

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

**BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ^{/1}
(Architectural Design)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: RISE Center Playscape Renovations & Enhancements

MEETING DATE: April 3-4, 2025

- ☒ 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 ^{/2}
- ☒ 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: Leila Ahmady

Approved by:

Tim Leopard

*OK
Chadley 2/24/25
Daniel
Leopold
2/27/25*

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

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

THE UNIVERSITY OF
ALABAMA[®] | Office of the
President

February 27, 2025

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

Dear Chancellor Trant:

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

The resolution requests approval of the Architectural Design and a reallocated 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 April 3-4, 2025.

Sincerely,



Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the reallocated project budget and proposed architectural design for the RISE Center Playscape Renovations & 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 unless lead times for specific equipment are not conducive to the schedule, in which case the equipment would be owner furnished through the Owner Furnished Playscape Equipment package; and

WHEREAS, on September 5, 2024, in accordance with Board Rule 415, the Board authorized the University to negotiate for architectural services to be provided by HNP Landscape Architecture, Birmingham, AL; and

WHEREAS, upon completion of negotiations, the University established a final design fee of 6.8% of the cost of construction and landscaping, with a 1.1 renovation factor, and a not-to-exceed fee of \$12,000 for additional services related to specialty consultants; and

WHEREAS, the University is requesting approval of a reallocated budget to reflect the aforementioned design fee negotiations and addition of an Owner Furnished Playscape Equipment item; and

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

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 reallocated budget for the Project is as stipulated below:

BUDGET:		REALLOCATED
Construction Package A - Infant Yard	\$	346,934
Construction Package B - Toddler Yard	\$	436,533
Construction Package C - Preschool Yard	\$	1,079,333
Owner Furnished Playscape Equipment	\$	25,000
Landscaping	\$	140,000
Contingency ¹ (10%)	\$	188,780
UA Project Management Fee ² (4.5%)	\$	93,446
Architect/Engineer Fee ³ (~7.48%)	\$	163,679
Other ⁴	\$	204,866
Escalation ⁵	\$	321,429
TOTAL PROJECT COST	\$	<u>3,000,000</u>

Except as otherwise noted, 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 and Owner Furnished Playscape Equipment.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment and Contingency.

³Architect/Engineer Fee is based on 6.8% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment and Landscaping, plus 10% renovation factor for a total of 7.48%, plus additional services for specialty consultant fees of \$12,000.

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

⁵Escalation is based on a bid date of July 2025 for Construction Packages A and B, with residual amounts to be held for a yet-to-be-determined bid date for Construction Package C, as reflected in the Project Status.

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

1. The Stage III Architectural Design submittal for the Project is hereby approved.
2. The Reallocated Budget for the Project as stipulated above is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: April 3-4, 2025

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

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☒ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

June 6-7, 2024

September 5, 2024

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	REALLOCATED
Construction - Package A - Infant Yard	\$ 346,934	\$ 346,934
Construction - Package B - Toddler Yard	\$ 461,533	\$ 436,533
Construction - Package C - Pre-School Yard	\$ 1,079,333	\$ 1,079,333
Owner Furnished Playscape Equipment	\$ 0	\$ 25,000
Landscaping	\$ 140,000	\$ 140,000
Contingency ¹ (10%)	\$ 188,780	\$ 188,780
UA Project Management Fee ² (4.5%)	\$ 93,446	\$ 93,446
Architect/Engineer Fee ³ (7.48%)	\$ 201,679	\$ 163,679
Other ⁴	\$ 166,866	\$ 204,866
Escalation ⁵	\$ 321,429	\$ 321,429
TOTAL PROJECT COST	\$ 3,000,000	\$ 3,000,000
Total Construction Cost per square foot \$95		

Except as otherwise noted, 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 and Owner Furnished Playscape Equipment.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment 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 \$12,000.

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

⁵Escalation is based on a bid date of July 2025 for Construction Packages A and B, with residual amounts to be held for a yet-to-be-determined bid date for Construction Package C, as reflected 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**

Playscape Equipment \$25,000

Total Equipment Costs: \$25,000**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, other than items with lead times that are not conducive to the schedule which will be purchased separately.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	October 2024
	% Complete	100%
	Date Completed	December 2024
PRELIMINARY DESIGN:	Date Initiated	January 2025
	% Complete	100%
	Date Completed	February 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2025
	% Complete	50%
	Date Completed	April 2025
SCHEDULED BID DATE (Packages A & B):		July 2025
SCHEDULED BID DATE (Package C):		TBD

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

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.

