welcome center audiovisual, which has been enhanced to further visitor engagement, better communicate the mission and value of the University and to bring the technology up to current standards; and

WHEREAS, Package C.2 – Final Fit-out will entail balance to finish of the proposed “white boxes” located on the second and third floors; and

WHEREAS, Package C.3 – Demolition of East Wing included the demolition of the east wing to make way for new composite structure and selective salvage of historical brick and wood; and

WHEREAS, Package F – Carpentry consisted of miscellaneous carpentry and framing to repair structural integrity of the Bryce Main building in preparation for the future C.1 package; and

WHEREAS, Package G – Central Stair and Vertical Circulation consisted of installation of the new central stairwell in the Historical Central Pavilion along with the supporting elevator shaft; and

WHEREAS, on February 5, 2021, The Board approved the negotiated architectural services with Birchfield Penuel & Associates; and

WHEREAS, subsequent to package approval it was determined that Birchfield Penuel & Associates was not able to complete the work as desired by the University and, in an effort to advance the project and meet critical timelines, the University engaged TurnerBatson Architects of Birmingham, Alabama as the Architect of Record for the project; and

WHEREAS, negotiations for architectural services with TurnerBatson Architects have taken place and TurnerBatson has agreed to the previously negotiated design contract amount of \$1,822,935 as detailed in Exhibit B and TurnerBatson has reviewed and agreed to the design deliverable schedule; and

WHEREAS, the TurnerBatson's delivery of services for the Project will ensure coordination with the future Performing Arts Academic Center including design details; mechanical, electrical and plumbing ties; exterior elements and materials and appropriate coordination of construction documents; and

WHEREAS, on February 5, 2021, the Board approved the recommended ranking of the Commissioning Consultant and authorized officials of the University to proceed with negotiations; and

WHEREAS, upon completion of negotiations with Sain Engineering Associates, Inc., of Birmingham, Alabama, the University has established a final lump sum fee for Commissioning Services of \$175,000; and

WHEREAS, on February 5, 2021, the Board approved the ranking of the Professional Services firm for Interactive Engagement Programming and authorized officials of the University to proceed with negotiations; and

WHEREAS, on February 5, 2021, the Board approved a Revised Budget from \$40,000,000 to \$83,750,000 to reflect the Revised Scope, final negotiated architect fees and the revisions to associated soft costs, proposed commissioning fee, and proposed professional services fee; and

WHEREAS, on February 5, 2021, the Board approved a revised visual appearance to reflect the proposed Bus drop off canopy, the additional connectivity between the Central Pavilion and East and West wings at the third floor, raising the East and West wings roof line to provide open space with raised ceilings on the third floor and the entry wall features at the approach to the building; and

WHEREAS, on September 7th, 2023; pursuant to Title 39, Public Works provisions of the Code of Alabama; competitive bids were received for Construction Package C.2 - Final Fit-out and J.T. Harrison Construction Co., Inc. of Tuscaloosa, AL ("Harrison") was declared the lowest responsible bidder with an adjusted base bid amount of \$16,150,000 as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept Alternate #2: STC Rated Doors in the amount of \$139,000; Alternate #3: Acoustical Wall Panels (3209 Drama Rehearsal Room) in the amount of \$9,800; Alternate #4: Acoustical Wall Panels (3213 Studio Theatre Rehearsal Room) in the amount of \$11,700; Alternate #5: Acoustical Wall Panels (3106 Music Theatre Voice) in the amount of \$4,100; Alternate #6: Acoustical Wall Panels (3108 Music Theatre Voice) in the amount of \$4,100; Alternate #7: Acoustical Wall Panels (3101 - 3105 Warm Up Rooms) in the amount of \$11,500; Alternate #8: Acoustical Wall Panels (3208 Small Rehearsal Room) in the amount of \$6,800; Alternate #9: Acoustical Wall Panels (3108 Music Director) in the amount of \$4,100; Alternate #10: Acoustical Wall Panels (3107 Music Theatre Accompanist) in the amount of \$3,400; Alternate #11: Acoustical Wall Panels (3212 Small Rehearsal Room #1) in the amount of \$7,400; Alternate #12: Acoustical Wall Panels (3210 Small Rehearsal Room) in the amount of \$7,500; Alternate #13: Acoustical Wall Panels (3116 Projection/ Light Lab) in the amount of \$8,400; and

