

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

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Alabama Intercollegiate Athletics Golf Facility

MEETING DATE: April 11-12th, 2024

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4 |
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees |
| <input checked="" type="checkbox"/> | 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) ^{/2} |
| <input checked="" type="checkbox"/> | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 6. Recommendations for Contract Award by Architect/Construction Manager |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site |
| <input type="checkbox"/> | 8. Final Business Plan (if applicable) ^{/3} |

Prepared by: Jessie Green

Approved by:

Tim Leopold
C. Ma...

^{/1} Reference Tab 3I - Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E - Board Rule 415 Instructional Guide

^{/3} Reference Tab 3V - Board Rule 415 Instructional Guide

THE UNIVERSITY OF
ALABAMA® | Office of the
President

March 25, 2024

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

Dear Chancellor St. John:

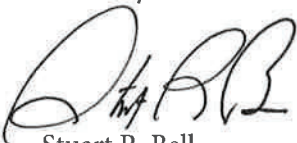
I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage IV submittal for the Alabama Intercollegiate Athletics Golf Facility.

The resolution requests authorization to award the construction contract for the scope of Construction Package E - Tunnel, and approval of the revised and reallocated project budget and funding.

The Campus and Project team have carefully reviewed and evaluated options for access between the club house area and main course across the railroad tracks and Kicker Road and recommend the tunnel option as it best considers overall safety, convenience, and long-term performance.

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 April 11th and 12th, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the revised project budget; granting authorization to execute a Construction Contract for the Alabama Intercollegiate Athletics Golf Facility

RESOLUTION

WHEREAS, on February 4th, 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 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, 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 five (5) construction packages: (1) Package A – Buildings, (2) Package B – 9-Hole Course & Practice Course, (3) Package C – Site Electrical, (4) Package D – Water Service OFCI, and (5) Package E – Tunnel; 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, Package E – Tunnel will include the excavation and construction of 153’ tunnel under Kicker Road and the CPKC railroad; 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 10th, 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, Public Works provisions of the Code of Alabama, 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, on February 3, 2023, the Board approved the Stage III submittal for the project; 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 preliminary budget developed by the programming consultant in 2021 did not include escalation or reflect the current rate of inflation; and

WHEREAS, on February 3, 2023, the Board approved 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, on February 21, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package A – Buildings for this Project and WAR Construction, Inc., Tuscaloosa, Alabama (“WAR Construction”), was declared the lowest responsible bidder with an adjusted base bid for the package of \$32,795,000 and alternate 1, Fabricated Limestone Units pricing of \$49,000; and

WHEREAS, Package B – 9 Hole Course and Practice Course was included within the Package A bid as an allowance so as to enhance specialty contractor participation and due to the critical nature and required coordination of the scope as it pertains to the overall Project; and

WHEREAS, in accordance with Title 39-2-6 of the code of Alabama, the University received post bid negotiations to reduce costs for the Project in the amount of \$752,285 related to golf course elements, landscaping, millwork, and other minor finish revisions; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, on April 14, 2023, the Board approved the award of the construction contract for Package A – Buildings to WAR Construction in a total contract amount of \$33,091,715 inclusive of base bid, alternate 1, and post-bid negotiations; and

WHEREAS, in order to mitigate the effects of long-lead equipment and continued price escalations, the University has purchased select OFCI equipment including HVAC and electrical equipment; and

WHEREAS, on April 14, 2023, the Board approved a Budget Revision and Reallocation from \$39,450,000 to \$39,750,000 to reflect the construction contract for Package A – Buildings, with associated value engineering and related revisions to soft costs; and

WHEREAS, the University decided to not award Alternate #2 – Railroad Crossing Tunnel with the Package A construction contract due to cost implications, design considerations, schedule coordination, and permitting requirements of the Railroad; and

WHEREAS, after evaluations of several design options, clarification and coordination of the design with the Railroad and their users and verification of available funding, the University separated the tunnel scope of work to bid as Package E – Tunnel; and

WHEREAS, The Campus and Project team have carefully reviewed and evaluated options for access between the club house area and main course across the railroad tracks and Kicker Road and recommend the tunnel option as it best considers overall schedule, safety, convenience and long term performance; and

