

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

**BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL ^{/1}
(Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama

PROJECT NAME: Alabama Intercollegiate Athletics Golf Facility

MEETING DATE: June 9-10, 2022

- 1. Board Submittal Checklist No. 2
- 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 II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- 6. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration ^{/6}
- 7. Preliminary Business Plan (if applicable) ^{/7}
- 8. Campus map(s) showing project site

Prepared by: Jessie Green

Approved by:

^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide
^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide
^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide
^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide
^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide
^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide
^{/8} After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide

May 4, 2022

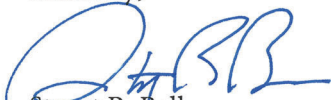
Chancellor Finis E. St. John IV
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for approval under Board Rule 415 the attached documents which provide information regarding construction of the Alabama Intercollegiate Athletics Golf Facility.

Please place this item on the agenda for the Physical Properties Committee meeting of the June 9-10, 2022 Board of Trustees meeting, and contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

Enclosure



RESOLUTION

ALABAMA INTERCOLLEGIATE ATHLETICS GOLF FACILITY

WHEREAS, on February 4, 2022 The Board of Trustees of The University of Alabama (“Board”) approved the 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 Consultant Selection Committee, appointed by the University of Alabama (“University”), has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415, and negotiations for the Project will be conducted with the top ranked firm following Board approval as follows:

Ranking of Top Firms:

1. Davis Architects, Inc. of Birmingham, Alabama
2. KPS Group of Birmingham, Alabama

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 by The Board of Trustees of The University of Alabama that Stuart R. Bell, President, Matthew M. Fajack, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute an architectural agreement with Davis Architects, Inc., Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for this Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 9-10, 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	February 4, 2022
<input checked="" 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	~ 3%	1,400
	Office	~ 3%	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
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.

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	\$ 26,840,000
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	June 2021
	% Complete	100%
	Date Completed	
PRELIMINARY DESIGN:	Date Initiated	July 2022
	% Complete	0%
	Date Completed	
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2022
	% 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.

Part 1

**EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: June 9-10, 2022

Campus: The University of Alabama

Project Name: Alabama Intercollegiate Athletics Golf Facility

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

Prepared By: Jessie Green/Vince Dooley Date: May 2, 2022

Project Type	Range of Construction Costs		
<input type="checkbox"/> Building Renovations	\$	to	\$
<input type="checkbox"/> Building Addition	\$	to	\$
<input checked="" type="checkbox"/> New Construction	\$	21,000,000	to \$ 22,000,000
<input type="checkbox"/> Campus Infrastructure	\$	to	\$
<input type="checkbox"/> Equipment	\$	to	\$
<input type="checkbox"/> Other	\$	to	\$

Building Type - Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	%
<input type="checkbox"/> Parking Structures/Repetitive Garages	%
<input type="checkbox"/> Simple Loft Type Structure	%
<input type="checkbox"/> Warehouses/Utility Type Buildings	%
<input type="checkbox"/> Other	%

Building Type - Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	%
<input type="checkbox"/> Exhibit Halls	%
<input type="checkbox"/> Manufacture/Industrial Facilities	%
<input type="checkbox"/> Office Building (Without Tenant Improvements)	%
<input type="checkbox"/> Printing Plants	%
<input type="checkbox"/> Service Garage/Facility	%

<input type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	_____ %
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Building Type – Group III	Percentage of Project
<input type="checkbox"/> College Classroom Facilities	_____ %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input type="checkbox"/> Office Buildings (with tenant improvements)	_____ %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input type="checkbox"/> Central Utilities Plants	_____ %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %
<input checked="" type="checkbox"/> Other	_____ 100 %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

<input type="checkbox"/>	College Buildings with special features	_____	%
<input type="checkbox"/>	Communications Buildings	_____	%
<input type="checkbox"/>	Special Schools	_____	%
<input type="checkbox"/>	Theaters and similar facilities	_____	%
<input type="checkbox"/>	Other	_____	%

