

MINUTES OF THE JANUARY 6, 2022 MEETING
OF THE EXECUTIVE COMMITTEE
OF THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

The Executive Committee of The Board of Trustees of The University of Alabama met by video conference on Thursday, January 6, 2022. Trustee W. Stancil Starnes chaired the meeting. Mark D. Foley, Jr., served as Secretary.

On roll call, the following Committee members were present:

The Honorable W. Stancil Starnes, President pro tempore and Trustee
from the Sixth Congressional District;

The Honorable Scott M. Phelps, Trustee from
the Fourth Congressional District;

The Honorable William Britt Sexton, Trustee from
the Fifth Congressional District;

The Honorable Karen P. Brooks, Trustee from
the Seventh Congressional District;

The Honorable Barbara Humphrey, Trustee from
the Seventh Congressional District

The meeting was also attended by: Chancellor Finis E. St John IV; Senior Vice Chancellor for Finance and Administration Dr. Dana S. Keith; General Counsel and Senior Vice Chancellor Sid Trant; Assistant Vice Chancellor for Construction Management Mike Rodgers; Director of System Communications Lynn Cole; Director of Information Systems and Digital Content Kim Bailey; IT Technical Specialist Tobias Sharp; Board Office Operations Coordinator Kate Harris; Assistant to the Secretary of the Board of Trustees-Board/Trustee Administrative Support Teresa Embry; UA President Dr. Stuart R. Bell; UA Chief Administrative Officer Chad Tindol; UA Vice President for Financial Affairs Matt Fajack; UA Senior Associate Vice President for Campus Development Tim Leopard; UA Chief University Counsel Robin Jones.

Director of System Communications Lynn Cole introduced Mark Hughes Cobb with *The Tuscaloosa News*. Lynn thanked any other members of the media and public that may be viewing by live stream.

Pro tem Starnes asked if there were any objections to the adoption of the agenda as presented. Hearing none, the agenda was unanimously adopted.

Pro tem Starnes said there is one item for consideration on today's agenda: the consideration of a resolution providing authorization to execute a construction contract for package C.1 of the Peter Bryce Main Stabilization and Fit-out at UA. Prior to opening the floor for discussion, Pro tem Starnes called for a motion to consider the UA item. On the motion of Trustee Phelps, seconded by Trustee Humphrey, the Committee opened discussion on the resolution.

Pro tem Starnes recognized Matt Fajack to present the item.

Mr. Fajack presented a Stage IV resolution providing authorization to execute a construction contract for Package C.1 of the Peter Bryce Main Stabilization and Fit-out at UA. Mr. Fajack asked for the Committee's favorable consideration of the resolutions.

Pro tem Starnes thanked Mr. Fajack and asked if there were questions or comments. Chancellor St. John asked Mr. Fajack to explain the circumstances for requesting Executive Committee approval rather than the full Board's approval. Mr. Fajack explained that J.T. Harrison only guaranteed their bid price for 60 days, which expires before the regularly scheduled February Board meeting. Pro tem Starnes suggested amending future contracts with bidders to lock in the prices until ten days after the next regularly scheduled Board meeting. Mr. Leopard responded that the University would evaluate that and make sure it was possible under applicable law.

Pro tem Starnes then called for a vote. All were in favor, and the resolution passed unanimously.

Consideration of Resolution approving the reallocated project budget; providing authorization to execute a construction contract for Package C.1 "Stabilization, Fit-out – Infrastructure and Support Coordination, and Parking and Bus Pick-up" of the Peter Bryce Main Stabilization and Fit-out at UA (Stage IV)

RESOLUTION

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, at a projected cost of \$6,285,000; and

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

WHEREAS, on February 6, 2015, the Board approved a Revised Budget from \$6,285,000 to \$20,000,000 to include the stabilization of the East and West wards to prepare them for future University use 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, State Bid Law of Alabama Code, on April 2, 2015, the University received competitive bids for Package A – Interior Demolition and Abatement and Britt Demolition, Inc., 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, State Bid Law of Alabama Code, on December 6, 2016, the University received competitive bids for Package B – Exterior Demolition and Scaffolding and WAR Construction, Inc., Tuscaloosa, Alabama (WAR), was declared the lowest responsible bidder for the Project with a negotiated base bid amount of \$1,954,721; and

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

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, 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, State Bid Law of Alabama Code, 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 was \$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, State Bid Law of Alabama Code, 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 as the Project budget below; and

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

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, 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 as reflected in the Project budget below; and

WHEREAS, in accordance with Title 39, State Bid Law of Alabama Code, 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 desires to accept Alternates 1 through 4 and 6 totaling \$1,227,000; and

