

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

*** Board Submittal Checklist No. 3
Capital Project – Stage III Submittal /1
(Architectural Design)**

Campus: The University of Alabama
Project Name: Bryant Conference Center and Moody Music District Energy Plant
UA Project #: 337-20-2307
Meeting Date: February 4 – 5, 2021

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 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 Resolution requesting approval of the Revised Scope and Budget and the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

Prepared by: 

Approved by: 

/1 Reference Tab 3H - 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.

December 16, 2020

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

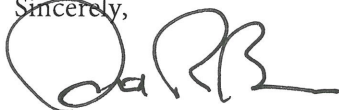
Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its February 5, 2021 meeting the following resolution:

- Board Item – Action: Stage III submittal: Bryant Conference Center and Moody Music District Energy Plant, UA Project #337-20-2307

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

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

BRYANT CONFERENCE CENTER AND MOODY MUSIC DISTRICT ENERGY PLANT

WHEREAS, in accordance with Board Rule 415, on November 13, 2020, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Bryant Conference Center and Moody Music District Energy Plant project (“Project”); and

WHEREAS, the Project will improve the teaching, learning, and working environments of campus constituents by providing reliable and efficient energy to facilities by replacing systems that have reached the end of their functional service life by centralizing equipment in an energy plant; and

WHEREAS, the Project is coordinated with the master plan for the area including development plans for Bryant Conference Center, Frank Moody Music building and the future pedestrian bridge from the Capstone Parking Deck; and

WHEREAS, this work was originally planned to be coordinated with the Bryant Conference Center Renovation and Addition project, but is being advanced distinctly from that project as the equipment has reached a critical replacement point and this approach will yield the most efficient long term cost approach for the University; and

WHEREAS, due to their previous programming experience and preliminary design work on the Project, their commitment to completing the design to allow the Project to proceed as scheduled prior to the start of the 2021 academic year with Project completion by spring 2022, and to best coordinate with the seasonal loads of the system, on November 13, 2020, the Board approved a Waiver of the Consultant Selection process and authorized the University to proceed with architectural services utilizing the firm of LIVE Design Group, Inc., of Birmingham, Alabama (“LIVE Design”), accepting a final negotiated fee based on 6.2% of the cost of construction, equipment, and landscaping, plus \$4,620 for additional services, less \$5,000 for previous work performed; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the Project location and program have been reviewed and are consistent with the master plan, University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from the Office of Academic Affairs Reserves in the amount of \$750,000, Central Reserves in the amount of \$750,000, and the College of Continuing Studies Reserves in the amount of \$7,625,000; and

WHEREAS, the Project will address \$2,639,405 in campus deferred maintenance liability and provide for higher energy efficiency and efficient plant operations; and

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

BUDGET:	CURRENT
Construction	\$ 6,500,000
Equipment	\$ 750,000
Landscaping	\$ 200,000
Security/Access Control	\$ 30,000
Telecommunication/Data	\$ 30,000
Contingency (10%)	\$ 745,000
UA Project Management Fee ** (3%)	\$ 245,850
Architect/Engineer Fee *** (~6.2%)	\$ 461,520
Commissioning Fee	\$ 60,000
Expenses (Geotech, Construction Materials Testing)	\$ 60,000
Other Fees and Services (Testing, Advertising, Inspections and Printing)	\$ 42,630
TOTAL PROJECT COST	\$ 9,125,000

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

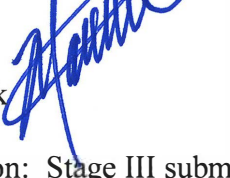
**UA Project Management fee is based on 3% of the cost of construction, equipment, landscaping, and contingency.

*** Architect/Engineer fee is based on 6.2% of the cost of construction, equipment, and landscaping, plus \$4,620 for additional services, less \$5,000 for previous work performed.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal for the Project is hereby approved.

December 15, 2020

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III submittal:
Bryant Conference Center and Moody Music District Energy Plant
UA Project #337-20-2307

Pursuant to Board Rule 415, The University of Alabama (“University”) has received renderings for the Bryant Conference Center and Moody Music District Energy Plant project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the Stage III submittal based on the renderings presented.

