

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 1  
CAPITAL PROJECT - STAGE I SUBMITTAL <sup>/1</sup>  
(General Project Information)**

**CAMPUS:** The University of Alabama

**PROJECT NAME:** Athletics Competition Arena

**MEETING DATE:** February 3-4, 2022

- 1. Board Submittal Checklist No. 1
- 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 Stage I Submittal by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project <sup>/2</sup>
- 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 6. Campus map(s) showing project site

Prepared by: Brandon Sevedge/Joe Diadone

Approved by: Tim Leopard 

<sup>/1</sup> Reference Tab 3F – Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E – Board Rule 415 Instructional Guide

January 21, 2022

Chancellor Finis St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

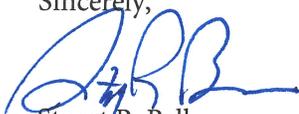
I am pleased to forward this request for consideration by the Board of Trustees at its February 4, 2022 meeting the attached documents in support of a new Intercollegiate Athletics Competition Arena, UA Project #404-22-2866. The project includes a new competition space and fan space for men's basketball, women's basketball and gymnastics and is being proposed as part of Phase II of the Crimson Standard Initiative (CSI).

I would like to commend Director of Athletics Greg Byrne, who has proven to be an exemplary leader of our intercollegiate athletic programs. He has met and exceeded countless goals and his efforts have enhanced our campus and the experiences of our supporters, students and student-athletes. UA Intercollegiate Athletics has thrived under his leadership, including the success of the CSI and the viability of the proposed project.

The addition of a new competition arena will address critical needs across several of our athletic programs and will provide an exceptional venue for student-athletes, fans, and campus events.

Based on the positive potential impact, I strongly support the project moving forward.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### ATHLETICS COMPETITION ARENA

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval from The Board of Trustees of The University of Alabama (“Board”) for a Stage I submittal for the Athletics Competition Arena project (“Project”);

WHEREAS, the Project will consist of an approximately 10,136 seat, 258,626 gross square feet competition arena that will provide an exciting and engaging fan and athlete experience for Athletic competitions and University events; and

WHEREAS, as 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 reflect this Project and its location; and

WHEREAS, the Project will be funded from a combination of Crimson Standard Cash and Gifts as well as Future General Revenue Bonds for a Total Project Budget in the amount of \$183,000,000; and

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

BUDGET:	PRELIMINARY
Package A – Utility and Infrastructure	\$ 11,085,000
Package B – Foundation and Site Work	\$ 12,315,000
Package C – Building Construction	\$ 109,747,221
Package D – Scoreboards & Equipment	\$ 7,500,000
Package E – Vertical Circulation	\$ 3,500,000
Landscaping	\$ 1,300,000
Furniture, Fixtures and Equipment	\$ 5,381,328
Security/Access Control	\$ 750,000
Telecommunication/DAS/Cellular	\$ 2,690,664
Contingency* (5%)	\$ 7,272,361
UA Project Management Fee** (3%)	\$ 4,581,587
Architect/Engineer Fee*** (~5.92%)	\$ 8,533,529
Escalation/Inflation	\$ 5,445,098
Expenses (Geotech, Construction Materials Testing)	\$ 1,398,212
Other Fees and Services (Testing, Advertising, Inspections & Printing)	\$ 1,500,000
<b>TOTAL PROJECT COST</b>	<b>\$ 183,000,000</b>

\*Contingency is based on 5% of the total costs of all construction packages and landscaping.

\*\*UA Project Management Fee is based on 3% of the total costs of all construction packages, landscaping, and contingency.

\*\*\*Architect/Engineer Fee is based on approximately 5.92% of the total costs of all construction packages.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain of the costs incurred in connection with the acquisition, construction and installation of the Project paid prior to the issuance of the Bonds; and

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

1. The University of Alabama does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for expenses incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installment of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e)

NOW BE IT FURTHER RESOLVED that:

2. The Stage I submittal package for the Project is hereby approved.
3. The preliminary budget and funding for the Project as stipulated above is hereby approved.
4. The Campus Master Plan Amendment for The University of Alabama as stipulated above hereby is approved.

