

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

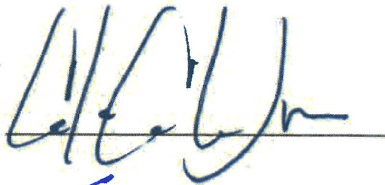
\* Board Submittal Checklist No. 3

Capital Project – Stage III Submittal and Budget Reallocation/1  
(Architectural Design and Budget Reallocation)

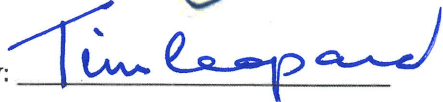
Campus: The University of Alabama  
Project Name: John and Ann Rhoads Softball Stadium Renovation and Addition  
UA Project #: 370-19-1959  
Meeting Date: June 6 – 7, 2019

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

Prepared by:



Approved by:



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

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

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

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

## RESOLUTION

### JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

WHEREAS, on February 8, 2019, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the John and Ann Rhoads Softball Stadium (“Rhoads Stadium”) Renovation and Addition project (“Project”) located at 321 Peter Bryce Boulevard Drive; and

WHEREAS, the Project is included in Phase I of the Crimson Standard Facility Master Plan and will allow for the enhancement of Rhoads Stadium in order to remain one of the top facilities in the SEC and to comply with NCAA requirements; and

WHEREAS, in accordance with Board Rule 415, on April 12, 2019, the Board authorized The University of Alabama (“University”) to proceed with architectural services utilizing Ward Scott Architecture, Tuscaloosa, Alabama (WSA); and

WHEREAS, upon completion of negotiations with WSA, the University has established a final design fee of 6.8% cost of construction plus a 12.5% renovation factor plus \$2,500 for land development permit coordination; and

WHEREAS, the University is requesting approval of a Budget Reallocation to reflect the final design fee, the separation of the cost of Owner Furnished Furnishings and Graphics from Construction, and the associated adjustments to soft costs; and

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

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

WHEREAS, Project will be funded from the Crimson Tide Foundation in the amount of \$3,000,000, and will address approximately \$848,700 in campus deferred maintenance liabilities; and

WHEREAS, the Revised Budget for the Project is as stipulated below:	
BUDGET:	REVISED
Construction	\$ 2,175,000
Landscaping	\$ 25,000
Owner Furnished Furnishings and Graphics	\$ 125,000

Security/Access Control	\$ 50,000
Telecommunication/Data	\$ 50,000
Contingency* (10%)	\$ 220,000
UA Project Management Fee** (3%)	\$ 72,600
Architect/Engineer Fee*** (~7.81%)	\$ 170,800
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 55,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 56,600
<b>TOTAL PROJECT COST</b>	<b>\$ 3,000,000</b>

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

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

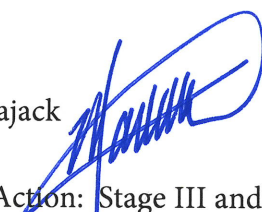
\*\*\*Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor and \$2,500 for land development permit coordination.

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

1. The Stage III submittal for the Project is hereby approved.
2. The Budget Reallocation is approved as stipulated above.

May 6, 2019

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III and Budget Reallocation submittals:  
John and Ann Rhoads Softball Stadium Renovation and Addition  
UA Project # 370-19-1959

Pursuant to Board Rule 415, on April 12, 2019, The Board of Trustees of The University of Alabama (“Board”) authorized the University of Alabama (“University”) to proceed with architectural services utilizing Ward Scott Architecture, Tuscaloosa, Alabama (WSA) for the John and Ann Rhoads Softball Stadium Renovation and Addition project (“Project”). Upon completion of negotiations with WSA, the University established a final design fee of 6.8% cost of construction plus 12.5% renovation factor plus \$2,500 in additional services for land development permit coordination.

Therefore, the University is requesting approval of a Budget Reallocation to reflect the cost of architectural fees, the separation of the cost of Owner Furnished Furnishings and Graphics from the cost of Construction, and the associated adjustments to soft costs.

