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

* Board Submittal Checklist No. 1 Capital Project – Stage I Submittal /1 (General Information Package)

Campus:		The University of Alabama
Project Name:		e: Adapted Athletic Facility
	Meeting Date	e: February 4 – 5, 2016
*	□ 1. C	ompleted Board Submittal Checklist No.1
		ransmittal Letter to Chancellor from Campus President requesting the roject be placed on the agendas for the forthcoming Physical Properties
	C	ommittee and Board of Trustees (or Executive Committee) meetings
	В	coposed Board Resolution requesting approval of Stage I Submittal by UA oard of Trustees
		ampus correspondence/photos providing supporting project information
		ompleted Executive Summary – Proposed Capital Project /2
		ompleted Supplemental Project Information Worksheet – Exhibit "K",
		oard Rule 415 ampus map(s) showing Project site
	8. B	usiness Plan

This Project is being submitted as an amendment to the Campus Master Plan

Prepared by:

Approved by

^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E – 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 18, 2015

Chancellor Robert Witt The University of Alabama System 500 University Boulevard East Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its February 5, 2016 meeting the following resolution:

 Board Item – Action: Campus Master Plan Amendment and Stage I Submittals: Adapted Athletics Facility

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

Sincerely,

Stuart R. Bell President

SRB/dj

Enclosure



RESOLUTION

ADAPTED ATHLETICS FACILITY

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University) is requesting approval for a Stage I submittal for the Adapted Athletics Facility project ("Project"); and

WHEREAS, the Project is not included in the University's current approved Campus Master Plan, the University is requesting approval to amend its Campus Master Plan to include this Project; and

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

WHEREAS, the Project will be funded from Gifts in the amount of \$5,000,000 and University funds in the amount of \$5,000,000; and

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

TOTAL PROJECT COST	\$	10,000,000
Other Fees and Services (testing, advertising, printing)	\$	85,562
special inspection)	φ	70,000
Expenses (Geotech, Construction Materials Testing and	\$	70,000
Architect/Engineer Fee*** (6.1%)	\$	514,100
UA Project Management Fee** (3%)	\$	259,088
Contingency* (5%)	\$	411,250
Telecommunication/Data	\$	110,000
Security/Access Control	\$	75,000
Furniture, Fixtures, and Equipment	\$	250,000
Landscaping	\$	125,000
Construction	\$	8,100,000
BUDGET:		PRELIMINARY
, 1		1

^{*}Contingency is based on 5% of construction and landscaping.

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

1. The Stage I submittal package for the Project is hereby approved.

^{**}UA Project Management Fee is based on 3% of construction, landscaping, and contingency.

^{***}Architect/Engineer Fee is based on 6.1% of construction plus \$20,000 for reimbursable expenses.

2. The preliminary budget for the Project as stipulated above is hereby approved.

BE IT FURTHER RESOLVED that the Campus Master Plan for The University of Alabama be, and hereby is, amended to reflect the Project to be located on the University property.





December 16, 2015

To:

Stuart R. Bell

From:

Lynda Gilbert

Subject:

Board Item - Action: Campus Master Plan Amendment and Stage I Submittals:

Adapted Athletics Facility

Pursuant to Board Rule 415, The University of Alabama ("University") is requesting approval from The Board of Trustees of The University of Alabama ("Board") to amend the Campus Master Plan to include the Adapted Athletics Facility to be added to the existing south façade of the Student Recreation Center (UREC) ("Project") located at 401-5th Avenue, East.

Additionally, in accordance with Board Rule 415, the University is requesting the Board to consider approval of the Stage I submittal for the Project at a projected total Project budget amount of \$10,000,000. This proposed Project will be the home of the national championship Adapted Athletics Program.

The Adapted Athletics program's ("Program") high performance sports have won four National championships in Women's Wheelchair Basketball, one National championship in Men's Wheelchair Basketball, and two National championships in Wheelchair Tennis, and accordingly is regarded as a premier national program. The Program currently has over 50 student-athletes that participate in the competitive programs. The University regularly hosts tournaments and games at which hundreds attend. Furthermore, numerous national teams, most recently the Australian team, have traveled to Tuscaloosa to practice against University student-athletes given the level of competiveness that they bring to the sport. A purpose built, dedicated facility that appropriately supports the program and provides the student-athletes an environment specific to their needs will not only enhance the student- athlete experience, but also further cement the

Adapted Athletics Facility December 16, 2015 Page 2

University's leadership position in this area and reflect its commitment to not only the student-athletes, but also the community at large.