The Project will be funded from the Office of Academic Affairs Reserves in the amount of \$750,000; Central Reserves in the amount of \$750,000; and the College of Continuing Studies Reserves in the amount of \$7,625,000 for a total Project cost of \$9,125,000. This Project will address approximately \$2,639,405 in deferred maintenance liabilities and provide for higher energy efficiency and efficient plant maintenance operations.

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 Planning Report, Project Summary, Location map, and Renderings for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for February 4 – 5, 2021.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard
Paul Davis
Greg McKelvey

WHERE LEGENDS ARE MADE

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

Meeting Date: February 4 – 5, 2021

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Bryant Conference Center and Moody Music District Energy Plant

PROJECT LOCATION: Immediately north of Bryant Conference Center and south of Moody Music Building

ARCHITECT: Live Design Group, Inc.

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 13, 2020</u>
<input type="checkbox"/> Stage II, Waiver	<u>November 13, 2020</u>
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Campus Infrastructure	Building Service	<u>100%</u>	<u>3,477</u>
	TOTAL	100%	3,477

BUDGET	Current
Construction	\$ 6,500,000
Equipment	\$ 750,000
Landscaping	\$ 200,000
Security/Access Control	\$ 30,000
Telecommunication/Data	\$ 30,000
Contingency* (10%)	\$ 745,000
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Other Fees and Services (Testing, Advertising, Inspections and Printing)	\$ 42,630
TOTAL PROJECT COST	\$ 9,125,000

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

**UA Project Management fee is based on 3% of the cost of construction, equipment, landscaping, and contingency.

*** Architect/Engineer fee is based on 6.2% of the cost of construction, equipment, and landscaping, plus \$4,620 for additional services, less \$5,000 for previous work performed.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

\$ (\$94,800)*

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ (\$94,800)*

FUNDING SOURCE:

Capital Outlay:

Office of Academic Affairs Reserves \$ 750,000

Central Reserves \$ 750,000

College of Continuing Studies Reserves \$ 7,625,000

O&M Costs:

*O&M Costs \$ N/A

*Project replaces existing local utility infrastructure with more efficient centralized equipment. Central utility O&M costs are neither assigned at a facility level nor by GSF.

NEW EQUIPMENT REQUIRED:

Two (2) 600-ton chillers

Two (2) cooling towers

All associated pumps and accessories

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The proposed Bryant Conference Center and Moody Music District Energy Plant project ("Project") will improve the teaching, learning, and working environments of campus constituents by providing reliable and efficient energy to facilities by replacing systems that have reached the end of their functional service life. By centralizing equipment in an energy plant, the Project will free campus exterior space currently occupied by existing equipment for other uses including, but not limited to, parking, landscaping, and hardscape improvements. Furthermore, reducing the cost to provide heating and cooling to buildings will support The University of Alabama ("Alabama") in maintaining a competitive cost of attendance.

The Project has also been coordinated with the master plan for the area including development plans for Bryant Conference Center, Frank Moody Music building and the pedestrian bridge to efficiently support future development.

ATTACHMENT NO. 1

Project: Bryant Conference Center
and Moody Music District Energy Plant
BOT Submittals – Stage III
Meeting Date: February 4 – 5, 2021

Project Summary**BRYANT CONFERENCE CENTER AND MOODY MUSIC DISTRICT ENERGY PLANT**

The Bryant Conference Center and Moody Music District Energy Plant (“DEP”) project (“Project”) will be located immediately north of Bryant Conference Center (BCC) adjacent to the existing mechanical yard that supports BCC, Alumni Hall and the Bryant Museum and just west of the BCC loading dock area.

The building will be single-story and approximately 3,477 gross square feet (gsf) and is sized for future expansion (one additional 600T chiller) of the system to accommodate the BCC and Moody master plans and the future pedestrian bridge. The building will be constructed so as to screen the cooling towers from public view. In addition to the DEP building, the Project will also include utility relocations and a new roundabout in 9th Street to facilitate large truck access to the BCC loading dock. Proposed to be constructed in phases, the new DEP will replace mechanical systems that are beyond their useful life and provide adequate cooling capacity to service BCC, Alumni Hall, Frank Moody Music Building, and Bryant Museum.

