

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL ^{/1}
(General Project Information)

CAMPUS: The University of Alabama, Tuscaloosa,
PROJECT NAME: Alabama Student Recreation Court Expansion
MEETING DATE: February 6-7, 2025

- 1. Board Submittal Checklist No. 1
- 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 I Submittal by the Board of Trustees
- 4. Executive Summary – Proposed Capital Project ^{/2}
- 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- 6. Campus map(s) showing project site

Prepared by: Leila Ahmady

Approved by: Tim Leopard
CB400452A08348A

^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide



Office of the
President

January 8, 2025

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

Dear Interim Chancellor Trant:

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage I submittal for the Student Recreation Court Expansion project.

The resolution requests authorization to establish a preliminary project scope, budget, and funding, as stipulated.

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 February 6-7, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", written over a light blue horizontal line.

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the preliminary project scope and budget for the Student Recreation Court Expansion

RESOLUTION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of 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 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 preliminary budget for the Project is as stipulated below:

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

¹Contingency is based on 10% of Construction.

²UA Project Management Fee is based on 4.5% of Construction and Contingency.

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

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

⁵Escalation 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:

1. The Stage I submittal package for the Project is hereby approved.
2. The preliminary Project scope, budget, and funding as stipulated above are hereby approved.

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

MEETING DATE: February 6-7, 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: TBD

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

| 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 |
| TOTAL | | 100% | N/A |

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

¹Contingency is based on 10% of Construction.

²UA Project Management Fee is based on 4.5% of Construction and Contingency.

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

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

⁵Escalation 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.

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

| 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 | 10% |
| | 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.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2025 – 2026

Project Name: Student Recreation Courts Expansion
UA Project No. 372-25-3847
Project Address/Location: 550 Peter Bryce Boulevard
Campus: The University of Alabama, Tuscaloosa, AL

1. Will this Project increase the current space inventory on campus or replace existing space?

- increase space inventory _____ % increase _____ N/A GSF
- replace space inventory _____ % replacement _____ GSF
- renovation of existing space only _____ GSF

*5 Courts = 10,176 sf - 10 Courts = 19,886 sf – This is not Building Square Footage and will not impact the campus space inventory.
 Courts count will be bid as successive alternates to maximize funds available.

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

No space will be vacated as a result of this project.
 N/A - outdoor recreational courts

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

- Yes No, A Campus Master Plan Amendment Is Required

If a Campus Master Plan amendment is required, explain:

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

| Proposed New Space/Facilities | | | | |
|-------------------------------|--------------------------|-----------------------|---------------|---|
| Classification | Number (Spaces/Rooms) | Capacity (Persons) | Area (GSF) | Existing Space Utilization Data (See Notations) |
| 100 Classroom Facilities | | | | |
| 200 Laboratory Facilities | | | | |
| 300 Office Facilities | | | | |
| 400 Study Facilities | | | | |
| 500 Special Use Facilities | | | | |
| 600 General Use Facilities | | | | |
| 670 Recreation | 10 | | 19,886 | |
| 675 Recreation Service | | | | |
| 680 Meeting Room | | | | |
| 685 Meeting Room Service | | | | |
| 700 Support Facilities | | | | |
| 800 Health Care Facilities | | | | |
| 900 Residential Facilities | | | | |
| 000 Unclassified Facilities | | | | |
| WWW Circulation Area | | | | |
| XXX Building Service Area | | | | |
| YYY Mechanical Area | | | | |

Data reported on the latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

*5 Courts = 10,176 sf; 10 Courts = 19,886 sf

Additional Courts will be bid as successive alternates.

Current popularity of court use has led to extended wait times and lack of availability.

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

We have exceeded our court capacity and need expanded facilities to meet the demand.

6. **Has a facility user group been established to provide input for planning, programming, and design purposes?** Yes In-Progress

If yes, list key members of the user group:

- Dr. Matt Kerch, Student Life / UREC Executive Leadership
- Scott Elliott, Executive Director UREC
- Jason Bigelow, University Architect
- Leila Ahmady, University Project Manager
- Richard Powell, University Civil Engineer

7. Source(s) of funding for Total Project Development Costs.

| Source(s) | New Funds (FY_2025) | Reserves | Status ¹⁷ |
|---|------------------------|----------|----------------------|
| ETF Advancement & Technology Funds (Act #2024-429/HB 147) | \$1,635,898 | | Approved |
| University Central Reserves | | | |
| Other | | | |
| Totals | \$1,635,898 | | Approved |

¹⁷ Approved, allocated, pending

Comments:

This Project will be funded in the amount of \$1,635,898 from Education Trust Fund Advancement and Technology Fund Supplemental Appropriation Act 2024-429 (HB 147).

