

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

**\* Board Submittal Checklist No. 4  
Capital Project – Stage III and Stage IV Submittal  
and Budget Revision /1  
(Construction Contract Award)**

Campus: The University of Alabama  
Project Name: Peter Bryce Campus Building Demolition  
Meeting Date: February 5 – 6, 2015

- \* ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Resolution requesting approval of Construction Contract Award, Construction Budget, and Project Budget
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
- ☒ 6. Project Summary
- ☒ 7. Project Planning Report /2
- ☐ \* 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☐ \* 9. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 10. Campus map(s) showing location of project site
- ☐ 11. Final Business Plan (if applicable) /3

Additional documents for the Stage III:

- ☒ 12. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 13. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)

\* Project is a Contract Award Approval Not to Exceed

Prepared by:



Approved by:



/1 Reference Tab 3I - Board Rule 415 Instructional Guide  
/2 Reference Tab 3E - Board Rule 415 Instructional Guide  
/3 Reference Tab 3V - Board Rule 415 Instructional Guide

\* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

December 17, 2014



Chancellor Robert Witt  
The University of Alabama System  
401 Queen City Avenue  
Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its February 6, 2014 meeting the following resolution:

Board Item – Action: Stage III, Phase II and 1 North and Stage IV,  
Not to Exceed Submittal and Budget Revision: Peter Bryce Campus  
Building Demolition

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

Sincerely,

Judy Bonner  
President

JB/dj

Enclosure



## RESOLUTION

### PETER BRYCE CAMPUS BUILDING DEMOLITION

WHEREAS, in accordance with Board Rule 415, on September 13, 2013, The Board of Trustees of The University of Alabama (“Board”) approved the 2013-2014 Annual Capital Development Plan that included the Stage I submittal for the Peter Bryce Campus Building Demolition project (“Project”) located on the Peter Bryce Campus at a total projected cost of \$3,807,344; and

WHEREAS, architectural design services will be performed by The University of Alabama (“University”) Design Staff; and

WHEREAS, on September 19, 2014, the Board approved a Stage III submittal for Demolition – Phase I and scope and budget revision from \$3,807,344 to \$4,479,944; and

WHEREAS, Demolition – Phase I will consist of the removal of the rear section of the Bryce Main Building and the outermost sections of the east and west wings and the 1948 additions to the front of the middle wings of the building; and

WHEREAS, Demolition – Phase II will entail the removal of the Dairy Barn, Adolescent Unit, AM Kidd 32 East, Morgue, Lawn Shop, Stables, Power Plant/Piggery, Landscape/Auto Shop, Greenhouse, Engineering Office, Office/Warehouse, Office/Laundry/Patient Apparel, Fuel Tank, and Pavilions; and

WHEREAS, upon completion of evaluation for potential current and future uses, the University has determined that the demolition of 1 North is appropriate; and

WHEREAS, upon completion of evaluation for potential current and future uses, the Bryce Administration Building may also be removed; and

WHEREAS, responsible officials at the University have received perspectives for the Stage III submittal for Demolition – Phase II and Demolition – 1 North and are recommending approval; and

WHEREAS, the University is requesting a budget revision from \$4,479,944 to \$5,292,669 to reflect the Demolition – 1 North package and abatement being procured distinctly from the demolition contracts; and

WHEREAS, in an effort to meet the completion date of Spring 2015 and to facilitate the development and construction of the Peter Bryce Boulevard and North Campus Way and New Classroom Building projects, the University is requesting approval 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 do not cause the total Project budget to exceed \$5,292,669 as set out below; and

WHEREAS, the Project will be funded from University funds in the amount of \$5,292,669; and

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

BUDGET:		REVISED
Demolition – Phase I	\$	1,890,166
Demolition – Phase II	\$	1,314,834
Demolition – 1 North	\$	725,000
Abatement	\$	655,000
Contingency*	5% \$	229,250
UA Project Management Fee**	2% \$	96,285
Architect/Engineer Fee***	5% \$	354,250
Other Fees and Services	\$	27,884
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>5,292,669</b>

\*Contingency is based on 5% of the total cost of demolition phases I, II, 1 North and abatement.

\*\*UA Project Management Fee is based on 2% of the total cost of demolition phases I, II, 1 North, abatement and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of the total cost of demolition phases I, II, 1 North and abatement plus \$75,000 for hazardous materials consultation plus \$50,000 for structural engineering.

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

1. The Stage III submittal for the Demolition – Phase II and Demolition – 1 North packages of this Project is hereby approved.
2. The revised budget for the Project is hereby approved.

BE IT FURTHER RESOLVED that all construction contracts to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus


officials of The University of Alabama are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in executing all construction contracts with such low bidders for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award all construction contracts for the Project to the lowest responsible bidders pursuant to Alabama bid law so long as the awards of such construction contracts for the Project do not cause the Project to exceed the total Project budget.
2. If the award of the construction contracts for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees or the Executive Committee of the Board of Trustees for approval of the construction contracts and revised budget for the Project.
3. The University will provide an ongoing report about the awards of all construction contracts for the Project to the Office of the Chancellor.
4. Judy Bonner, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and each hereby are, authorized to act for and in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.

December 15, 2014

THE UNIVERSITY OF  
**ALABAMA**  
FINANCIAL AFFAIRS

**MEMORANDUM**

**TO:** Judy Bonner  
**FROM:** Lynda Gilbert   
**RE:** Board Item – Action: Stage III, Phase II and 1 North and  
Stage IV, Not to Exceed Submittal and Budget Revision: Peter  
Bryce Campus Building Demolition

Pursuant to Board Rule 415, The University of Alabama (“University”) is submitting the Demolition – Phase II and Demolition – 1 North packages of the Peter Bryce Campus Building Demolition project (“Project”) as a Stage III submittal as the removal of the structures will affect the visual appearance of campus.

Demolition – Phase II will entail the removal of the Dairy Barn, Adolescent Unit, AM Kidd 32 East, Morgue, Lawn Shop, Stables, Power Plant/Piggery, Landscape/Auto Shop, Greenhouse, Engineering Office, Office/Warehouse, Office/Laundry/Patient Apparel, Fuel Tank, and Pavilions.

Upon completion of evaluation for potential current and future uses, the University has determined it is appropriate to demolish the 1 North structure. The University continues to evaluate potential current and future uses of the Bryce Administration Building, which may also be removed.

Hence, the University is requesting a budget revision from \$4,479,944 to \$5,292,669 to add the Demolition - 1 North package to the Project and to reflect the separation of abatement from the demolition contracts. The separation of abatement is proposed to support the Project schedule and to ensure proper execution of the scope by qualified personnel.

Furthermore, in an effort to meet the completion date of Spring 2015 and to facilitate the development and construction of the Peter Bryce Boulevard and North Campus Way and New Classroom Building projects, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bids cause the



Project to exceed the total Project budget, the University will bring the construction contracts for the Project before the Board of Trustees or The Executive Committee of The Board of Trustees for approval of the construction contracts for this Project and the revised budget. The University will also provide an ongoing report about the construction contracts for this Project to the Office of the Chancellor.

This Project will be funded from University funds in the amount of \$5,292,669.

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 an Executive Summary, Project Summary, Project Planning Report, Location Map, Perspectives, and Resolution 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 5 – 6, 2015.

