

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

**BOARD SUBMITTAL CHECKLIST NO. 3  
CAPITAL PROJECT - STAGE III SUBMITTAL <sup>1</sup>  
(Architectural Design)**

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

**PROJECT NAME:** Alabama Intercollegiate Athletics Golf Facility

**MEETING DATE:** February 2 - 3, 2023

- 1. Board Submittal Checklist No. 3
- 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- 4. Executive Summary - Proposed Capital Project <sup>2</sup>
- 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- 6. Campus map(s) showing project site

Prepared by: Jessie Green

Approved by:

  


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

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



Office of the  
President

December 19, 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 for a Stage III submittal for the Alabama Intercollegiate Athletics Golf Facility.

The resolution requests approval of the Architectural Design and a Revised Scope and Budget for the project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on February 2-3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Bell", with a long horizontal flourish extending to the right.

Stuart R. Bell  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

**RESOLUTION**APPROVAL OF REVISED PROJECT SCOPE AND BUDGET AND PROPOSED  
ARCHITECTURAL DESIGN FOR THE INTERCOLLEGIATE ATHLETICS  
GOLF FACILITY

WHEREAS, on February 4<sup>th</sup>, 2022, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Alabama Intercollegiate Athletics Golf Facility project (“Project”) located south of Jack Warner Parkway, west of 25<sup>th</sup> 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, in order to deliver the Project in a timely manner and to accommodate for the course initial grow in, the University has organized the Project into four (4) construction packages: (1) Package A – Buildings, (2) Package B – 9-Hole Course & Practice Course, (3) Package C – Site Electrical, and (4) Package D – Water Service OFCI; and

WHEREAS, Package A – Buildings will include the club house and support facilities such as the maintenance facility, cart barn, and course comfort station; and

WHEREAS, Package B – 9-Hole Course and Practice Course will include the excavation, grading, and construction of the 9-Hole Golf Course and the Practice Course; and

WHEREAS, Package C – Site Electrical will include the clearing of the right of way to bring power to the site as well as preparation for future power components and service to the building; and

WHEREAS, Package D – Water Service Owner Furnished Contractor Installed (“OFCI”) will include the water main from Jack Warner Parkway to the Golf House; and

WHEREAS, John Plott Company, Inc., of Tuscaloosa Alabama has generously provided a gift in kind in accordance with University guidelines for certain elements of the Project including construction of the main entrance road, the value of which is used to calculate part of the Architect’s fee and soft costs; and

WHEREAS, on June 10<sup>th</sup>, 2022, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized officials of The University of Alabama (“University”) to proceed with negotiations with Davis Architects, Inc. (“Davis Architects”) of Birmingham, Alabama; and

WHEREAS, upon completion of negotiations with Davis Architects, Birmingham, Alabama, the University established a final design fee of 6.9% of the cost of construction for Packages A, C, D, and the value of donated services, plus a Lump Sum Fee of \$695,645 for Package B, \$150,046 of additional services, 75% of the 6.9% fee for the tunnel alternate, and \$82,500 of not-to-exceed reimbursables; and

WHEREAS, on November 22, 2022, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for Package C – Site Electrical for this Project and John Plott Company, Inc. of Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid for the package of \$199,565; and

WHEREAS, the base bid amount for Package C – Site Electrical was below the threshold requiring Board approval; and

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

WHEREAS, necessary scope additions and enhancements were identified during the site assessment, evaluation of the programming documents and design process including support utilities and infrastructure given the unique location, building operational and program enhancements, required road and railroad crossing enhancements for the cart path, building graphics and structural system changes; and

WHEREAS, the University will bid a double barrel tunnel option in lieu of an at grade cart crossing at Kicker Road and the Railroad as an alternate; and

WHEREAS, the preliminary budget developed by the programming consultant in 2021 did not include escalation or reflect the current rate of inflation; and

WHEREAS, the University is requesting approval for a budget revision from \$26,840,000 to \$39,450,000, to reflect the necessary aforementioned scope revisions and associated soft costs, as well as projected inflation adjustments since the Stage I approval; and

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

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

<b>BUDGET:</b>	<b>REVISED</b>
Package A – Buildings	\$ 23,043,920
Package B - 9-Hole Course & Practice Course	\$ 9,000,000
Package C - Site Electrical	\$ 199,565
Package D – Water Service OFCI	\$ 142,580
Furniture, Fixtures and Equipment	\$ 650,000
Security/Access Control	\$ 265,000
Telecommunication/Data	\$ 265,000
Contingency* (5%)	\$ 1,687,065
UA Project Management Fee** (3%)	\$ 1,062,850
Architect/Engineer Fee*** (~8.2%)	\$ 2,781,223
Other****	\$ 352,797
<b>TOTAL PROJECT COST</b>	<b><u>\$ 39,450,000</u></b>

\*Contingency is based on 5% of the costs of Construction Packages A – D and the value of donated services.

\*\*UA Project Management Fee is based on 3% of the costs of Construction Packages A – D and the value of donated services, plus Contingency.

\*\*\*Architect/Engineer Fee is based on 6.9% of the costs of Construction Packages A, C, D and the value of donated services, plus a Lump Sum of \$695,645 for Package B, plus additional services of \$150,046, plus not-to-exceed reimbursables of \$82,500, plus 75% of the 6.9% fee for the estimated cost of the tunnel alternate.

