

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, Tuscaloosa, Alabama

PROJECT NAME: RISE Center Playscape Renovations & Enhancements

MEETING DATE: September 5, 2024

- 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: Leila Ahmady

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



July 31, 2024

Interim Chancellor Sid J. Trant
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Interim Chancellor Sid Trant:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage II submittal for the RISE Center Playscape Renovations & Enhancements project.

The resolution requests authorization to negotiate an Owner Designer Agreement with HNP Landscape Architecture, Birmingham, Alabama, as the principal design firm 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 September 5, 2024.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Granting authorization to negotiate an Owner/Consultant Agreement for the RISE Center Playscape Renovations and Enhancements****RESOLUTION**

WHEREAS, on June 7, 2024, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the RISE Center Playscape Renovations & Enhancements project (“Project”) to be located at 600 Johnny Stallings Drive; and

WHEREAS, the Project will allow for a complete renovation of the existing exterior playground to provide inclusive, world-class, therapeutic playscapes that are accessible for children of all developmental levels and abilities; and

WHEREAS, since the current playground is not 100% accessible for all children and is nearing the end of its useful life, the proposed Project is critical for the RISE Center (“RISE”) to maintain its mission of enriching the lives of infants and preschoolers – both traditional learners and children with varying abilities - and will provide an enhanced opportunity for children to thrive; and

WHEREAS, the new therapeutic playground areas will build upon the values of RISE to create different types of outdoor learning and play environments, better connecting children with nature and providing opportunities for creativity and agency for all abilities and developmental stages; and

WHEREAS, the Project includes three distinct playscape areas and has been organized in a way so that RISE can proceed with flexibility in coordination with receipt of funding as either individual construction packages or comprehensively; and

WHEREAS, the playscapes are included as Construction Package A – Infant Yard, Construction Package B – Toddler Yard, and Construction Package C – Preschool Yard, and are tailored to the specific developmental needs of the children; and

WHEREAS, the Construction Packages above include the associated playscape equipment as it will be installed integral with the work and included in the related package bids; 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. HNP Landscape Architecture, Birmingham, AL
2. Macknally Land Design, Birmingham, AL
3. Seay, Seay & Litchfield, Montgomery, AL

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded in the amount of \$600,000 from the Office of Academic Affairs Reserves and \$2,400,000 from Future Gifts for a total Project Cost of \$3,000,000 and will eliminate deferred maintenance liabilities in the amount of \$3,000,000; and

WHEREAS, the budget for the Project remains as stipulated below:

BUDGET:		CURRENT
Construction Package A - Infant Yard	\$	346,934
Construction Package B - Toddler Yard	\$	461,533
Construction Package C - Preschool Yard	\$	1,079,333
Landscaping	\$	140,000
Contingency ¹ (10%)	\$	188,780
UA Project Management Fee ² (4.5%)	\$	93,446
Architect/Engineer Fee ³ (~7.48%)	\$	201,679
Other ⁴	\$	166,866
Escalation ⁵	\$	321,429
TOTAL PROJECT COST	\$	<u>3,000,000</u>

All Construction Packages above include the associated playscape equipment as it will be installed integral with the work and included in the related package bids.

¹Contingency is based on 10% of the costs of Construction Packages A - C.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A - C and Contingency.

³Architect/Engineer Fee is based on 6.8% of the costs of Construction Packages A – C and Landscaping, plus 10% renovation factor for a total of 7.48%, plus additional services for specialty consultant fees of \$50,000.

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

⁵Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 12% basis for this project based on an anticipated bid date of February 2026 as included in the Project Status.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President; Cheryl Mowdy, Interim Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board to execute an Owner Designer Agreement with HNP Landscape Architecture, Birmingham, Alabama, for design services in accordance with Board Rule 415 for this project.

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

MEETING DATE: September 5, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: RISE Center Playscape Renovations & Enhancements

PROJECT NUMBER: 017-24-3587

PROJECT LOCATION: 600 Johnny Stallings Dr, Tuscaloosa, AL 35404

ARCHITECT: HNP Landscape Architecture, Birmingham, AL – requested with this submission

<p>THIS SUBMITTAL:</p> <p><input type="checkbox"/> Stage I</p> <p><input checked="" type="checkbox"/> Stage II</p> <p><input type="checkbox"/> Campus Master Plan Amendment</p> <p><input type="checkbox"/> Stage III</p> <p><input type="checkbox"/> Stage IV</p>	<p>PREVIOUS APPROVALS:</p> <p>June 6-7, 2024</p>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
<input checked="" type="checkbox"/> Other	Playground	100%	22,000
TOTAL		100%	22,000