LG/CCb

#### Attachments

pc w/atchmts: Michael Rodgers  
Michael Lanier  
Tim Leopard  
Ben Henson  
Dennis McDaniel

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: February 5 – 6, 2015

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Peter Bryce Campus Building Demolition

**PROJECT LOCATION:** Peter Bryce Campus

**ARCHITECT:** The University of Alabama Design Staff

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>2013-2014 Annual Capital Development Plan</u>
<input type="checkbox"/> Stage II	<u>N/A</u>
<input type="checkbox"/> Stage III – Phase I	<u>September 18 – 19, 2014</u>
<input type="checkbox"/> Scope and Budget Revision	<u>September 18 – 19, 2014</u>
<input checked="" type="checkbox"/> Stage III – Phase II and 1 North	
<input checked="" type="checkbox"/> Stage IV, Not to Exceed	
<input checked="" type="checkbox"/> Budget Revision	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Renovations	Support		
<input type="checkbox"/> Building Addition	Auxiliaries		
<input type="checkbox"/> New Construction	Residential		
<input type="checkbox"/> Campus Infrastructure	Patient Care		
<input type="checkbox"/> Equipment	Instructional		
<input checked="" type="checkbox"/> Other – Demolition	Other	<u>100%</u>	<u>*374,075</u>
<b>TOTAL</b>		<b>100%</b>	<b>*374,075</b>

\*GSF for Phase II and 1 North

<b>BUDGET</b>	<b>Percentage</b>	<b>Previous</b>	<b>Percentage</b>	<b>Revised</b>
Demolition – Phase I		\$ 2,100,000		\$ 1,890,166
Demolition – Phase II		\$ 1,760,000		\$ 1,314,834
Demolition – 1 North		\$ 0		\$ 725,000
Abatement		\$ 0		\$ 655,000
Contingency*	5%	\$ 193,000	5%	\$ 229,250
UA Project Management Fee**	2%	\$ 81,060	2%	\$ 96,285
Architect/Engineer Fee***	5%	\$ 318,000	5%	\$ 354,250
Other Fees and Services		\$ 27,884		\$ 27,884
<b>TOTAL PROJECT COST</b>		<b>\$ 4,479,944</b>		<b>\$ 5,292,669</b>

\*Contingency is based on 5% of the total cost of demolition phases I, II, 1 North and abatement.

\*\*UA Project Management fee is based on 2% of the total cost of demolition phases I, II, 1 North, abatement, and contingency.

\*\*\*Architect/Engineer fee is based on 5% of the total cost of demolition phases I, II, 1 North, and abatement plus \$75,000 for hazardous materials consultation plus \$50,000 for structural engineering.



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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

N/A

**TOTAL ESTIMATED ANNUAL O&M COSTS:**

N/A

**FUNDING SOURCE:**

Capital Outlay:

University Funds \$ 5,292,669

O&amp;M Costs:

N/A

**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The removal of the structures included in the Peter Bryce Campus Building Demolition project ("Project") will provide for the integration of the Peter Bryce campus into the greater University campus with functionally and architecturally appropriate facilities necessary to meet the University's mission. Phase I will accommodate the programs related to Theatre and Dance, the Performing Arts Center, and the New Academic Classroom building. Phase II will accommodate construction of Peter Bryce Boulevard and other future projects.

Furthermore, the Project is necessary because the structures are in a severely dilapidated condition and are not appropriate for adaptive reuse.

**ATTACHMENT NO. 1**

Project: Peter Bryce Campus Building Demolition  
BOT Submittal - Stage III, Phase II and 1 North  
and Stage IV, NTE and Budget Revision  
Meeting Date: February 5 – 6, 2015

## **Project Summary**

### **PETER BRYCE CAMPUS BUILDING DEMOLITION**

An important aspect of the planning process associated with the Peter Bryce Campus purchase was the evaluation of the future development potential of the land area and the condition of existing buildings and how those aligned with the needs of The University of Alabama (“University”) programs and strategic vision for the campus. Careful consideration was also given to preserving the history of the Peter Bryce campus as represented through structures that were relevant and feasible for preservation given their condition.

The Peter Bryce Campus Building Demolition project (“Project”) is proposed to be completed in phases as necessary to coordinate the work with related projects.

Phase I will consist of the removal of the rear section of the Bryce Main Building and the outermost sections of the east and west wings and the 1948 additions to the front of the middle wings of the building.

Phase II will entail the removal of the Dairy Barn, Adolescent Unit, AM Kidd 32 East, Morgue, Lawn Shop, Stables, Power Plant/Piggery, Landscape/Auto Shop, Greenhouse, Engineering Office, Office/Warehouse, Office/Laundry/Patient Apparel, Fuel Tank, and Pavilions.

Upon completion of evaluating potential current and future use, the University has determined that the demolition of 1 North is appropriate.

As the Peter Bryce campus is developed, potential current and future use of the Bryce Administration Building is being evaluated to determine whether to remove the facility.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: February 5 - 6, 2015

\_\_\_ INITIAL REPORT  
\_\_\_ INTERIM REPORT  
X 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: Peter Bryce Campus Building Demolition

2. LOCATION: Peter Bryce Campus

3. ARCHITECT/ENGINEER: The University of Alabama Design Staff

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	<u>Oct-14</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Nov-14</u>

B. PRELIMINARY DESIGN:	DATE INITIATED	<u>N/A</u>
	% COMPLETE	<u>N/A</u>
	* DATE COMPLETED	<u>N/A</u>

C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	<u>Nov-14</u>
	% COMPLETE	<u>100%</u>
	* DATE COMPLETED	<u>Jan-15</u>

D. SCHEDULED BID DATE:	<u>Feb-15</u>
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5. CURRENT PROJECT BUDGET:

	PREVIOUS	REVISED
A. DEMOLITION - PHASE I	\$ 2,100,000	\$ 1,890,166
B. DEMOLITION - PHASE II	\$ 1,760,000	\$ 1,314,834
C. DEMOLITION - 1 NORTH	\$ -	\$ 725,000
D. ABATEMENT	\$ -	\$ 655,000
E. CONTINGENCY* (5%)	\$ 193,000	\$ 229,250
F. UA PROJECT MANAGEMENT FEE** (2%)	\$ 81,060	\$ 96,285
G. ARCHITECT/ENGINEER FEES*** (5%)	\$ 318,000	\$ 354,250
H. OTHER FEES AND SERVICES	\$ 27,884	\$ 27,884
I. TOTAL PROJECT COST	\$ 4,479,944	\$ 5,292,669

\*Contingency is based on 5% of the cost of demolition phases I, II, 1 North and abatement.

\*\*UA Project Management Fee is based on 2% of the cost of demolition phases I, II, 1 North, abatement and contingency.

\*\*\*Architect/Engineer Fee is based on 5% of the cost of demolition phases I, II 1 North and abatement plus \$75,000 for hazardous materials consultant plus \$50,000 for structural engineering.

