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, Alabama

PROJECT NAME: South Campus Student Recreation Center

MEETING DATE: September 10 - 11, 2026

- ☑ 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: Mary Kathryn Holt

Approved by: Matt Skinner

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

THE UNIVERSITY OF ALABAMA® | Office of the President

August 5, 2026

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 I submittal for the South Campus Student Recreation Center 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 September 10-11, 2026.

Sincerely,

Peter J. Mohler
President

Enclosure

THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget for the South Campus Student Recreation Center

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") requests approval of a Stage I submittal for the South Campus Student Recreation Center project ("Project"), to be developed within the south campus area; and

WHEREAS, the Project includes the demolition of the existing Barnwell Hall facility and the development of a new approximately 75,000-square-foot recreation facility to support the University's growing need for additional recreation and wellness space; and

WHEREAS, the new recreation facility will provide modern recreation, wellness, and fitness spaces designed to support the University's current and future needs while enhancing operational efficiency, long-term building performance, and flexibility to accommodate evolving student programs and services; and

WHEREAS, the Project will advance the University's commitment to student health and well-being by providing expanded fitness and wellness amenities, including additional weight training and cardio fitness areas, flexible spaces for functional and hybrid training, dedicated recovery areas, and spaces that support mind-body wellness activities; and

WHEREAS, the redevelopment of the south campus area will enhance recreation and wellness opportunities for nearby residential communities while creating a more balanced distribution of student recreation amenities across campus; and

WHEREAS, to deliver the new building as timely as possible, the Project will be separated into two packages: Package A – Existing Building Demolition and Package B – New Recreation Facility Construction; 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 Future General Revenue Bonds in the amount of $68,000,000 and Institutional Reserves in the amount of $20,000,000, and will eliminate deferred maintenance liabilities in the amount of $29,680,000; and

WHEREAS, the preliminary budget for the Project is as stipulated below:

BUDGET:		PRELIMINARY
Construction Package A – Existing Building Demolition	$	2,250,000
Construction Package B – New Construction	$	65,125,000
Furniture, Fixtures and Equipment	$	7,500,000
Security/Access Control	$	500,000
Telecommunication/Data	$	750,000
Contingency	$	3,481,250
UA Project Management Fee	$	2,504,719
Architect/Engineer Fee	$	3,083,625
Other[4]	$	2,805,406
TOTAL PROJECT COST	**$**	**88,000,000**

WHEREAS, the Board has determined that the University will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the general fund of the University for certain costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds;

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

1. The University does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the Board for capital expenditures incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installation of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).

2. The Stage I submittal package for the Project is hereby approved.

3. The preliminary Project scope, budget, and funding, as stipulated above, are hereby approved.

EXECUTIVE SUMMARY

PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 10 – 11, 2026

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: South Campus Student Recreation Center

PROJECT NUMBER: 000-26-4378

PROJECT LOCATION: To Be Determined

ARCHITECT: To Be Determined

THIS SUBMITTAL:	**PREVIOUS APPROVALS:**
☒ Stage I	
☐ Stage II	
☐ Campus Master Plan Amendment	
☐ Stage III	
☐ Stage IV	

PROJECT TYPE	**SPACE CATEGORIES**	**PERCENTAGE**	**GSF**
☒ Building Construction	Recreation	100%	75,000
☐Building Addition			
☐Building Renovation			
☐Equipment			
	TOTAL	**100%**	**75,000**

BUDGET			CURRENT
Construction Package A – Existing Building Demolition		$	2,250,000
Construction Package B – New Construction		$	65,125,000
Furniture, Fixtures, and Equipment		$	7,500,000
Security/Access Control		$	500,000
Telecommunication/Data		$	750,000
Contingency[1]		$	3,481,250
UA Project Management Fee[2]		$	2,504,719
Architect/Engineer Fee[3]		$	3,083,625
Other[4]		$	2,805,406
TOTAL PROJECT COST		**$**	**88,000,000**
Total Construction Cost per square foot	**$945**		

[1]Contingency is based on 10% of the cost of Construction Package A and 5% of the cost of Construction Package B.
[2]UA Project Management Fee is based on 4.5% of the cost of Construction Package A and related Contingency, and 3.5% of the cost of Construction Package B and related Contingency.
[3]Architect/Engineer Fee is based on 6.8% of the cost of Construction Package A and 4.5% of the cost of Construction Package B.
[4]Other fees and expenses include Transportation Services Fees, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
75,000 sf x ~$10.01/sf	$	751,316
Total Estimated Annual O&M Costs:	$	**751,316**