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT  
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: February 3-4, 2022

PROJECT NAME: Athletics Competition Arena

PROJECT NUMBER: 404-22-2866

PROJECT LOCATION: The University will continue to evaluate the most appropriate location for the project, but it preliminarily proposes the East side of Peter Bryce Boulevard and north of the parking lot located on the northeast corner of the intersection of Campus Drive and Peter Bryce Boulevard and west of US 82 (McFarland).

ARCHITECT: To Be Determined

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Athletic Service	~23%	60,127
<input type="checkbox"/> Building Addition	Spectator Seating	~ 21%	53,439
<input type="checkbox"/> Building Renovation	Corridor/Circulation	~16%	40,408
<input type="checkbox"/> Equipment	Lounge	~13%	34,134
	Mechanical/Electrical	~ 7%	17,700
	Public Restroom	~ 4%	10,575
	Loading Dock	~ 4%	9,688
	Merchandising	~ 4%	9,126
	Merchandising Service	~ 3%	9,000
	Vertical Circulation	~ 2%	5,506
	Lobby	~ 2%	3,938
	Office	~ 1%	2,919
	Janitor	~ 1%	2,066
<b>TOTAL</b>		<b>100%</b>	<b>258,626</b>

<b>BUDGET</b>	<b>Preliminary</b>
Utilities and Infrastructure	\$ 11,085,000
Foundations and Site Work	\$ 12,315,000
Building Construction	\$ 109,747,221
Scoreboards & Equipment	\$ 7,500,000
Vertical Circulation	\$ 3,500,000
Landscaping	\$ 1,300,000
Furniture, Fixtures, and Equipment	\$ 5,381,328
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Escalation/Inflation	\$ 5,445,098
Expenses (Geotech, Construction Materials Testing)	\$ 1,398,212
Other Fees & Services (Testing, Advertising, Inspections, Printing)	\$ 1,500,000
<b>TOTAL PROJECT COST</b>	<b>\$ 183,000,000</b>

\*Contingency is based on 5% of the costs of Construction and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of Construction, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 5.92% of the costs of Construction.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
258,626 sf x \$5.69/sf	\$ 1,471,582
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ 1,471,582</b>

<b>FUNDING SOURCE: A combination of Crimson Standard Cash and Gifts as well as Future General Revenue Bonds</b>	
	\$
<b>O&amp;M Costs:</b>	Athletics Operating Funds \$ 1,471,582

<b>NEW EQUIPMENT REQUIRED</b>	
<b>Total Equipment Costs:</b>	N/A

**PROJECT SCOPE:**

The new University of Alabama Athletic Competition Arena is a game-day focused arena and will include the necessary provisions for concert and Campus events. The Project will consist of an approximately 10,136 seat, 258,626 gross square fee Arena.

The goal of the arena is to create a unique, exciting and intimate fan experience. The fan experience begins by entering at main concourse level, requiring the arena to be depressed approximately 25 feet below grade.

**Key Design Features:****Seating Bowl:**

The seating bowl is designed as a split bowl at main course. 60% of seats are in the lower bowl and the remaining in the upper bowl. View out concourses are a key desired design feature by the client. The bowl steepness is a key component to create the desired fan experience and intimacy. The geometry of the bowl in plan is short with multiple corner facets to further enhance the intimacy of the seating bowl. Most seats are fixed except where necessary as retractable to allow for the gymnastics competition floor.

**Exterior Facade:**

The primary exterior element is the long span pitched roof capped at each gable end with a translucent cladding system to enhance daylighting. Along the sides, of what is noted as the old school field house, are clerestory curtain wall openings to provide light into the concourse spaces.

The lower scale perimeter buildings, that will house fan amenities, are designed as linear bar buildings with gable roofs and Classic portico style entries at the midpoint. The North and South portico entries are secondary premium entries where the larger portico on the west is the primary general admission and student entry.

The architectural style is Classic Revival to fit within the architectural style of the campus architecture. Classic detailing of precast gables, entablatures, and columns are critical elements to meet the desired architectural style of Campus. The primary material of the facade is masonry brick and other materials consistent with the Campus palette.