6. FUNDING/RESOURCES: University Funds - \$5,292,669

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tim Leppard



# Peter Bryce Campus Building Demolition

## Phase II

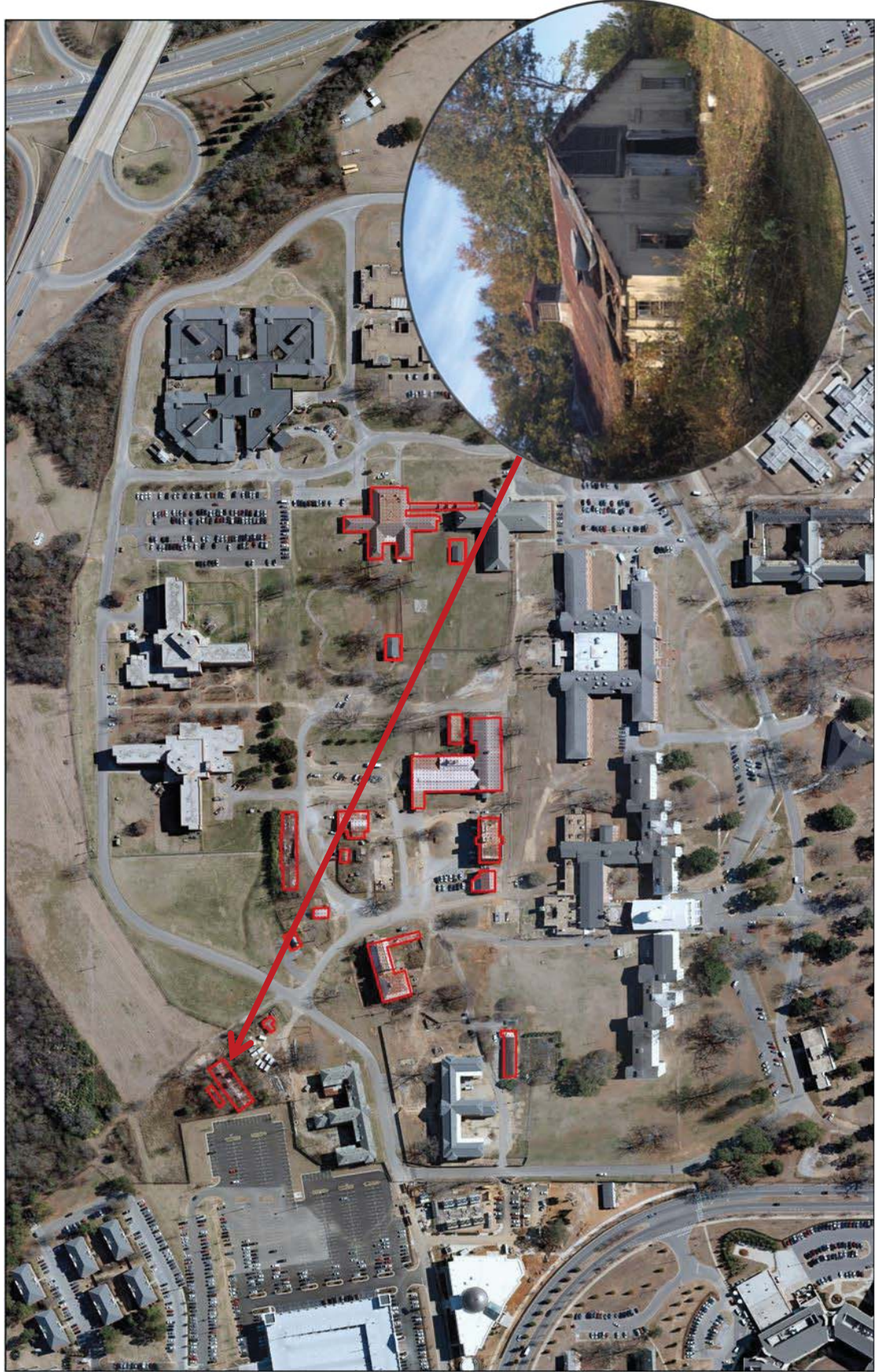




# Peter Bryce Campus Building Demolition

Phase II

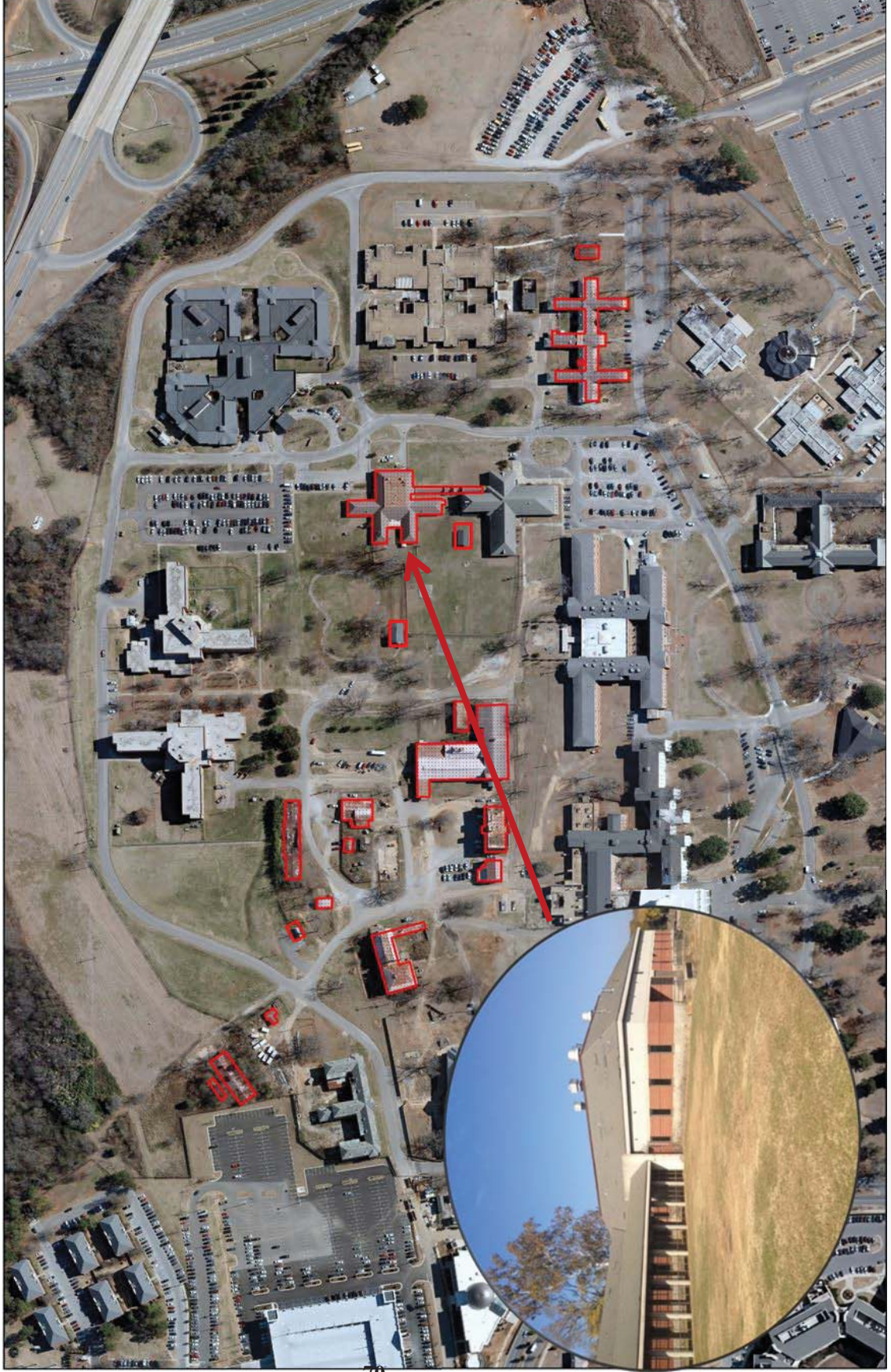
