

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

**BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>/1</sup>  
(Construction Contract Award)**

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

**PROJECT NAME:** Student Recreation Court Expansion

**MEETING DATE:** June 5-6, 2025

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Board Submittal Checklist No. 4  |
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | 3. Proposed Board Resolution requesting approval of Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees  |
| <input checked="" type="checkbox"/> | 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) <sup>/2</sup>          |
| <input checked="" type="checkbox"/> | 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager   |
| <input checked="" type="checkbox"/> | 6. Recommendations for Contract Award by Architect/Construction Manager   |
| <input checked="" type="checkbox"/> | 7. Campus Map(s) showing project site   |
| <input type="checkbox"/>            | 8. Final Business Plan (if applicable) <sup>/3</sup>  |

Prepared by: Leila Ahmady

Approved by: Matt Skinner

*Ampeley 5/6/25*  
*Diann Lippel*  
*5/2/25*

<sup>/1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide

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



Office of the  
President

May 7, 2025

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

Dear Chancellor Sid Trant:

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

The resolution requests authorization to award the construction contract for the project and approval of the revised project funding and 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 June 5 - 6, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is fluid and cursive, with the first name "Stuart" and last name "Bell" clearly distinguishable.

Stuart R. Bell  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

### **Approving the revised project budget; granting authorization to execute a Construction Contract 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, 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, on April 4, 2025, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized officials of The University of Alabama (“University”) to proceed with negotiations with HNP Landscape Architecture, of Birmingham, Alabama (“HNP”); and

WHEREAS, upon completion of negotiations with HNP, the University established a final design fee of 7.2% of the cost of Construction and Owner Furnished Contractor Installed (“OFCI”) Equipment, plus not-to-exceed amounts of \$15,000 for additional services and \$10,000 for reimbursable expenses; and

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

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

WHEREAS, upon further design, UREC requested a minimum of eight (“8”) courts to meet the demands and desire that the courts be sized for tournament play with ample paths of travel surrounding the perimeters, thus reducing the option for additional courts and altering the bid day strategy; and

WHEREAS, in order to mitigate the impacts of continued long lead equipment and to allow for the courts to be completed in the least disruptive time for UREC operations, OFCI Equipment will include the purchase of necessary court lighting equipment; and

WHEREAS, on May 6, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, the University received competitive bids for the Project, and Price Construction Company, Inc., of Peterson, Alabama (“Price Construction”) was declared the lowest responsible bidder with a base bid amount of \$1,450,000, as referenced on the certified bid tab, for work related to the Project; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to Price Construction for a total contract in the amount of \$1,450,000; and

WHEREAS, the University is requesting approval for a Budget Revision from \$1,635,898 to \$2,015,000 to reflect the contract award and associated revisions to soft costs as well as the OFCI equipment; 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 \$2,015,000; and

WHEREAS, the Revised Budget for the Project is as stipulated below:

<b>BUDGET:</b>		<b>REVISED</b>
Construction	\$	1,450,000
Owner Furnished Contractor Installed Equipment	\$	129,900
Telecommunication/Data	\$	5,000
Contingency <sup>1</sup> (Lump Sum)	\$	115,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$	76,271
Architect/Engineer Fee <sup>3</sup> (7.2%)	\$	147,196
Other <sup>4</sup>	\$	91,633
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>2,015,000</u></b>

<sup>1</sup>Contingency is a Lump Sum amount of \$115,000.

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

<sup>3</sup>Architect/Engineer Fee is based on 7.2% of the cost of Construction and OFCI Equipment, plus 80% of the design fee for unawarded alternates, plus not-to-exceed amounts of \$15,000 for additional services and \$10,000 for reimbursable expenses.

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

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

1. The Budget and Funding revisions for the Project are hereby approved as stipulated above.

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 Resolutions granting signature authority for The University of Alabama be, and each hereby are, authorized to act for and on behalf of The Board of Trustees of The University of Alabama in executing the aforementioned construction contract with Price Construction Company, Inc., of Peterson, Alabama for the Project in accordance with Board Rule 415.

