

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

*** Board Submittal Checklist No. 2**

Capital Project – Stage I and Stage II Submittals/1
(General Information Package and Architect Ranking)/8

Campus: The University of Alabama
Project Name: Frank Moody Music Building Restoration
UA Project #: 118-20-2406
Meeting Date: June 4 – 5, 2020

- * ☒ 1. Completed Board Submittal Checklist No. 2
- ☒ 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 II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations)
- ☒ 4. Campus correspondence/photos providing supporting project information
- ☒ 5. Completed Executive Summary – Proposed Capital Project. /2
- ☐* 6. Executive Summary – Architect, Engineer, Selection process (include Interview Outline). /3, /4, /5
- ☐* 7. Campus letter requesting approval of the ranking of firms and authority to submit to the Physical Properties Committee for approval – signed by the Chair of the Physical Properties Committee and signed by the UA System Vice Chancellor for Finance and Administration. /6
- ☒ 8. Project Planning Report/2
- ☐ 9. Preliminary Business Plan (if applicable)/7
- ☒ 10. Campus map(s) showing Project site

*Request for Waiver of the Consultant Selection process.

Additional information required for Stage I submittal:

- ☒ 11. Proposed Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees.
- ☒ 12. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415

Prepared by: Carla Coleman Jones

Approved by: Tim Leopard

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

/2 Reference Tab 3E - Board Rule 415 Instructional Guide

/3 Reference Tab 3K - Board Rule 415 Instructional Guide

/4 Reference Tab 3L - Board Rule 415 Instructional Guide

/5 Reference Tab 3M - Board Rule 415 Instructional Guide

/6 Reference Tab 3N - Board Rule 415 Instructional Guide

/7 Reference Tab 3V - Board Rule 415 Instructional Guide

/8 After completion of negotiations on Owner/Architect Agreement, provide notification to Chair of the Physical Properties Committee and UA System Vice Chancellor for Finance and Administration.
Reference Tab 3-O-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.

May 8, 2020

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 consideration by the Board of Trustees at its June 5, 2020 meeting the following resolution:

- Board Item – Action: Stage I and Stage II Waiver submittals:
Frank Moody Music Building Restoration
UA Project #118-20-2406

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

Sincerely,



Stuart R. Bell
President

Enclosure



May 8, 2020

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage I and Stage II Waiver submittals:
Frank Moody Music Building Restoration
UA Project #118-20-2406

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Frank Moody Music Building Restoration project (“Project”) located at 810 2nd Avenue, at a projected total Project budget of \$9,200,000.

This proposed Project will consist of restoring the 2017 addition from damage resulting from the fire of April 19, 2020.

Additionally, the University is requesting a Waiver of the Consultant Selection Process for the proposed Project. The University proposes to utilize TurnerBatson Architects, of Birmingham, Alabama (TurnerBatson) as the principal design firm for the Project. The services of TurnerBatson are proposed due to their design experience with the original 2017 addition, which will be highly beneficial in bringing the building back to its original form quickly. TurnerBatson’s familiarity and knowledge of the existing facility and the University’s standards will facilitate an efficient design process and ensure coordination with the existing infrastructure, systems, finishes and materials. Accordingly, the University is requesting approval to utilize TurnerBatson Architects for this Project.

The University has negotiated a design fee based on 6.2% of the cost of construction plus \$38,150 for additional services less a credit in the amount of \$232,470 for the modification of original construction documents. This fee represents a significant financial benefit for the University.

The Project will be funded from University Reserves and Gifts in the amount of \$400,000 and estimated State Insurance Funds in the amount of \$8,800,000.

W H E R E L E G E N D S A R E M A D E

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 Letter of Approval from the Vice Chancellor for Finance and Administration and Chair of the Physical Properties Committee, Resolution, Executive Summary, Attachment K, Project Summary, and Location map for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for June 4 – 5, 2020.

MMF/ccj

pc w/atchmnts: Michael Rodgers
Michael Lanier
Tim Leopard
Sommer Coleman
Paul Davis

RESOLUTION
FRANK MOODY MUSIC BUILDING RESTORATION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the Frank Moody Music Building Restoration project (“Project”) located at 810 2nd Avenue; and

WHEREAS, the Project will consist of restoring the 2017 addition from damage resulting from the fire of April 19, 2020; and

WHEREAS, due to their design experience with the original 2017 addition, and their familiarity and knowledge of the existing facility and the University’s standards, the University is requesting approval for a Waiver of the Consultant Selection process and to proceed with design utilizing the architectural services of TurnerBatson Architects, of Birmingham, Alabama; and

WHEREAS, the University has negotiated a design fee of 6.2% of the cost of construction and facility improvements, plus \$38,150 for additional services less a credit in the amount of \$232,470 for the modification of original construction documents; and

