UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL /1
(Architect Ranking, Project Scope and Project Budget) /8

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: South Campus Student Recreation Center

MEETING DATE: November 5 - 6, 2026

☑	1.	Board Submittal Checklist No. 2
☑	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 Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
☑	4.	Executive Summary – Proposed Capital Project /2
☑	5.	Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). /3, /4, /5
☑	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 /6
☐	7.	Preliminary Business Plan (if applicable) /7
☑	8.	Campus map(s) showing project site

Prepared by: Mary Kathryn Holt

Approved by: Matt Skinner

10/1/26 10/2/26

/1 Reference Tab 3H – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – Board Rule 415 Instructional Guide
/3 Reference Tab 3K – Board Rule 415 Instructional Guide
/4 Reference Tab 3L – Board Rule 415 Instructional Guide
/5 Reference Tab 3M – Board Rule 415 Instructional Guide
/6 Reference Tab 3N – Board Rule 415 Instructional Guide
/7 Reference Tab 3V – Board Rule 415 Instructional Guide
/8 After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide

THE UNIVERSITY OF ALABAMA® | Office of the President

October 2, 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 II submittal for the South Campus Student Recreation Center project.

The resolution requests authorization to negotiate an Owner Designer Agreement with Davis Architects + HDR of Birmingham, Alabama, as the principal design firm for the project.

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 November 5-6, 2026.

Sincerely,

Peter J. Mohler
President

Enclosure

203 Rose Administration Building | Box 870100 | Tuscaloosa, AL 35487-0100 | 205-348-5100 | Fax 205-348-7238
president@ua.edu | http://www.ua.edu

THE UNIVERSITY OF ALABAMA

Resolution

Authorization to Negotiate an Owner/ Architect Agreement for the South Campus Student Recreation Center

WHEREAS, on September 11th, 2026, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama ("Board") approved 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 construction of a new student recreation center within the south campus area, with a total building area currently not expected to exceed 75,000 square feet, to address The University of Alabama's ("University's") growing need for additional recreation and wellness space; and

WHEREAS, the plans for the Project will be further developed and refined during the programming and design phases including considerations related to right sizing the facility, building massing, site placement, and budget to ensure the facility effectively meets current and anticipated student needs while complementing the scale and context of the surrounding campus area; 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 students living in adjacent residential communities and support a more balanced provision of student recreation amenities throughout the University 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 Consultant Selection Committee, appointed by the 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. Davis Architects + HDR, Birmingham, Alabama
2. Goodwyn Mills Cawood (GMC), Birmingham, Alabama
3. Chambless King Architects, Montgomery, Alabama

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;

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

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	$	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 Board does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the general fund of the University 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 in Section 1.150-2(e).

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

BE IT FURTHER RESOLVED by The Board of Trustees of The University of Alabama that Peter J. Mohler, President; Daniel T. Layzell, Executive Vice President, Chief Operating Officer and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University be, and hereby are, authorized to act for and on behalf of the Board to negotiate an owner designer agreement with Davis Architects + HDR, Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for the Project.

EXECUTIVE SUMMARY

PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	November 5 - 6, 2026
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	South Campus Student Recreation Center
PROJECT NUMBER:	000-26-4378
PROJECT LOCATION:	On or near the site of the existing Barnwell Hall Facility
ARCHITECT:	Davis Architects + HDR, Birmingham, Alabama
	Pending approval this submittal

THIS SUBMITTAL:	**PREVIOUS APPROVALS:**
☐ Stage I	September 10 – 11, 2026
☒ 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 student recreation center within the south campus area, with a total building area not currently expected to exceed 75,000 square feet, to support the University's growing need for additional recreation and wellness space and to enhance access to fitness, wellness, and recreational opportunities for students residing in nearby residential communities.

The Project will be further developed and refined through the programming and design phases, including considerations related to right sizing the facility, building massing, site placement, and budget to ensure the facility effectively meets current and anticipated student needs while complementing the scale and context of the surrounding campus area.

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:	Date Initiated	November 2026
	% Completed	0%
	Date Completed	February 2027
PRELIMINARY DESIGN:	Date Initiated	March 2027
	% Completed	0%
	Date Completed	May 2027
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2027
	% Completed	0%
	Date Completed	August 2027
SCHEDULED BID DATE:		September 2027

**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.

Part 1

EXECUTIVE SUMMARY

CONSULTANT SELECTION PROCESS

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 5 – 6, 2026

Campus: The University of Alabama, Tuscaloosa, Alabama

Project Name: South Campus Student Recreation Center

Project Location: To Be Determined

Prepared By: Mary Kathryn Holt Date: September 10, 2026

Project Type		Range of Construction Costs			
☐	Building Renovations	$		to $	
☐	Building Addition	$		to $	
☒	New Construction	$	50,000,001	to $	70,000,000
☐	Campus Infrastructure	$		to $	
☐	Equipment	$		to $	
☐	Other	$		to $	

Building Type – Group I		Percentage of Project
☐	Industrial Building Without Special Facilities	%
☐	Parking Structures/Repetitive Garages	%
☐	Simple Loft Type Structure	%
☐	Warehouses/Utility Type Buildings	%
☐	Other	%