WHEREAS, The University is requesting approval to accept Harrison Construction's adjusted base bid and Alternates 1 through 4 and 6, for a total contract amount of \$47,678,180 which is within the budgeted amount for the work; 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, Stabilization of Package C.1 will involve 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.2 – Final Fit-out will entail balance to finish of the proposed “white boxes” located on the second and third floors to be delivered in conjunction with the Performing Arts and Academic Center; 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 A 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, 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, and Public Schools and College Authority (PSCA) funds in the amount of \$21,838,122; 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 Budget for the Project remains 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
Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup	\$ 47,678,180
<i>Owner Furnished Contractor Installed Equipment</i>	\$ 1,163,454
<i>Package C.2 – Final Fit-out</i>	\$ 9,576,039
<i>Package C.3 – Demolition of East Wing</i>	\$ 475,000
<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
Furniture, Fixtures, Equipment, and Interactive Display*	\$ 2,714,000
Security/Access Control	\$ 315,400
Telecommunication/Data	\$ 672,390
Contingency** (9.7%)	\$ 5,608,275
UA Project Management Fee*** (3%)	\$ 2,074,990
Architect/Engineer Fee**** (Lump Sum)	\$ 122,000
Architect/Engineer Fee – See Exhibit A	\$ 4,039,439
Expenses (Geotech, Construction Materials Testing)	\$ 732,960
Consultants (Cx, Building Envelope, & Interactive Engagement Specialist)	\$ 583,875
Other Fees and Services (surveys, inspections, advertisement, ABC review, insurance)	\$ 965,166
TOTAL PROJECT COST	<u>\$ 83,750,000</u>

*Reduced FFE budget by \$1,700,000 for inclusion in Package C.1 for Interactive Display scope

**Contingency is based on 9.7% of the total costs of Packages C.1, C.2, and C.3.

***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).

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

Work Completed. Actual Contract Amount.

Current Package for Approval. Refer to page 2 of the Resolution for contract award details.

NOW BE IT 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 contract with J.T. Harrison Construction Co, Inc., Tuscaloosa, Alabama for Package C.1 – Stabilization, Fit-out–Infrastructure and Support Coordination, Parking and Bus Pickup for this Project in accordance with Board Rule 415.

Pro tem Starnes asked if there was any more business.

There being no further business to come before the Committee, the meeting was adjourned.



Mark D. Foley, Jr.
Secretary of the Board of Trustees

**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

PROJECT NAME: Peter Bryce Main Stabilization and Fit-out

MEETING DATE: Executive Committee - December 2021

- ☒ 1. Board Submittal Checklist No. 4
- ☒ 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
- ☒ 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- ☒ 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}
- ☒ 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Campus Map(s) showing project site
- ☐ 8. Final Business Plan (if applicable) ^{/3}

Prepared by:

Approved by:

DocuSigned by:
Matt Skinner
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Jim Leopold
cu

^{/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

December 16, 2021

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 Executive Committee of the Board of Trustees at its December meeting the following resolution:

- Board Action Item – Contract Award (Stage IV) for the Peter Bryce Main Stabilization and Fit-Out

Bids for the Peter Bryce Main Stabilization have been received and those bids fall within the Total Project Budget and funds available for the project. In an effort avoid pricing volatility and additional delay, it would be beneficial to award the contract as soon as possible.

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

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", written over the word "Sincerely,".

Stuart R. Bell
President

Enclosure



EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: Executive Committee: December 2021

CAMPUS:

The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME:

Peter Bryce Main Stabilization and Fit-out

PROJECT NUMBER:

415-21-2548

PROJECT LOCATION:

Bryce Campus

ARCHITECT:

TurnerBatson Architects

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

June 14, 2013 (2013-2014 ACDP)
 June 13, 2014
 September 19, 2014
 February 6, 2015
 February 6, 2015
 April 10, 2015
 June 8, 2018
 February 4, 2021
 February 4, 2021

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 Pick	\$ 46,645,435	\$ 47,678,180
<i>Owner Furnished Contractor Installed Equipment</i>	\$ -	\$ 1,163,454