Appropriate technology, graphics and scoreboards will be provided to ensure an exceptional fan and athlete experience.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	February 2022
	% Complete	0%
	Date Completed	April 2022
PRELIMINARY DESIGN:	Date Initiated	May 2022
	% Complete	0%
	Date Completed	September 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2022
	% Complete	0%
	Date Completed	March 2023
SCHEDULED BID DATE:		April 2023

*\*N/A on Stage I Projects*

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Athletics Competition Arena project (“Project”) will provide a modern facility to meet student athletes’ expectations in coming to the University of Alabama and to enhance the game day environment and experience, which will strengthen Intercollegiate Athletics ability to recruit and retain the best athletes in Women’s and Men’s Basketball and Gymnastics.

The enhanced game day environment and improved court sight lines will provide for a fan and student experience that will be much more engaging and exciting. Modern technology and improved scoreboards and graphics will provide the amenities that are expected in today’s fan experience.

**Attachment K to Board Rule 415**

**Supplemental Project Information Worksheet  
Annual Capital Development Plan**

**FY: 2021 – 2022**

**Project Name/Category:** Athletics Competition Arena

**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	1.43	% increase	258,626	GSF
<input type="checkbox"/> replace space inventory		% replacement		GSF
<input type="checkbox"/> renovation of existing space only				GSF

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

Comments:

N/A

- 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:

**When the Board last adopted the University of Alabama Campus Master Plan, the University did not anticipate this project. For the reasons set forth in this Attachment K, however, the University believes this project will enhance intercollegiate athletics.**

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)
<b>100 Classroom Facilities</b>				
<b>200 Laboratory Facilities</b>				
<b>300 Office Facilities</b>				
310 Office			2,919	
315 Office Service				
350 Conference Room				
355 Conference Room Service				
<b>400 Study Facilities</b>				
<b>500 Special Use Facilities</b>				
510 Armory				
515 Armory Service				
520 Athletic or Physical Education				
523 Athletic Facilities Spectator Seating			53,439	
525 Athletic or Physical Education Service			60,127	
530 Media Production				
535 Media Production Service				
540 Clinic				
545 Clinic Service				
550 Demonstration				
555 Demonstration Service				
560 Field Building				
570 Animal Facilities				
575 Animal Facilities Service				
580 Greenhouse				
585 Greenhouse Service				
590 Other (All Purpose)				
<b>600 General Use Facilities</b>				
610 Assembly				
615 Assembly Service				
620 Exhibition				
625 Exhibition Service				
630 Food Facility				
635 Food Facility Service				
640 Day Care				
645 Day Care Service				
650 Lounge			34,134	
655 Lounge Service				
660 Merchandising			9,126	
665 Merchandising Service			9,000	
670 Recreation				
675 Recreation Service				
680 Meeting Room				
685 Meeting Room Service				
<b>700 Support Facilities</b>				

<b>800</b>	<b>Health Care Facilities</b>			
<b>900</b>	<b>Residential Facilities</b>			
<b>000</b>	<b>Unclassified Facilities</b>			
<b>WWW</b>	<b>Circulation Area</b>			
	W01 Bridge Tunnel			
	W02 Elevator			
	W03 Escalator			
	W04 Loading Dock		9,688	
	W05 Lobby		3,938	
	W06 Public Corridor		40,408	
	W07 Stairway		5,506	
<b>XXX</b>	<b>Building Service Area</b>			
	X01 Custodial Supply Closet		2,066	
	X02 Janitor Room			
	X03 Public Rest Room		10,575	
	X04 Trash Room			
<b>YYY</b>	<b>Mechanical Area</b>		17,700	
	Y01 Central Utility Plant			
	Y02 Fuel Room			
	Y03 Shaft			
<b>ZZZ</b>	<b>Building Structure</b>			
	Total Facility Gross Square Feet		258,626	

**Comments/Notations:**

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:

The Athletics Competition Arena project (“Project”) will provide a modern facility to meet student athletes’ expectations in coming to the University of Alabama and to enhance the game day environment and experience, which will strengthen Intercollegiate Athletics ability to recruit and retain the best athletes in Women’s and Men’s Basketball and Gymnastics.