BUDGET	CURRENT
Construction - Package A - Infant Yard	\$ 346,934
Construction - Package B - Toddler Yard	\$ 461,533
Construction - Package C - Pre-School Yard	\$ 1,079,333
Landscaping	\$ 140,000
Contingency ¹ (10%)	\$ 188,780
UA Project Management Fee ² (4.5%)	\$ 93,446
Architect/Engineer Fee ³ (7.48%)	\$ 201,679
Other ⁴	\$ 166,866
Escalation ⁵	\$ 321,429
TOTAL PROJECT COST	\$ 3,000,000
Total Construction Cost per square foot \$95	

All Construction Packages above include the associated playscape equipment as it will be installed integral with the work and included in the related package bids.

¹Contingency is based on 10% of the costs of Construction Packages A - C.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A - C and Contingency.

³Architect/Engineer Fee is based on 6.8% of the costs of Construction Packages A – C and Landscaping, plus 10% renovation factor for a total of 7.48%, plus additional services for consultant fee of \$50,000.

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

⁵Escalation is currently based on an anticipated 1% inflation per month through September of 2024 and 0.5% per month thereafter. Therefore, escalation is calculated on a 12% basis for this project based on an anticipated bid date of February 2026 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
	\$	N/A
Total Estimated Annual O&M Costs:	\$	N/A*

*No additional O&M costs are anticipated with the revitalized playscapes.

FUNDING SOURCE:		
	Office of Academic Affairs Reserves \$	600,000
	Future Gifts \$	2,400,000
O&M Costs:	University Annual Operating Funds \$	N/A

NEW EQUIPMENT REQUIRED		
	Total Equipment Costs:	N/A

PROJECT SCOPE:

The RISE Center Playscape Renovations & Enhancements Project (“Project”) is a full overhaul of the existing playground areas at the RISE Center and is necessary to continue to fulfill the center’s mission of a blended learning environment where all kids shine. The current playground is not 100% accessible for all the children at RISE, and this project will provide an opportunity for a state-of-the-art space for our children to thrive but to also be a model program for the Country when it comes to true accessibility for all levels of ability.

This Project will include therapeutic, fully accessible infant, toddler and preschool yards for the children and additional landscaping.

The Project is key to enhancing the experience of the children and their families of the center.

The Project will also address drainage issues in the exterior playground areas.

Advancement and the College will pursue funds for both the overall Project and the individual playscape components as illustrated in the construction packages included in the Total Project Budget above. The University will execute the Project either as individual packages or comprehensively in conjunction with realized fundraising.

All Construction Packages include the associated playscape equipment as it will be installed integral with the work and will be included in the related package bids.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	January 2023
	% Complete	100%
	Date Completed	January 2024
PRELIMINARY DESIGN:	Date Initiated	September 2024
	% Complete	0%
	Date Completed	February 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2025
	% Complete	0%
	Date Completed	February 2026
SCHEDULED BID DATE:		February 2026

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS
<p>This project will enhance existing programs by continuing to provide childcare and serve faculty, staff, and students' children of all levels of ability by providing a better and more accessible experience for the children and their families. Having the ability to learn and grow through play alongside one another is critical in the mission of RISE and bridges the gap for families and children as they enter the next level of education.</p> <p>RISE collaborates with faculty from across all academic units at UA to provide a space to learn and observe this unique learning environment that carries over into all the disciplines at the University. Working closely with the faculty in our department of human development and family studies, RISE works collaboratively with the Children's Program and other teachers to engage and learn from different teaching and theory models for pre-k. RISE also collaborates with faculty from the Special Education program in the College of Education as well. This facility provides learning opportunities for academic programs and students who wish to work in fields related to special needs populations and the diverse career disciplines represented in a program like RISE. The new playground will further expand the footprint of learning opportunities for over 400 UA students each year, as well as faculty and families.</p> <p>RISE also hosts a summer volunteer program that engages local high school students who are potentially interested in working with children with special needs. The Teen Volunteer Program has been an integral part of RISE Center for over 22 years, and we continually look to engage future UA students to volunteer each summer through this program.</p>