WHEREAS, the University desires to accept the post bid negotiations executed in accordance with Title 39-2-6 of the Code of Alabama to reduce costs for the project in the amount of \$241,839; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package C.2 - Final Fit-out to J.T. Harrison Construction Co., Inc., in the amount of \$16,125,961 inclusive of Base bid, Alternates 2 through 13 and post bid negotiations; and

WHEREAS, The University is requesting approval of a Budget Revision from \$83,750,000 to \$94,693,000 to reflect the bid results and current construction cost and the revisions to associated soft costs; and

WHEREAS, the University is requesting the following revised Capital Outlay of 2014 General Revenue Bonds in the amount of \$27,646,584, 2017 General Revenue Bonds in the amount of \$998,874, 2019 General Revenue Bonds in the amount of \$33,266,420, Public Schools and College Authority (PSCA) funds in the amount of \$21,838,122, and University Central Reserves in the amount of \$10,943,000; and

WHEREAS, the Project location, design, 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 Revised and Reallocated Budget for the Project is as stipulated below:

BUDGET		REVISED
<i>Package A – Interior Demolition and Abatement</i>	\$	1,309,231
<i>Package B – Exterior Demolition and Scaffolding</i>	\$	2,061,766
<i>Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup*</i>	\$	48,923,222
<i>Owner Furnished Contractor Installed Equipment</i>	\$	1,163,454
Package C.2 – Final Fit-out	\$	16,125,961
<i>Package C.3 – Demolition of East Wing</i>	\$	505,505
<i>Package D – Scaffolding</i>	\$	1,200,000
<i>Package E – Masonry Point and Patch</i>	\$	797,520
<i>Package F – Carpentry</i>	\$	950,000
<i>Package G – Central Stair and Vertical Circulation</i>	\$	710,315
<i>Furniture, Fixtures, Equipment, and Interactive Display</i>	\$	3,693,182
<i>Security/Access Control</i>	\$	399,926
<i>Telecommunication/Data</i>	\$	672,390
<i>Contingency** (10%)</i>	\$	6,504,918
<i>UA Project Management Fee*** (3%)</i>	\$	2,336,653
<i>Architect/Engineer Fee**** (Lump Sum)</i>	\$	122,000
<i>Architect/Engineer Fee – See Exhibit B</i>	\$	4,039,439
<i>Expenses</i>	\$	732,960
<i>Consultants (Cx, Building Envelope, & Interactive Engagement Specialist)</i>	\$	776,996
<i>Other Fees and Services</i>	\$	1,667,562
TOTAL PROJECT COST	\$	94,693,000

* Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup updated to reflect inclusion of Welcome Center Technology Enhancements

**Contingency is based on 10% of the total cost of Packages C.1 & C.2

*** UA Project Management Fee is based on 3% of the total costs of Packages A, B, C.1, C.2, C.3, E, F, G, and Contingency.

**** Architect/Engineer Fee is based on a Lump Sum amount (Package A).

Work Completed. Actual Contract Amount.

Current Package for Contract Award Approval.

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

1. The Budget Revision and Reallocation for the Project are hereby approved as stipulated above.
2. The revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President, Matthew M. Fajack; Vice President for Finance and Operations and Treasurer; or, those officers named in the most recent Board Resolutions 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 the aforementioned construction contract with J.T. Harrison Construction Co., Inc. of Tuscaloosa, AL for Package C.2 – Final Fit-out for this Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	<u>November 2 – 3, 2023</u>
CAMPUS:	<u>The University of Alabama, Tuscaloosa, Alabama</u>
PROJECT NAME:	<u>Peter Bryce Main Stabilization and Fit-out</u>
PROJECT NUMBER:	<u>415-21-2548</u>
PROJECT LOCATION:	<u>Bryce Campus</u>
ARCHITECT:	<u>TurnerBatson Architects</u>