WHEREAS, the Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein and the exterior appearance and massing of the building will not be changed and therefore there is no visual impact on the campus from this Project; and

WHEREAS, this Project will be funded from University Reserves and Gifts in the amount of \$400,000 and estimated State Insurance Funds in the amount of \$8,800,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 6,000,000
Facility Improvements	\$ 300,000
Demolition/Cleanup/Stabilization	\$ 750,000
Furniture, Fixtures and Equipment	\$ 510,000
Security/Access Control	\$ 130,000
Telecommunication/Data	\$ 115,000
Contingency* (10%)	\$ 705,000
UA Project Management Fee** (3%)	\$ 232,650
Architect/Engineer Fee*** (~3.11%)	\$ 196,280
Expenses (Geotech, Construction Materials Testing, Special Inspections)	\$ 100,000
Other Fees and Services (Advertising, Printing, Postage)	\$ 161,070
TOTAL PROJECT COST	\$ 9,200,000

*Contingency is based on 10% of the cost of Construction, Facility Improvements, and Demolition.

**UA Project Management fee is based on 3% of the cost of Construction, Facility Improvements, Demolition, and Contingency.

***Architect/Engineer fee is based on 6.2% of the cost of Construction and Facility Improvements, plus \$38,150 for additional services less a credit in the amount of \$232,470 for the modification of original construction documents.

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

1. The Stage I submittal package for this Project is hereby approved.
2. The preliminary budget for this Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED 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 an architectural agreement for architectural services with TurnerBatson Architects, of Birmingham, Alabama, in accordance with Board Rule 415 for this Project.

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

Meeting Date: June 4 – 5, 2020

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Frank Moody Music Building Restoration

PROJECT LOCATION: 810 2nd Avenue

ARCHITECT: Requesting in this submittal

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II, Waiver	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Office & Support	~17.8%	5,850
<input checked="" type="checkbox"/> Restoration	Class Laboratories	~29.5	9,725
	General Use Facilities	~37.9%	12,475
	Support Facilities	~14.8	4,864
	TOTAL	100%	32,914

BUDGET	Preliminary
Construction	\$ 6,000,000
Facility Improvements	\$ 300,000
Demolition/Cleanup/Stabilization	\$ 750,000
Facility, Fixtures and Equipment	\$ 510,000
Security/Access Control	\$ 130,000
Telecommunication/Data	\$ 115,000
Contingency* (10%)	\$ 705,000
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TOTAL PROJECT COST	\$ 9,200,000

*Contingency is based on 10% of the cost of Construction, Facility Improvements, and Demolition.

**UA Project Management fee is based on 3% of the cost of Construction, Facility Improvements, Demolition, and Contingency.

*** Architect/Engineer fee is based on 6.2% of the cost of the cost of Construction and Facility Improvements, plus \$38,150 for additional services, less a credit in the amount of \$232,470 for the modification of original construction documents.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ N/A*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ N/A*

*The Project is an existing Educational and General facility and accordingly is already funded. Ongoing O&M costs will be funded from the annual operating budget.

FUNDING SOURCE:

Capital Outlay:

University Reserves and Gifts \$ 400,000

Estimated State Insurance Funds \$ 8,800,000

O&M Costs:

*O&M Costs

\$ N/A

NEW EQUIPMENT REQUIRED:**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

This area is essential for the operation of the School of Music and the Million Dollar Band (MDB). The MDB is a highly visible representation of The University of Alabama and their image and reputation has a highly positive impact on interest in the University and student recruitment.

As one of the largest and most visible student organizations on campus, the MDB is integrally involved in the recruiting and retention of quality students for all academic disciplines. Many prospective/potential students, who visit the University on an annual basis, make the decision to attend The Capstone because of their opportunity to participate in the MDB. They visit other institutions throughout the southeastern region and nation and see the high-quality band facilities that exist at most other institutions (almost every single institution in the SEC, Big Ten, Big 12, etc.). Unless attention is given to an appropriate facility at the University, it may become a morale issue among current and future band members, directly affecting the quality of the organization and the ability to recruit and retain high quality students representing all academic disciplines.

ATTACHMENT NO. 1

Project: Frank Moody Music Building Restoration

BOT Submittals – Stages I and II, Waiver

Meeting Date: June 4 – 5, 2020

Project Summary

FRANK MOODY MUSIC BUILDING RESTORATION

The Frank Moody Music Building Restoration project (“Project”) will consist of restoring the 2017 addition from damage resulting from the fire of April 19, 2020. The space houses the School of Music primarily for use by the Million Dollar Band.