The proposed two-story structure, of approximately 27,000 gross square feet, will consist of space for a NCAA regulation basketball gymnasium with seating for approximately 500, locker rooms, a two-story entrance lobby, office suite, and weight/workout room.

This Project will be funded from Gifts in the amount of \$5,000,000 and University funds in the amount of \$5,000,000.

This 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, 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 February 4 – 5, 2016.

LG/CCb

Attachments

pc w/atchmts:

Michael Rodgers
Michael Lanier
Tim Leopard
Ben Henson
Brent Hardin
Josh Martin

EXECUTIVE SUMMARY PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

Meeti	ing Date: February	4 – 5, 2016		
CAMPUS:	AMPUS: The University of Alabama, Tuscaloosa, Alabama			
PROJECT NAME:	Adapted Athletics Facilit	у		
PROJECT LOCATION:	401 5 th Avenue, East			
ARCHITECT:	To Be Determined			
THIS SUBMITTAL:	I	PREVIOUS APPROVALS:		
	mendment			
⊠ Stage I	_			
☐ Stage II	_			
☐ Stage III	_			
☐ Stage IV				
PROJECT TYPE	SPACE CATEGO	RIES PERCENTAGE	GSF	
□ Building Addition	Recreation	100%	27,036	
☐ Building Renovation				
☐ Campus Infrastructure				
☐ Equipment				
☐ Other				
	TOTAL	100%	27,036	

BUDGET	Percentage	P	reliminary
Construction		\$	8,100,000
Landscaping		\$	125,000
Furniture, Fixtures, and Equipment		\$	250,000
Security/Access Control		\$	75,000
Telecommunication/Data		\$	110,000
Contingency*	5%	\$	411,250
UA Project Management Fee**	3%	\$	259,088
Architect/Engineer Fee***	6.1%	\$	514,100
Expenses (Geotech, Construction Testing M special inspection)	flaterials,	\$	70,000
Other Fees and Services (testing, advertising, p	rinting)	\$	85,562
TOTAL PROJECT COST		\$	10,000,000

^{*}Contingency is based on 5% of construction and landscaping.
**UA Project Management Fee is based on 3% of construction, landscaping, and contingency.
***Architect/Engineer Fee is based on 6.1% of construction plus \$20,000 for reimbursable expenses.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

Per GSF: 27,036 gsf x ~\$6.96/gsf

\$ 188,136.58

TOTAL ESTIMATED ANNUAL O&M COSTS:

\$ 188,136.58

FUNDING SOURCE:

Capital Outlay:

Gifts \$ 5,000,000

University funds \$ 5,000,000

O&M Costs: Education and General funds \$ 188,136.58

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

To be located on the south façade of the existing Student Recreation Center, the proposed Adapted Athletics facility ("Project") will be home to the national championship Adapted Athletics program on the campus of The University of Alabama ("University").

The Project will position the University to be a national leader in adapted athletics and reflect the commitment to embrace diversity.

The Project will also provide numerous opportunities for outreach including hosting tournaments, coaching and player clinics, and camps and programs.

ATTACHMENT NO. 1

Project: Adapted Athletics Facility BOT Submittal – Campus Master Plan Amendment and Stage I Meeting Date: February 4 – 5, 2016

Project Summary

ADAPTED ATHLETICS FACILITY

The Adapted Athletics facility ("Project") will be home to the national championship Adapted Athletics program on the campus of The University of Alabama ("University"). The two-story structure of 27,036 gross square feet will be located on the south façade of the existing Student Recreation Center (UREC), east of the main entrance of the UREC.

The proposed Project will entail space allocated for a NCAA regulation sized basketball court in an 11,500 square foot gymnasium, an approximately 3,000 square foot two-level lobby/concourse, an approximately 3,000 square foot office suite, an approximately 2,500 square foot locker room, and an approximately 5,000 square foot weight/workout room.

The purpose built, dedicated gymnasium will include seating for approximately 500, home and visitors' locker rooms equipped with separate lockable lockers, and direct access roll-in showers. Centrally located to the Project will be a spacious two-story entrance lobby with display/trophy areas and a dramatic second floor viewing platform for the arena below. The administrative area will feature six administrative offices, large storage area for wheelchairs and equipment, laundry facilities, and support areas for the coaches and staff for Adapted Athletics. A multi-purpose team meeting room equipped with A/V to support film study, game planning, and various team functions will also be provided.