Dairy Barn





# Peter Bryce Campus Building Demolition

Phase II  
Adolescent Unit

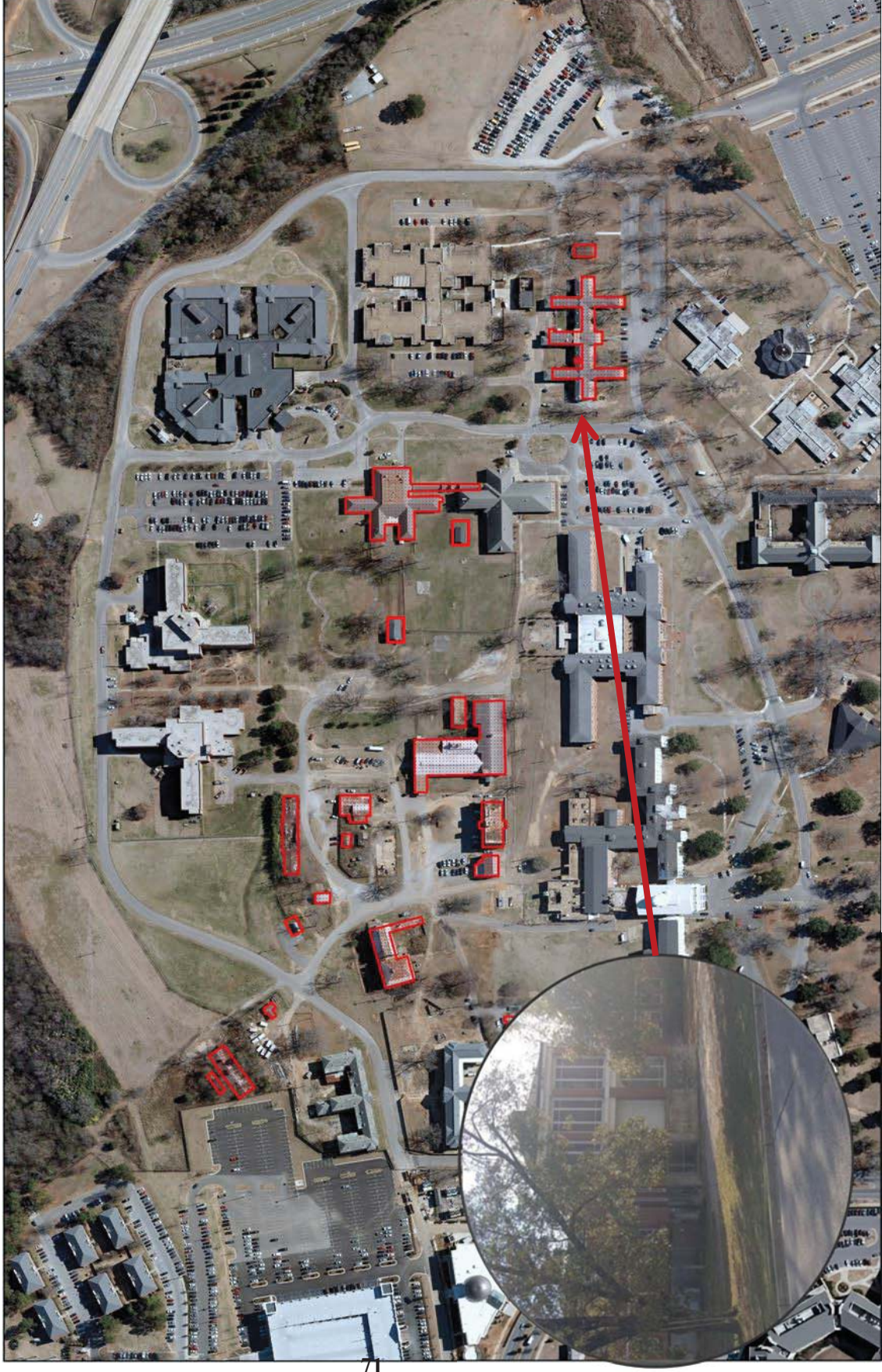




# Peter Bryce Campus Building Demolition

## Phase II

AM Kidd 32 East





# Peter Bryce Campus Building Demolition

Phase II

Morgue

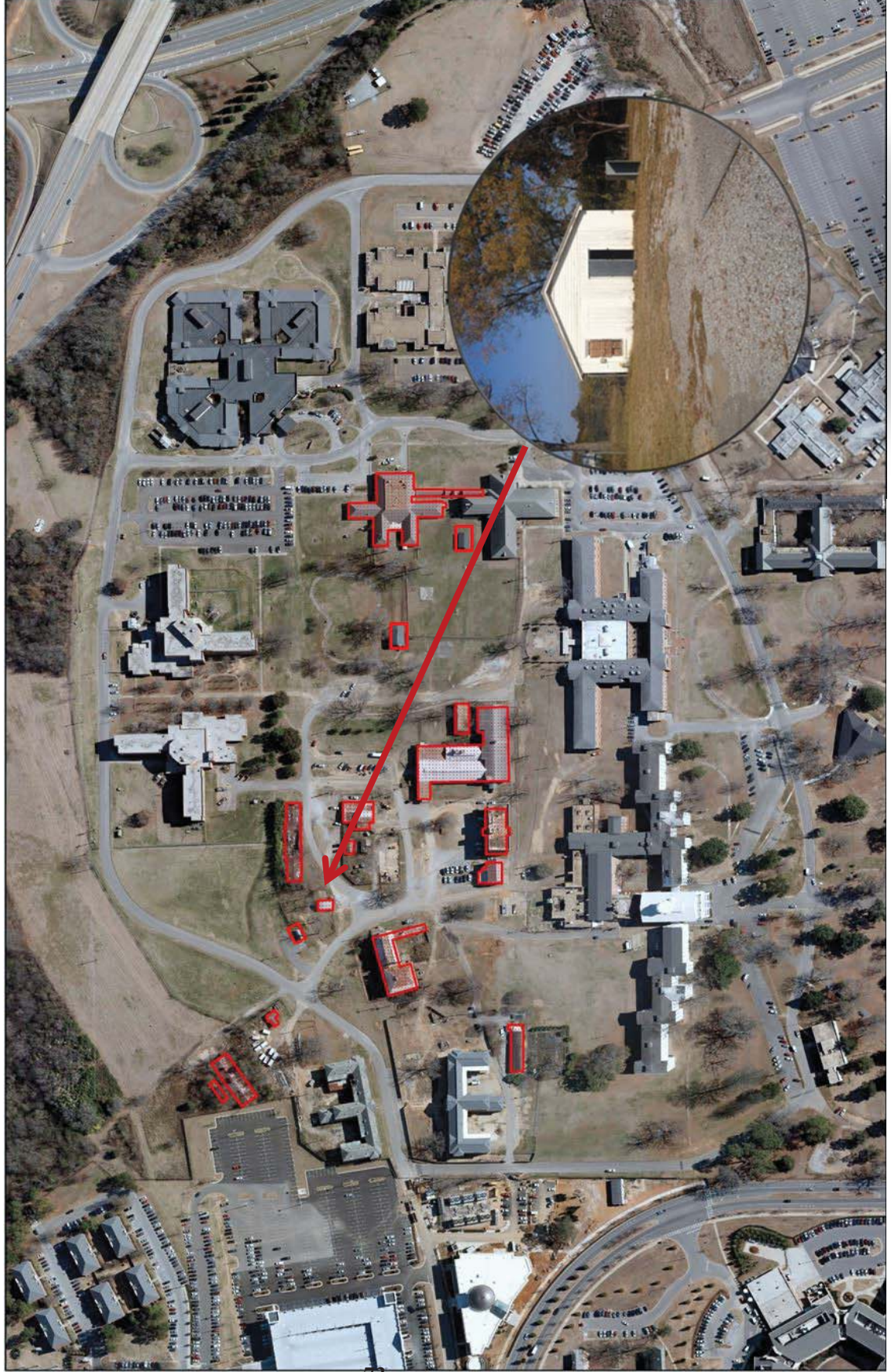




