

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

**BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL ^{/1}
(General Project Information)**

CAMPUS: The University of Alabama
PROJECT NAME: Alabama Intercollegiate Athletics Golf Facility
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 ^{/2}
- 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 6. Campus map(s) showing project site

Prepared by: Brandon Sevedge/Matt Skinner

Approved by: Tim Leopard



^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

January 24, 2022

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

Dear Chancellor St. John:

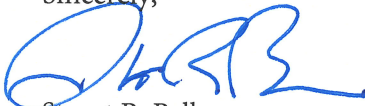
I am pleased to send to you for consideration by the Board of Trustees at its February 4, 2022 meeting the attached documents in support of a new Alabama Intercollegiate Athletics Golf Facility, UA Project #187-22-2882. This project includes new space for our men's and women's golf teams and is being 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 golf facility will help maintain the elite status of our athletic venues and programs, while enhancing the conditions for our student-athletes.

I strongly support the project moving forward. Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

ALABAMA INTERCOLLEGIATE ATHLETICS GOLF FACILITY

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 Alabama Intercollegiate Athletics Golf Facility project (“Project”) to be located south of Jack Warner Parkway, west of 25th Avenue NE and along each side of Kicker Road NE; and

WHEREAS, the Project will entail the construction of a club house, support facilities, a practice course and a 9-hole course to support the Women’s and Men’s Golf programs and to allow the programs to perform at an elite level and attract and retain premier student athletes; and

WHEREAS, the Project will be funded from a combination of Crimson Standard Cash and Gifts and Future General Revenue Bonds; and

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

BUDGET:	PRELIMINARY
Package A – Buildings and Practice Course	\$ 16,400,000
Package B – 9 Hole Course	\$ 5,500,000
Furniture, Fixtures and Equipment	\$ 650,000
Security/Access Control	\$ 265,000
Telecommunication/Data	\$ 265,000
Contingency* (5%)	\$ 1,095,000
UA Project Management Fee** (3%)	\$ 689,850
Architect/Engineer Fee*** (7.0%)	\$ 1,533,000
Expenses (Geotech, Construction Materials Testing, Survey)	\$ 250,000
Other Fees and Services	\$ 192,150
TOTAL PROJECT COST	\$ 26,840,000

*Contingency is based on 5% of the total costs of all Construction Packages.

**UA Project Management Fee is based on 3% of the total costs of all Construction Packages and Contingency.

***Architect/Engineer Fee is based on 7% 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 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.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: Feb 3-4, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Alabama Intercollegiate Athletics Golf Facility

PROJECT NUMBER: 187-22-2882

PROJECT LOCATION: South of Jack Warner Parkway, west of 25th Avenue NE and along each side of Kicker Road

ARCHITECT: To Be Determined

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input type="checkbox"/> Stage II	
<input 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	Corridor/Circulation	~23%	7,700
<input type="checkbox"/> Building Addition	Athletic Service	~ 22%	7,260
<input type="checkbox"/> Building Renovation	Athletics	~11%	3,600
<input type="checkbox"/> Equipment	Shop Service	~ 9%	2,900
	Shop	~ 6%	2,200
	Lounge	~ 6%	1,970
	Exhibition	~ 5%	1,680
	Mechanical/Electrical	~ 5%	1,570
	Lounge Service	~ 4%	1,400
	Office	~ 4%	1,250
	Stairs	~ 2%	600
	Office Service	~ 2%	540
	Conference Room	~ 1%	290
	Janitor	~ 1%	200
	Public Restroom	~ 1/2%	140
	Elevator	~ 1/2%	100
TOTAL		100%	33,400

BUDGET	Preliminary
Package A – Buildings and Practice Course	\$ 16,400,000
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TOTAL PROJECT COST	\$ 26,840,000

*Contingency is based on 5% of the total costs of all Construction Packages.

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***Architect/Engineer Fee is based on 7% of the total costs of all Construction Packages.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
Buildings - 33,400 sf x ~\$3.75/sf	\$ 125,356
Golf Course Maintenance	\$ 1,001,513
Total Estimated Annual O&M Costs:	\$ 1,126,869

FUNDING SOURCE:	
A combination of Crimson Standard Cash & Gifts and Future General Revenue Bonds	
O&M Costs:	Athletics Operating Funds \$ 1,126,869

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The proposed Golf Training Facility for the University of Alabama Women’s and Men’s programs will be one of the premier off-campus golf facilities in the country. Located on 176 acres south of Jack Warner Parkway, west of 25th Avenue NE and along each side of Kicker Road NE, its proximity to campus will make the facility conveniently accessible for the student athletes and coaches.

The Project will include five buildings: the Golf House and Cart Barn at the Golf Practice Facility, a Pump House and Comfort Station on the 9- Hole Golf Course, and a separate Golf Maintenance Facility. The exteriors of these structures will be in a Georgian Revival style that will include brick veneer, limestone, metal guardrails, and shingle roofs.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	TBD
	% Complete	0%
	Date Completed	
PRELIMINARY DESIGN:	Date Initiated	TBD
	% Complete	0%
	Date Completed	
CONSTRUCTION DOCUMENTS:	Date Initiated	TBD
	% Complete	0%
	Date Completed	
SCHEDULED BID DATE:		December 2022

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The proposed project will give the University one of the top golf facilities in the Southeastern Conference and among Division I schools across the nation. This will continue to allow the Women’s and Men’s golf programs to attract and retain top student athletes. Additionally, this project will help maintain the elite status of our facility and brand nationally.

The convenient location near campus will enhance and support the student athlete experience and provide them with facilities that are as equally accessible as other sports.