The Project is being strategically planned to make use of existing circulation paths, toilet facilities, infrastructure, and services within the existing UREC and will provide a shared use opportunity among multiple campus programs.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet Annual Capital Development Plan

FY: 2015 - 2016

Project Name/Category: Campus:		Adapted Athle 401 – 5 th Aver	ue, Eas				
		Tuscaloosa, Alabama The University of Alabama					
1. Will this Project inc space?		e the current sp	oace inv	entory on camp	us or replace o	existing	
	increase space invent	tory	0.18	% increase	27,036	GSF	
	replace space invento	ory		% replacement		GSF	
	renovation of existing	g space only				GSF	
3.	Comments: The addition of the Adapt purpose built space for currently utilizes The U Center ("UREC") court space. Is the proposed Project University Design Standard.	the Adapted And July Iniversity of A pace when availant to location con	Athletics labama ³ able. sistent	s program ("Pro s ("University") with the Camp	gram"). The Student Rec	Program reational	
	Campus Master Plan Ame	endment Require	ed	X Yes	☐ No		
	If Campus Master Plan amendment required, explain:						
	As the Project is not indice requesting approval to am Currently, a basketball concentration Athletics' programs praction the specific needs of these attend games. A dedicate will build on the success of accommodations needed to	nend the Campus urt in the UREC ices and games, e athletics or to a ed space added to of the programs	has been but this accommon the UF	Plan to accommen adapted to be used space was not but odate the large nuter the Adapted for the Adapted a facility	odate this Projectilized for the silt to train and timber of fans to ted Athletics Potonial to provide	ect. Adapted meet hat rograms	

equal experiences for all of its constituents.

participation and attendance and illustrate the University's commitment to providing

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type spaces on campus.

	Proposed New Space/Facilities			Utilization Data FY: 2017-2018 /1	
	Classification	Number (Units)	Capacity (Persons)	Area (GSF)	% of available scheduled hrs /2
1.	Instruction:				
	a. Seminar Rooms /3				
	b. Class Rooms /4				
	c. Lecture /5				
	d. Laboratories /6				
2.	Office/Support:				
	a. Faculty				
	b. Administration				
	c. Research				
	d. Other				
3.	Campus Recreation	1	500	27,036	100%
4.	Intercollegiate Athletics				
5.	Libraries				
6.	Residence Halls				
7.	Performing/Arts				
8.	Special Laboratories/Studies/5				
9.	Research Laboratories				
10.	Other				

Comments:

The 27,036 gross square foot addition to the UREC will include an NCAA regulation sized 11,500 square foot basketball court, approximately 3,000 square foot two-level lobby/concourse, approximately 3,000 square foot office suite, approximately 2,500 square foot locker room, and approximately 5,000 square foot weight/work-out room.

^{/1} Latest Fiscal Year Data Available

^{/2} Utilization Factor based on Scheduled Operating Hours on Campus

^{/3 10-20} person capacity

^{/4 20-125} person capacity

^{/5 125} person capacity and above

^{/6} Sculpture, art, broadcast studios and seminar areas

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs

\$ 120,000 - 200,000 Yr.

Comments:

This Project will secure the University as a national leader in facilities and programs for Adapted and Disability Athletics. It is reasonable to forecast that the University will be able to recruit at minimum an additional 3 to 5 students per year to participate in the program.

Currently, the University is one of the best Adapted Athletic programs in the country with students from around the world and 5 National Championships in Wheelchair Basketball and 2 national Championships in Wheelchair Tennis. This facility will support and enhance the competitiveness of the programs and student-athletes.

This facility will help make the wheelchair basketball and wheelchair tennis teams more successful and greatly enhance the experience of all student-athletes with disabilities who will be able to use the facility. The new facility leads to greater success because it will provide a space that belongs to the Adapted Athletic program along with the appropriate amenities and space. These amenities are not just a way to support student-athletes but are aspects of the student-athlete experience that leads to a positive and successful experience. The University can better train student-athletes if training can be provided when it is best for them rather than when space is available based on the UREC's schedule. Entering a facility that is purpose built and that celebrates achievements greatly enhances the student-athletes' experience. The message that what you do matters, regardless of whether you can walk, is huge. These students work incredibly hard to be the best at their sport. A new facility represents the commitment the University has to them.

This Project will help the University be more competitive with elite high performance teams but also allow the University to be a leader in outreach programs like camps and clinics for children with disabilities. A long term goal for the program includes recreation activities for adults and children with physical disabilities. This Project, which provides a dedicated space, will make that goal a reality. Currently, children and adults in the community cannot access the recreation center without membership. Having a dedicated facility will allow the program to introduce adults and children with disabilities to physical activity and recreation with equipment that meets their specific needs (i.e., sports wheelchairs, cardio equipment that includes the upper extremities, inclusive fitness classes). Each time these constituents enter the facility they will observe championship banners, trophies, coaches, and student-athletes. This results in creating a greater community of followers of Adapted Athletics, as well as potential University students, in addition to enhancing the quality of life of those who engage in physical activity.

