

UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 2 & 3  
CAPITAL PROJECT - STAGE II & III SUBMITTAL <sup>11</sup>  
(Architect Ranking and Architectural Design)

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Student Recreation Court Expansion

MEETING DATE: April 3 - 4, 2025

- 1. Board Submittal Checklist No. 2 and 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 Stage II and III Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations; approval of Architectural Design and authority to proceed with final construction documents) by the Board of Trustees.
- 4. Executive Summary - Proposed Capital Project. <sup>12</sup>
- 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). <sup>13, 14, 15</sup>
- 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. <sup>16</sup>
- 7. Preliminary Business Plan (if applicable). <sup>17</sup>
- 8. Campus map(s) showing project site.

Prepared by: Leila Ahmady  
Tim Leopard  
Approved by: C9409452A0B346A...

*OK*  
*2/26/25*  
*David Cayle*

<sup>11</sup> Reference Tab 3H - Board Rule 415 Instructional Guide

<sup>12</sup> Reference Tab 3E - Board Rule 415 Instructional Guide



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 II and a Stage III submittal for the Student Recreation Court Expansion 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 and approval of the Architectural Design.

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,

A handwritten signature in black ink, appearing to read "S. Bell".

Stuart R. Bell  
President

Enclosure



**THE UNIVERSITY OF ALABAMA****Granting authorization to negotiate an Owner/Consultant Agreement;  
approving the proposed architectural design for the Student  
Recreation Court Expansion****RESOLUTION**

WHEREAS, on February 7, 2025, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Student Recreation Court Expansion project (“Project”) to be located at 550 Peter Bryce Boulevard; and

WHEREAS, the Project will entail the construction of up to ten (10) new courts with appropriate lighting and security adjacent to the existing recreational courts at the Parker-Haun Tennis Facility; and

WHEREAS, progressive alternates will be used to incrementally add courts so as to maximize value and funds available; and

WHEREAS, prospective students and their families increasingly look for universities that provide robust wellness and recreation programs when making their college decision; and

WHEREAS, University Recreation’s (“UREC”) mission is “to encourage healthy lifestyles and student success through recreation to build enduring wellness,” and providing space for students to meet demand drives accomplishment of this mission, thereby contributing to student success and retention; and

WHEREAS, these additional courts are proposed to address the increasing demand and reduce high wait times for existing court access; and

WHEREAS, the Project site is accessible and vacant, and the proposed use is deemed the most appropriate and is consistent with the current use and nature of the area; 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. Seay, Seay & Litchfield, Montgomery, AL
3. Thompson Engineering, Tuscaloosa, AL

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 from the Education Trust Fund Advancement and Technology Supplemental Appropriation Funds allocated in Act#2024-429 (HB 147), as further allocated by The Board of Trustees of The University of Alabama September 5, 2024, in the amount of \$1,635,898; and

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

<b>BUDGET:</b>		<b>CURRENT</b>
Construction	\$	1,200,000
Security/Access Control	\$	25,000
Telecommunication/Data	\$	5,000
Contingency <sup>1</sup> (10%)	\$	120,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$	59,400
Architect/Engineer Fee <sup>3</sup> (7.2%)	\$	86,400
Other <sup>4</sup>	\$	115,922
Escalation <sup>5</sup>	\$	24,176
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>1,635,898</b>

<sup>1</sup>Contingency is based on 10% of Construction.

<sup>2</sup>UA Project Management Fee is based on 4.5% of Construction and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.2% of the costs of Construction.

<sup>4</sup>Other expenses include Transportation Services Fees, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>5</sup>Escalation is currently calculated based on an anticipated 0.5% per month and is therefore included at 1.5% through the estimated bid date of May 2025 for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of The University of Alabama that the Stage III submittal for the Project is hereby approved.

