

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: John and Ann Rhoads Softball Stadium Renovation and Addition
Meeting Date: February 7 – 8, 2019

- * ☒ 1. Completed Board Submittal Checklist No.1
☒ 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 Board Resolution requesting approval of Stage I Submittal by UA Board of Trustees
☒ 4. Campus correspondence/photos providing supporting project information
☒ 5. Completed Executive Summary – Proposed Capital Project /2
☒ 6. Completed Supplemental Project Information Worksheet – Attachment “K”, Board Rule 415
☒ 7. Campus map(s) showing Project site
☐ 8. Business 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.

RESOLUTION

JOHN AND ANN RHOADS SOFTBALL STADIUM RENOVATION AND ADDITION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the John and Ann Rhoads Softball Stadium (“Rhoads Stadium”) Renovation and Addition project (“Project”) located at 321 Paul Bryant Boulevard Drive; and

WHEREAS, the proposed 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, 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 preliminary budget for the Project is as stipulated below:	
BUDGET:	PRELIMINARY
Construction	\$ 2,400,000
Landscaping	\$ 15,000
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 25,000
Contingency* (10%)	\$ 241,500
UA Project Management Fee** (3%)	\$ 79,695
Architect/Engineer Fee*** (~7.16%)	\$ 171,805
Expenses (Geotech, Construction Material Testing and Special Inspections)	\$ 32,000
Other Fees and Services (Testing, Advertising, Printing)	\$ 10,000
TOTAL PROJECT COST	\$ 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 6.7% of the cost of construction and landscaping plus \$10,000 for additional services and reimbursable expenses.

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

January 10, 2019

To: Stuart R. Bell

From: Matthew M. Fajack

Subject: Board Item – Action: Stage I submittal:
John and Ann Rhoads Softball Stadium Renovation and Addition

Pursuant to Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) of a Stage I submittal for the John and Ann Rhoads Softball Stadium Renovation and Addition project (“Project”) located at 321 Paul Bryant Boulevard, with a projected budget amount of \$3,000,000.

The proposed Project is included in the Crimson Standard Facility Master Plan. The Project will allow for the enhancement of Rhoads Stadium in order to remain one of the top facilities in the SEC and to comply with requirements necessary to host the 2020 Regional NCAA tournament.

The Project will include the renovation of the 1,779 gross square foot (“gsf”) Press Box and the 3,879 gsf Clubhouse. The addition portion of the Project will include a new 341 gsf Umpire Locker room; 1,599 gsf of space for new restrooms and concessions; and 2 new suites of 216 gsf each. New hardscape for a plaza/entryway along first base will be constructed.

The Project will be funded from the Crimson Tide Foundation in the amount of \$3 Million and 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, 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 7 – 8, 2019.

MMF/ccj

pc w/atchmts: Michael Rodgers
Michael Lanier
Tim Leopard

Finus Gaston
Brandon Sevedge
Sommer Coleman

W H E R E L E G E N D S A R E M A D E

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 7 – 8, 2019

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: John and Ann Rhoads Softball Stadium Renovation and Addition
PROJECT LOCATION: 321 Paul Bryant Boulevard
ARCHITECT: N/A

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input type="checkbox"/> Stage II	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<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			
TOTAL		100%	8,030

BUDGET	Preliminary
Construction	\$ 2,400,000
Landscaping	\$ 15,000
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 25,000
Contingency* (10%)	\$ 241,500
UA Project Management Fee** (3%)	\$ 79,695
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TOTAL PROJECT COST	\$ 3,000,000

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

***Architect/Engineer Fee is based on 6.7% of the cost of construction and landscaping plus \$10,000 for additional services and reimbursable expenses.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

2,372 gsf x ~\$1.84/gsf:	\$	4,353
TOTAL ESTIMATED ANNUAL O&M COSTS:	\$	4,353*

FUNDING SOURCE:

Capital Outlay:

Crimson Tide Foundation \$ 3,000,000

O&M Costs: Intercollegiate Athletics \$ 4,353

*O&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:

This Project will enhance the functionality of Rhoads Stadium, improve fan amenities, and improve 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 I

Meeting Date: February 7 – 8, 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 Paul Bryant Drive, 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 proposed 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, proposed 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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2018 – 2019

Project Name/Category: John and Ann Rhoads Softball Stadium Renovation and Addition
321 Peter Bryce Boulevard

Campus: The University of Alabama

1. Will this Project increase the current space inventory on campus or replace existing space?

<input checked="" type="checkbox"/> increase space inventory	<u>~.01</u> % increase	<u>2,372</u> GSF
<input type="checkbox"/> replace space inventory	<u> </u> % replacement	<u> </u> GSF
<input checked="" type="checkbox"/> renovation of existing space only		<u>5,658</u> GSF

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

No space will be vacated as a result of this Project.