The approximately 32,914 gross square foot building is utilized for office, rehearsal, and curricular programming space. The Director and administrative staff for the Million Dollar Band are also located in the addition to allow for improved coordination and oversight.

The Million Dollar Band executes over 50 performances per year and practices five days per week during the fall semester. The building allows for practice on inclement weather days and for breakout sectional and ensemble practices.

The facility contains a large practice room that holds 280-300 musicians and is sized and shaped to achieve a desired acoustical environment. Lockable storage cabinets with added acoustical treatments were located in the practice room to provide quick access to the instruments. A second smaller practice room is designed to accommodate 50-80 musician in a variety of ensembles. The building was carefully studied by a professional acoustician to ensure that the building performed as desired acoustically by the users. This required extensive studies to determine the proper shape and volume of each space, evaluation of building materials best suited of the proposed use and exhaustive studies of the mechanical system and installation methods. Adjustable acoustical treatments were strategically placed to either capture, or reinforce, sound moving in and around the facility.

The proposed Project will include a complete restoration of the addition to its original design. Restoring the rehearsal spaces will provide for both sectional and full instrumental rehearsal in an acoustically appropriate space. The building also allows for meetings of the full band, but not for the practice of formations and marching.

The project design is also being enhanced to include additional protective safeguards against further issues including lightning protection and revisions to the roof assembly.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: JUNE 4 - 5, 2020

X 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: Frank Moody Music Building Restoration

2. LOCATION: 810 2nd Avenue

3. ARCHITECT/ENGINEER: Requesting in this submittal

4. PROJECT STATUS:		
A. SCHEMATIC DESIGN	DATE INITIATED	N/A
	% COMPLETE	N/A
	* DATE COMPLETED	N/A
B. PRELIMINARY DESIGN:	DATE INITIATED	April-20
	% COMPLETE	100%
	* DATE COMPLETED	May-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	May-20
	% COMPLETE	100%
	* DATE COMPLETED	June-20
D. SCHEDULED BID DATE:		June-20

5. CURRENT PROJECT BUDGET:	PRELIMINARY
A. CONSTRUCTION	\$ 6,000,000
B. FACILITY IMPROVEMENTS	\$ 300,000
C. DEMOLITION/CLEANUP/STABILIZATION	\$ 750,000
D. FURNITURE, FIXTURES AND EQUIPMENT	\$ 510,000
E. SECURITY/ACCESS CONTROL	\$ 130,000
F. TELECOMMUNICATION/DATA	\$ 115,000
G. CONTINGENCY (10%)	\$ 705,000
H. UA PROJECT MANAGER FEE (3%)	\$ 232,650
I. ARCHITECT/ENGINEER FEES (~3.11%)	\$ 196,280
J. EXPENSES (GEOTECH, CMT, SPECIAL INSPECTIONS)	\$ 100,000
K. OTHER FEES AND SERVICES (ADVERTISING, PRINTING, POSTAGE)	\$ 161,070
L. TOTAL PROJECT COST	\$ 9,200,000

*Contingency is based on 10% of the cost of Construction, Facility Improvements, and Demolition.

**UA Project Management fee is based on 3% of the cost of Construction, Facility Improvements, Demolition, and Contingency.

*** Architect/Engineer fee is based on 6.2% of the cost of the cost of Construction and Facility Improvements, plus \$38,150 for additional services less a credit in the amount of \$232,470 for the modification of original construction documents.

6. FUNDING/RESOURCES: University Reserves and Gifts - \$400,000 State
Insurance Funds - \$8,800,000 Estimated

7. REMARKS _____

* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Loperano

May 8, 2020

Dr. Dana S. Keith
Vice Chancellor for Finance and Administration
Sid McDonald Hall
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: Request for Waiver of Consultant Selection Process
Frank Moody Music Building Restoration
UA Project #118-20-2406

Dear Dr. Keith and Trustee Wilson:

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection process for the Frank Moody Music Building Restoration project ("Project") located at 810 2nd Avenue.

The University proposes to utilize TurnerBatson Architects, of Birmingham, Alabama (TurnerBatson) as the principal design firm for the Project. The services of TurnerBatson are proposed due to their design experience with the original 2017 addition, which will be highly beneficial in bringing the building back to its original form quickly. TurnerBatson's familiarity and knowledge of the existing facility and the University's standards will facilitate an efficient design process and ensure coordination with the existing infrastructure, systems, finishes and materials. Accordingly, the University is requesting approval to utilize TurnerBatson Architects for this Project.

Furthermore, the University desires to return the building to service as soon as practical and use of TurnerBatson Architects will facilitate the expedited schedule.

The University has negotiated a design fee based on 6.2% of the cost of Construction plus \$38,150 for additional services less a credit in the amount of \$232,470 for the modification of original construction documents for a total fee of \$196,280.