THE UNIVERSITY OF ALABAMA

FISCAL YEAR 2024

Part 1
EXECUTIVE SUMMARY
CONSULTANT SELECTION PROCESS
BOARD OF TRUSTEES SUBMITTAL

Meeting Date: September 5, 2024

Campus: The University of Alabama

Project Name: RISE Center Playscape Renovations & Enhancements

Project Location: 600 Johnny Stallings Dr, Tuscaloosa, AL

Prepared By: Leila Ahmady Date: July 26, 2024

Project Type	Range of Construction Costs		
<input type="checkbox"/> Building Renovations	\$ _____	to	\$ _____
<input type="checkbox"/> Building Addition	\$ _____	to	\$ _____
<input type="checkbox"/> New Construction	\$ _____	to	\$ _____
<input type="checkbox"/> Campus Infrastructure	\$ _____	to	\$ _____
<input type="checkbox"/> Equipment	\$ _____	to	\$ _____
<input checked="" type="checkbox"/> Other	\$ 2,000,001	to	\$ 2,500,000

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)	_____ %

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

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 checked="" type="checkbox"/> Playground and Recreational Facilities	100 %
<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	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<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? Yes 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? Yes 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? Yes No

Multiple Prime Trade Contracts

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E? Yes 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? Yes No

Architect/Engineer Project Notifications

- Advertised through State Division of Construction Management
- Local/State Trade Journals
- Posted on Campus Web Pages
- Direct Contact with A/E Companies/Firms
- Other: Newspaper and email distribution list

THE UNIVERSITY OF ALABAMA

DISCUSSION DOCUMENT

Appointed Consultant Selection Committee (CSC):

1. Leila Ahmady, Project Manager
2. Vince Dooley, Senior Architectural Design/ADA Coordinator
3. Jason Bigelow, University Architect
4. Bonner Lee, University Landscape Architect
5. Stuart Usdan, Dean, College of Human Environmental Sciences
6. Amy Baker-Parton, Director of Advancement, College of Human Environmental Science

Qualified Firms/Companies Submitted:

1. Seay, Seay & Litchfield, Montgomery, AL
2. Macknally Land Design, Birmingham, AL
3. HNP Landscape Architecture, Birmingham, AL

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

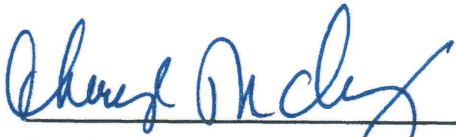
1. HNP Landscape Architecture, Birmingham, AL
2. Macknally Land Design, Birmingham, AL
3. Seay, Seay & Litchfield, Montgomery, AL

Reviewed and approved by:

DocuSigned by:

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Chairman of Consultant Selection Committee



Interim Vice President for Finance and Operations and Treasurer



July 15, 2024

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

Trustee Marietta M. Urquhart
Chair, Physical Properties Committee
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

RE: Consultant Selection Process – Part 1
RISE Center Playscape Renovations & Enhancements
UA Project #: 017-24-3587

Dear Dr. Keith and Trustee Urquhart,

Pursuant to Board Rule 415, on June 7, 2024, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the RISE Center Playscape Renovations & Enhancements Project (“Project”) to be located at 600 Johnny Stallings Dr, Tuscaloosa, AL, at a preliminary total Project budget amount of \$3,000,000.

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 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 June 10, 2024.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on July 8, 2024, interviewed the following architectural firms:

- HNP Landscape Architecture, Birmingham, AL
- Macknally Land Design, Birmingham, AL
- Seay, Seay & Litchfield, Montgomery, AL

Consultant Selection Process – Part I
Rise Center Playscape Renovations & Enhancement
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The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. HNP Landscape Architecture, Birmingham, AL
2. Macknally Land Design, Birmingham, AL
3. Seay, Seay & Litchfield, Montgomery, AL

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

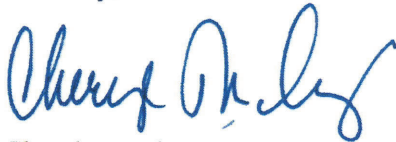
1. The firms represented a clear understanding of the Project program and goals, accessibility needs and requirements, a design approach or methodology and standard of care necessary with outdoor playground and hardscape projects.
2. The firms presented the most favorable listing of qualified principals, 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.
3. The firms are committed to using Alabama-based consultant engineers 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.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Cheryl Mowdy
Interim Vice President for Finance and Operations
and Treasurer

CM/sc

Attachment

pc/atchmt: Michael Rodgers
Tim Leopard
Leila Ahmady
Vince Dooley

Consultant Selection Process – Part I
Rise Center Playscape Renovations & Enhancement
July 26, 2024
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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 September 5, 2024, 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:
Marietta Urquhart
73592E8B4A08472...
Trustee Marietta M. Urquhart: **Recommend for Approval**
Chair of the Physical Properties Committee

RISE Center Playscape Renovations & Enhancements

EXISTING



RISE Center Playscape Renovations & Enhancements

LOCATION MAP