Package C.2 – Final Fit-out	\$	9,576,039	\$	9,576,039
Package C.3 – Demolition of East Wing	\$	500,000	\$	475,000
Package D – Building Scaffolding	\$	1,200,000	\$	1,200,000
Package E – Masonry Point and Patch	\$	797,520	\$	797,520
Package F – Carpentry	\$	950,000	\$	950,000
Package G – Central Stair and Vertical Circulation	\$	799,000	\$	710,315
Landscaping	\$	400,000	\$	-
Furniture, Fixtures, Equipment and Interactive Displays*	\$	4,414,000	\$	2,714,000
Security/Access Control	\$	315,400	\$	315,400
Telecommunication/Data	\$	672,390	\$	672,390
Contingency** (9.7%)	\$	5,752,047	\$	5,608,275
UA Project Management Fee*** (3%)	\$	2,063,731	\$	2,074,990
Architect/Engineer Fee Package A****(Lump Sum)	\$	122,000	\$	122,000
Architect/Engineer Fee – See Exhibit B	\$	4,039,439	\$	4,039,439
Expenses (Geotech, Construction Material Testing)	\$	582,960	\$	732,960
Consultants (Building Envelope, & Interactive Engagement Specialist)	\$	583,875	\$	583,875
Other Fees and Services (Surveys, Inspections, Advertisement, DCM review, Insurance)	\$	965,167	\$	965,166
TOTAL PROJECT COST	\$	83,750,000	\$	83,750,000

*Reduced FFE budget by \$1,700,000 for inclusion in Package C.1 for Interactive Display scope

**Contingency is based on 9.7% of the total costs of Packages C.1, C.2, and C.3.

***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).

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

Work completed. Actual Contract Amount

Current Packages for Approval. Refer to page 2 of Resolution for contract award details.

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
O&M Costs:	University Annual Operating Funds \$	413,079
NEW EQUIPMENT REQUIRED		
Total Equipment Costs:		N/A

PROJECT SCOPE:

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.

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.

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.

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.

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

- All 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.

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 (*indicates work complete*):

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

Package B – Exterior Demolition and Scaffolding 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.

The balance of the second, third, and fourth floors to be left in “white box” condition for final fit-out and coordination with Performing Arts and Academic Center (PAAC). 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), fourth floor (Historical Central Pavilion), second Floor (East and West Wing), third floor (East and West Wings). This Package will be delivered in conjunction with PAAC. This will greatly minimize the disruption to the building occupants during the course of the work.

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 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	February 2021
	% Complete	100%
	Date Completed	October 2021
SCHEDULED BID DATE: (Complete)		December 2021

**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 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
Peter Bryce Main Stabilization and 1st Floor
Fit-Out

Bid Due
December 2, 2021 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. 415-21-2548B
DCM No. 2020684
PSCA No. 2013

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Forty nine million dollars and 00/100 (\$49,000,000.00)

COST ALLOCATIONS TO OTHER PROJECTS:

One million seven hundred sixty eight thousand eight hundred twenty dollars and 00/100 (\$1,768,820.00) - To Bryce Hospital ADMH Museum (1008-19-1974)

BOT BUDGET (THIS PACKAGE):

Package C.1 \$47,678,180

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Six Hundred Two (602) Days from Notice to Proceed

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.	Stone Building, LLC
	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	8011 Liberty Parkway Vestavia Hills, AL 35242 (205) 328-8300 GC Lic. #51438
Addenda ONE - SEVEN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.	Fidelity & Deposit Co. of Maryland
UNIT PRICE #1 <i>Description on back of page</i>	\$ 5,500.00	\$ 7,000.00	
UNIT PRICE #2 <i>Description on back of page</i>	\$ 50.00	\$ 60.00	
UNIT PRICE #3 <i>Description on back of page</i>	\$ 7.00	\$ 30.00	
UNIT PRICE #4 <i>Description on back of page</i>	\$ 10.00	\$ 10.00	
UNIT PRICE #5 <i>Description on back of page</i>	\$ 20.00	\$ 17.00	
UNIT PRICE #6 <i>Description on back of page</i>	\$ 100.00	\$ 75.00	
UNIT PRICE #7 <i>Description on back of page</i>	\$ 200.00	\$ 50.00	
UNIT PRICE #8 <i>Description on back of page</i>	\$ 7.50	\$ 15.00	
UNIT PRICE #9 <i>Description on back of page</i>	\$ 150.00	\$ 100.00	
UNIT PRICE #10 <i>Description on back of page</i>	\$ 368.00	\$ 368.00	
BASE BID ON PROPOSAL	\$ 50,000,000.00	\$ 53,000,000.00	Non-Responsive
ENVELOPE ADJUSTMENT	(1,780,000.00)	(21,000.00)	
ADJUSTED BASE BID	48,220,000.00	52,979,000.00	
ALTERNATE #1 <i>Description on back of page</i>	414,000.00	167,817.00	
ENVELOPE ADJUSTMENT	(37,000.00)	-	
Subtotal	48,597,000.00	53,146,817.00	