Building Type – Group II		Percentage of Project
☐	Apartments and Dormitories	%
☐	Exhibit Halls	%
☐	Manufacture/Industrial Facilities	%
☐	Office Building (Without Tenant Improvements)	%
☐	Printing Plants	%
☐	Service Garage/Facility	%
☐	Other (Storm Shelter and Multi-Purpose Event)	%

Building Type – Group III		Percentage of Project
☐	College Classroom Facilities	%
☐	Convention Facilities	%
☐	Extended Care Facilities	%
☐	Gymnasiums	%
☐	Hospitals	%
☐	Institutional Dining Halls	%
☐	Laboratories	%
☐	Libraries	%
☐	Medical Schools	%
☐	Medical Office Facilities and Clinics	%
☐	Mental Institutions	%
☐	Office Buildings (with tenant improvements)	%
☐	Parks	%
☒	Playground and Recreational Facilities	100 %
☐	Public Health Centers	%
☐	Research Facilities	%
☐	Stadiums	%
☐	Central Utilities Plants	%
☐	Water Supply and Distribution Plants	%
☐	Sewage Treatment and Underground Systems	%
☐	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
☐	Aquariums	%
☐	Auditoriums	%
☐	Art Galleries	%
☐	College Buildings with special features	%
☐	Communications Buildings	%
☐	Special Schools	%
☐	Theaters and similar facilities	%
☐	Other	%

Building Type – Group V	Percentage of Project
☐ Residences and Specialized Decorative Buildings	_____ %
☐ 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. Dr. Matt Kerch – Executive Director of Housing and Residential Communities
2. Scott Elliot – Executive Director of Recreation
3. Jason Bigelow – Director of Architectural and Engineering Services
4. Mary Kathryn Holt – Construction Portfolio Manager
5. Michael Payson – Construction Portfolio Manager
6. Brittany Kyles – Project Manager
7. Carrie Beth Kerr – Senior Architectural Design Coordinator / Architect

Qualified Firms/Companies Submitted:

1. Chambless King Architects, Montgomery, Alabama
2. Davis Architects + HDR, Birmingham, Alabama
3. Goodwyn Mills Cawood (GMC), Birmingham, Alabama

Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee

1. Davis Architects + HDR, Birmingham, Alabama
2. Goodwyn Mills Cawood (GMC), Birmingham, Alabama
3. Chambless King Architects, Montgomery, Alabama

Reviewed and approved by:

Signed by:
Carrie Kerr
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Chairman of Consultant Selection Committee

Executive Vice President, Chief Operating Officer and Treasurer

THE UNIVERSITY OF ALABAMA® | Division of Finance and Operations

September 25, 2026

Mr. Mark Foley
Vice Chancellor for Administration and Chief of Staff
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
South Campus Student Recreation Center
UA Project #: 000-26-4378

Dear Mr. Foley and Trustee Mauldin,

Pursuant to Board Rule 415, on September 11, 2026, The Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal for the South Campus Student Recreation Center Project ("Project") to be located on the southwest corner of campus, at a preliminary total Project budget amount of $88,000,000.

The Project will be further developed and refined through the programming and design phases, including considerations related to right sizing the facility, building massing, site placement, and budget to ensure the facility effectively meets current and anticipated student needs while complementing the scale and context of the surrounding campus area.

Pursuant to Board Rule 415, notifications for the Project, including a brief description and preliminary budget, were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University's website. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by August 23, 2026.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on September 10, 2026, interviewed the following architectural firms:

- Chambless King Architects, Montgomery, Alabama
- Davis Architects + HDR, Birmingham, Alabama
- Goodwyn, Mills, Cawood (GMC), Birmingham, Alabama

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Davis Architects + HDR, Birmingham, Alabama
2. Goodwyn, Mills, Cawood (GMC), Birmingham, Alabama
3. Chambless King Architects, Montgomery, Alabama

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

1. The firms demonstrated thorough knowledge of the latest wellness and recreation needs of university student populations.
2. The firms represented a clear understanding of the Project program and goals, a design approach or methodology and standard of care necessary with new construction recreation facilities.
3. 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.
4. The firms are committed to using Alabama-based consultant engineers for the Project.

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 November 5 – 6, 2026 meeting of the Board of Trustees.

Sincerely,

Daniel T. Layzell
Executive Vice President, Chief Operating Officer
and Treasurer

DTL/mrw
Attachment

pc/atchmt: Michael Rodgers
Matt Skinner
Carrie Beth Kerr
Mary Kathryn Holt

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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 November 5 – 6, 2026, Physical Properties Committee.
****

DocuSigned by:
Mark Foley
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Mr. Mark Foley: **Recommend for Approval**
Vice Chancellor for Administration and Chief of Staff

Signed by:
Evelyn VanSant Mauldin
843762141161D42D...
Trustee Evelyn VanSant Mauldin: **Recommend for Approval**
Chair of the Physical Properties Committee

SOUTH CAMPUS STUDENT RECREATION CENTER

LOCATION MAP