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for the succeeding five (5) year period.

| Operations and Maintenance (O&M) Annual Costs Projections* | | | |
|---|---------------------------------|--|--|
| Expense | FY 2023-2024 Data /8 | First Full /YR Occupancy FY 2025-2026 | Successive Five (5) Year Projections /9 |
| Maintenance | 1,211.06 | 1,399.95 | 8,110.42 |
| Elevator Service | 0 | 0 | 0 |
| Building Repairs | 0 | 0 | 0 |
| Building Services | 0 | 0 | 0 |
| Electric, Natural Gas, Steam | 6,421.19 | 7,422.72 | 43,002.47 |
| Chilled Water | 0 | 0 | 0 |
| Water and Sewer | 0 | 0 | 0 |
| Insurance | 856.02 | 989.54 | 5,732.76 |
| Safety Support | 1,838.97 | 2,125.80 | 12,315.55 |
| Operations Staff Support Funding | 404.6 | 467.71 | 2,709.61 |
| Other – Supply Store expenses | 0 | 0 | 0 |
| Totals | \$10,731.84 | \$12,405.72 | \$71,870.82 |

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

Based on current tennis court O&M cost.

*Based on 19,886 sf. Data was obtained from the following University Departments:
Energy Management, Electrical Maintenance, Facilities Management,
Environmental Health and Safety and Risk Management.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

| Source(s) | Occupancy Yr ^{/9} (FY 2024-2025) | Future Years ^{/10} | Status ^{/7} |
|--|--|-----------------------------|----------------------|
| Tuition | | | |
| Student Fees | | | |
| Investment Income | | | |
| Auxiliary Income | | | |
| • External | | | |
| • Internal | | | |
| Educational Sales & Services | | | |
| • External | | | |
| • Internal | | | |
| Direct Grant(s) | | | |
| Reallocated Funds ^{/11} | | | |
| Gifts | | | |
| Other – University Annual Operating Budget | 12,405.72 | 71,870.82 | Pending |
| Total/YR | \$12,405.72 | \$71,870.82 | Pending |

^{/9} Initial Full Yr of Occupancy
^{/10} Next Five (5) Yrs Occupancy
^{/11} Funds Reallocated from other sources
^{/7} Approved, allocated, pending

Comments:

O&M costs of the courts will be funded by the University’s annual operating budget.

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ N/A % of Total Development Costs

Comments:

11. What other development alternatives were considered in the planning process for this Project?

Expanding the existing courts is the only option for ideal logistics, operational efficiencies, and fiduciary accountability.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

The UREC's mission is to encourage healthy lifestyles and student success through recreation to build enduring wellness. These upgrades will enhance the experience and allow students more opportunities to enjoy recreation facilities. These services will promote holistic wellness for our students and allow them to compete and enjoy enhanced features of our UREC facilities.

13. How does the project correlate to the University's strategic goals?

These new features and components of UREC facilities expand and enhance the UREC experience to meet the growing student needs and demands for recreation facilities on campus and allow us to provide services and programs that are essential for student success is consistent with UA's following strategic goal:

“Provide a premier undergraduate and graduate education that offers a global perspective characterized by outstanding teaching, high-quality scholarship, and distinctive curricular and co-curricular programs.”

14. Which of the six University of Alabama system Core Principles does this project support?

1. Assure that everything we do is to improve the lives and health of the citizens of the State of Alabama.
2. Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor.