EB

Initial

Unit Price Descriptions:

- Unit Price #1:** Miscellaneous Steel. Price per TON.
- Unit Price #2:** Crack Repair Type CR1. Price per SF.
- Unit Price #3:** Crack Repair Type CR2. Price per SF.
- Unit Price #4:** Brick Point Repair Type BP1. Price per LF.
- Unit Price #5:** Brick Point Repair Type BP2. Price per LF.
- Unit Price #6:** Masonry Repair Type RR. Price per SF/Wythe.
- Unit Price #7:** Masonry Repair Type Tie. Price per EA.
- Unit Price #8:** Roof Decking Replacement. Price per SF.
- Unit Price #9:** Auger Piles. Price per EA.
- Unit Price #10:** Exit Lights - Type X3. Price per EA.

Alternate Descriptions:

- Alternate #1:** Fit-out of Elevator 3 and Stair 5
- Alternate #2:** Fit-out of Stair 1
- Alternate #3:** West Wing Elevator
- Alternate #4:** Porcelain wall tile at restrooms
- Alternate #5:** UA Welcome Walls
- Alternate #6:** Fit-out of Banquet/Lobby/Corridor

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.	Stone Building, LLC
ALTERNATE #2 <i>Description on back of page</i>	115,000.00	169,728.00	
ENVELOPE ADJUSTMENT	(7,000.00)	-	
Subtotal	48,705,000.00	53,316,545.00	
ALTERNATE #3 <i>Description on back of page</i>	363,000.00	368,671.00	
ENVELOPE ADJUSTMENT	-	-	
Subtotal	49,068,000.00	53,685,216.00	
ALTERNATE #4 <i>Description on back of page</i>	16,000.00	16,672.00	
ENVELOPE ADJUSTMENT	-	-	
Subtotal	49,084,000.00	53,701,888.00	
ALTERNATE #5 <i>Description on back of page</i>	425,000.00	434,640.00	
ENVELOPE ADJUSTMENT	-	-	
Subtotal	49,509,000.00	54,136,528.00	
ALTERNATE #6 <i>Description on back of page</i>	378,000.00	388,963.00	
ENVELOPE ADJUSTMENT	(15,000.00)	-	
TOTAL BID W/ALTERNATES	\$ 49,872,000.00	\$ 54,525,491.00	Non-Responsive

Cost Allocations to Other Projects: \$1,768,820. Total Low Responsive and Responsible Bid Less Cost Allocations to Other Projects: \$47,678,180

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
 Eric Berg, Principal
 TURNERBATSON

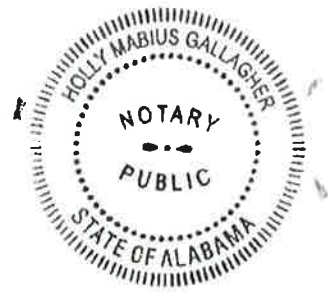
Sworn to and subscribed before me this 10 day of December, 2021.

Notary Public

Holly Gallagher

My Commission Expires:
September 6, 2022

My Commission Expires



Unit Price Descriptions:

- Unit Price #1:** Miscellaneous Steel. Price per TON.
- Unit Price #2:** Crack Repair Type CR1. Price per SF.
- Unit Price #3:** Crack Repair Type CR2. Price per SF.
- Unit Price #4:** Brick Point Repair Type BP1. Price per LF.
- Unit Price #5:** Brick Point Repair Type BP2. Price per LF.
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Alternate Descriptions:

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Exhibit B

**PETER BRYCE MAIN STABILIZATION AND FITOUT
ARCHITECTURAL FEE CALCULATION DETAIL**

Original Contract

Package	Description	Construction Costs	Fee %	Reno %	Design Fee
C.1	Stabilization - (less 20% for CA)	\$ 16,067,334.00	5.3%	1.25	\$ 851,568.70
C.1	Fitout - (less 20% for CA)	\$ 10,159,082.00	5.3%	1.25	\$ 538,431.35
B	Exterior Demolition and Scaffolding	\$ 2,061,766.00	6.8%	1.25	\$ 175,250.11
E	Interim Masonry Restoration Package (UA self-perform / Jones Masonry)	\$ 797,519.96	7.5%	1.25	\$ 74,767.50
Add Services	Consultants and Initial Bid Reconciliation	\$ 613,886.58	LS	N/A	\$ 613,886.58
	Design Fees	\$ 29,085,701.96			\$ 2,253,904.23
	Final Negotiated Design Fee				\$ 2,195,004.19
	Negotiated Savings				\$ 58,900.04