Cost of the Work		Percentage Fee for Building Group III		(x) Renovation Factor/ (-) Credits		Cost for Additional Services		Fee
\$6,300,000	x	6.2%	x	1.25			=	\$488,250
\$6,300,000	x	6.2%	-	\$232,470	+	\$38,150	=	\$196,280

Fee Savings is \$291,970 or approximately 60% of the standard fee for the cost of work.

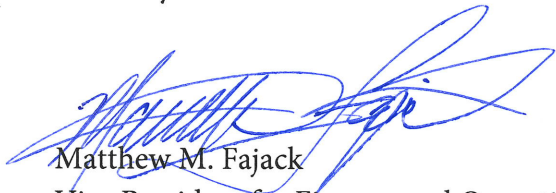
This fee represents a significant financial benefit to the University.

Approval is hereby requested for:

1. Waiver of Consultant Selection process.
2. TurnerBatson Architects, of Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee 6.2% of the cost of Construction, plus \$38,150 for additional services, less a credit in the amount of \$232,470 for the modification of original construction documents.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Matthew M. Fajack
Vice President for Finance and Operations
and Treasurer

MMF/ccj

pc: Michael Rodgers
Michael Lanier

Tim Leopard
Sommer Coleman

Paul Davis

- ☐ Recommended for approval.
- ☐ Not Recommended for Approval. Submit to Physical Properties Committee.

Dr. Dana S. Keith, Vice Chancellor for Finance and Administration

- ☐ Recommended for approval.
- ☐ Not Recommendation for Approval. Submit to Physical Properties Committee.

Trustee James W. Wilson, III, Chair for Physical Properties Committee

W H E R E L E G E N D S A R E M A D E

ATTACHMENT NO. 1

Project: Frank Moody Music Building Restoration

BOT Submittals – Stages I and II, Waiver

Meeting Date: June 4 – 5, 2020

Project Summary

FRANK MOODY MUSIC BUILDING RESTORATION

The Frank Moody Music Building Restoration project (“Project”) will consist of restoring the 2017 addition from damage resulting from the fire of April 19, 2020. The space houses the School of Music primarily for use by the Million Dollar Band.

The approximately 32,914 gross square foot building is utilized for office, rehearsal, and curricular programming space. The Director and administrative staff for the Million Dollar Band are also located in the addition to allow for improved coordination and oversight.

The Million Dollar Band executes over 50 performances per year and practices five days per week during the fall semester. The building allows for practice on inclement weather days and for breakout sectional and ensemble practices.

The facility contains a large practice room that holds 280-300 musicians and is sized and shaped to achieve a desired acoustical environment. Lockable storage cabinets with added acoustical treatments were located in the practice room to provide quick access to the instruments. A second smaller practice room is designed to accommodate 50-80 musician in a variety of ensembles. The building was carefully studied by a professional acoustician to ensure that the building performed as desired acoustically by the users. This required extensive studies to determine the proper shape and volume of each space, evaluation of building materials best suited of the proposed use and exhaustive studies of the mechanical system and installation methods. Adjustable acoustical treatments were strategically placed to either capture, or reinforce, sound moving in and around the facility.

The proposed Project will include a complete restoration of the addition to its original design. Restoring the rehearsal spaces will provide for both sectional and full instrumental rehearsal in an acoustically appropriate space. The building also allows for meetings of the full band, but not for the practice of formations and marching.

The Project design is also being enhanced to include additional protective safeguards against further issues including lightning protection and revisions to the roof assembly.



April 24, 2020

Mr. Paul Davis
The University of Alabama
1205 14th Street
Tuscaloosa, AL 35401

Re: Proposal for Architectural/Engineering Services
Moody Music Building Fire Damage
UA Project No. 118-20-2406

Dear Mr. Davis,

We appreciate the opportunity to provide you with this proposal to develop the bid package for the fire remediation at the Frank Moody Music Building. As the architect for the original addition, we were deeply saddened to learn the building was damaged by fire.

A significant effort was made by the design team and our campus partners to provide a state-of-the-art facility for The Million Dollar Band. Our goal is to bring the building back to its original condition, which was well received by the band director and other members of the band.

We value our project work with the University and look forward to continuing to build and develop our good working relationship with you and the University of Alabama.