ALSO, BE IT FURTHER RESOLVED THAT, Stuart R. Bell, President; Daniel T. Layzell, 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 negotiate 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:** April 3 – 4, 2025

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Student Recreation Court Expansion

**PROJECT NUMBER:** 372-25-3847

**PROJECT LOCATION:** 550 Peter Bryce Boulevard

**ARCHITECT:** HNP Landscape Architecture - Pending Approval

<p><b>THIS SUBMITTAL:</b></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 checked="" type="checkbox"/> Stage III</p> <p><input type="checkbox"/> Stage IV</p>	<p><b>PREVIOUS APPROVALS:</b></p> <p>February 6 – 7, 2025</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 checked="" type="checkbox"/> Other	Recreation	100%	N/A
<b>TOTAL</b>		<b>100%</b>	<b>N/A</b>

<b>BUDGET</b>	<b>Current</b>
Construction	\$ 1,200,000
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 5,000
Contingency <sup>1</sup> (10%)	\$ 120,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 59,400
Architect/Engineer Fee <sup>3</sup> (7.2%)	\$ 86,400
Other <sup>4</sup>	\$ 115,922
Escalation <sup>5</sup>	\$ 24,176
<b>TOTAL PROJECT COST</b>	<b>\$ 1,635,898</b>
<b>Total Construction Cost per square foot – N/A</b>	

<sup>1</sup>Contingency is based on 10% of Construction.

<sup>2</sup>UA Project Management Fee is based on 4.5% of Construction and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.2% of the costs of Construction.

<sup>4</sup>Other expenses include Transportation Services Fees, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<sup>5</sup>Escalation is currently calculated at an anticipated 0.5% inflation per month. Therefore, it is included at 1.5% through the estimated bid date of May 2025 for this Project.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
19,886 sf x ~\$0.72/sf	\$ 12,403
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ 12,403</b>

**FUNDING SOURCE:**

Education Trust Fund Advancement and Technology Fund Supplemental \$ 1,635,898  
 Appropriation Act #2024-429 (HB 147)\*

**O&M Costs:** University Annual Operating Funds \$ 12,403

**\*as allocated by the Board of Trustees September 5, 2024**

**PROJECT SCOPE:**

The Student Recreation Court Expansion project (“Project”) at 550 Peter Bryce Blvd will expand the recreation court facility to address the increasing demand. The Project will add up to ten new courts adjacent to the outdoor recreation space to reduce existing long wait times for court play. The new courts will include appropriate lighting, access, and security.

The bid documents will include progressive alternates to maximize the number of courts that can be added to maximize value and funds available.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	November 2025
	% Complete	100%
	Date Completed	January 2025
PRELIMINARY DESIGN:	Date Initiated	February 2025
	% Complete	0%
	Date Completed	March 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2025
	% Complete	0%
	Date Completed	May 2025
SCHEDULED BID DATE:		May 2025

*\*N/A on Stage I Projects*

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

Because of popularity with students, the existing court capacity is consistently exceeded. The proposed expansion will help to meet this growing demand.

In coordination with the UREC mission to encourage healthy lifestyles and student success through recreation to build enduring wellness, these upgrades will enhance the student experience and allow students more opportunities to enjoy recreation facilities. These services will promote holistic wellness for students and will provide opportunities to compete and enjoy enhanced features of UREC facilities.



**Part 1**

**EXECUTIVE SUMMARY  
CONSULTANT SELECTION PROCESS  
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: April 3 - 4, 2025  
 Campus: The University of Alabama  
 Project Name: Student Recreation Court Expansion  
 Project No.: 372-25-3847  
 Project Location: 550 Peter Bryce Boulevard  
 Prepared By: Leila Ahmady Date: February 13, 2025

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 – Recreational Space	\$	1,000,001	to \$ 1,250,000

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)	_____ %

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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
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FF - Residences and Specialized Buildings

<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

**Appointed Consultant Selection Committee (CSC):**

1. Leila Ahmady, Project Manager

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

2. Carrie Beth Kerr, Senior Architectural Design Coordinator
3. Jason Bigelow, University Architect
4. Emily Davidson, Director, Recreation Facilities
5. Scott Elliott, Executive Director, University Recreation
6. Matthew F. Kerch, Executive Director, Housing and Residential Communities