The facility will also allow the University to strengthen its relationship with the Lakeshore Foundation as many teams that attend tournaments there have challenges finding appropriate practice space, and an organic connection exists between the programs.

The existence of the Adapted Athletics program makes the University a magnet for other students with disabilities. These students know that the campus is wheelchair accessible, as many campuses are, but they also know that the community is aware of and exposed to students who use wheelchairs. This "community access", so to speak, will be a huge recruitment tool that students with disabilities will consider when determining what school they will attend. Everyone is required to have basic wheelchair access, but not every school has a culture that embraces disabilities. Having an outstanding facility sends another strong message to students with disabilities that not only does the University have basic requirements of the Americans with Disabilities Act, but also the University recognizes and wants to highlight the contributions of student athletes with disabilities. This will further the international reputation as a place to come for all students with a disability – not just wheelchair student-athletes.

Another population of students with disabilities that the new facility will allow recruitment for is disabled veterans. Having represented the country at war, veterans currently have a great space at the Veterans and Military Affairs office on campus. They should also have an outstanding facility in which they can be student-athletes. Arguably, Veterans who are involved in the program will spend more time at the gym than at the Veterans and Military Affairs office as it will be a great place to be.

A new facility will allow coaches to spend as much time as necessary with studentathletes. Currently a schedule exists for every practice, individual sessions, and small group sessions with the UREC. When others are utilizing the gym, program participants cannot. Only four wheelchair accessible weight machines are in the existing weight room. This Project will allow equipment selection that is appropriate for all athletes and reduce injury risk by using equipment made for those with disabilities needs. Having a dedicated facility will allow coaches to schedule practices whenever is convenient for them and the athletes. A dedicated space with an elevated area will allow coaches to film practices and review the film with student-athletes in a conference room, which is something that is not currently available. Obviously, having a dedicated space will provide student-athletes not only with locker room, showers, and storage but will also send a message that they are valued and what they do matters to this University. While intangible, this is a huge plus for coaches. If the student-athletes feel valued, they will value what they have and work hard to keep it. Another coaching aspect of this Project is that it will allow the program to address the dearth of strong coaches in the United States by hosting coaching clinics and coaching mentoring.

A purpose built, dedicated facility for Adapted Athletics will be easier for coaches to recruit and best and brightest student-athletes with disabilities to Alabama.

6.	Has a facility user group been established to provide input for planning, programming, and design purposes?
	If yes, list key members of user group:
	George Brown – Director of University Recreation Elisha Williams – Coach, Women's Wheelchair Basketball Ford Buttram – Coach, Men's Wheelchair Basketball Brent Hardin – Director of University Disability Sports Garrett Goodman – Staff Architect Tim Leopard – Associate Vice President, Construction Administration

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY2017-2018)	Reserves	Status 77
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
 External 			
 Internal 			
Education Sales/Services			
• External			
 Internal 			
Direct Grants			
Gifts	\$ 5,000,000		Pending
Bonds			
Existing Net Assets	\$5,000,000		Pending
State Appropriations			
Other			
Totals	\$10,000,000		Pending

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from Gifts in the amount of \$5,000,000 and from University funds in the amount of \$5,000,000.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Operations and Maintenance (O&M)Annual Costs Projections			
Expense	FY 2016 Base Data /8	First Full /YR Occupancy FY 2017	Successive Five (5) Year Projections /9
Maintenance	\$ 44,797.04	\$ 45,468.99	\$237,782.41
Elevator Service	\$ 3,600.00	\$ 3,654.00	\$ 19,108.78
Building Repairs	\$ 14,932.35	\$ 15,156.33	\$ 79,260.81
Building Services	\$ 71,246.99	\$ 64,357.65	\$336,561.59
Electric, Natural Gas, Steam	\$ 46,849.18	\$ 47,551.92	\$248,675.17
Chilled Water			
Water and Sewer	\$ 4,789.93	\$ 4,861.78	\$ 25,424.93
Insurance	\$ 4,547.95	\$ 4,616.17	\$ 24,140.48
Safety Support	\$ 2,162.88	\$ 2,195.32	\$ 11,480.56
Operations Staff Support Funding	\$ 270.36	\$ 274.42	\$ 1,435.06
Other – Supply Store expenses			
Totals	\$193,196.68	\$188,136.58	\$983,869.79