Our understanding of the scope of services is as follows:

SCOPE OF SERVICES

All work to be completed is to replicate the original design unless directed otherwise by the University. Included in our scope will be the following:

1. Our design team will work side-by-side with you and other campus partners to identify materials and systems that are to be demolished, salvaged, or left in place for reuse.
2. We will provide Services C-E per the Standard Articles of Agreement between Owner and Architects. As part of this effort, we will revise our original construction documents, including drawings and specifications, to support rebidding of the project and reconstruction

TURNERBATSON

1950 Stonegate Drive #200
Birmingham, Alabama 35242
205.403.6201 | turnerbatson.com

of the original scope of work. Our drawings will differentiate between construction that will be left in place after the demolition work is completed and all new work that is to be completed to bring the building back to its original form. We are estimating that we are able to salvage 70% of our original work and will only require an effort equal to the last 30% of construction documents (Service C) to complete the required work.

3. TURNERBATSON will contact the original material suppliers to help determine lead-times for the following materials:
 - a. Acoustical curtains
 - b. Suspended acoustical reflector panels
 - c. Acoustical wall panels
 - d. Lependaries
 - e. Acoustic door(s)
 - f. Specialty Lighting
4. We will evaluate alternative roof systems as requested by the University. However, we may have limited options, unless extensive revisions are made to the perimeter cornice and vented soffit system.
5. Provide construction administrative services per the Standard Articles of Agreement between Owner and Architects.
6. We anticipate one construction bid package that will be competitively bid in compliance with the State of Alabama Public Works Law (Code of Alabama, Title 39).

ARCHITECTURAL FEE

TURNERBATSON is to provide Services C-E for the proposed Frank Moody Music Building - Fire Remediation. The proposed building will be considered a Group III Building Type. Per the University, at this time, the total anticipated construction cost is \$6,300,000.00.

Our services will cover the architectural services as described by the standard University of Alabama "Agreement Between Owner and Designer". Those services include:

- Services C – Construction Documents (70% - 100%)
- Services D – Bid Phase
- Services E – Construction Administration
- Assist the UA Landscape Architect
- Mechanical, Plumbing, Fire Protection and Electrical Engineering

Our services excluded the following: Topographical & Utility Survey, Geo-technical Investigations, Civil, Structural, and Acoustical Engineering.

Our proposed fee is based on the State Fee Schedule as follows:

Total Estimated Construction:	\$ 6,300,000.00
Basic Fee Rate	6.2%
Total Fee (assume full Services A-E)	\$ 390,600.00

Breakdown of Fee by Phase:

Services A (Schematic Design)	10%	\$ 39,060.00
Services B (Design Development)	20%	\$ 78,120.00
Services C (Construction Documents)	45%	\$ 175,770.00
Services D (Bidding & Negotiations)	5%	\$ 19,530.00
Services E (Construction Administration)	20%	\$ 78,120.00
Total Fee (assume full Services A-E)		\$ 390,600.00

Note: If the Owner increases/decreases the Cost of the Work, the Designer's Basic Fees shall be adjusted accordingly (per the Schedule of Basic Fee Rates).

FEE REDUCTION

Our design team will modify our original construction documents to incorporate any changes that are necessary to clearly define what is existing-to-remain and what is new work. As a result, we will be starting with approximately 70% complete CD's and rebuilding the bid package from there. This will allow us to reduce the fee as follows:

Total Fee Reduction based on starting % (\$ 232,470.00)

ADDITIONAL SERVICES

The following services are not included in the Basic Services above and will be treated as additional services:

New Lightning Protection Design – Addition Only:

Our proposed fee is based on the State Fee Schedule as follows:

Estimated Cost of the Work:	\$100,000.00 x 6.3% = \$	6,300.00
Services A (Schematic Design)	10%	\$ 630.00
Services B (Design Development)	20%	\$ 1,260.00
Services C (Construction Documents)	45%	\$ 2,835.00
Services D (Bidding & Negotiations)	5%	\$ 310.00
Services E (Construction Administration)	20%	\$ 1,260.00
Total Fee (assume full Services A-E)		\$ 6,300.00

Note: If the Owner increases/decreases the Cost of the Work, the Designer's Basic Fees shall be adjusted accordingly (per the Schedule of Basic Fee Rates).

Structural Design Services

SCOPE OF WORK:

1. MBA will perform a visual, non-destructive structural condition assessment of any possible areas where structural fire damage may have occurred. This area appears to be limited to the 2016 wing addition.
2. MBA staff will produce a written document presenting observed conditions, a discussion of findings, conclusions, and/or recommendations.

LIMITATIONS:

It should be noted that observations will be based upon visual, non-destructive methods of assessment only. Assessment of areas hidden from view (e.g., ceiling, wall, and floor cavities) or other inaccessible areas are not covered under this proposal.

Design of structural repairs, structural analysis on any portion of this structure to determine the load carrying capacity of the structural systems or elements, or to determine if the overall structure meets building code requirements, is not included in this proposal.

FEE:

Initial Site Visit Hourly, Not-to-Exceed \$1,400.00
The initial visit consists of four hours of assessment, two hours of travel time and one hour of clerical (by Principal).