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	June 14, 2013 (2013-2014 ACDP)
<input type="checkbox"/> Stage II (Peter Bryce Admissions Building Renovation and Addition)	June 13, 2014
<input type="checkbox"/> Stage III (Peter Bryce Campus Building Demolition)	September 19, 2014
<input type="checkbox"/> Revised Scope and Budget	February 6, 2015
<input type="checkbox"/> Stage II (Peter Bryce Main Stabilization)	February 6, 2015
<input type="checkbox"/> Stage IV, Not-to-Exceed	April 10, 2015
<input type="checkbox"/> Revised Scope and Budget	June 8, 2018
<input type="checkbox"/> Stage II – Consulting Firms	February 4, 2021
<input type="checkbox"/> Revised Stage III and Scope and budget	February 4, 2021
<input type="checkbox"/> Stage IV and Budget Reallocation	January 6, 2022
<input checked="" type="checkbox"/> Stage IV and Budget Revision and Reallocation	

PROJECT TYPE	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Renovation	100%	117,352
TOTAL	100%	117,352

BUDGET		Current	Revised
<i>Package A – Interior Demolition and Abatement</i>	\$	1,309,231	\$ 1,309,231
<i>Package B – Exterior Demolition and Scaffolding</i>	\$	2,061,766	\$ 2,061,766
Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pickup*	\$	47,678,180	\$ 48,923,222
<i>Owner Furnished Contractor Installed Equipment</i>	\$	1,163,454	\$ 1,163,454
Package C.2 – Final Fit-out	\$	9,576,039	\$ 16,125,961
<i>Package C.3 – Demolition of East Wing</i>	\$	475,000	\$ 505,505
<i>Package D – Building Scaffolding</i>	\$	1,200,000	\$ 1,200,000
<i>Package E – Masonry Point and Patch</i>	\$	797,520	\$ 797,520
<i>Package F – Carpentry</i>	\$	950,000	\$ 950,000
<i>Package G – Central Stair and Vertical Circulation</i>	\$	710,315	\$ 710,315
Furniture, Fixtures, Equipment	\$	2,714,000	\$ 3,693,182
Security/Access Control	\$	315,400	\$ 399,926
Telecommunication/Data	\$	672,390	\$ 672,390
Contingency* (10%)	\$	5,608,275	\$ 6,504,918
UA Project Management Fee** (3%)	\$	2,074,990	\$ 2,336,653
Architect/Engineer Fee Package A*** (Lump Sum)	\$	122,000	\$ 122,000
Architect/Engineer Fee – See Exhibit B	\$	4,039,439	\$ 4,039,439
Expenses	\$	732,960	\$ 732,960
Consultants (Building Envelope, & Interactive Engagement Specialist)	\$	583,875	\$ 776,996
Other Fees and Services	\$	965,166	\$ 1,667,562
	\$	83,750,000	\$ 94,693,000

* Package C.1 – Stabilization, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pickup revised to reflect inclusion of Welcome Center Technology Enhancements and Interactive Displays in the Package

**Contingency is based on 10% of the total cost of Packages C.1 & C.2

*** UA Project Management Fee is based on 3% of the total costs of Packages A, B, C.1, C.2, C.3, E, F, G, and Contingency.

**** Architect/Engineer Fee is based on a Lump Sum amount (Package A).

Work completed. Actual Contract Amount

Current Packages for Contractor Award Approval.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

117,352 sf x ~\$3.52 per GSF

\$ 413,079

Total Estimated Annual O&M Costs:

\$ 413,079

FUNDING SOURCE:		
Capital Outlay:		
	2014 General Revenue Bonds \$	27,646,584
	2017 General Revenue Bonds \$	998,874
	2019 General Revenue Bonds \$	33,266,420
	Public School and College Authority \$	21,838,122
	University Central Reserves \$	10,943,000
O&M Costs:	University Annual Operating Funds \$	413,079
NEW EQUIPMENT REQUIRED		
Total Equipment Costs:		N/A

PROJECT SCOPE:
<p>The Peter Bryce Main Stabilization and Fit-out 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.</p> <p>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 and exterior skin, all new mechanical, electrical, plumbing and life safety systems, new elevators, and the renovation and fit-out of approximately 117,352 gross square feet.</p> <p>The building will be structurally stabilized for the 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.</p> <p>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 and operation of this space will be the responsibility of ADMH.</p> <p>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:</p> <ul style="list-style-type: none"> • All walls will be removed on the east wing and a new clear span structural steel frame and exterior wall system will be provided. This will allow the space to be open 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, new raised exterior walls and clear span roof trusses will be installed to provide open space with raised ceilings. • The roof structure and domes of the Central Pavilion will remain in place. <p>This Project is currently divided into nine (9) packages consisting of: (1) Package A – Interior Demolition and Abatement; (2) Package B – Exterior Demolition and Scaffolding; (3) Package C.1. – Stabilization, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pick; (4) Package C.2 – Final Fit-out; (5) Package C.3 – Demolition of East Wing; (6) Package D – Scaffolding; and (7) Package E – Masonry Point and Patch; (8) Package F – Carpentry; and (9) Package G – Central Stair and Vertical Circulation. The packages are detailed as follows (<i>indicates work complete</i>):</p> <p><i>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.</i></p>