Stabilization and Fitout

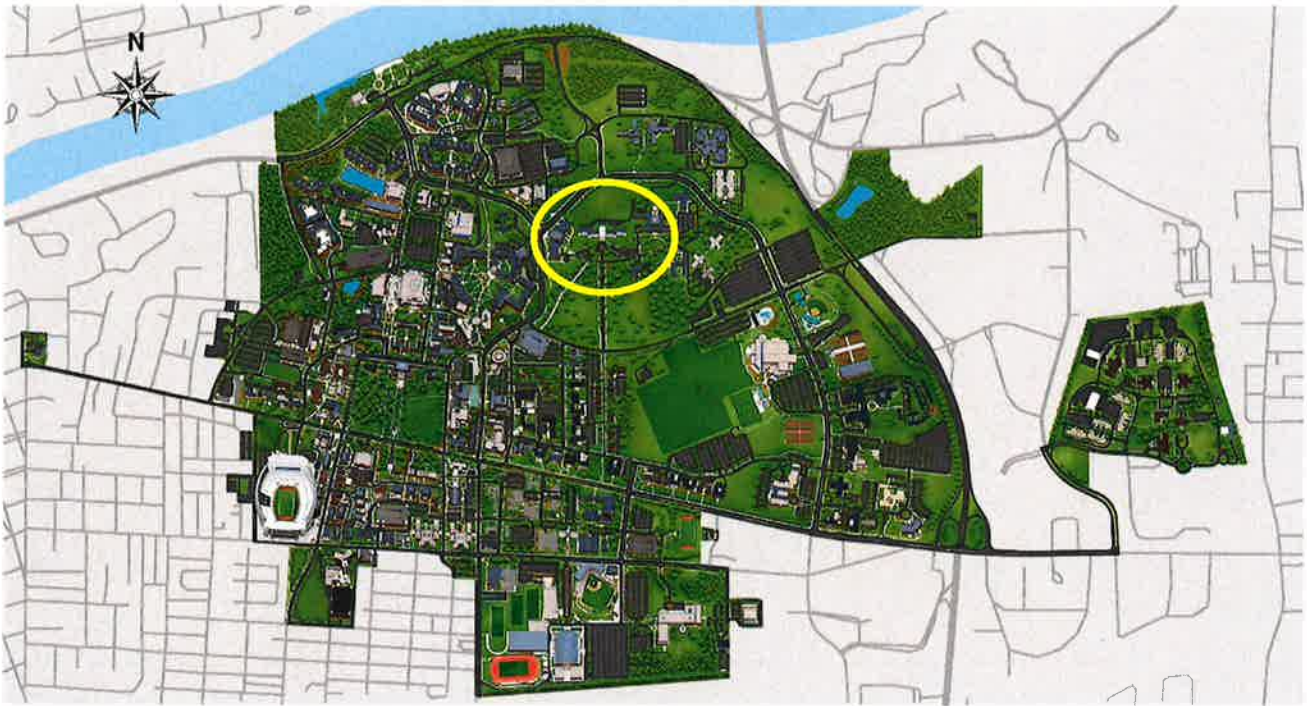
Package	Description	Construction Costs	Fee %	Reno %	Design Fee
C.1	East Wing - Structure and Envelope (175.25 SF)	\$ 8,449,425.00	4.6%	N/A	\$ 388,673.55
					\$
C.1	Estimated Future Stabilization Costs (CA only 20%)	\$ 23,232,816.00	4.6%	N/A	\$ 213,741.91
C.4	Demolition of East Wing	\$ 500,000.00	7.7%	N/A	\$ 38,500.00
Add Services	and UA Museum Coordination	\$ 218,708.00	LS	N/A	\$ 218,708.00
C.1 and G	Estimated Construction Cost - fitout 1st & second floor historical bryce main plus whitebox fitout of remainder of second, third and fourth floors.	\$ 21,711,619.00	4.6%	N/A	\$ 998,734.47
C.1	Parking Lot and Bus Pickup Area	\$ 2,500,000.00	4.6%	N/A	\$ 115,000.00
	Design Fees				\$ 1,973,357.93
	Final Negotiated Design Fee				\$ 1,844,435.11
	Negotiated Savings				\$ 128,922.82

Comprehensive Total Design Costs

Total Design and Redesign Fees	\$ 4,227,262.17
Total Negotiated Design Fee	\$ 4,039,439.30
Total Negotiated Savings	\$ 187,822.87

PETER BRYCE MAIN STABILIZATION AND FITOUT

LOCATION MAP



PETER BRYCE MAIN STABILIZATION AND FITOUT

Rendering Approved February 4th, 2021