Additional Site Visits Hourly, Not-to-Exceed \$4,000.00
The additional visits will be provided on an hourly basis as requested by the Owner/Architect (once enough demolition has occurred to allow MBA to properly assess the structural framing).

Design Services

If upon completion of MBA's structural assessments, additional design work is required to make repairs to any fire damaged materials related to the structural system, including, but not limited to, metal roof deck, structural steel framing, or miscellaneous steel framing members it will be done at the hourly rates listed below.

Structural Design Hourly Rates:

Senior Principal	\$225.00	Engineer	\$150.00
Principal	\$200.00	Senior Designer	\$135.00
Associate Engineer	\$175.00	Designer	\$120.00
Registered Engineer	\$160.00	CAD Operator/Drafting	\$110.00
		Clerical	\$ 85.00

Mechanical Consultant Services

Scope of Work

Phase 1 - Site Assessment: Not-to-Exceed: \$6,800.00

1. Preliminary site visit and meetings
2. Assist with determination of scope of MPFP demolition/replacement
3. Follow up Site Visit to establish as built conditions for piping and other to remain items.
4. Code review to determine project impact of revising design to comply with current DCM codes.

Phase 2 – Contract Docs./Const. Admin. Services: Included in % Fee

1. Damage Assessment: Bernhard TME will assist with the identification of scope of restoration required for the MPFP systems.
2. Code Search and Regulatory Compliance: Bernhard TME will assist with the identification of applicable state, and local codes. Bernhard TME will also assist by contacting regulatory officials to discuss specific regulatory compliance issues.
 - A. Energy Code Compliance – If required, utilizing COMcheck, provide forms verifying compliance of the HVAC and plumbing systems, which are replaced under the scope of this project, with ASHRAE 90.1-2013. Architect is responsible for envelope compliance and electrical consultant for lighting compliance.
3. Construction Documents: Bernhard TME will provide Construction Documents for each component of the project. The Construction Documents will include Drawings and Specifications. The Construction Documents will be sufficiently detailed to permit competitive bidding of Sub-Contractors.
 - A. Fire Protection Drawings: Bernhard TME will provide performance drawings which will direct the successful Contractor to lay out the required fire protection system(s) based upon the Contract Drawings and the requirements of the building code and NFPA. BTME will review shop drawings and hydraulic calculation, which are to be prepared by NICET III Technician and signed and sealed by a Professional Engineer licensed in the State of Alabama. The shop drawing submittal process remains a vital part of the design stage.
4. Bidding and Negotiation: Bernhard TME will assist the Client during the Bidding and Negotiation process. Bernhard TME will attend the Pre-Bid Conference, answer questions, issue addenda, review substitution requests, and review Contractor proposals.
5. Construction Administration: Bernhard TME will provide Construction Administration services including attending the Pre-Construction Conference, checking shop drawings, answering Requests for Information, developing Proposal Requests, and reviewing Contractor pricing for change orders. Bernhard TME will provide

regular site visits, including the final inspection, as requested by the Client.

6. Project Close-out: Bernhard TME will assist during project close-out by reviewing close-out documents (TAB reports, maintenance manuals, etc.), checking punch lists, and other tasks as needed.
7. Project Meetings: Bernhard TME will attend project meetings when relevant to the Bernhard TME Scope. Bernhard TME will coordinate its work with the work of the Architect and other specialty consultants.
8. Warranty Inspection: Bernhard TME will inspect the systems as applicable to the Bernhard TME scope eleven (11) months after Substantial Completion and develop a list of items to be resolved by the Contractor.

Bernhard TME Hourly Rates are as follows:

Category	Standard Hourly Rate (\$)
Vice President	220
Managing Principal / Branch Manager / Director	205
Senior Engineer / Project Manager / Commissioning Agent / Facility Capital Manager / Retro-Commissioning Programmer	185
Engineer / Senior Designer	140
Designer / Engineer Intern / Sr. Energy Analyst / Sr. Commissioning Technician	120
Construction Administrator / Energy Analyst / Commissioning Tech. / Sustainability Consultant / Education Coordinator	120
BIM / CADD Technician	100
Administrative	95
Project Assistant / Intern	80

Acoustical Consultant Services

SCOPE OF WORK:

TURNERBATSON will re-engage our professional acoustician that designed the original scope of work. They will perform full construction administration services including review of submittals, site reviews and commissioning the acoustical systems upon completion of construction. These services will be in line with their original scope of work to ensure all acoustical treatments and systems meet the original specification and performance requirements.