Building Type - Group V	Percentage of Project
<input type="checkbox"/> Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Repetitive Design or Duplication of Facilities	
Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Building Program Development	
Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Construction Consultant Services	
Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Multiple Prime Trade Contracts	
Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Design Build Services	
Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Architect/Engineer Project Notifications	
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Architect/Engineer Project Notifications	
<input type="checkbox"/>	Advertised through State Building Commission
<input type="checkbox"/>	Local/State Trade Journals
<input checked="" type="checkbox"/>	Posted on Campus Web Pages
<input checked="" type="checkbox"/>	Direct Contact with A/E Companies/Firms
<input checked="" type="checkbox"/>	Other: Newspaper and email distribution list

Appointed Consultant Selection Committee (CSC): (Name and Title)

1. Jessie Green, Project Manager
2. Vince Dooley, Architectural Design Coordinator
3. Jason Bigelow, University Architect
4. J Batt, IA Chief Operating Officer
5. Jeff Purinton, Senior Deputy Athletic Director
6. Brandon Sevedge, Associate Athletics Director
7. Mic Potter, Women's Golf Coach
8. Jay Seawell, Men's Golf Coach
9. Greg Byrne, Director of Athletics

Qualified Firms/Companies Submitted:

1. Davis Architects, Birmingham, Alabama
2. KPS Group, Birmingham, Alabama
3. N/A

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. Davis Architects, Birmingham, Alabama
2. KPS Group, Birmingham, Alabama
3. N/A

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

Reviewed and approved by:

DocuSigned by:
Jessie Green
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Chairman of Consultant Selection Committee



Vice President for Finance and Operations and Treasurer



April 29, 2022

Dr. Dana S. Keith
 Senior Vice Chancellor for Finance and Administration
 Sid McDonald Hall
 500 University Boulevard, East
 Tuscaloosa, AL 35401

Trustee Karen Brooks
 Chair, Physical Properties Committee
 2555 14th Street, East
 Tuscaloosa, AL 35404

RE: Consultant Selection Process – Part 1
 Alabama Intercollegiate Athletics Golf Facility
 UA Project No: 187-22-2882

Dear Dr. Keith and Trustee Brooks,

Pursuant to Board Rule 415, on February 4, 2022, The Board of Trustees of The University of Alabama (“Board”) approved the 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, at a preliminary total Project budget amount of \$26,840,000.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location, and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database and posted on The University of Alabama (“University”) campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by April 13, 2022.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on April 28, 2022, interviewed the following architectural firms:

- Davis Architects, Birmingham, Alabama
- KPS Group, Birmingham, Alabama

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April 29, 2022
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The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Davis Architects, Birmingham, Alabama
2. KPS Group, Birmingham, Alabama

The primary selection criteria used in the ranking of the firms included the following:


1. The firms represented a clear understanding of the Project program and goals, as well as how to achieve them, specifically, expertise with renovating existing and support spaces.
2. The firms are familiar with the University facilities standards and the regulatory requirements for the design of the Project.
3. The firms presented the most favorable listing of qualified principals, staff and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.
4. The firms are committed to using Alabama-based consultant engineers and architects for the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for consideration.

If you have any questions or concerns, please feel free to contact me.

Sincerely,


Matthew M. Fajaek
Vice President for Financial Affairs
and Treasurer

MMF/ccj

Attachment

pc/atchmt: Michael Rodgers
Tim Leopard
Jessie Green

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The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the June 9, 2022 Physical Properties Committee.

DocuSigned by:
Dana S Keith
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Dr. Dana S. Keith: **Recommend for Approval**
Senior Vice Chancellor for Finance and Administration

DocuSigned by:
karen P. Brooks
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Trustee Karen Brooks: **Approval Recommended**
Chair of the Physical Properties Committee

Alabama Intercollegiate Athletics Golf Facility

LOCATION MAP