**Qualified Firms/Companies Submitted:**

1. Seay, Seay & Litchfield, Montgomery, AL
2. Thompson Engineering, Tuscaloosa, 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. Seay, Seay & Litchfield, Montgomery, AL
3. Thompson Engineering, Tuscaloosa, AL

**Reviewed and approved by:**



Chairman of Consultant Selection Committee



Vice President for Finance and Operations and Treasurer



Firm's Name: \_\_\_\_\_

Firm's Ranking: \_\_\_\_\_

**Student Recreation Court Expansion**  
UA Project No. 372-25-3847  
Oral Interview: February 13, 2025

**1) Welcome/Introduction**

- a) Design Team
  - i) Brief Introduction of your firm(s), team roles and responsibilities and the person(s) who is ultimately responsible for project success.

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**2) Past Project History**

- a) Reference one identical or similar project to this proposed project and discuss the design objectives, challenges, and solutions.
  - i) Identify any lessons learned that you might carry forward to this project.

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Committee member initials \_\_\_\_\_



**3) Design Expertise and Methodology**

- a) Briefly describe how your team plans to work with the University's designated electrical engineering consultant (Garner and Associates Engineering).
- b) Identify what your firm considers the key essentials for managing control of construction costs through the design process.

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**4) Questions & Answers**

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**General Notes:**

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Committee member initials \_\_\_\_\_



February 17, 2025

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

Trustee Evelyn VanSant Mauldin  
Chair, Physical Properties Committee  
Sid McDonald Hall  
500 University Boulevard, East  
Tuscaloosa, AL 35401

RE: Consultant Selection Process – Part 1  
Student Recreation Court Expansion  
UA Project #: 372-25-3847

Dear Dr. Keith and Trustee Mauldin,

Pursuant to Board Rule 415, on February 7, 2025, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Student Recreation Court Expansion project (“Project”) to be located at 550 Peter Bryce Boulevard, Tuscaloosa, AL, at a preliminary total Project budget of \$1,635,898.

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 February 3, 2025.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on February 13, 2025, interviewed the following architectural firms:

- HNP Landscape Architecture, Birmingham, AL
- Thompson Engineering, Tuscaloosa, AL
- Seay, Seay & Litchfield, Montgomery, AL

Consultant Selection Process – Part 1  
Student Recreation Court Expansion  
February 17, 2025  
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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. Seay, Seay & Litchfield, Montgomery, AL
3. Thompson Engineering, Tuscaloosa, AL

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

1. 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.
2. The firms represented a clear understanding of the Project program and goals, and standard of care necessary with outdoor recreational facility projects.
3. The firms are committed to using Alabama-based consultant engineers for the Project and demonstrated clear understanding of key essentials for cost control throughout the design process and the Project schedule.

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 at the April 3 – 4, 2025 meeting of the Board of Trustees.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Daniel T. Layzell  
Vice President for Finance and Operations  
and Treasurer

DTL/mrw

Attachment

pc/atchmt: Michael Rodgers  
Tim Leopard  
Leila Ahmady  
Carrie Beth Kerr


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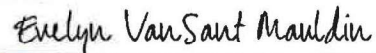


Consultant Selection Process – Part 1  
Student Recreation Court Expansion  
February 17, 2025  
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The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor’s office, the rankings are approved for inclusion in the Board materials to the April 3 – 4, 2025, Physical Properties Committee.