BIDDING AND PROCUREMENT

1. Respond to questions from bidders regarding acoustic requirements.

CONSTRUCTION PHASE SERVICES

1. Respond to relevant RFI's, requests for product substitutions and minor modifications required due to on-site conditions.
2. Review shop drawings relating to acoustic treatments, sound isolation, HVAC systems, vibration isolation and noise control materials.
3. Conduct periodic site visits to confirm that all acoustics aspects, including sound isolating construction, proper installation and adjustment of all vibration isolation devices, and all utility services penetration details are constructed in strict conformance with the construction documents.
4. After each site visit, issue a Site Inspection Report that can be included in the architect's punch list for the contractor.

COMMISSIONING

1. Conduct site visit after completion to inspect as well as provide guidance on appropriate settings for any adjustable acoustics devices and assist the users and their technical staff in assimilating into the new facility. Services include:
 - a. Establish proper settings for the various types of programs.
 - b. Verify the systems controls are functioning properly, including preset conditions.
 - c. Conduct instrumented measurements to document room acoustic parameters with the adjustable acoustic systems in use.

FEE:

- Our proposal includes AD's lump sum fee of \$19,650 which includes three site visits.

FEE SUMMARY:

Fire Remediation Services A-E Fee: (%)	\$ 390,600.00
Fee Reduction: (%)	(\$ 232,470.00)
Lightning Protection: (%)	\$ 6,300.00
Structural Assessment Services: (NTE)	\$ 5,400.00
Mechanical Assessment Services: (NTE)	\$ 6,800.00
Acoustical Consultant: (LS)	\$ 19,650.00

Total Fee for Services: \$ 196,280.00

Note:

Changes to the original scope of work will be completed at the full % fee (6.2%) based on the total cost of construction without the reduction noted above. The full services of A-E will apply. Any changes to the original scope of work will need to be identified with an "Information Item(s)" on the Bid Proposal Form.

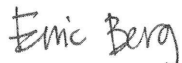
Reimbursable Hourly Extra Services:

Additional services outside of the above-mentioned scope will be billed at hourly rates as follows:

Principal Architect	\$ 160/Hr
Project Architect	\$ 130/Hr
Construction Administration Specialist	\$ 90/Hr
Interior Design	\$ 90/Hr
CADD / Administrative	\$ 80/Hr

Thank you for the opportunity to work on this important project. Please let us know if you have any questions about this proposal.