# Peter Bryce Campus Building Demolition

Phase II

Lawn Shop

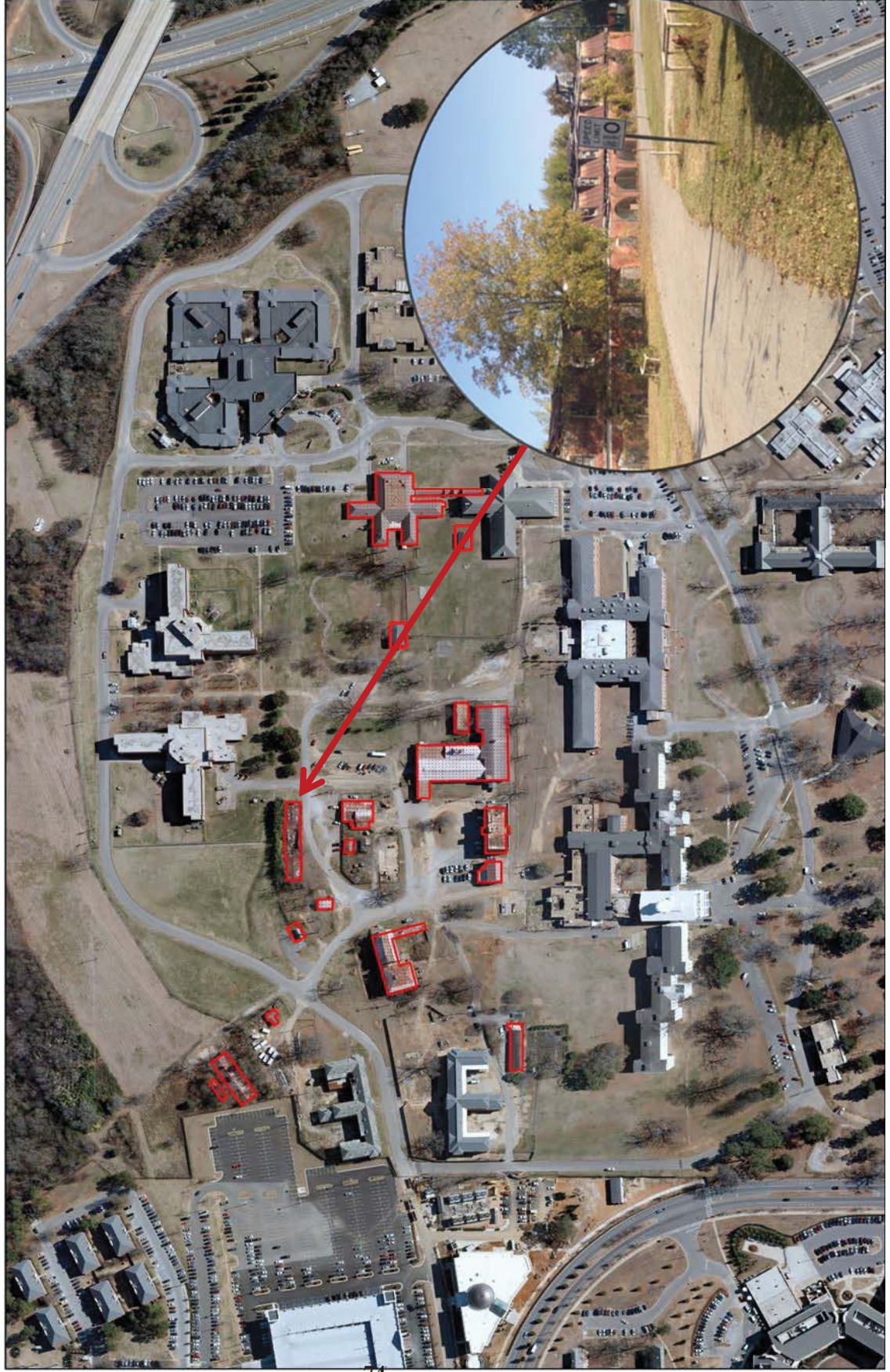




# Peter Bryce Campus Building Demolition

Phase II

Stables

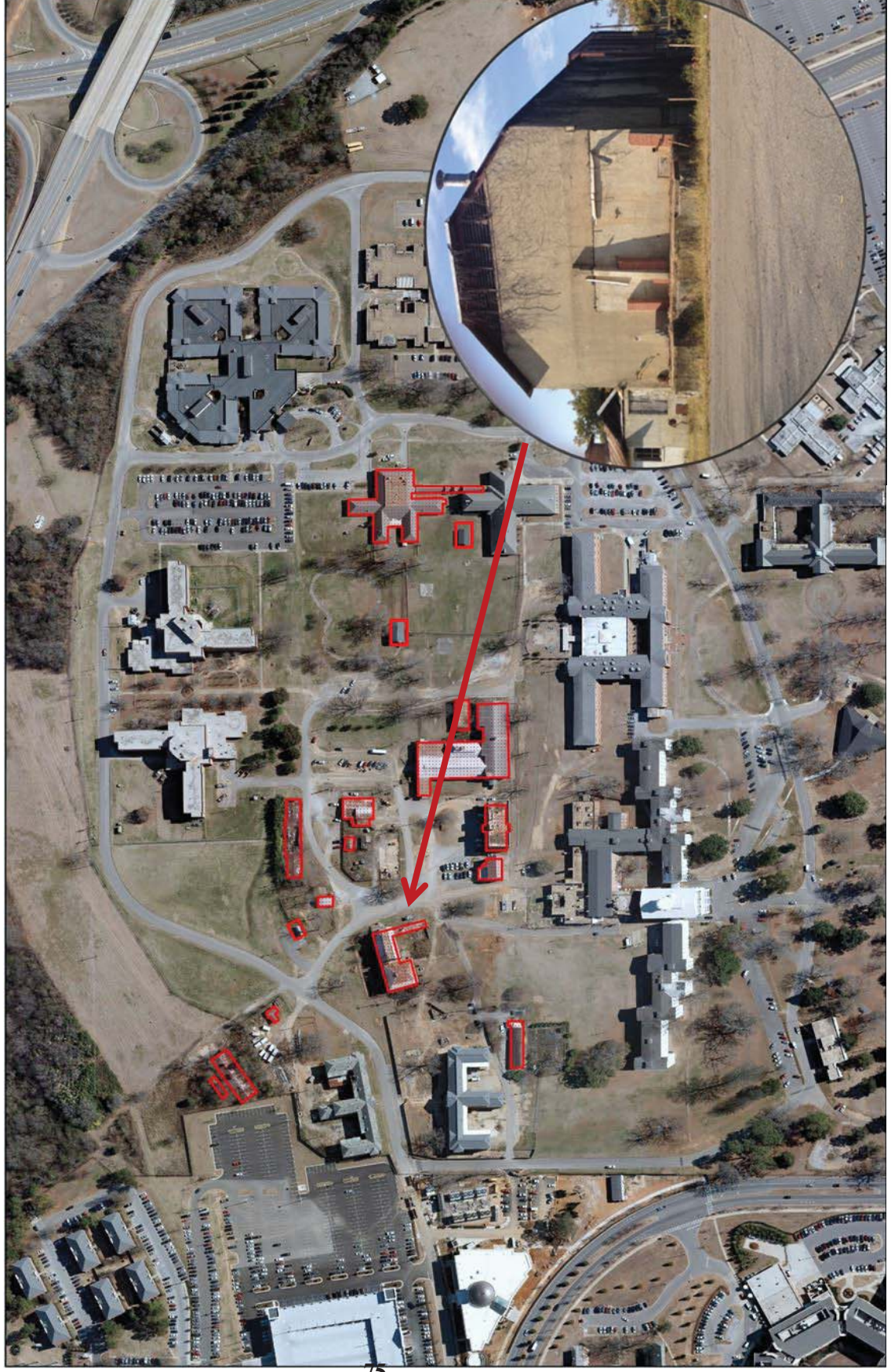




# Peter Bryce Campus Building Demolition

## Phase II

### Power Plant/Piggery

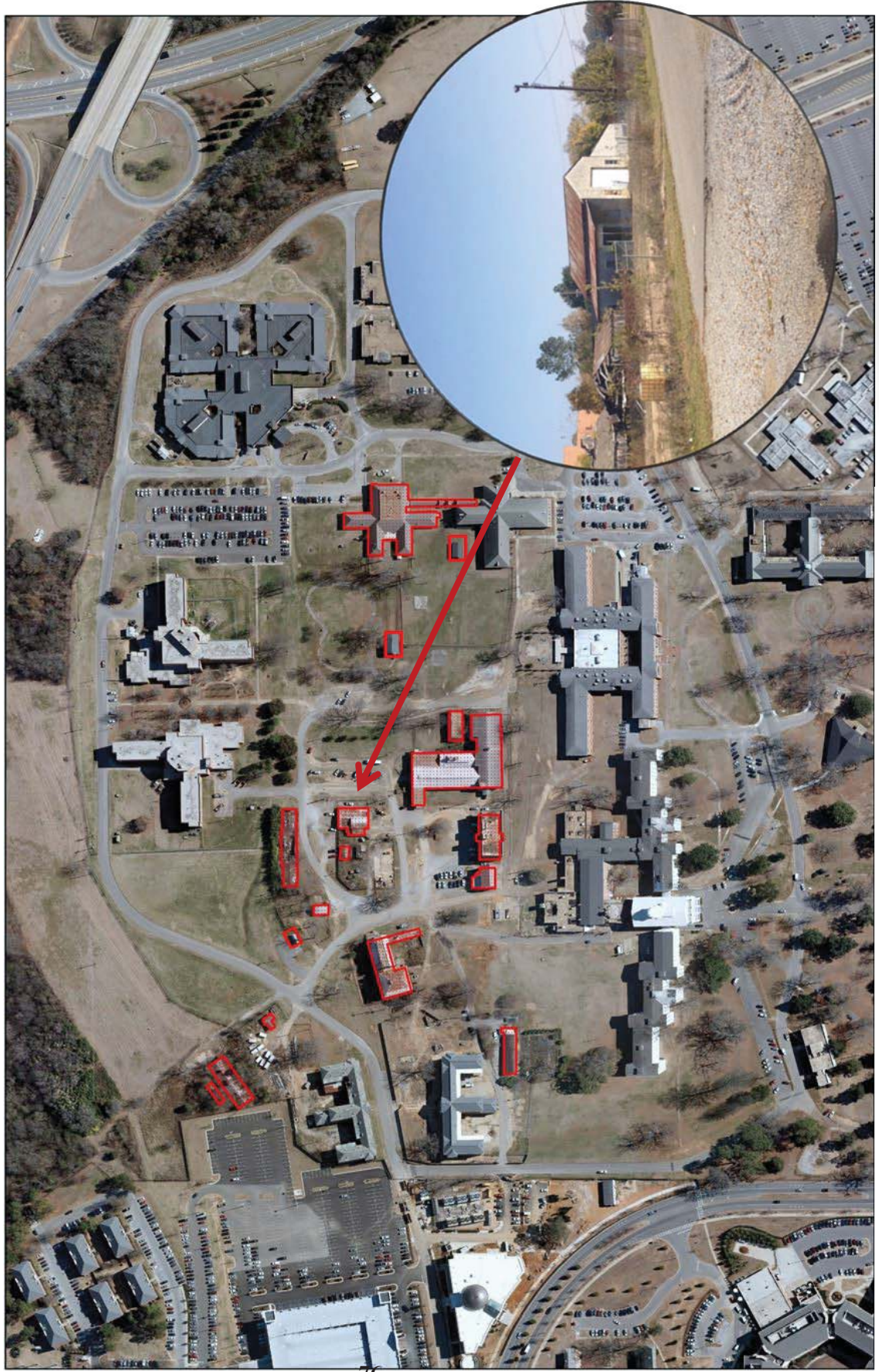