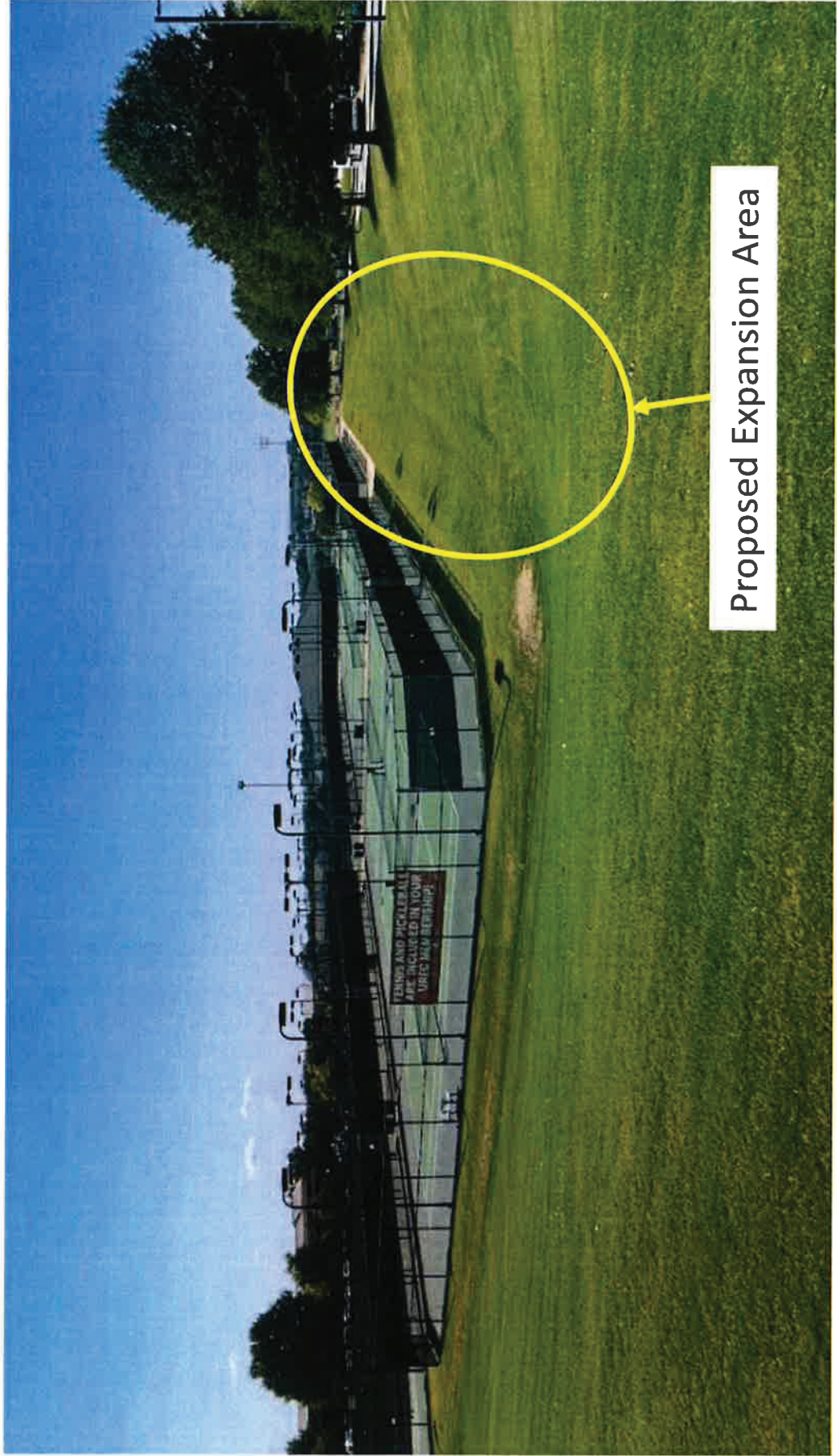
15. What would be the immediate impact on-campus programs and enrollment if this project is not approved?

The foreseeable immediate impact on-campus programs and enrollment if this project is not approved may include, but is not exclusive of, the following:

- Lack of adequate, expanded space and facilities to address recreation needs could lead to decreased student academic performance, personal success, overall satisfaction with UA, and increased attrition.
- Lack of adequate, expanded, and enhanced recreation facilities and services could impact campus programs and enrollment by limiting the ability to provide sufficient and improved recreational facilities for the presently increasing student demand for wellness and fitness options, which could lead to decreases in student academic performance, personal success, overall satisfaction with UA, and eventual increased attrition.
- Potential impact on future recruitment of students whose interests and parents' and families' interests increasingly focus on the availability of wellness, recreation, and fitness options for students.

Student Recreation Court Expansion

Existing Conditions –
Northeast Elevation



Student Recreation Court Expansion

LOCATION MAP