The Project includes the installation of two (2) 600-ton chillers, two (2) cooling towers, all associated pumps and accessories along with space for future chiller with all piping headers including valve taps for all required future connections in the DEP. Underground chilled water lines would be extended from the new district energy plant to connect to and replace the chilled water mechanical equipment at BCC that currently serves Bryant Museum, Bryant Conference Center, Alumni Hall, and the equipment that serves the Frank Moody Music Building.

As noted above, this Project will also eliminate the existing air-cooled chillers and their enclosure at Moody Music. The adjacency of this equipment to Moody Music has caused acoustical challenges and the removal will allow the courtyard area to be enhanced. The location of the existing chillers in BCC will be repurposed as part of the future BCC renovations.

Thermal Energy service capacity for BCC and the other buildings in the area was originally considered in the Capstone Parking Deck, but the space designated for that purpose was allocated to the Event Management Center. This configuration will yield overall savings due to minimizing pipe lengths. The Project is being advanced prior to the planned BCC Renovation as the existing chillers and cooling towers, at both BCC and Moody, have reached their expected service lives and operational and service challenges are manifesting. The Project is being closely coordinated with the planned BCC Renovation and Moody Music Renovations to eliminate any potential conflicts and to ensure efficient connectivity.

THE UNIVERSITY OF ALABAMA SYSTEM

PROJECT PLANNING REPORT

DATE: February 4 - 5, 2021

INITIAL REPORT
X INTERIM REPORT
FINAL REPORT
2 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: Bryant Conference Center and Moody Music District Energy Plant
2. LOCATION: Immediately north of Bryant Conference Center and south of Moody Music Building
3. ARCHITECT/ENGINEER: LIVE Design Group, Inc., Birmingham, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	September-20
	% COMPLETE	100%
	* DATE COMPLETED	October-20
B. PRELIMINARY DESIGN:	DATE INITIATED	October-20
	% COMPLETE	100%
	* DATE COMPLETED	November-20
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	November-20
	% COMPLETE	100%
	* DATE COMPLETED	January-21
D. SCHEDULED BID DATE:		February-21

5. CURRENT PROJECT BUDGET:

	CURRENT
A. CONSTRUCTION	\$ 6,500,000
B. EQUIPMENT	\$ 750,000
C. LANDSCAPING	\$ 200,000
D. SECURITY/ACCESS CONTROL	\$ 30,000
E. TELECOMMUNICATION/DATA	\$ 30,000
F. CONTINGENCY* (10%)	\$ 745,000
G. UA PROJECT MANAGEMENT FEE** (3%)	\$ 245,850
H. ARCHITECT/ENGINEER FEE*** (~6.2%)	\$ 461,520
I. COMMISSIONING FEE	\$ 60,000
J. EXPENSES (SURVEYS, TESTING, INSPECTIONS)	\$ 60,000
K. OTHER FEES AND SERVICES (TESTING, ADVERTISING, INSPECTIONS AND PRINTING)	\$ 42,630
L. TOTAL PROJECT COST	\$ 9,125,000

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

**UA Project Management fee is based on 3% of the cost of construction, equipment, landscaping, and contingency.

***Architect/Engineer fee is based on 6.2% of the cost of construction, equipment, and landscaping, plus \$4,620 for additional services, less \$5,000 for previous work performed.

6. FUNDING/RESOURCES: Office of Academic Affairs Reserves - \$750,000
Central Reserves - \$750,000
College of Continuing Studies Reserves - \$7,625,000