PROJECT SCOPE CONTINUED:

Package B – Exterior Demolition and Scaffolding 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, Fit-out-Infrastructure and Support Coordination, Parking and Bus Pickup 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. Fit-out-Infrastructure and Support Coordination will include infrastructure and coordination of both horizontal and vertical circulation plus building systems throughout the building; fit-out of entire first floor for the new Welcome Center and fit-out of the second-floor historical central pavilion. This includes the Alabama Department of Mental Health (ADMH) museum space which will be left in “white box” condition and funded separately by ADMH.

This package also includes the interactive displays and welcome center audiovisual, which has been enhanced to further visitor engagement, better communicate the mission and value of the University and to bring the technology up to current standards.

The balance of the second, third, and fourth floors to be left in “white box” condition for final fit-out. Parking and Bus Pickup will consist of the construction of visitor handicapped parking, bus parking, and pickup area for student recruiting and welcome center. This level of finish is being completed so that the final completion work will be limited to primarily finishes and fixtures. This will greatly minimize the disruption to the building occupants during the course of the work.

Package C.2 – Final Fit-out Package will entail the balance to finish of the proposed “white box” floors which consist of the second floor (Central Pavilion-North Addition), third floor (Historical Central Pavilion), second Floor (East and West Wing), third floor (East and West Wings).

Package C.3 – Demolition of East Wing includes demolition of the east wing to make way for a new composite structure and selective salvage of historical brick and wood.

Package D – Scaffolding 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 represented the University’s rental of the scaffolding during the course of the multiple packages.

Package E – Masonry Pointing and Patching consisted 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. This package was completed in June 2018.

Package F – Carpentry Package consists of miscellaneous carpentry and framing to repair structural integrity of the Bryce Main building in preparation for the upcoming C.1 package.

Package G – Central Stair and Vertical Circulation consisted of installation of the new central stairwell in the Historical Central Pavilion along with the supporting elevator shaft. This will further ensure structural integrity of the building and improve constructability in preparation for the upcoming C.1 package.

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.

The fourth floor of the Central Pavilion is the only unprogrammed and allocated space at this time.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	February 2015
	% Complete	100%
	Date Completed	July 2016
PRELIMINARY DESIGN:	Date Initiated	July 2016
	% Complete	100%
	Date Completed	September 2016
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2022
	% Complete	100%
	Date Completed	August 2023
SCHEDULED BID DATE: (Package C.2 – Final Fit-out)		September 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

Planned programs for the Peter Bryce Main building include a University Welcome Center and Admissions, a Cultural Center to house and exhibit works such as the Jones Art Collection, a museum dedicated to the history of Bryce Hospital, and the Theatre and Dance department.

As such, the building and the programs housed there will provide a vibrant and impactful gateway to The University for prospective students and visitors. 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 Peter Bryce Preserve and located at the end of Bryce Lane, the tree-lined approach will provide a beautiful and serene setting for the Welcome Center.

The Welcome Center will feature state of the art interactive displays and dynamic content to appropriately message to prospective students. Presenting the University experience and programs and opportunities available will be vital to engaging and recruiting potential students.