# Peter Bryce Campus Building Demolition

## Phase II

### Landscape/Auto Shop





# Peter Bryce Campus Building Demolition

Phase II

Greenhouse





# Peter Bryce Campus Building Demolition

Phase II  
Engineering Office

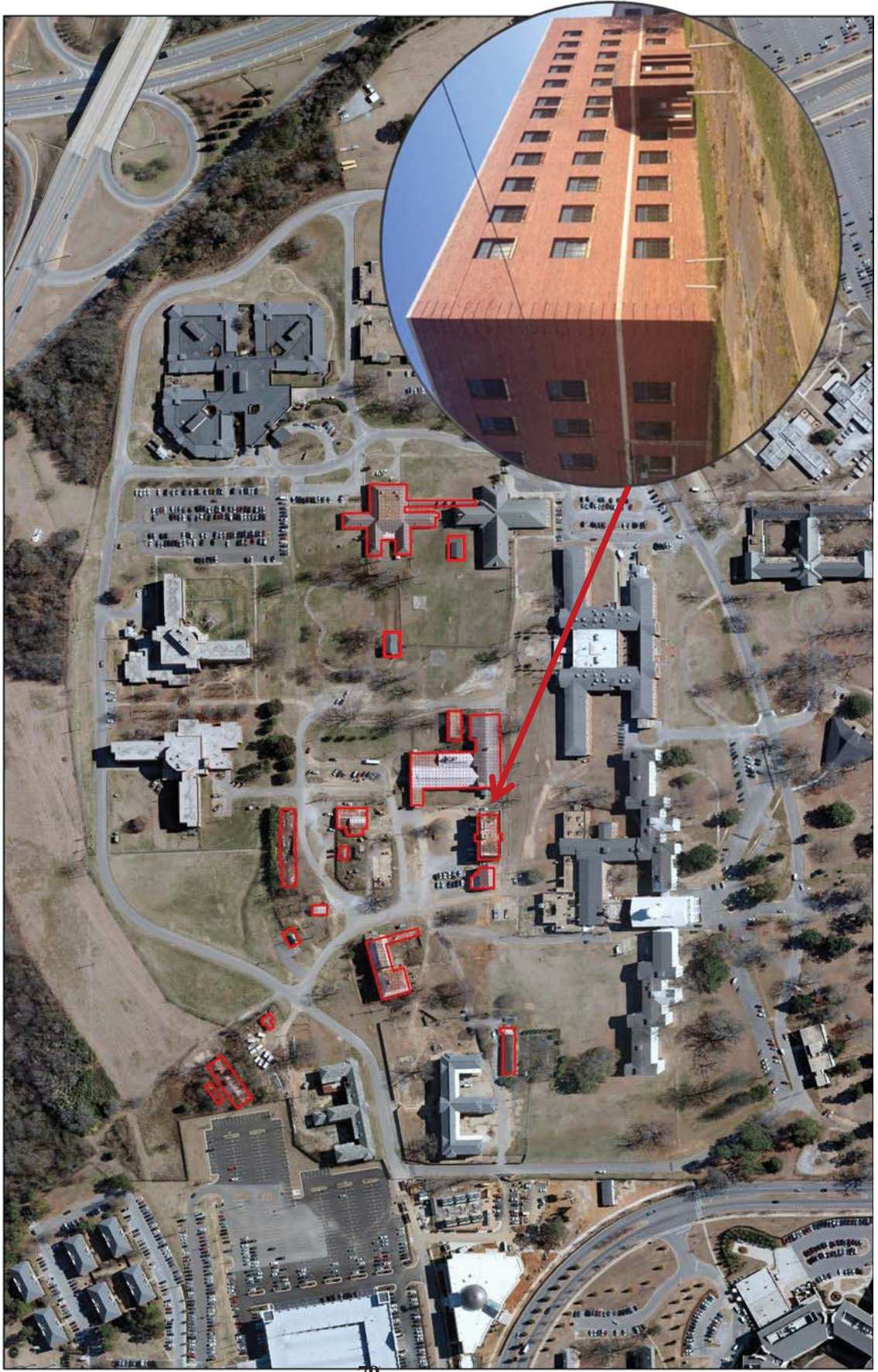




# Peter Bryce Campus Building Demolition

Phase II