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

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

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
520 Athletic or Physical Education	6		8,030	1-6
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				

Comments/Notations:

The John and Ann Rhoads Baseball Stadium Renovation and Addition (Rhoads Stadium) project “Project” will include the renovation of the 1,779 gross square foot Press Box and the 3,879 gsf Clubhouse. The addition portion of the Project will include a new 341 gsf Umpire Locker room; 1,599 gsf of space for new restrooms and concessions; and 2 new suites of 216 gsf each. New hardscape for a plaza/entryway along first base will be constructed.

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

This Project will enhance the functionality of Rhoads Stadium, improve fan amenities, and improve 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 ("University"). The improved facility and Press Box will also continue to attract high profile NCAA events which raise the overall profile of the University and program.

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** ☐ Yes ☒ In-Progress

If yes, list key members of user group:

Greg Byrne, Athletic Director

Finus Gaston, Deputy Director of Athletics/CFO

Kyle Vasey, Assistant Athletics Director for Strategic Planning

Jason Batt, Senior Associate Athletics Director, Development

Patrick Murphy, Head Coach, Softball

Marie Robbins, Senior Associate Athletics Director/Senior Woman Administrator

Brandon Sevedge, Director of Athletic Facilities

Additional University constituents to be added as the design progresses.

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

Source(s)	New Funds (FY 2018-2019)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> External Internal 			
Education Sales/Services <ul style="list-style-type: none"> External Internal 			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – Crimson Tide Foundation		\$3,000,000	Allocated
Totals		\$3,000,000	Allocated

^{/7} Approved, allocated, pending

Comments:

This Project will be funded from the Crimson Tide Foundation in the amount of \$3,000,000.

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 2018-2019 Base Data /8	First Full /YR Occupancy FY 2020	Successive Five (5) Year Projections /9
Maintenance	\$1,747	\$1,775	\$ 9,320
Elevator Service			
Building Repairs	\$ 582	\$ 592	\$ 3,107
Building Services			
Electric, Natural Gas, Steam	\$1,697	\$1,725	\$ 9,056
Chilled Water			
Water and Sewer	\$ 93	\$ 95	\$ 497
Insurance	\$ 77	\$ 78	\$ 409
Safety Support	\$ 72	\$ 73	\$ 385
Operations Staff Support Funding	\$ 15	\$ 15	\$ 79
Other			
Totals	\$4,283	\$4,353	\$22,853

/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 and will be funded by Intercollegiate Athletics.

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

Source(s)	Occupancy Yr. /9 (FY 2020)	Future Years /10	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> External Internal 			
Educational Sales & Services <ul style="list-style-type: none"> External Internal 			
Direct Grant(s)			
Reallocated Funds /11			
Gifts			
Other – Athletics Operating Budget	\$4,353	\$22,853	
Total/YR	\$4,353	\$22,853	Allocated

/9 Initial Full Yr. of Occupancy

/10 Next Five (5) Yrs. Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Ongoing O&M costs will be funded from the University Athletics annual operation budget.

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

\$ 848,700 28.29 % of Total Development Costs

Comments:

An average \$150 per square feet of the renovated areas will address approximately \$848,700 in deferred maintenance for those spaces.

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

Comments:

The existing stadium is commensurate for the current and forecasted ticket demand. Over the past 10 years, an expansion of the brickyard has occurred at least twice; however, the improvement of amenities for the fans, including restrooms and concessions, have not been addressed.

An alternative to add club spaces and skyboxes was considered; however, it was determined there is not enough demand to support the cost.

Universities listed below were reviewed:

- Missouri Softball Stadium, 2017 new construction – \$17.5M
- Texas A&M University, 2018 new construction - \$28.6M
- University of Florida, 2019 renovation - \$15M

/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:

Renovations will allow for the enhancement of Rhoads Stadium to remain one of the top facilities in the SEC. As such, the program will continue to attract top student athletes and the fan base will remain loyal. Additionally, this Project will assist with maintaining the elite status of the facility and brand nationally which directly increases the ability to advance the intellectual and social conditions of our student athletes.

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

This Project supports Goal #4 of the University's Strategic Goals in that the modernized, premier facility will serve as a strong recruitment tool. This proposed renovated facility will provide increased opportunities for all student athletes, spectators, and visitors to experience the University's commitment to providing quality facilities, programs, and services for all Athletics' sports. This demonstrated commitment will advance the overall impressions and experiences that potential, current student athletes and visitors have of the University.

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

Comments:

The immediate impact on campus programs and enrollment if this Project is not approved is that the existing stadium facility restrooms and concession stands will continue to be grossly undersized due to the brickyard expansions. The clubhouse finishes will continue to deteriorate as they have not been updated since it was expanded in 2010. The umpires will continue to be transported to another facility after each game continuing to create negative interactions with fans. This proposed Project will remedy these issues and the clubhouse renovation will assist with ensuring that there is a continued recruitment and development of student athletes and attract spectators to each event.

LOCATION MAP

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