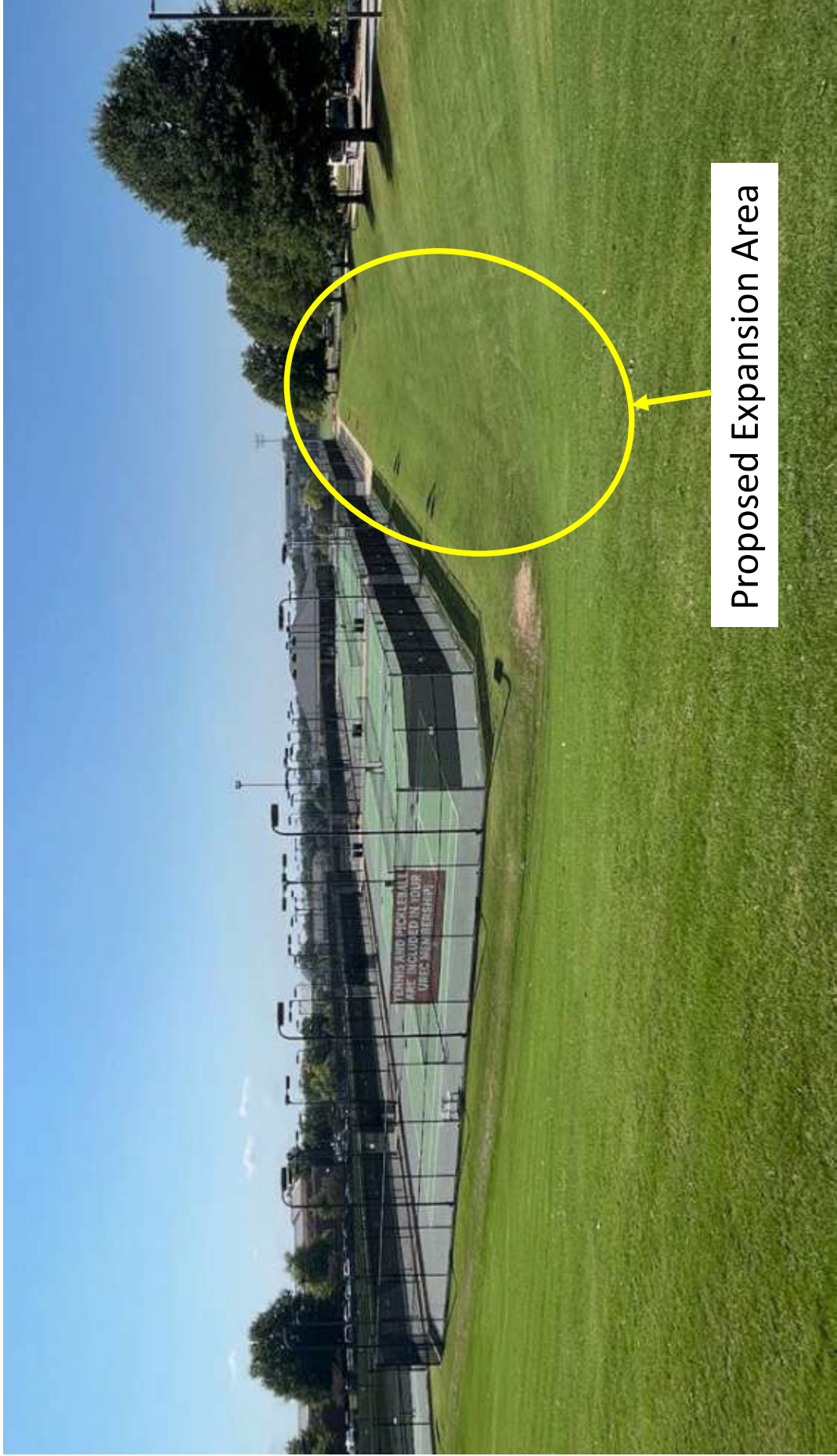
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Signed by:  
  
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Dr. Dana S. Keith: **Recommend for Approval**  
Senior Vice Chancellor for Finance and Administration

Signed by:  
  
84376214181D420...  
Trustee Evelyn VanSant Mauldin: **Recommend for Approval**  
Chair of the Physical Properties Committee