Office/Warehouse

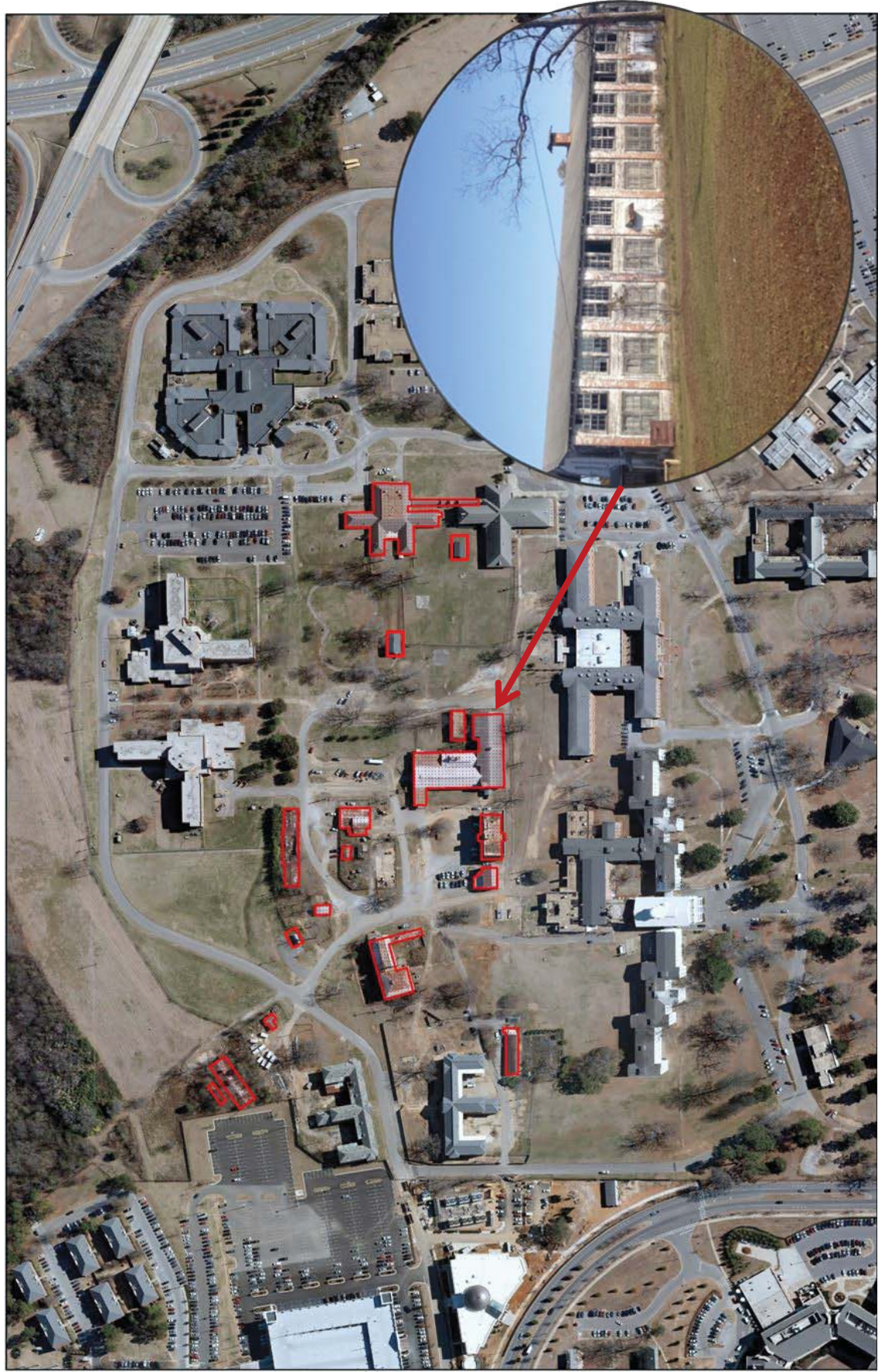




# Peter Bryce Campus Building Demolition

## Phase II

Office/Laundry/Patient Apparel

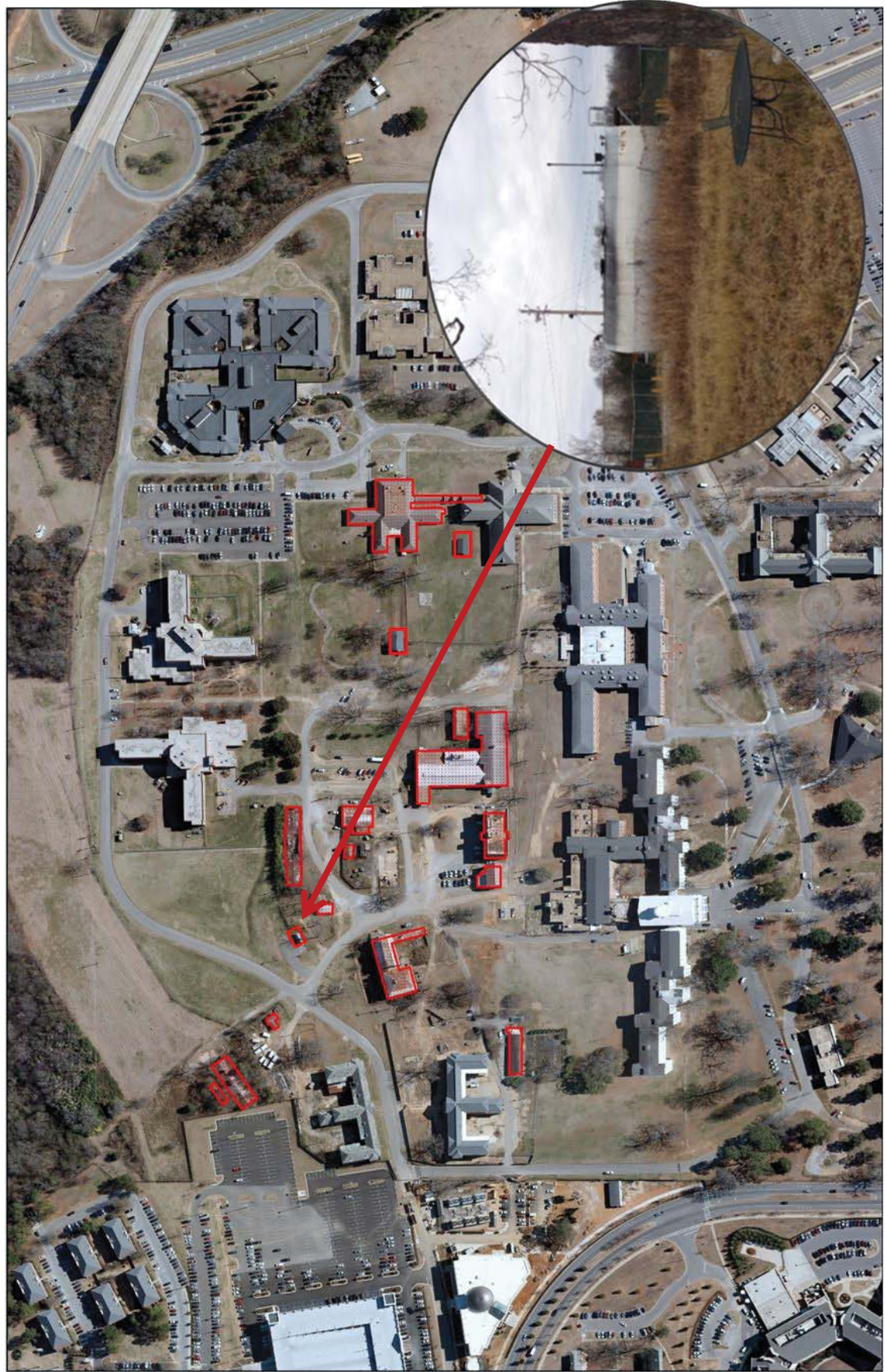




# Peter Bryce Campus Building Demolition

Phase II

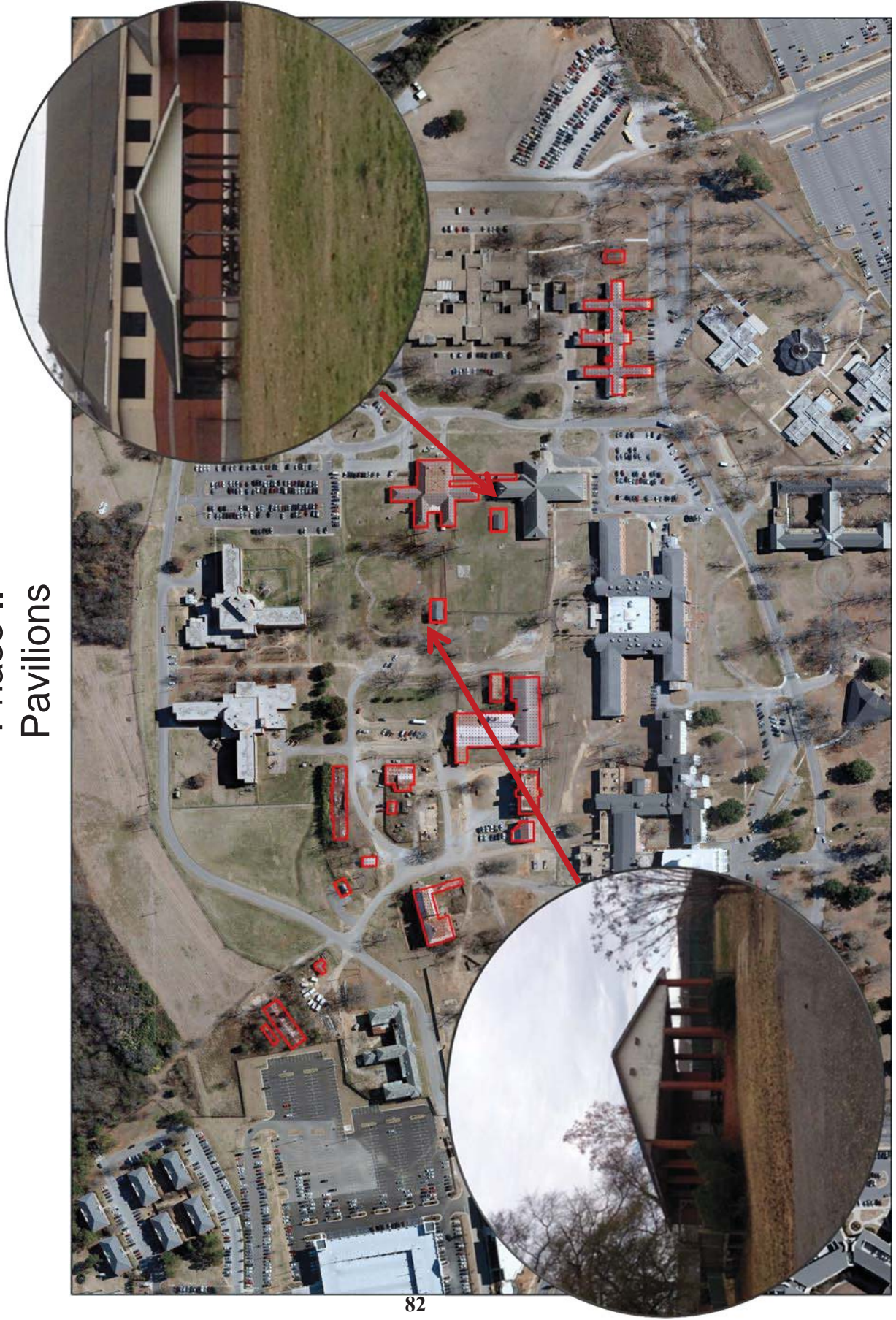
Fuel Tank