The enhanced game day environment and improved court sight lines will provide for a fan and student experience that will be much more engaging and exciting. Modern technology and improved scoreboards and graphics will provide the amenities that are expected in today’s fan experience.

**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, Director of Athletics
- J Batt, Senior Deputy Athletics Director, Chief Operating Officer
- Tiffini Grimes, Senior Deputy Athletics Director, SWA/Chief Diversity Officer
- Jeff Purinton, Executive Deputy Athletics Director
- Kyle Vasey, Senior Associate Athletics Director, Chief Financial Officer
- Brandon Sevedge, Associate Athletics Director, Athletic Facilities

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

This project will be funded from a combination of Crimson Standard Cash and Gifts as well as Future General Revenue Bonds.

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

<b>Operations and Maintenance (O&amp;M) Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2020 Base Data /8</b>	<b>First Full /YR Occupancy FY 2025</b>	<b>Successive Five (5) Year Projections<sup>9</sup></b>
Maintenance	\$154,050	\$338,714	\$1,629,966
Elevator Service	\$15,404	\$17,091	\$90,992
Building Repairs	\$51,350	\$56,973	\$303,322
Building Services			
Electric, Natural Gas, Steam	\$423,800	\$470,208	\$2,503,367
Chilled Water	\$192,400	\$465,160	\$2,216,498
Water and Sewer	\$28,600	\$31,732	\$168,939
Insurance	\$50,206	\$55,704	\$296,564
Safety Support	\$27,610	\$30,633	\$163,089
Operations Staff Support Funding	\$4,838	\$5,367	\$28,576
Other – Supply Store expenses			
<b>Totals</b>	<b>\$948,258</b>	<b>\$1,471,582</b>	<b>\$7,401,313</b>

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

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

<b>Source(s)</b>	<b>Occupancy Yr <sup>/9</sup> (FY _____)</b>	<b>Future Years <sup>/10</sup></b>	<b>Status <sup>/7</sup></b>
Tuition			
Student Fees			
Investment Income			
Auxiliary Income <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Educational Sales & Services <ul style="list-style-type: none"> <li>• External</li> <li>• Internal</li> </ul>			
Direct Grant(s)			
Reallocated Funds <sup>/11</sup>			
Gifts			
Other – Athletics Operating Budget	<b>\$1,471,582</b>	<b>\$7,401,313</b>	
<b>Total/YR</b>	<b>\$1,471,582</b>	<b>\$7,401,313</b>	

- <sup>/9</sup> Initial Full Yr of Occupancy
- <sup>/10</sup> Next Five (5) Yrs Occupancy
- <sup>/11</sup> Funds Reallocated from other sources
- <sup>/7</sup> Approved, allocated, pending

Comments:

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:

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

Comments:

The Athletics department developed a schematic plan and estimated cost to renovate the bowl of Coleman Coliseum. The renovations included demolishing and rebuilding a new substructure for the seating areas, which would be a major disruption to the sports programs that utilize and compete in the facility. Additionally, the escalated cost for the heavy renovation is \$150M so it was decided to investigate a new competition facility. Eight recently constructed or renovated Division I collegiate or professional facilities were toured and benchmarked. The new facilities had a combination of superior sightlines, club areas, student seating and fan amenities that positively impacted the environment and was a determining factor in the development of the schematic plan for a new facility.

/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:

The proposed project will give the University of Alabama one of the top facilities in the conference and among Division I schools across the nation. This will continue to allow the Men's Basketball, Women's Basketball, and programs to attract top student athletes and maintain our loyal fan base. Additionally, this project will help maintain the elite status of our 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?**

Comments:

This proposed arena 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. Which of the six University of Alabama system Core Principles does this project support?**

Comments:

The project will support Core Principle #6 to elevate the status, stature and influence of the University of Alabama System by providing a facility that reflects and supports the preeminent Intercollegiate Athletics program in the nation.

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

Comments:

Coleman Coliseum has served the athletics department and university for many years, but the atmosphere is lacking due to the large capacity and distance the seats that are from the court. There are 225 limited legroom seats and 539 obstructed view seats. These and other factors create a poor environment for student athletes, prospective student athletes, and spectators. This facility will help continue to the success of the recruitment of the best student athletes.