WHEREAS, on December 12th, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Package E - Tunnel for this project and John Plott Company, Inc., Tuscaloosa, Alabama, was declared the lowest responsible bidder with a base bid for the package of \$9,787,000 as referenced on the certified bid tab; and

WHEREAS, in accordance with Title 39-2-6 of the code of Alabama, the University desires to accept a voluntary post bid credit of \$2,311,000; and

WHEREAS, no scope was removed or altered in whole or in part from the project to establish the credit; and

WHEREAS, John Plott Company, Inc., has agreed to hold pricing for this package for an additional sixty (“60”) days; and

WHEREAS, the University is requesting approval to award the construction contract for Package E – Tunnel to John Plott Company, Inc., for a total contract amount of \$7,476,000 inclusive of base bid and post-bid negotiations; and

WHEREAS, the University is requesting approval of a Budget Revision and Reallocation from \$39,750,000 to \$47,750,000 to reflect the construction contract for Package E – Tunnel and related revisions to soft costs; and

WHEREAS, the Project will be funded from Crimson Standard Cash Gifts in the amount of \$14,000,000 and an Internal Loan of \$33,750,000 to be repaid through a combination of signed pledge commitments (\$29,427,626) and future pledges (\$4,322,374); and

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

BUDGET:	REVISED
Package A – Buildings	\$ 33,091,715
Package B - 9-Hole Course & Practice Course ⁵	\$ 0
<i>Package C - Site Electrical</i>	<i>\$ 199,565</i>
<i>Package D – Water Service OFCI</i>	<i>\$ 142,580</i>
Package E – Tunnel	\$ 7,476,000
OFCI (HVAC Unites and Electrical Panels)	\$ 205,426
Furniture, Fixtures and Equipment	\$ 545,000
Security/Access Control	\$ 351,917
Telecommunication/Data	\$ 350,000
Contingency ¹ (lump sum)	\$ 1,000,000
UA Project Management Fee ² (3%)	\$ 1,304,115
Architect/Engineer Fee ³ (~6%)	\$ 2,859,133
Other ⁴	\$ 224,549
TOTAL PROJECT COST	\$ 47,750,000

¹Contingency is included as a lump sum amount of \$1,000,000.

²UA Project Management Fee is based on 3% of the costs of Construction Packages A – E, OFCI, and the value of donated services, plus Contingency.

³Architect/Engineer Fee is based on 6.3% of the costs of Construction Packages A, C, D, E, OFCI and the value of donated services, plus a Lump Sum of \$695,645 for Package B, plus additional services of \$150,646, plus not-to-exceed reimbursables of \$82,500.

⁴Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable

⁵Package B – 9-Hole Course & Practice Course was bid within Package A – Buildings.

Current Package for Contract Award Approval.

Work Complete. Actual Contract Amount.

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

1. The Budget Revision and Reallocation for the Project as stipulated above is hereby approved.
2. The Revised Funding for the Project as stipulated above is hereby approved.
3. Stuart R. Bell, President; Cheryl Mowdy, Interim 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 of The University of Alabama in executing the aforementioned contract with the Railroad Authority, any required regulatory or municipal agencies and John Plott Company, Inc., Tuscaloosa, Alabama, for the Alabama Intercollegiate Athletics New Golf Facility – Package E – Tunnel, for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 11-12, 2024

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

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III & Revised Scope & Budget
- ☒ Stage IV - Package E-Tunnel

PREVIOUS APPROVALS:

February 4th, 2022

June 10th, 2022

February 3rd, 2023

April 14th, 2023 (Package A)

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<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
TOTAL		100%	33,400

