

**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: RISE Center Playscape Renovations & Enhancements

MEETING DATE: September 11-12, 2025

- ☒ 1. Board Submittal Checklist No. 4
- ☒ 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- ☒ 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}
- ☒ 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Campus Map(s) showing project site
- ☐ 8. Final Business Plan (if applicable) ^{/3}

Prepared by: Misty Yarbrough

Approved by: Matthew Skinner

Matthew Skinner 7/29/25
DZ 7/29/25

^{/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

July 29, 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 IV submittal for the RISE Center Playscape Renovations & Enhancements project.

The resolution requests authorization to award the construction contract for the combined bid of Construction Package A – Infant Yard and Package B – Toddler Yard, and approval of the reallocated project budget.

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 11-12, 2025.

Sincerely,



Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the reallocated project budget; granting authorization to execute a Construction Contract for the RISE Center Playscape Renovations & Enhancements

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, on April 4, 2025, the Board approved a reallocation of the budget to reflect the aforementioned design fee negotiations and addition of the Owner Furnished Playscape Equipment item; and

WHEREAS, on April 4, 2025, the Board approved the Stage III submittal for the Project; and

WHEREAS, on July 15, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for the combined Construction Package A – Infant Yard and Construction Package B – Toddler Yard and J.T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama, (“Harrison Construction”) was declared the lowest responsible bidder with an adjusted base bid of \$858,875, as referenced on the attached certified bid tab; and

WHEREAS, the University desires to take alternate #1 – Mud Kitchen for \$6,800; and

WHEREAS, the University is requesting approval to award the construction contract for the combined Construction Package A - Infant Yard and Construction Package B – Toddler Yard to Harrison Construction for a total contract amount of \$865,675, inclusive of the base bid and alternate #1; and

WHEREAS, the University is requesting approval for a Budget Reallocation to reflect the bid results and the related revisions to soft costs; 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, \$152,000 from Gifts (realized through September 2025) and \$2,248,000 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 Packages A & B - Infant and Toddler Yards	\$ 865,675
Construction Package C - Preschool Yard	\$ 1,079,333
Owner Furnished Playscape Equipment	\$ 38,054
Landscaping	\$ 85,167
Contingency ¹	\$ 206,823
UA Project Management Fee ²	\$ 102,377
Architect/Engineer Fee ³	\$ 166,704
Other ⁴	\$ 204,866
Escalation ⁵	\$ 251,001
TOTAL PROJECT COST	\$ 3,000,000

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.

¹ Contingency is based on 10% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment, and Landscaping.

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

³ Architect/Engineer Fee is based on 6.8% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment and Landscaping, with a 1.1 renovation factor, plus additional services of \$12,000.

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

⁵ Escalation was 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.

Current Package for Contract Award Approval

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

1. The Reallocated Budget for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED that Peter J. Mohler, President, Daniel T. Layzell, 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 hereby are, authorized to act for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with J. T. Harrison Construction Company, Inc., Tuscaloosa, Alabama, for Construction Packages A – Infant Yard and B – Toddler Yard for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 11-12, 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 Drive

ARCHITECT: HNP Landscape Architecture, Birmingham, Alabama

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

June 6-7, 2024

September 5, 2024

April 3-4, 2025

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 - Packages A & B – Infant and Toddler Yards	\$ 0	\$ 865,675
Construction – Package A – Infant Yard	\$ 346,934	\$ 0
Construction - Package B - Toddler Yard	\$ 461,533	\$ 0
Construction - Package C – Pre-School Yard	\$ 1,079,333	\$ 1,079,333
Owner Furnished Playscape Equipment	\$ 25,000	\$ 38,054
Landscaping	\$ 140,000	\$ 85,167
Contingency ¹	\$ 188,780	\$ 206,823
UA Project Management Fee ²	\$ 93,446	\$ 102,377
Architect/Engineer Fee ³	\$ 163,679	\$ 166,704
Other ⁴	\$ 204,866	\$ 204,866
Escalation ⁵	\$ 321,429	\$ 251,001
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.

¹ Contingency is based on 10% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment, and Landscaping.