^{/8} Latest Fiscal Year Data used as Base Year for Projections/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

O&M costs are based on the addition only.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr /9 (FY N/A)	Future Years	Status /7
Tuition	\$113,126.52	\$ 591,600.90	Pending
Student Fees			
Investment Income	\$ 10,704.97	\$ 55,982.19	Pending
Auxiliary Income			
 External 			
 Internal 			
Educational Sales & Services			Pending
• External	\$ 2,295.27	\$ 12,003.21	
 Internal 			
Direct Grant(s)			
Reallocated Funds /11			
Gifts	\$ 11,062.43	\$ 57,851.55	Pending
State Appropriations	\$ 40,016.65	\$209,269.10	Pending
Other	\$ 10,930.74	\$ 57,162.84	Pending
Total/YR	\$188,136.58	\$983,869.79	Pending

^{/9} Initial Full Yr of Occupancy

Comments:

Ongoing O&M costs will be funded from the University's annual operating budget.

^{/10} Next Five (5) Yrs Occupancy/11 Funds Reallocated from other sources

^{/7} Approved, allocated, pending

10.	Are development expenditures for this Project being used to reduce the current
	deferred maintenance/facilities renewal liabilities for the Campus?

\$ N/A % of Total Development Costs

Comments:
Not applicable.

11. What other development alternatives were considered in the planning process for this Project? /13

Comments:

The expansion and modification of other recreation facilities was explored. Modification of other buildings to fit the needs of the Adapted Athletics program was investigated and determined that the best and most economical solution was to build a new facility in close proximity to other sports and recreation facilities in order to take advantage of existing support infrastructure such as parking.

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

This Project will fill a great need of the University by providing a home for the Adapted Athletics program that provides competitive and recreational opportunities for students with disabilities in a purpose built and dedicated facility. The student-athletes do not have dedicated facilities to practice and play games. In addition, accessible locker rooms and storage, as well as a place to meet with coaches and advisors, are lacking. It is a nationally recognized program, but the program does not have a home.

This Project is directly in line with the University's mission to advance the intellectual and social condition of the people of the State, the nation, and the world through this program that contains key elements of service, research, and teaching. The University will be the undisputed leader in sports and athletics for persons with disabilities and set the example for other institutions to improve their programs for students with disabilities.

Furthermore, the initiative to build the facility shows a commitment to the President's new diversity initiative. Disability is often the forgotten part of diversity in society and on college campuses, and this facility demonstrates a commitment to equal treatment of students with disabilities.

13. How does the project correlate to the University's strategic goals?

Comments:

This Project is directly related to the new diversity component of the strategic plan for the University. The mission of the Adapted Athletics program is to provide students with disabilities the same proportionate sport and athletics experiences as other students. Currently, these students do not have a home. This facility will provide a home and be a step in the right direction to providing equal opportunities and supporting an already important and successful program.

14. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

The immediate impact on campus will be that a population of students that are currently underserved in terms of facilities will continue to do without. The University will have lost an opportunity to be the leader among college and universities in athletic programs for students with disabilities. For some potential student-athletes, the lack of a dedicated facility means they will choose to attend another University that has appropriate facilities. This facility will be the best facility which will help sway student-athletes to the University. In addition, having a first-class facility will assist with retaining students as they will not be traveling to other schools and seeing better facilities. Instead, they will travel to other places and come back with the knowledge that what the University is providing is the best.

It is difficult to accurately qualify the impact on enrollment, but it will certainly be a missed opportunity for growth in the area, as well as a direct positive impact on recruiting of students with disabilities and also with the retention of students. The University is seen as a leader in programming for students with disabilities but we are near the bottom in terms of facilities for students with disabilities who are interested in Adapted Athletics. The University has one of the best programs in the country but students do not have a home for practices, outreach, and events.

The Adapted Athletics program's high performance sports have won four National championships in Women's Wheelchair Basketball, one National championship in Men's Wheelchair Basketball and two National championships in Wheelchair Tennis, and accordingly is regarded as the premier national program. The program currently has over 50 student-athletes who participate in the competitive programs. The University regularly hosts tournaments and games at which hundreds attend. Furthermore, numerous national teams, most recently the Australian team, have traveled to Tuscaloosa to practice against University student-athletes given the level of competiveness that they bring to the sport. A purpose built, dedicated facility that appropriately supports the program and provides the athletes an environment specific to their needs will not only enhance the student-athlete experience, but further cement the University's leadership position in this area and reflect our commitment to not only the student-athletes, but the community at large.

LOCATION MAP