7. REMARKS

* FINAL AGENCY APPROVAL

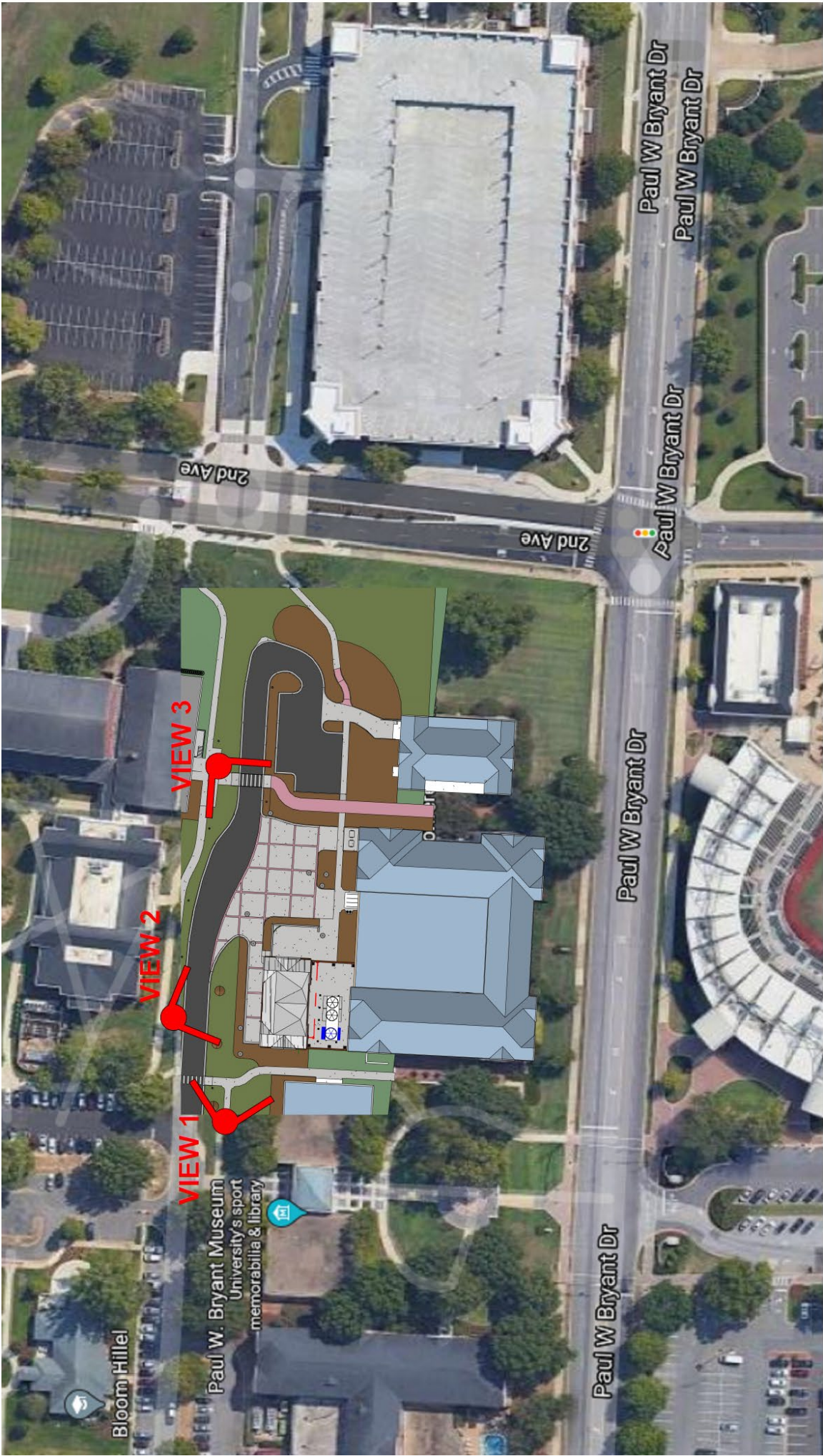
SUBMITTED BY:

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Tim Leppano

BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

SITE PLAN AND VANTAGE POINTS



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Existing View from 9th Street looking Southeast



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Vantage Point 1
View from 9th Street looking Southeast