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

**MEETING DATE:** June 5 - 6, 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, Birmingham, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	February 6 – 7, 2025
<input type="checkbox"/> Stage II	April 3-4, 2025
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	April 3-4, 2025
<input checked="" type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<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>	<b>Revised</b>
Construction	\$ 1,200,000	\$ 1,450,000
Owner Furnished Contractor Installed Equipment	\$ 0	\$ 129,900
Security/Access Control	\$ 25,000	\$ 0
Telecommunication/Data	\$ 5,000	\$ 5,000
Contingency <sup>1</sup> (Lump Sum)	\$ 120,000	\$ 115,000
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 59,400	\$ 76,271
Architect/Engineer Fee <sup>3</sup> (7.2%)	\$ 86,400	\$ 147,196
Other <sup>4</sup>	\$ 115,922	\$ 91,633
Escalation <sup>5</sup>	\$ 24,176	\$ 0
<b>TOTAL PROJECT COST</b>	<b>\$ 1,635,898</b>	<b>\$ 2,015,000</b>
<b>Total Construction Cost per square foot – N/A</b>		

<sup>1</sup>Contingency is a Lump Sum amount of \$115,000.

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

<sup>3</sup>Architect/Engineer Fee is based on 7.2% of the cost of Construction and OFCI Equipment, plus 80% of the design fee for unawarded alternates, plus not-to-exceed amounts of \$15,000 for additional services and \$10,000 for reimbursable expenses.

<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 was calculated at 1.5% through the May 2025 bid date 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 \$ 2,015,000

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

**NEW EQUIPMENT REQUIRED**

Lighting Equipment

**Total Equipment Costs:**

\$129,900

**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 was designed to 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.

**PROJECT STATUS****SCHEMATIC DESIGN:**

Date Initiated November 2025

% Complete 100%

Date Completed January 2025

**PRELIMINARY DESIGN:**

Date Initiated February 2025

% Complete 100%

Date Completed March 2025

**CONSTRUCTION DOCUMENTS:**

Date Initiated April 2025

% Complete 100%

Date Completed May 2025

**BID DATE:**

May 6, 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.



TABULATION OF BIDS

THE UNIVERSITY OF  
**ALABAMA**

Project Name  
Student Recreation Court  
Expansion

Bid Due  
May 6, 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.  
372-25-3847

Bid Location  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

One million, two hundred thousand dollars and 00/100 (\$1,200,000.00)

BIDS SHALL BE VALID FOR:

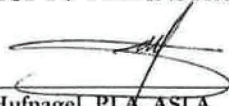
Sixty (60) Days

CONSTRUCTION DURATION:

Base Bid and Alternate 1 Completion - August 15, 2025; Alternate 2 Completion - September 30, 2025

CONTRACTOR	John Plott Company, Inc.	Price Construction Company, Inc.
	P. O. Box 20183 Tuscaloosa, AL 35402 (205) 345-5678 GC Lic. #9266	P. O. Box 78 Peterson, AL 35478 (205) 553-4520 GC Lic. #15839
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Addenda 1-3
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Western Surety Co.	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 39.80	\$ 35.00
BASE BID ON PROPOSAL	\$ 1,594,887.00	\$ 1,450,000.00
ENVELOPE ADJUSTMENT	-	-
ADJUSTED BASE BID	1,594,887.00	1,450,000.00
ALTERNATE #1 <i>Description on back of page</i>	142,941.66	128,000.00
ENVELOPE ADJUSTMENT	-	-
Subtotal	1,737,828.66	1,578,000.00
ALTERNATE #2 <i>Description on back of page</i>	18,588.86	28,000.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 1,756,417.52	\$ 1,606,000.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

  
Sean Hufnagel, PLA, ASLA  
HNP Landscape Architecture



Sworn to and subscribed before me this 6<sup>th</sup> day of May, 2025.

Leigh Ann Hufnagel  
Notary Public

April 4, 2027  
My Commission Expires

**Unit Price Description:**

**Unit Price #1:** Excavation and Replacement of Unsuitable Materials. Price per CYIP.

**Alternate Descriptions:**

**Alternate #1:** Fiber Reinforced Concrete

**Alternate #2:** Cabana Benches



# Student Recreation Court Expansion

Approved April 4, 2025





# Student Recreation Court Expansion

## LOCATION MAP