FUNDING SOURCE:			
	Future General Revenue Bonds	$	68,000,000
	Institutional Reserves	$	20,000,000
O&M Costs:	University Annual Operating Funds	$	751,316

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The South Campus Student Recreation Center project includes the demolition of the existing Barnwell Hall facility and the development of a new approximately 75,000-square-foot student recreation center within the south campus area. The project is intended to address the University's growing need for additional recreation and wellness space while expanding access to fitness and wellness services for students living in the southern portion of campus.

The new facility will provide modern recreation, wellness, and fitness spaces designed to support the University's current and future programmatic needs. Planned amenities include expanded weight training and cardio fitness areas, flexible spaces for functional and hybrid training, dedicated recovery and restoration areas, multipurpose spaces for mind-body wellness activities, support spaces, and associated building systems and infrastructure. The facility will be designed to provide operational efficiency, flexibility to accommodate evolving recreation programs, and long-term building performance.

Project improvements will include demolition of the existing Barnwell Hall facility; utility and infrastructure modifications; ADA accessibility improvements; landscaping; pedestrian connectivity enhancements; parking and service access improvements; and other associated site work necessary to support the new recreation center. Collectively, these improvements will enhance recreation and wellness opportunities for surrounding residential communities while providing a more balanced distribution of recreation and wellness amenities across campus.

PROJECT STATUS	
SCHEMATIC DESIGN:	*
PRELIMINARY DESIGN:	*
CONSTRUCTION DOCUMENTS:	*
SCHEDULED BID DATE: To Be Determined	

Note: **N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The project will strengthen the University's comprehensive approach to student engagement by expanding access to recreation, wellness, and preventative health resources in a rapidly growing area of campus. Strategically located adjacent to major residential communities, the facility will support campus recreation programs, intramural sports, group fitness, wellness education, and informal recreation while creating opportunities for collaboration with Student Life and other campus partners. By improving access to high-quality recreation and wellness amenities, the project will enhance the student experience, promote physical and mental well-being, foster community and belonging, and support the University's goals for student success, recruitment, and retention.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name: South Campus Student Recreation Center
Project Address/Location: To Be Determined
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	.23	% increase	41,602	GSF
☐ replace space inventory	.19	% replacement	33,398	GSF
☐ renovation of existing space only				GSF

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

Comments:

NA

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 Campus Master Plan amendment 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)
300	**Office Facilities**				
	310 Office	6	1 each	720	
	350 Conference Room	2	Varies	560	
600	**General Use Facilities**				
	670 Recreation	Varies	Varies	44,370	
WWW	**Circulation Area**				
	W02 Elevator	2	Varies	200	
	W04 Loading Dock	1		500	
	W05 Lobby	1		2,500	
	W06 Public Corridor/Circulation	Varies	Varies	~5,000	
	W07 Stairway	2		500	
XXX	**Building Service Area**				
	X02 Janitor Room	3	1	150	
	X03 Public Rest Room	3	Varies	20,500	

Data reported on latest fiscal year data available.
Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

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

Estimated new Funds from Tuition/Programs **$** NA Yr.

Comments:
The new South Campus Recreation Center will add much needed recreation space to the south side of campus. With its location near Greek Houses, on-campus residential spaces, and off-campus residents, it is poised to be the primary recreation facility of over 10,000 students in this general vicinity of campus. The programming calls for 75,000 gsf and will allow the recreation team to expand its reach on campus through increases in classes, tailored services, exercise spaces, recovery and strength training.

University Recreation currently relies primarily on the 227,130 SF Student Recreation Center (SRC) and the 81,329 SF Student Activity Center (SAC) within the Witt Center, providing approximately 308,500 SF of recreation space, or 6.5 SF per student—well below the 8–10 SF per student benchmark identified through SEC peer comparisons. Student engagement conducted as part of the programming study confirmed active use of the existing facilities while also identifying unmet demand for additional recreation and wellness opportunities, particularly wellness and recovery, weight training, and cardio, along with open fitness, studio classes, and gym activities. This existing square footage deficit not only limits the University's capacity to accommodate current demand but also constrains the ability to expand the range of recreation offerings and amenities desired by students. The proposed 75,000 SF South Campus Recreation Facility is intended to complement the existing SRC and Witt Center by addressing the identified space deficit and expanding recreation and wellness offerings. Geographically, the facility would more evenly distribute recreation across campus, providing a more convenient recreation option for students living on the south and west portions of campus, including the Sorority Row and Tutwiler areas.