Preserving the two wings on both the east and west sides of the central pavilion provides additional space that can be occupied by Theatre and Dance. 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.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Bryce Main Final Fit-Out

Bid Due
September 7, 2023 2:00 p.m. local time

Architect/Engineer
TURNERBATSON
1950 Stonegate Drive, Suite 200
Birmingham, Alabama 35242
phone: (205) 403-6201
fax: (205) 403-6206

Project Number
UA No. 415-21-2548C
DCM No. 2016563

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Seven million, three hundred thousand dollars and 00/100 (\$7,300,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Base Bid and Alternates 1-13 Completion - November 8, 2024; Alternate 14 Early Completion - July 19, 2024

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SIX	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 5,000.00	\$ 5,000.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 100.00	\$ 125.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 403.00	\$ 403.00
BASE BID ON PROPOSAL	\$ 18,000,000.00	\$ 17,000,000.00
ENVELOPE ADJUSTMENT	(1,850,000.00)	(810,000.00)
ADJUSTED BASE BID	16,150,000.00	16,190,000.00
ALTERNATE #1 <i>Description on back of page</i>	62,500.00	87,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,212,500.00	16,277,000.00
ALTERNATE #2 <i>Description on back of page</i>	139,000.00	138,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,351,500.00	16,415,000.00
ALTERNATE #3 <i>Description on back of page</i>	9,800.00	8,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,361,300.00	16,423,000.00
ALTERNATE #4 <i>Description on back of page</i>	11,700.00	8,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,373,000.00	16,431,000.00
ALTERNATE #5 <i>Description on back of page</i>	4,100.00	5,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,377,100.00	16,436,000.00

EB

Initial

Project Name: Bryce Main Final Fit-Out
 Project No.: UA No. 415-21-2548C, DCM No. 2016563

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
ALTERNATE #6 <i>Description on back of page</i>	4,100.00	5,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,381,200.00	16,441,000.00
ALTERNATE #7 <i>Description on back of page</i>	11,500.00	10,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,392,700.00	16,451,000.00
ALTERNATE #8 <i>Description on back of page</i>	6,800.00	6,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,399,500.00	16,457,000.00
ALTERNATE #9 <i>Description on back of page</i>	4,100.00	5,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,403,600.00	16,462,000.00
ALTERNATE #10 <i>Description on back of page</i>	3,400.00	4,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,407,000.00	16,466,000.00
ALTERNATE #11 <i>Description on back of page</i>	7,400.00	6,500.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,414,400.00	16,472,500.00
ALTERNATE #12 <i>Description on back of page</i>	7,500.00	6,500.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,421,900.00	16,479,000.00
ALTERNATE #13 <i>Description on back of page</i>	8,400.00	4,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	16,430,300.00	16,483,000.00
ALTERNATE #14 <i>Description on back of page</i>	1,500,000.00	1,200,000.00
ENVELOPE ADJUSTMENT	(768,000.00)	(170,000.00)
TOTAL BID W/ALTERNATES	\$ 17,162,300.00	\$ 17,513,000.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY 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.


 Eric Berg, Principal
 TURNERBATSON



Sworn to and subscribed before me this 7th day of September, 2023.


 Notary Public

April 4, 2027
 My Commission Expires

Unit Price Descriptions:

Unit Price #1: Miscellaneous Steel. Price per Ton in Place.

Unit Price #2: Masonry Repair Type RR. Price per SF/Wythe.

Unit Price #3: Additional Exit Light. Price per Each.

Alternate Descriptions:

Alternate #1: Composite Plantation Shutters in Lieu of Horizontal Louver Blinds

Alternate #2: STC Rated Doors

Alternate #3: Acoustical Wall Panels (3209 Drama Rehearsal Room)

Alternate #4: Acoustical Wall Panels (3213 Studio Theatre Rehearsal Room)

Alternate #5: Acoustical Wall Panels (3106 Music Theatre Voice)

Alternate #6: Acoustical Wall Panels (3108 Music Theatre Voice)

Alternate #7: Acoustical Wall Panels (3101 - 3105 Warm Up Rooms)

Alternate #8: Acoustical Wall Panels (3208 Small Rehearsal Room)

Alternate #9: Acoustical Wall Panels (3108 Music Director)

Alternate #10: Acoustical Wall Panels (3107 Music Theatre Accompanist)

Alternate #11: Acoustical Wall Panels (3212 Small Rehearsal Room #1)

Alternate #12: Acoustical Wall Panels (3210 Small Rehearsal Room)

Alternate #13: Acoustical Wall Panels (3116 Projection/Light Lab)

Alternate #14: Early Completion Date: July 19, 2024

PETER BRYCE MAIN STABILIZATION AND FITOUT

Rendering Approved February 4th, 2021



PETER BRYCE MAIN STABILIZATION AND FITOUT

LOCATION MAP