BUDGET	CURRENT	REVISED
Package A – Buildings	\$ 33,091,715	\$ 33,091,715
Package B – 9 Hole Course & Practice Course ⁵	\$ 0	\$ 0
<i>Package C – Site Electrical</i>	<i>\$ 199,565</i>	<i>\$ 199,565</i>
<i>Package D – Water Service OFCI</i>	<i>\$ 142,580</i>	<i>\$ 142,580</i>
Package E – Tunnel	\$ 0	\$ 7,476,000
Equipment Owner Furnished Contractor Installed (HVAC Units and Electrical Panels)	\$ 205,426	\$ 205,426
Furniture, Fixtures and Equipment	\$ 545,000	\$ 545,000
Security/Access Control	\$ 351,917	\$ 351,917
Telecommunication/Data	\$ 350,000	\$ 350,000
Contingency (lump sum) ¹	\$ 750,000	\$ 1,000,000
UA Project Management Fee (3%) ²	\$ 1,072,335	\$ 1,304,115
Architect/Engineer Fee (~6 %) ³	\$ 2,688,665	\$ 2,859,133
Other ⁴	\$ 352,797	\$ 244,549
TOTAL PROJECT COST	\$ 39,750,000	\$ 47,750,000
Total Construction Cost per square foot - \$709 (Package A + 2.5% Contingency)		

¹Contingency is included as a lump sum amount of \$1,000,000.

²UA Project Management Fee is based on 3% of the costs of Construction Packages A – E, OFCI and the value of donated services, plus Contingency.

³Architect/Engineer Fee is based on 6.3% of the costs of Construction Packages A, C, D, E, OFCI, and the value of donated services; plus a Lump Sum of \$695,645 for Package B, plus additional services of \$150,646; plus not-to-exceed reimbursables of \$82,500.

⁴Other fees include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Package B – 9 Hole Course & Practice Course bid within Package A – Buildings.

Current package for contract award approval.

Work Complete. Actual Contract Amount.

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:

Crimson Standard Cash Gifts \$ 14,000,000

Internal Loan \$ 33,750,000

Loan Repayment Structure

Signed Pledge Commitments \$ 29,427,626

Future Pledges \$ 4,322,374

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 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 single barrel tunnel option (originally double barrel) in lieu of an at grade cart crossing at Kicker Road and the Railroad will provide safe and convenient passage under Kicker Road and the Railroad.

PROJECT STATUS		
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	100%
	Date Completed	February 2023
BID DATE – Package A Buildings:		February 21, 2023
BID DATE – Package E Tunnel:		December 12, 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS
<p>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.</p> <p>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.</p>

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

AL Intercollegiate Golf Facility -
Tunnel Package

Bid Due

December 12, 2023 1:00 p.m. local time

Architect/Engineer

Davis Architects, Inc.
120 Twenty Third Street South
Birmingham, AL 35233
phone: (205) 322-7482
fax: (205) 322-7485

UA Project No.

187-22-2882E

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Not Announced

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

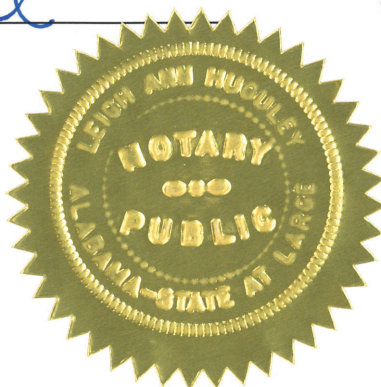
One hundred twenty (120) Days

CONTRACTOR	John Plott Company, Inc.	N/A
	P. O. Box 20183 Tuscaloosa, AL 35402 (205) 345-5678 GC Lic. #9266	
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
BONDING COMPANY OR BID DEPOSIT	Western Surety Co.	
UNIT PRICE #1 <i>Description on back of page</i>	\$ 35.00	
UNIT PRICE #2 <i>Description on back of page</i>	\$ 100.00	
BASE BID ON PROPOSAL	\$ 9,787,000.00	
ENVELOPE ADJUSTMENT	-	
TOTAL BID	\$ 9,787,000.00	

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

Skylar Howard
Skylar Howard, RA
Davis Architects, Inc.

Sworn to and subscribed before me this 12th day of December, 2023.