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 user group:
Dr. Steven Hood – Vice President for Student Life
Dr. Adam Sterritt - Associate Vice President for Strategic Initiatives
Dr. Matt Kerch - Executive Director of Housing and Residential Communities
Scott Elliot – Executive Director
Kristen Hargreaves – Director, Recreation Services
Darryll Hargreaves – Director, Recreation Programs
Emily Davidson – Director, Recreation Facilities
Jason Bigelow – Director of Architectural and Engineering Services
Mary Kathryn Holt – Construction Portfolio Manager
Grant Long – Project Manager
Colby Mixon – Senior Field Coordinator

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

Source(s)	New Funds (FY_______)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income • External • Internal			
Education Sales/Services • External • Internal			
Direct Grants			
Gifts			
Future General Revenue Bonds		$68,000,000	
Existing Net Assets			
Other – Institutional Reserves		$20,000,000	Pending
Totals		**$88,000,000**	**Pending**

/7 Approved, allocated, pending

<u>Comments:</u>

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

Operations and Maintenance (O&M)Annual Costs Projections

Expense	**FY 2023** **Base Data** /8	**First Full /YR** Occupancy FY__2029________	**Successive Five (5) Year Projections** /9
Maintenance	47,250	56,914	312,617
Elevator Service	38,400	46,302	254,328
Building Repairs	15,750	18,971	104,206
Building Services	247,275	327,849	1,636,029
Electric, Natural Gas, Steam	144,450	173,993	955,715
Chilled Water	63,000	75,885	416,823
Water and Sewer	8,550	10,299	56,569
Insurance	25,098	30,231	166,054
Safety Support	7,500	9,034	49,622
Operations Staff Support Funding	1,526	1,838	10,096
Other –			
Totals	$598,799	$751,316	$3,962,057

/8 Latest Fiscal Year Data used as Base Year for Projections
/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

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

Source(s)	**Occupancy Yr** /9 (FY TBD)	**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	$751,316	$3,962,058	Pending
Total/YR	**$751,316**	**$3,962,057**	**Pending**

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

<u>Comments:</u>

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

$ 29,680,000 **34** % of Total Development Costs

Comments:

11.

What other development alternatives were considered in the planning process for this Project? /13

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:
Renovation and new construction were both evaluated during the programming and planning process for this project. Overall, new construction was determined to be the preferred solution, providing the opportunity to develop a purpose-built facility that fully meets current and future programmatic needs while maximizing operational efficiency, flexibility, and long-term building performance. Although renovation of Barnwell Hall was considered, the building's physical constraints, limited expansion potential, and inability to accommodate the desired recreation program made renovation less effective.

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:

Comments:
The construction of a new recreation facility will significantly enhance the adequacy of campus facilities by expanding recreation, fitness, and wellness space available to students. Compared to peer institutions, The University of Alabama provides substantially less recreation space per student, limiting its ability to meet the needs of a growing campus population. This project represents an important investment in the University's long-term commitment to student success by increasing access to modern recreation facilities that promote physical health, wellness, and engagement.

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

Comments:
This project directly correlates with multiple University goals including:

- Provide a premier education that enhances the lives of our students, graduates, and the communities they serve
- Enrich our learning and work environment by attracting, welcoming, and supporting all faculty, staff and students.
- Foster an environment that will aid in the recruitment, retention, growth, and support of outstanding faculty and staff.

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

<u>Comments:</u>

- Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama.
- 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?

<u>Comments:</u>

If this project is not approved, the University will be unable to meet the growing demand for recreation, fitness, and wellness facilities, resulting in continued deficiencies in recreation space per student compared to peer institutions. This would negatively impact the student experience, limit access to recreation programs and services, and reduce overall satisfaction with campus facilities.

SOUTH CAMPUS STUDENT RECREATION CENTER

LOCATION MAP