# Peter Bryce Campus Building Demolition

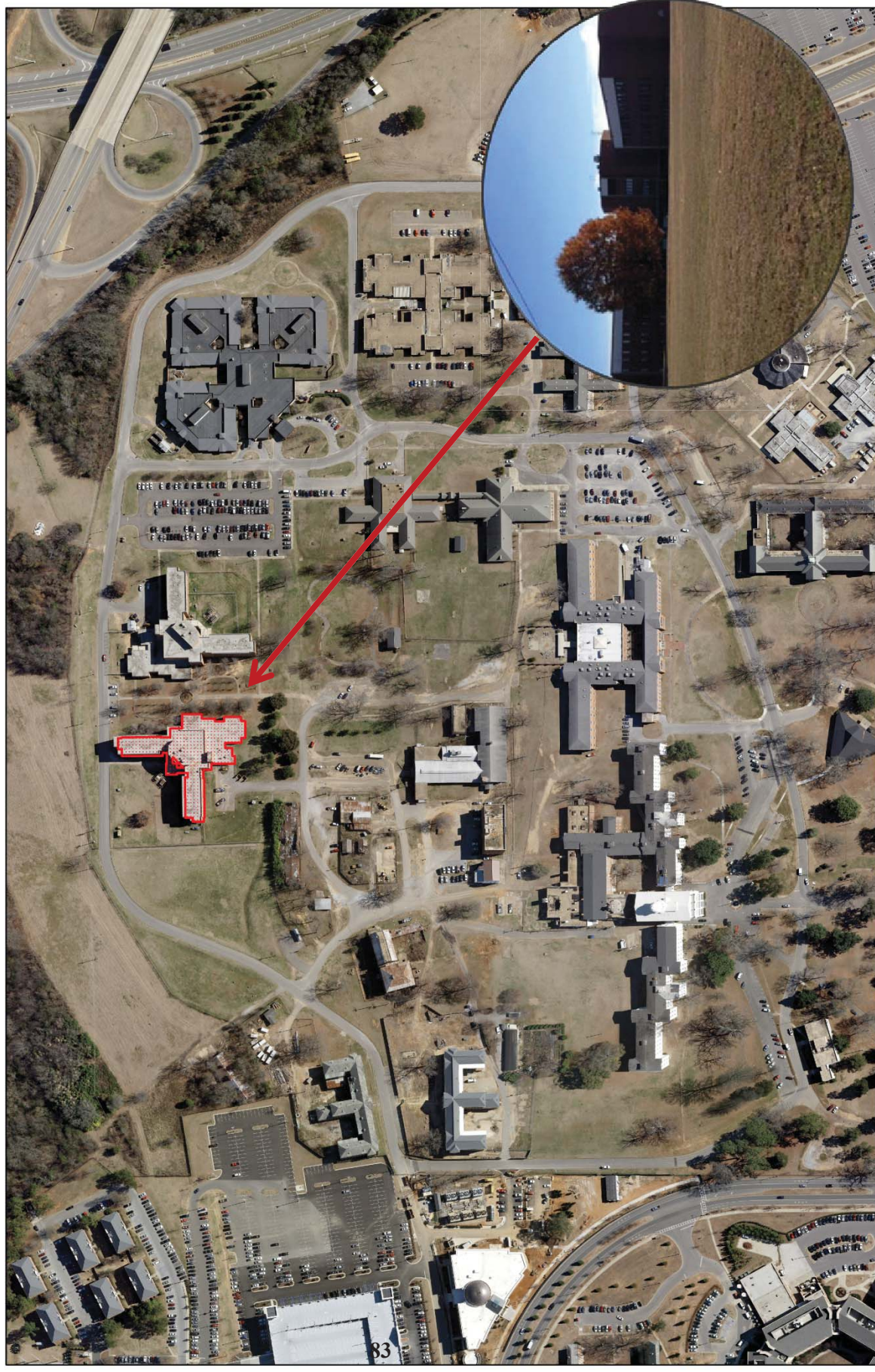
## Phase II Pavilions





# Peter Bryce Campus Building Demolition

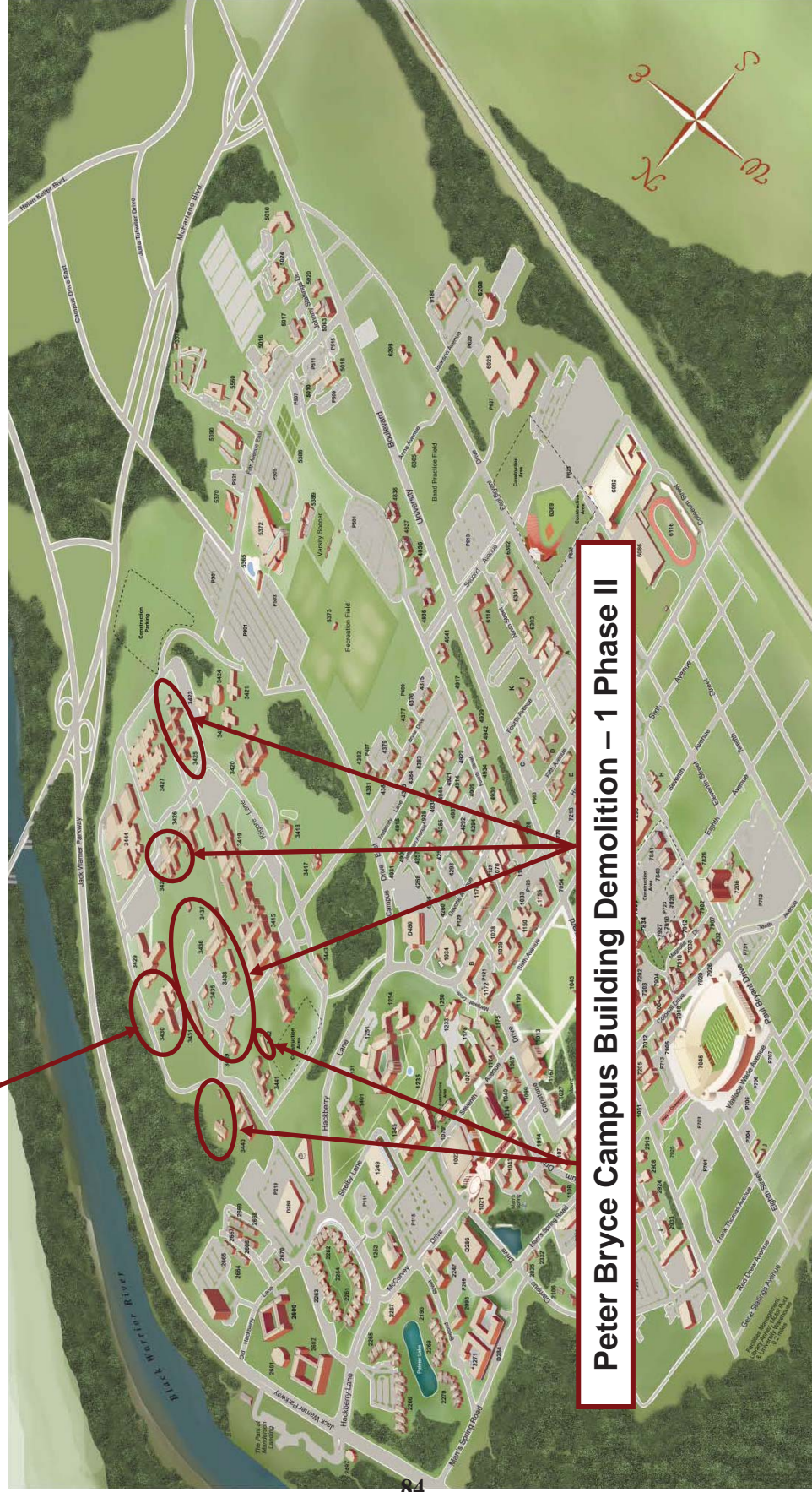
1 North





# LOCATION MAP

Peter Bryce Campus Building Demolition – 1 North



Peter Bryce Campus Building Demolition – 1 Phase II