Furthermore, pursuant to Board Rule 415, the University has received renderings for the Project and is requesting the Board to consider approval of the Stage III submittal based on the renderings presented.

The Project will be funded from the Crimson Tide Foundation in the amount of \$3 Million and will address approximately \$848,700 in deferred maintenance liabilities.

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, Project Summary, Project Planning Report 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

WHERE LEGENDS ARE MADE

John and Ann Rhoads Softball Stadium  
Renovations and Addition  
May 6, 2019  
Page 2

Physical Properties Committee at the Board of Trustees meeting scheduled for June 6 – 7, 2019.

MMF/ccj

pc w/atchmnts:	Michael Rodgers
	Michael Lanier
	Tim Leopard
	Finus Gaston
	Brandon Sevedge
	Matt Ernst
	Sommer Coleman

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT**

**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: June 6 – 7, 2019

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

**PROJECT NAME:** John and Ann Rhoads Softball Stadium Renovation and Addition

**PROJECT LOCATION:** 321 Peter Bryce Boulevard

**ARCHITECT:** Ward Scott Architecture, Tuscaloosa, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>February 8, 2019</u>
<input type="checkbox"/> Stage II	<u>April 12, 2019</u>
<input checked="" type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Budget Reallocation	
<input type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction			
<input checked="" type="checkbox"/> Building Renovation	Athletic Facilities	100%	8,030
<input checked="" type="checkbox"/> Building Addition			
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100%</b>	<b>8,030</b>

<b>BUDGET</b>	<b>Current</b>	<b>Revised</b>
Construction	\$ 2,400,000	\$ 2,175,000
Landscaping	\$ 15,000	\$ 25,000
Owner Furnished Furnishings and Graphics	\$ -	\$ 125,000
Security/Access Control	\$ 25,000	\$ 50,000
Telecommunication/Data	\$ 25,000	\$ 50,000
Contingency* (10%)	\$ 241,500	\$ 220,000
UA Project Management Fee** (3%)	\$ 79,695	\$ 72,600
Architect/Engineer Fee*** (~7.16%/7.81%)	\$ 171,805	\$ 170,800
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 32,000	\$ 55,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 10,000	\$ 56,600
<b>TOTAL PROJECT COST</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>

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

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

\*\*\*Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor and \$2,500 for land development permit coordination.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

2,372 gsf x ~\$1.84/gsf:	\$	4,353*
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<b>TOTAL ESTIMATED ANNUAL O&amp;M COSTS:</b>	<b>\$</b>	<b>4,353*</b>
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**FUNDING SOURCE:**

Capital Outlay:

Crimson Tide Foundation	\$	3,000,000
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O&M Costs: Intercollegiate Athletics	\$	4,353*
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\*O&amp;M costs are based on the addition only and will be funded by Intercollegiate Athletics.

**NEW EQUIPMENT REQUIRED:**

N/A

**RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:**

The John and Ann Rhoads Softball Stadium (“Stadium”) Renovation and Addition project (“Project”) will enhance the functionality of the Stadium as well as improve fan amenities and the game atmosphere for student athletes and spectators. The Project will also support the improvement of recruitment opportunities for the softball program by attracting top class student athletes to The University of Alabama. The improved facility and Press Box will also continue to attract high profile NCAA events.

**ATTACHMENT NO. 1**

Project: John and Ann Rhoads Softball Stadium

Renovation and Addition

BOT Submittal: Stage III and Budget Reallocation

Meeting Date: June 6 – 7, 2019

**Project Summary****JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION**

On August 16, 2018, The University of Alabama’s Intercollegiate Athletics department unveiled the Crimson Standard facilities master plan. The John and Ann Rhoads Softball Stadium (“Rhoads Stadium”) Renovation and Addition project (“Project”), located at 321 Peter Bryce Boulevard, is included in the plan.