Attachment K to Board Rule 415

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

FY: 2021 – 2022

Project Name/Category: Alabama Intercollegiate Athletics Golf Facility

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>.135</u> % increase	<u>24,537</u> GSF
<input checked="" type="checkbox"/> replace space inventory	<u>.05</u> % replacement	<u>8,863</u> GSF
<input type="checkbox"/> renovation of existing space only		<u> </u> GSF

The existing Jerry Pate Golf Facility at Ol' Colony is 8863 Gross Square Feet and does not include any service buildings. The proposed project includes five buildings comprised of 33,400 Gross Square Feet for a net increase of 24,537 Gross Square Feet.

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

Comments:

The proposed project will replace the existing Jerry Pate Facility which is leased from Tuscaloosa County Parks and Recreation Authority. This lease will not be renewed once the new facility is complete.

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				
310 Office	6	1	1250	
315 Office Service	4		540	
350 Conference Room	1	8	290	
355 Conference Room Service				
400 Study Facilities				
500 Special Use Facilities				
510 Armory				
515 Armory Service				
520 Athletic or Physical Education	8		3600	
523 Athletic Facilities Spectator Seating				
525 Athletic or Physical Education Service	25		7260	
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)				

Proposed New Space/Facilities

Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
600 General Use Facilities				
610 Assembly				
615 Assembly Service				
620 Exhibition	2		1680	
625 Exhibition Service				
630 Food Facility				
635 Food Facility Service				
640 Day Care				
645 Day Care Service				
650 Lounge	3		1970	
655 Lounge Service	6		1400	
660 Merchandising				
665 Merchandising Service				
670 Recreation				
675 Recreation Service				
680 Meeting Room				
685 Meeting Room Service				
700 Support Facilities				
710 Central Computer or Telecommunications				
715 Central Computer or Telecommunications Service				
720 Shop	1		2200	
725 Shop Service	5		2900	
730 Central Storage				
735 Central Storage Service				
740 Vehicle Storage				
745 Vehicle Storage Service				
750 Central Service				
755 Central Service Support				
760 Hazardous Materials Storage				
770 Hazardous Waste Storage				
775 Hazardous Waste Service				
780 Unit Storage				

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
W01 Bridge Tunnel				
W02 Elevator	1		100	
W03 Escalator				
W04 Loading Dock				
W05 Lobby				
W06 Public Corridor			7,700	
W07 Stairway	1		600	
XXX Building Service Area				
X01 Custodial Supply Closet				
X02 Janitor Room	1		200	
X03 Public Rest Room	1		140	
X04 Trash Room				
YYY Mechanical Area				
Y01 Central Utility Plant				
Y02 Fuel Room				
Y03 Shaft				
Y04 Utility/Mechanical Space	2		1570	

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 proposed project will give the University one of the top golf facilities in the Southeastern Conference and among Division I schools across the nation. This will continue to allow the Women's and Men's golf programs to attract and retain top student athletes.

The convenient location near campus will enhance and support the student athlete experience and provide them with facilities that are equally accessible as other sports.

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
- Jeff Purinton, Executive Deputy Athletics Director
- Kyle Vasey, Senior Associate Athletics Director, Chief Financial Officer
- Brandon Sevedge, Associate Athletics Director, Athletic Facilities
- Jay Seawell, Head Coach, Men's Golf Team
- Mic Potter, Head Coach, Women's Golf Team

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.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2020- 2021 Base Data /8	First Full /YR Occupancy FY 2024	Successive Five (5) Year Projections /9
Maintenance	\$1,500	\$1,630	\$8,678
Elevator Service	\$7,702	\$8,369	\$44,560
Building Repairs	\$500	\$543	\$2,892
Building Services	\$44,750	\$5,8750	\$259,250
Electric, Natural Gas, Steam	\$32,250	\$35,045	\$186,581
Chilled Water	\$14,500	\$15,756	\$83,889
Water and Sewer			
Insurance	\$1,725	\$1,874	\$9,979
Safety Support	\$2,654	\$2,884	\$15,359
Operations Staff Support Funding	\$465	\$505	\$2,691
Other – Golf Course Maintenance	\$ 919,999	\$1,001,513	\$5,337,712
Totals	\$1,026,045	\$1,126,869	\$5,951,591

/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.**

Source(s)	Occupancy Yr ^{/9} (FY 2024)	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	\$1,126,869	\$5,951,591	
Total/YR	\$1,126,869	\$5,951,591	

- ^{/9} Initial Full Yr of Occupancy
- ^{/10} Next Five (5) Yrs Occupancy
- ^{/11} Funds Reallocated from other sources
- ^{/7} 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?**

\$ 600,000 2 % of Total Development Costs

Comments:

Yes, current deferred maintenance liabilities at the Jerry Pate Center that are the financial responsibility of the lessee are approximately \$600,000.

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 expand the area of leased property and build comparable facilities on the current leased property. It was determined the best course of action was to build the facilities on property owned and controlled by the University of Alabama.

/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 us one of the top golf facilities in the conference and among Division I schools across the nation. This will continue to allow the men's and women's golf programs to attract top student athletes. Additionally, this project will help maintain the elite status of our facility and brand nationally.

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

Comments:

This proposed project will provide a new golf practice facility that 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:

If this project is not approved the men's and women's golf programs will not have an adequate place to train and recruit top student athletes. Currently the team can only consistently train with short range and mid-range irons due to the size and configuration of the practice area with limited shot options. The proposed practice facility will give student athletes the ability to have instant feedback of the accuracy and precision with every club from various positions and wind directions. The nine-hole course will also be configured so that student athletes can play the course multiple directions, getting different type shots to replicate any competition scenario.

Alabama Intercollegiate Athletics Golf Facility

LOCATION MAP