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.

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.

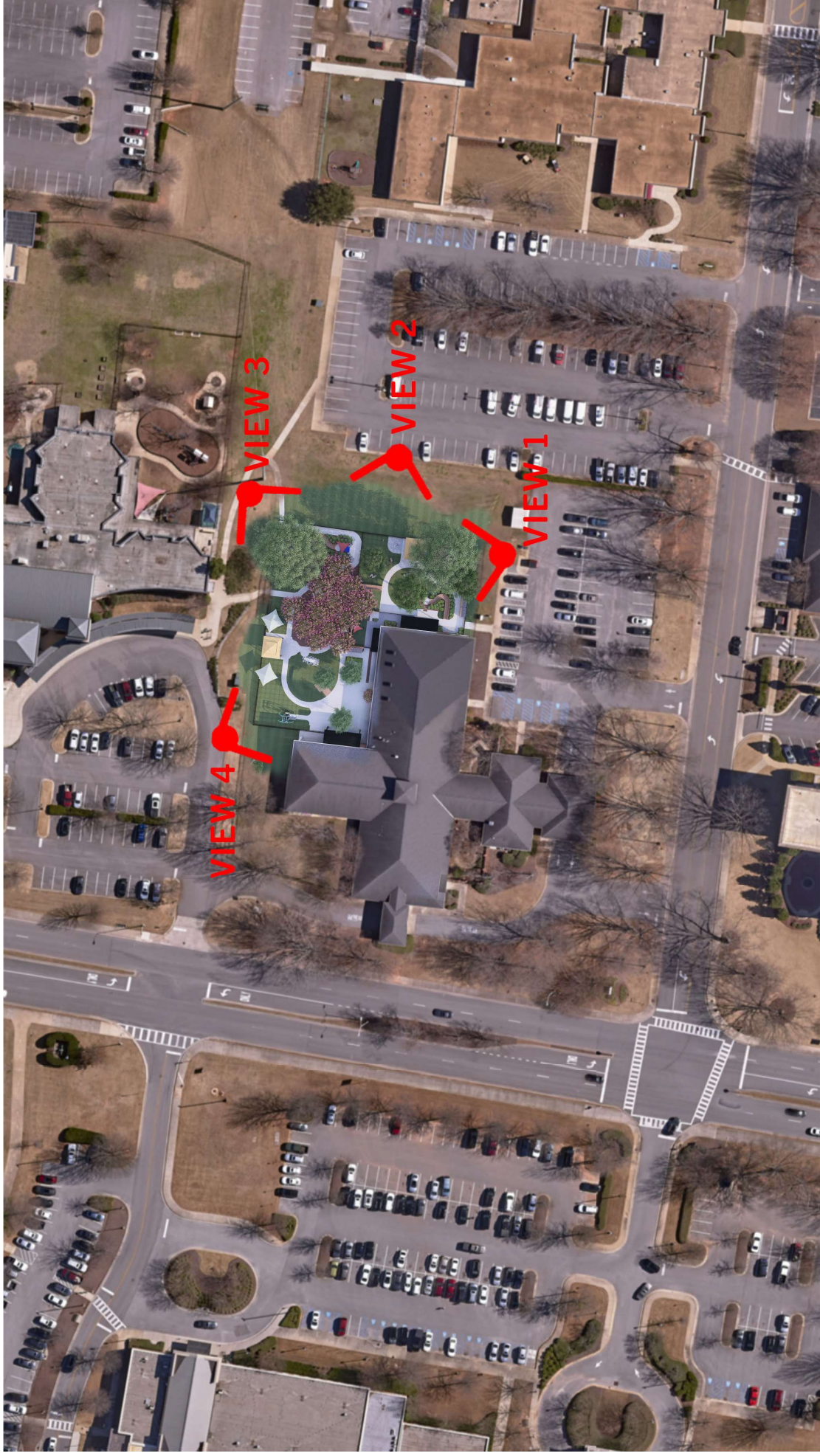
RISE Center Playscape Renovations & Enhancements

EXISTING



RISE Center Playscape Renovations & Enhancements

Vantage Points



RISE Center Playscape Renovations & Enhancements

View #1



RISE Center Playscape Renovations & Enhancements

View #2



RISE Center Playscape Renovations & Enhancements

View #3



RISE Center Playscape Renovations & Enhancements

View #4



RISE Center Playscape Renovations & Enhancements

LOCATION MAP

