

**REQUEST FOR**  
**ARCHITECTURAL / ENGINEERING**  
**SERVICES**

April 3, 2022

For  
**Alabama Intercollegiate Athletics**  
**Golf Facility**

UA Project No. 187-22-2882

Issued by

Construction Administration  
The University of Alabama

Note:

This submittal will be deemed a public record and open to public inspection; therefore, this submittal should not include anything that needs to be maintained in confidence. If there is material which the proposer deems confidential, the proposer should indicate which material is deemed confidential, and that the material will be released to UA only upon a promise of confidentiality. This will allow UA to protect it against an open records request.

# Alabama Intercollegiate Athletics Golf Facility

UA Project No. 187-22-2882

Please address all submittals and clarification questions to:

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**Construction Administration**  
**The University of Alabama**  
**413 Cahaba Circle**  
**Tuscaloosa, Alabama 35404**  
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## **RFQ PROJECT SCHEDULE**

April 3, 2022	Advertisement in Newspaper and Post RFQ
April 13, 2022	Response deadline for A/E Firms
April 14-18, 2022	UA Selection Committee Evaluation I
April 18, 2022	Notification to the top ranked A/E firms
April 27, 28 or 29, 2022	UA oral interviews (top ranked A/E firms)
May 2, 2022	A/E rankings and Recommendation to BOT
<b>June 2022</b>	<b>A/E approval by UA Board of Trustees</b>

## **PROJECT DESCRIPTION**

The New Golf Facility project (“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.

The proposed Golf Training Facility for the University of Alabama will be one of the unique off-campus golf facilities in the country. Located on 164 acres on three separate parcels that will also include five buildings. These include 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.

Building Square Footages:

- Building #1: Golf House, 23,500 sf (+/-) on 2 levels
- Building #2: Golf Cart Barn, 1,600 sf
- Building #3: Golf Maintenance Building, 5,300 sf
- Building #4: Pump House, 700 sf
- Building #5: Comfort Station, 400 sf

### **Golf House: Building #1 Narrative**

Entrance to this facility will be from a new gated entrance off Jack Warner Parkway. The wooded drive goes over a bridge at the creek and leads to the formal entrance and parking lot with 30 striped parking spaces.

The first floor of the Golf House features:

- At the main entrance is a two-story lobby. This Hall of Fame lobby displays memorabilia and trophies from past University of Alabama golf teams.
- Heritage Hall to display the numerous items documenting the history of golf at the University of Alabama and to celebrate the legacy and tradition of University of Alabama Golf, such as Jerry Pate and Justin Thomas
- Men's and Women's locker rooms feature world-class amenities including custom-designed lockers with multiple charging stations.
- A separate student-athlete lounge (for Men and Women) with a dedicated study area and kitchenette
- A state-of-the-art training area with a total of six bays (3 for each Golf Team - Men and Women). The video system includes the most up-to-date equipment on the market. The video cameras are integrated into a computer system that provides consistent clear images and feedback.
- A Putting Studio (1 for each Golf Team) will have a digitally adjustable putting platform that includes a 3D-modeled green that can be tilted at any angle and an overhead projector

that utilizes augmented reality to display putting paths and drills.

- A dedicated space for stretching and conditioning (1 for each Golf Team).
- Club repair and a club storage room for Men and Women
- Offices for Golf coaching staff (2 for each Golf Team) o Separate Locker Rooms for Golf Coaches
- A covered terrace that opens to a hardscape area with a Fire Pit.
- Several dedicated storage rooms are included throughout this level.

The upper floor of the Golf House features:

- Member's Club area for University of Alabama donors (Includes Dedicated Liquor Locker and bar area
- Men's and Women's locker rooms and amenities for Member' Club donors
- Covered Veranda overlooking the Golf Practice area
- Board Room with seating up to 10 people.

### **Cart Barn: Building #2 Narrative**

Located East of the Golf House is a standalone Golf Cart Barn that has room for 24 Golf Carts and additional space for storage.

### **Practice Facility Narrative**

Adjacent to the Golf House will be putting and chipping greens and fairway bunkers, on a 64-acre site.

Highlights of the Practice Facility include:

- Practice range with multiple regulation greens for gauging spin reaction and to allow for shot shaping and ball flight work.
- Body of range with defined fairways and specifically located trees to allow for the visualization and shot-shaping simulating on-course driving.
- Short-range designed with visible targets specifically designed to provide feedback to players regarding exact carry yardages with scoring clubs.
- Versatile and extensive short game area with multiple greens providing opportunities to simulate all short game-related shots.
- Multiple putting greens designed for specific uses i.e., technical work, green reading, distance control, and feel.