Leigh Ann Huguley
Notary Public

April 4, 2027
My Commission Expires

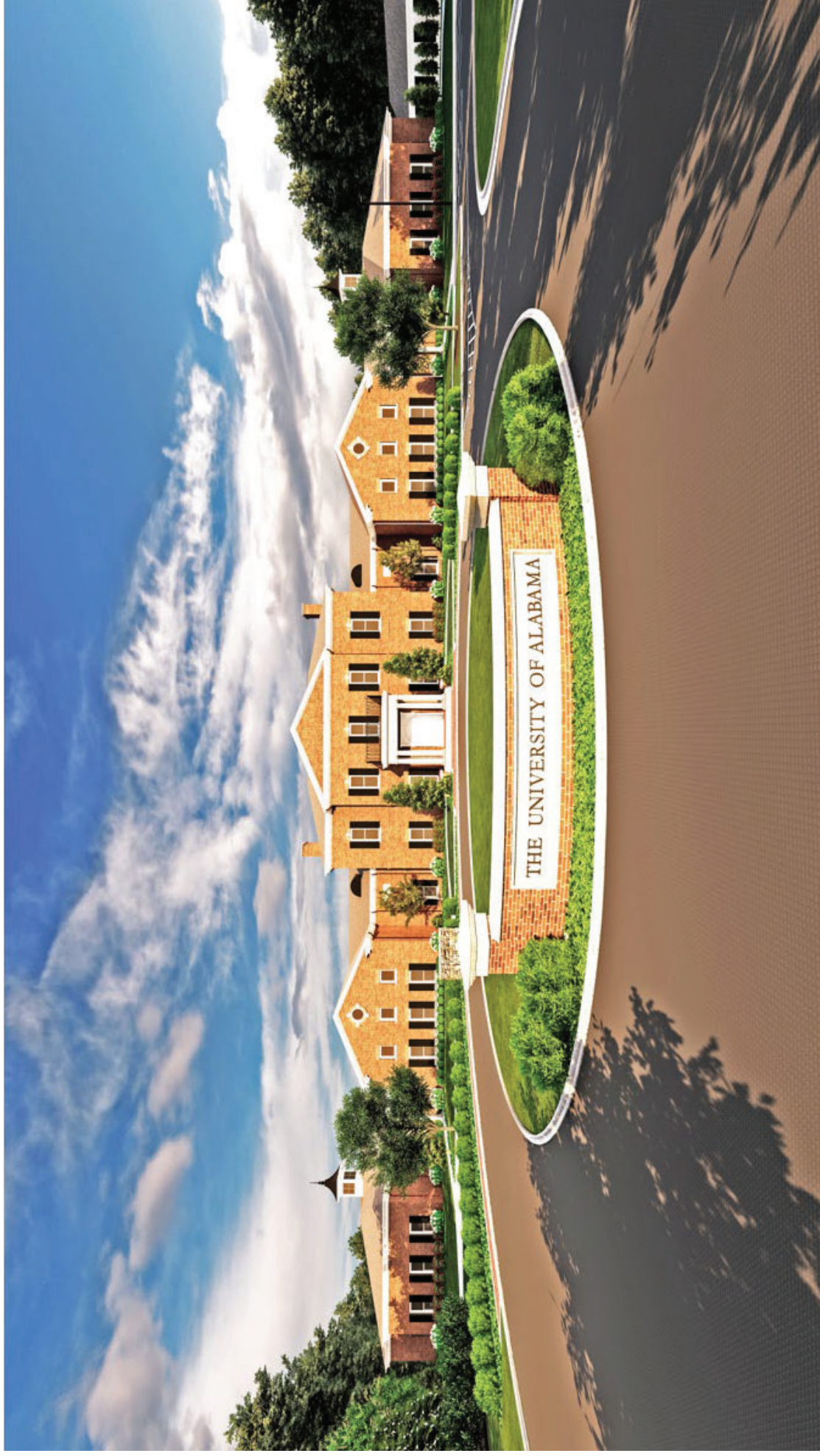
Unit Price Descriptions:

Unit Price #1: Undercutting/Waste Offsite/Backfill. Price per CY.

Unit Price #2: Concrete Cart Path and Crushed Aggregate. Price per SY.

Alabama Intercollegiate Athletics Golf Facility

Main Approach - Approved February 2023

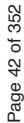


Alabama Intercollegiate Athletics Golf Facility

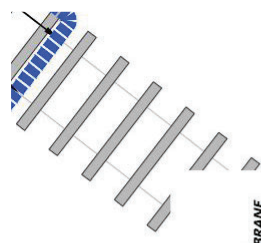
TUNNEL LOCATION MAP



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N.T.S.

Alabama Intercollegiate Athletics Golf Facility

LOCATION MAP