In order to keep pace with peer institutions and to host the 2020 NCAA regional tournament, Rhoads Stadium requires several updates to enhance player and guest experiences. As such, this Project will entail renovations to the Press Box and the Clubhouse and an addition of a new umpire locker room, new restrooms and concessions, and two new suites. New hardscape for plaza/entryway along first base will be constructed.

Renovations to the 1,779 gross square foot (gsf) Press Box require upgrades to millwork in order to provide improved work surfaces with access to power and data. Renovations to the 3,879 gsf Clubhouse and lounge will require updates to serve the current roster size and provide equitable team space. The renovation will also include two additional lockers, added partitions and doors at the showers and restrooms and finish updates to the team areas.

The addition of a new dedicated umpire locker room of approximately 341 gsf will address the necessity of the umpires being transported to and from the Stadium before and after games whereby decreasing the amount of fan interaction. The new restrooms and concessions, to be located along the first base line, will occupy approximately 1,599 gsf. Two new suites of approximately 216 gsf each, to be located on the main concourse, will address the demand for additional premium seating. A sidewalk from Campus Drive to the north side of the stadium will allow for an additional entry point during large events.



## THE UNIVERSITY OF ALABAMA SYSTEM

## PROJECT PLANNING REPORT

DATE: June 6 - 7, 2019

INITIAL REPORT  
☒ INTERIM REPORT  
 FINAL REPORT  
 2 REPORT NO.

TO: OFFICE OF THE CHANCELLOR  
 BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT  
 THE UNIVERSITY OF ALABAMA

1. PROJECT: John and Ann Rhoads Softball Stadium Renovation and Addition

2. LOCATION: 321 Peter Bryce Boulevard

3. ARCHITECT/ENGINEER: Ward Scott Architecture, Tuscaloosa, Alabama

## 4. PROJECT STATUS:

## A. SCHEMATIC DESIGN

DATE INITIATED

April-19

% COMPLETE

100%

\* DATE COMPLETED

May-19

## B. PRELIMINARY DESIGN:

DATE INITIATED (Projected)

May-19

% COMPLETE

100%

\* DATE COMPLETED (Projected)

June-19

## C. CONSTRUCTION DOCUMENTS:

DATE INITIATED (Projected)

June-19

% COMPLETE

0%

\* DATE COMPLETED (Projected)

August-19

## D. SCHEDULED BID DATE:

August-19

## 5. CURRENT PROJECT BUDGET:

## A. CONSTRUCTION

## CURRENT

## REVISED

\$ 2,400,000

\$ 2,175,000

## B. LANDSCAPING

\$ 15,000

\$ 25,000

## C. FURNITURE, FIXTURES, AND EQUIPMENT

\$ -

\$ 125,000

## D. SECURITY/ACCESS CONTROL

\$ 25,000

\$ 50,000

## E. TELECOMMUNICATION/DATA

\$ 25,000

\$ 50,000

## F. CONTINGENCY\* (10%)

\$ 241,500

\$ 220,000

## G. UA PROJECT MANAGEMENT FEE\*\* (3%)

\$ 79,695

\$ 72,600

## H. ARCHITECT/ENGINEER FEE\*\*\* (~7.16%/~7.81%)

\$ 171,805

\$ 170,800

## I. EXPENSES (GEOTECH, CONSTRUCTION MATERIALS)

\$ 32,000

\$ 55,000

## J. OTHER FEES AND SERVICES (TESTING, ADVERTISING, PRINTING)

\$ 10,000

\$ 56,600

**K. TOTAL PROJECT COST****\$ 3,000,000****\$ 3,000,000**

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

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

\*\*\*Architect/Engineer Fee is based on 6.8% of the cost of construction and landscaping plus a 12.5% renovation factor plus \$2,500 for land development permit coordination.

6. FUNDING/RESOURCES: Crimson Tide Foundation - \$3,000,000

7. REMARKS

\* FINAL AGENCY APPROVAL

SUBMITTED BY:



# LOCATION MAP

**John and Ann Rhoads Softball Stadium  
Renovation and Addition**



# JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

RENDERING

# **JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION**

**RENDERING**

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RENDERING