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

³ Architect/Engineer Fee is based on 6.8% of the costs of Construction Packages A – C, Owner Furnished Playscape Equipment and Landscaping, with a 1.1 renovation factor, plus additional services of \$12,000.

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

⁵ Escalation was 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.

Current Packages for Contract Award Approval.

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

Gifts (realized through September 2025) \$ 152,000

Future Gifts \$ 2,248,000

O&M Costs:

University Annual Operating Funds \$ N/A*

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

NEW EQUIPMENT REQUIRED

Playscape Equipment \$38,054

Total Equipment Costs: \$38,054**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 the 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 (A &B):	Date Initiated	March 2025
	% Complete	100%
	Date Completed	June 2025
CONSTRUCTION DOCUMENTS (C):	Date Initiated	March 2025
	% Complete	30%
	Date Completed	TBD*
BID DATE (Packages A & B):		July 15, 2025
SCHEDULED BID DATE (Package C):		TBD*

**The Preschool Yard has been designed through 30% drawings. As additional Gifts are received, design will re-commence with scope and budget further assessed.*

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.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
RISE Center Playscape Renovations
& Enhancements

Bid Due
July 15, 2025 1:00 p.m. local time

Architect/Engineer
HNP Landscape Architecture
1914 28th Avenue South
Birmingham, AL 35209
phone: (205) 870-9936

UA Project No.
017-24-3587

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Six hundred ninety thousand dollars and 00/100 (\$690,000.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: December 15, 2025

CONTRACTOR	J. T. Harrison Construction Co., Inc.	A. C. Jackson Construction Co., LLC	N. C. Morgan Construction Co., Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 1188 Tuscaloosa, AL 35403 (205) 310-2123 GC Lic. #60493	1008 James I. Harrison Jr. Pkwy. Tuscaloosa, AL 35405 (205) 553-7720 GC Lic. #15820
Addenda ONE - FOUR	X Yes ___ No	X Yes ___ No	X Yes ___ No
LICENSE # ON ENVELOPE	X Yes ___ No	X Yes ___ No	X Yes ___ No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Developers Surety and Indemnity Co.	Travelers Casualty & Surety Co. of America
BASE BID ON PROPOSAL	\$ 900,000.00	\$ 906,673.00	\$ 872,500.00
ENVELOPE ADJUSTMENT	(41,125.00)	5,783.00	-
ADJUSTED BASE BID	858,875.00	912,456.00	872,500.00
ALTERNATE #1 <i>Description on back of page</i>	6,800.00	14,490.00	10,300.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	865,675.00	926,946.00	882,800.00
ALTERNATE #2 <i>Description on back of page</i>	6,700.00	27,060.00	26,800.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	872,375.00	954,006.00	909,600.00
ALTERNATE #3 <i>Description on back of page</i>	2,792.00	5,005.00	6,200.00
ENVELOPE ADJUSTMENT	-	-	5,000.00
Subtotal	875,167.00	959,011.00	920,800.00
ALTERNATE #4 <i>Description on back of page</i>	15,980.00	11,319.00	12,200.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	891,147.00	970,330.00	933,000.00
ALTERNATE #5 <i>Description on back of page</i>	17,928.00	14,348.00	16,000.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	909,075.00	984,678.00	949,000.00
ALTERNATE #6 <i>Description on back of page</i>	15,346.00	13,937.00	15,000.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 924,421.00	\$ 998,615.00	\$ 964,000.00

I CERTIFY THAT THIS IS A TRUE AND ACCURATE TABULATION OF THE BIDS RECEIVED ON THE CAPTIONED PROJECT.

Emilie Weaver

Emilie Weaver
Contract Specialist I, Construction Contracts & Compliance
The University of Alabama

Alternate Descriptions:

Alternate #1: Mud Kitchen

Alternate #2: Landscaping

Alternate #3: Wheeled Vehicle Garage

Alternate #4: Storage Cabinets

Alternate #5: Play Equipment

Alternate #6: Storage Cabinets

RISE Center Playscape Renovations & Enhancements

Approved April 4, 2025



RISE Center Playscape Renovations & Enhancements

LOCATION MAP