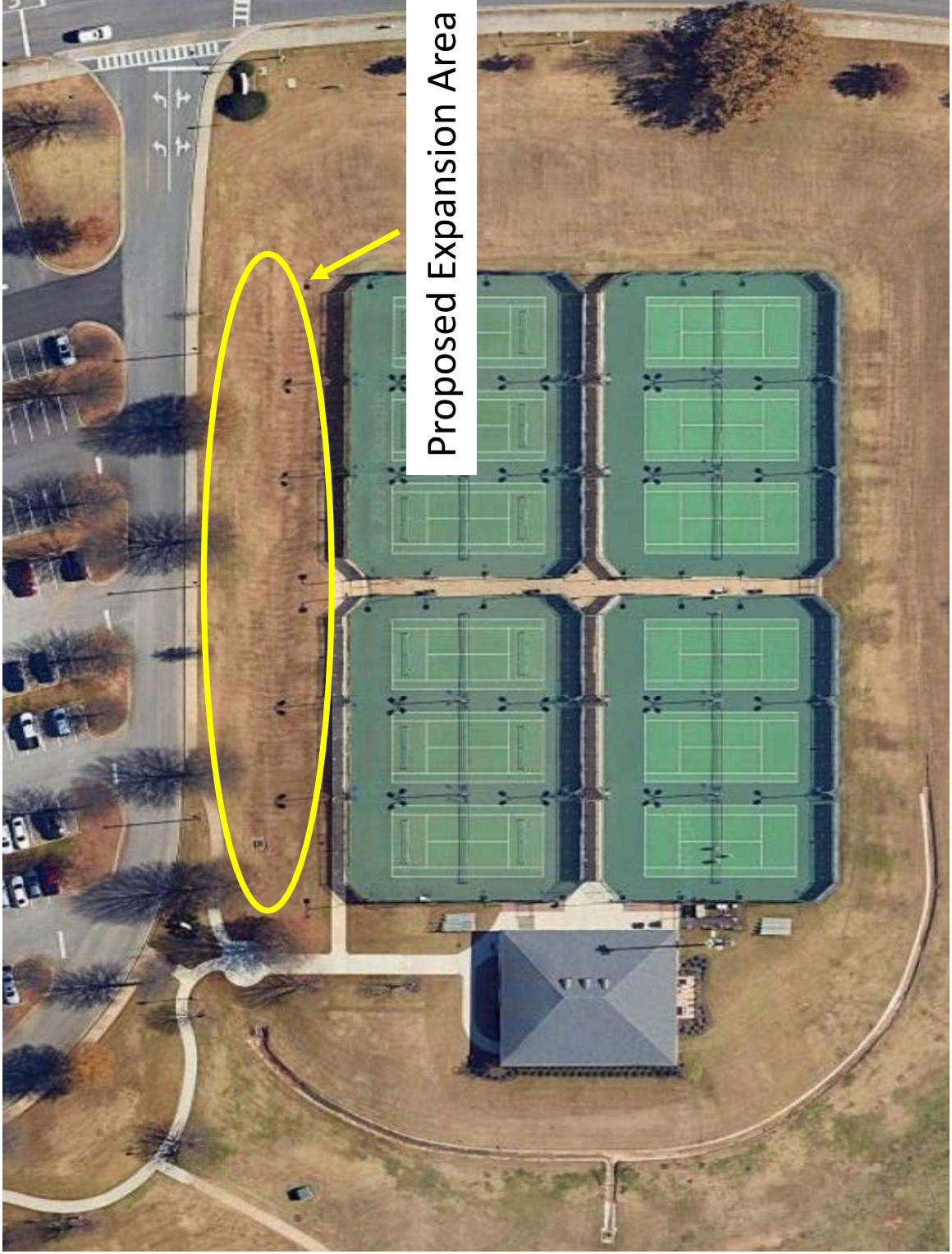
# Student Recreation Court Expansion

**Existing Conditions –  
Northeast Elevation**



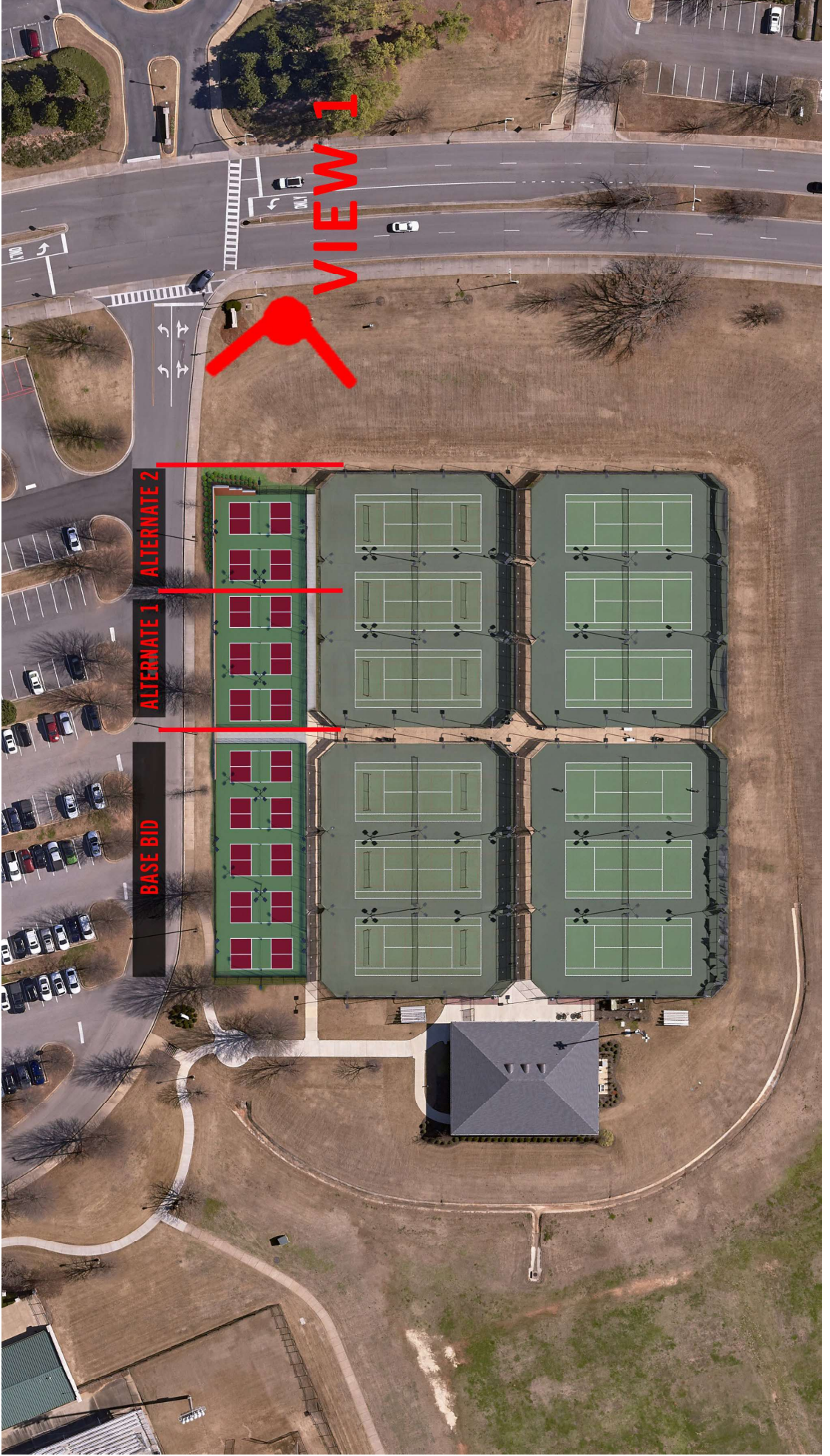
# Student Recreation Court Expansion

Existing Conditions



# Student Recreation Court Expansion

**Vantage Point  
Showing Base, Alt 1 and Alt 2**



# Student Recreation Court Expansion

## View 1 – East Elevation Base Bid (5 Courts)



# Student Recreation Court Expansion

## View 1 – East Elevations Alternate 1 (8 Courts)



# Student Recreation Court Expansion

## View 1 – East Elevations Alternates 1 and 2 (10 Courts)



# Student Recreation Court Expansion

## LOCATION MAP