Initial programming for this project has been performed by Kuo Diedrich Chi Architects. The estimated construction cost is approximately \$21,000,000.00.

## **PROJECT GOALS**

All construction bid packages will be competitively bid in compliance with the State of Alabama Public Works Law (Code of Alabama, Title 39).

### **APPLICATION REQUIREMENTS:**

The University is seeking Architectural & Engineering firms/teams with industry leading expertise in club house and course design as well as support facilities. Golf design is preferred. The design team should have experience partnering with specialized designer or consultant to achieve project success. The Architect/Engineer (A/E) firm will be responsible for providing architectural and engineering designs to satisfy the UA design standards and guidelines, the Alabama Division of Construction Management standards, and the State Building Code, as well as any other applicable codes for this type of project. **Please upload/submit one (1) electronic copy using the link below by 5:00 pm local time on Wednesday, April 13, 2022.**

[Link to upload submissions:](#)

<https://alabama.app.box.com/f/4a680937b40f4dd59bfc6c4546aa82e5>

File name: *(firm's name)* Golf Facility-UARFQ.pdf

Electronic submittals shall be generated in a presentation format (preferably Adobe PDF) including a cover/title page with your firm's name, project name and number and primary contact information. Faxed or late submittals will not be accepted.

### **SUBMISSION REQUIREMENTS:**

Respondents shall carefully read the information contained in the following criteria and respond in their submission proposals.

#### **ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS** (Maximum 6 points)

- A. Describe your firm's experience working with other universities and state agencies.
- B. Describe your firm's experience working with The University of Alabama.
  - a. The UA desires to have input in the procurement of consultants once the

top ranked firm is selected.

- C. The UA encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. Describe your firm's approach in soliciting certified minority-owned or women-owned firms and consultants.

**TWO: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS** (Maximum 12 points)

- A. Identify and describe the proposed team's past experience providing A/E services that are **identical or similar** to this project.
- B. Provide references (for each project listed above, identify the following):
- The Owner's name and their representative who served as the day-to-day liaison during the design and construction phases of the project, including current contact information.

The Owner may contact these references during this qualification process.

- C. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.

**THREE: LITIGATION AND CLAIMS** (Maximum 6 points)

- A. Does your firm/organization or any of its officers currently have any judgments, claims, arbitration, or mediation proceedings pending or outstanding? If yes, please give pertinent details and outcome(s).
- B. Has your firm/organization within the past seven (7) years filed any lawsuits or requested arbitration or mediation proceedings in regard to any of your construction projects? If yes, please give pertinent details and outcome(s).

**FOUR: RESPONDENT'S ABILITY TO MEET INSURANCE REQUIREMENTS**  
(Maximum 4 points)

- A. Does your firm/organization have the ability to meet all the UA insurance requirements? (See attached)
- B. What is your process for managing any claims of the contractors during the project?

**FIVE: PROJECT SPECIFIC CRITERIA** (Maximum 12 points)

- A. Describe your experience with golf facilities design and what is your approach to assure that you gain assure project success.
- B. Describe and provide examples of your firm's knowledge base and work with Georgian style Architecture and detailing of smaller structures to carry the same

theme.

- C. Describe your firm's approach with joint ventures and or working with specialized consultants.

**SELECTION PROCESS:**

Upon receipt, submittals will be evaluated by the Selection Committee. The Selection Committee will rank the A/E firms accordingly to participate in oral Interviews (usually top three). A project program (if applicable or complete) will be sent to all top ranked A/E's to assist with their oral interviews. Following oral interview evaluations, the top ranked A/E firms will be recommended to the Board of Trustees for approval. A contract will be negotiated with the top-ranked A/E firm as approved by the Board of Trustees. If a contract can be negotiated, then that firm will be selected. If a contract cannot be negotiated, then negotiations with the next highest ranked A/E firm will commence until an agreement satisfactory to UA is reached. Preference shall be granted to an Alabama-based firm when qualities are comparable.

Note:

Upon entering into an Agreement, the selected firm will be required to submit a Vendor Disclosure Statement. Samples of these documents are attached for your review.

**ATTACHMENTS**

- A. Insurance Requirements
- B. Vendor Disclosure Statement