Sincerely,
TURNERBATSON



Eric Berg, AIA
Principal

Cc: Reese, MacLeod/file

FRANK MOODY MUSIC BUILDING RESTORATION

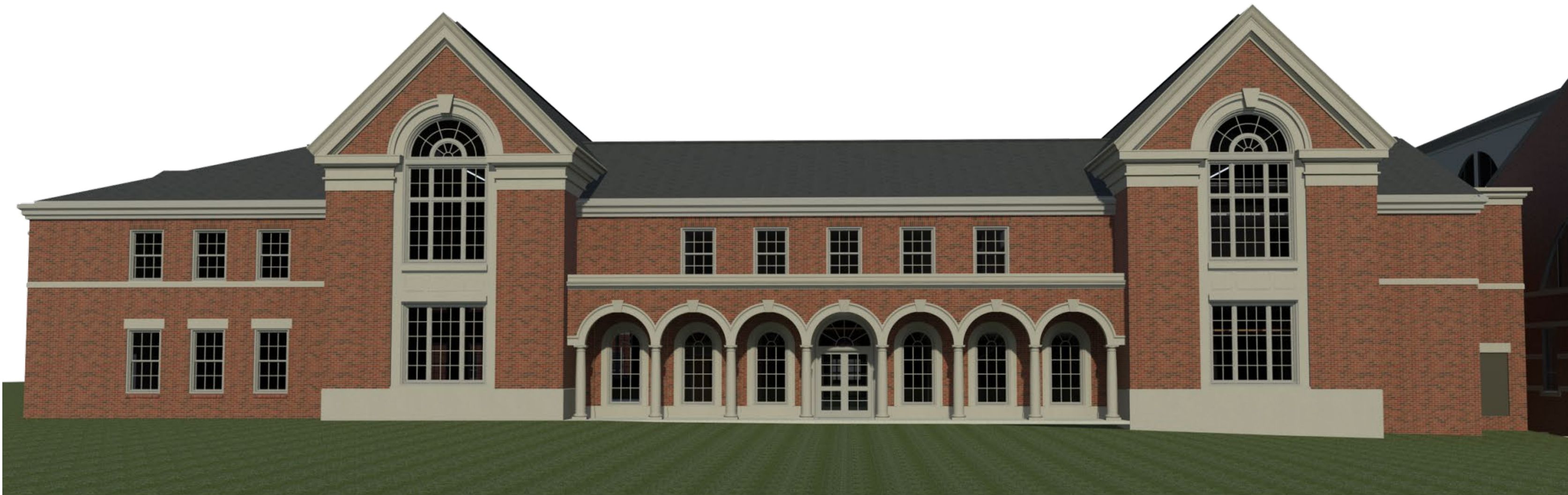
LOCATION MAP



FRANK MOODY MUSIC BUILDING RESTORATION

View from Bryant Conference Center looking North across 9th Street

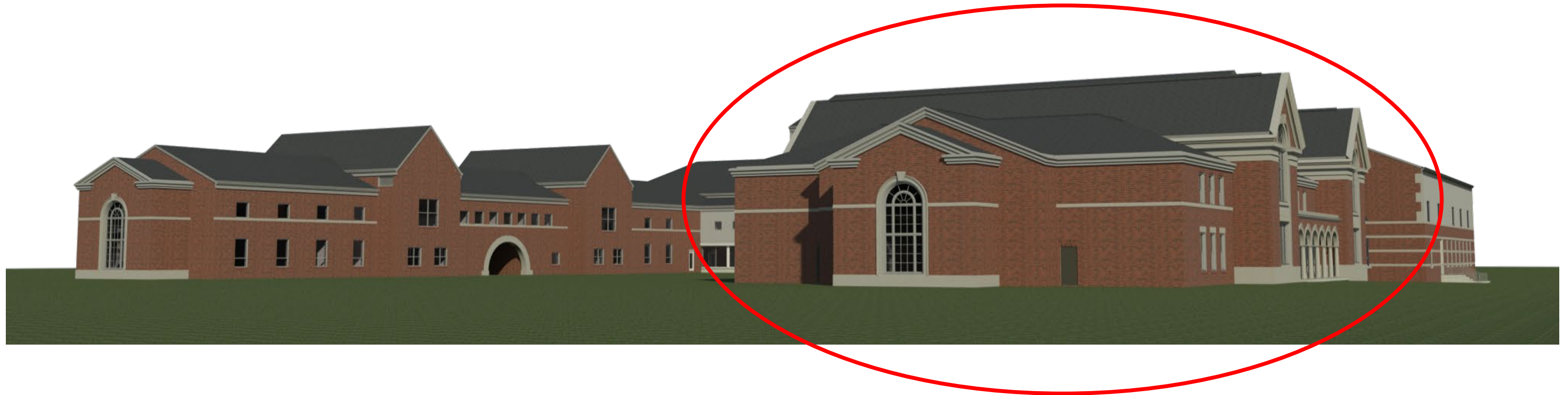
Approved June 2015



FRANK MOODY MUSIC BUILDING RESTORATION

View from corner of 9th Street in front of Paul W. Bryant Museum looking Northeast

Approved June 2015

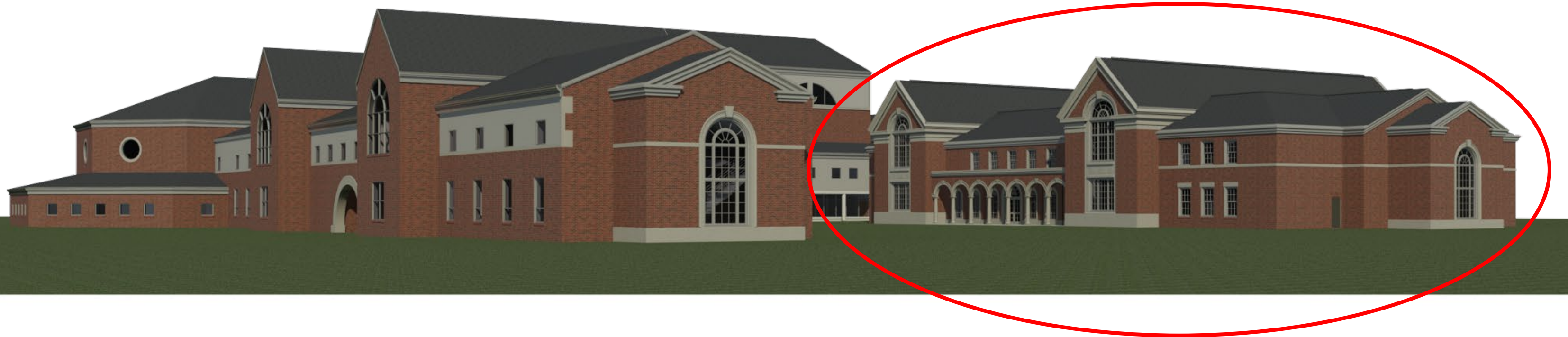


Subject Area of Building

FRANK MOODY MUSIC BUILDING RESTORATION

View from University Boulevard looking Southeast

Approved June 2015



Subject Area of Building