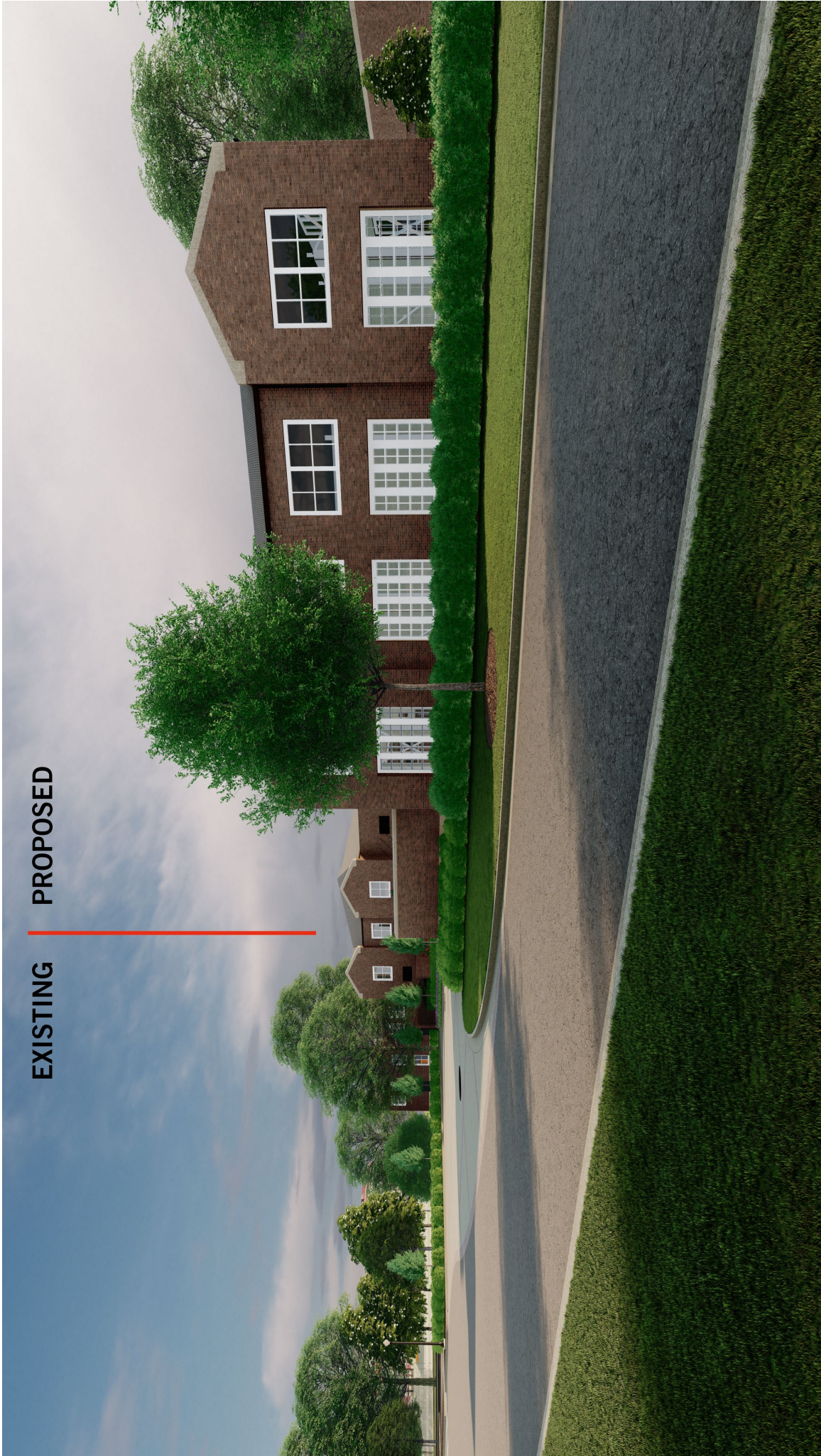
BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Existing View from 9th Street looking South



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Vantage Point 2
View from 9th Street looking South



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Existing View from 9th Street looking Southwest



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Vantage Point 3
View from 9th Street looking Southwest



BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

Massing Study

Name of Building	Height from Finished Floor to Roof Ridge	Width	Depth
Frank Moody Music Building	71 feet	344 feet	342 feet
Bryant Museum	35 feet	207 feet	87 feet
Bryant Conference Center	41 feet	217 feet	181 feet
Alumni Hall	86 feet	89 feet	110 feet
Bryant Conference Center Moody Music District Energy Plant	38 feet	86 feet	85 feet

BRYANT CONFERENCE CENTER MOODY MUSIC DISTRICT ENERGY PLANT

LOCATION MAP