\*\*\*\*Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable

WHEREAS, on June 10, 2022, in accordance with Treasury regulations Section 1.150-2(e), the Board approved the University's allocation of a portion of future Bond proceeds to reimburse the Board for certain of the costs incurred after the date that is no more than 60 days prior to the date of the adoption of the June resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction and installation of the Project and to evidence the University's intent to pay or reimburse capital expenditures for the Project; and

NOW, 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 revised scope and budget as stipulated above is hereby approved.

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

**MEETING DATE:** February 2-3, 2023

**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:** Davis Architects, Inc., Birmingham, Ala

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	February 4 <sup>th</sup> , 2022
<input type="checkbox"/> Stage II	June 10 <sup>th</sup> , 2022
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III & Revised Scope & Budget	
<input type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Corridor/ Circulation	~ 23%	7,700
<input type="checkbox"/> Building Addition	Athletic Services	~ 22%	7,260
<input type="checkbox"/> Building Renovation	Athletics	~ 10%	3,600
<input type="checkbox"/> Equipment	Shop Services	~ 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 Services	~ 2%	540
	Conference Room	~ 1%	290
	Janitor	~ 1%	200
	Public Restroom	~ 1%	140
	Elevator	~ 1%	100
	<b>TOTAL</b>	<b>100%</b>	<b>33,400</b>

<b>BUDGET</b>	<b>CURRENT</b>	<b>REVISED</b>
Package A – Buildings	\$ 16,400,000	\$ 23,043,920
Package B – 9 Hole Course & Practice Course	\$ 5,500,000	\$ 9,000,000
Package C – Site Electrical	0	\$ 199,565
Package D – Water Service OFCI	\$ 0	\$ 142,580
Furniture, Fixtures and Equipment	\$ 650,000	\$ 650,000
Security/Access Control	\$ 265,000	\$ 265,000
Telecommunication/Data	\$ 265,000	\$ 265,000
Contingency (5%) *	\$ 1,095,000	\$ 1,687,065
UA Project Management Fee (3%) **	\$ 689,850	\$ 1,062,850
Architect/Engineer Fee (~8.2 %) ***	\$ 1,533,000	\$ 2,781,223
Expenses	\$ 250,000	\$ 0
Other ****	\$ 192,150	\$ 352,797
<b>TOTAL PROJECT COST</b>	<b>\$ 26,840,000</b>	<b>\$ 39,450,000</b>
<b>Total Construction Cost per square foot - \$724 (Package A + 5% Contingency)</b>		

\*Contingency is based on 5% of the costs of Construction Packages A – D and the value of donated services.

\*\*UA Project Management Fee is based on 3% of the costs of Construction Packages A – D and the value of donated services, plus Contingency.

\*\*\*Architect/Engineer Fee is based on 6.9% of the costs of Construction Packages A, C, D and the value of donated services; plus a Lump Sum of \$695,645 for Package B, plus additional services of \$150,046; plus not-to-exceed reimbursables of \$82,500; plus 75% of the 6.9% fee for the estimated cost of the tunnel alternate.

\*\*\*\*Other fees include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(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

<b>FUNDING SOURCE:</b>	
Combination of Crimson Standard Cash & Gifts and Future General	\$ 39,450,000
Revenue Bonds	
<b>O&amp;M Costs:</b>	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 25<sup>th</sup> 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 the main structure will be in a Georgian Revival style that will include brick veneer, limestone, metal guardrails, and shingle roof.

Necessary scope additions and enhancements were identified during the evaluation of the programming documents and design process, which are the primary basis for the budget increase. These primarily include:

- Change Golf House structural system to metal stud and structural steel in lieu of wood framing
- Additional square footage and upper-level balcony at the Lobby in the Golf House
- Connection to City raw water system in lieu of wells for the course irrigation system
- Connection to City sewer in lieu of septic system
- Addition of Graphics package
- Added conditioned air to two (2) of the hitting bays to support technology in those locations
- Additional work at the Railroad Crossing required by KCS railroad
- Wetlands mitigation required for stream crossing of the main road
- Addition of infrastructure and equipment in the cart barn to support catering operations
- Maintenance building equipment including fuel tanks and chemical storage
- Additional infrastructure costs including gas and electrical service to the facilities

A double barrel tunnel option in lieu of an at grade cart crossing at Kicker Road and the Railroad will be bid as an alternate.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	May 2022
	% Complete	100%
	Date Completed	July 2022
PRELIMINARY DESIGN:	Date Initiated	July 2022
	% Complete	100%
	Date Completed	November 2022
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2022
	% Complete	90%
	Date Completed	February 2023
SCHEDULED BID DATE:		February 2023

*\*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.

# Alabama Intercollegiate Athletics Golf Facility

## Vantage Points



# Alabama Intercollegiate Athletics Golf Facility

View 1 – Main Approach from Entrance Road



# Alabama Intercollegiate Athletics Golf Facility

View 2 – Cart Barn and Golf House from Practice Course



# Alabama Intercollegiate Athletics Golf Facility

View 3 – Golf House and Cart Barn from Practice Course



# Alabama Intercollegiate Athletics Golf Facility

## View 4 – Maintenance Facility



# Alabama Intercollegiate Athletics Golf Facility

## LOCATION MAP

