

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

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: AIME Renovations for AMP Battery Research Center

MEETING DATE: November 6-7, 2025

- ☒ 1. Board Submittal Checklist No. 4
- ☒ 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- ☒ 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) ^{/2}
- ☒ 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Campus Map(s) showing project site
- ☐ 8. Final Business Plan (if applicable) ^{/3}

Prepared by: Tommy Alfano

Approved by: Matthew Skinner

^{/1} Reference Tab 3I - Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E - Board Rule 415 Instructional Guide

^{/3} Reference Tab 3V - Board Rule 415 Instructional Guide

Matthew Skinner
9/22/25
Matthew Skinner
9/23/25



September 24, 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 IV submittal for the AIME Renovations for AMP Battery Research Center project.

The resolution requests authorization to award the construction contract and approval of the revised budget and funding for the project, 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 November 6-7, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler", with a long, sweeping horizontal line extending to the right.

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the revised project budget; granting authorization to execute a Construction Contract for the AIME Renovations for AMP Battery Research Center

WHEREAS, on September 5, 2024, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the AIME Renovations for AMP Battery Research Center (“AMP BRC”) project (“Project”) to be located at 720 2nd Street; and

WHEREAS, the proposed Project initially entailed the renovation of approximately 6,000 square feet within the 1st floor of the Alabama Innovation & Mentoring of Entrepreneurs Building (“AIME”), to create a state-of-the-art battery research laboratory facility featuring a new pilot line laboratory for pouch, prismatic, and cylindrical cell production; and

WHEREAS, through this Project, the University will acquire advanced, multi-scale, multi-disciplinary equipment designed for next-generation battery research and education and will provide a facility that will significantly enhance the University's capabilities in battery technology, foster innovation, and provide unparalleled educational opportunities for students and researchers; and

WHEREAS, the renovated facility will include dedicated areas for materials and chemical receiving, as well as office and storage spaces to support research activities; and

WHEREAS, upon further investigation and project discovery meetings, the University recognizes a need for the Project to encompass additional square feet of renovated space for a Project total of 8,710 gross square feet (“GSF”) including approximately 1,500 square feet of mezzanine mechanical space and to address interface areas and tie in areas and corridors relative to the renovation work; and

WHEREAS, the Project includes the purchase of AMP BRC equipment and will provide an appropriate environment for operation thereof; and

WHEREAS, to maintain an efficient and cost-effective delivery, the Project was divided into three packages, including Construction Package A – Main Renovation, Construction Package B - Demolition, and Construction Package C - Structural; and

WHEREAS, Williams Blackstock Architects, Inc., Birmingham, AL (“WBA”) has previously served as a consultant for the concept design for this Project and has familiarity and innate knowledge of the facility; and

WHEREAS, on February 7, 2025, due to WBA's knowledge of the AMP Battery Research Center facility needs through concept design, and their familiarity with University Standards and design principles and procedures, which will greatly facilitate the design and administrative process and support the Project schedule, the Board approved a waiver of the Consultant Selection Process and authorized the University to utilize WBA for architectural services for the Project; and

WHEREAS, the University negotiated a design fee of 5.9% of the cost of construction plus a 1.1 renovation factor for the existing facility renovation, and \$49,175 for additional services and reimbursables less a discount credit of \$35,784, representing a 16% reduction in the standard fee for this type of project; and

WHEREAS, on February 7, 2025, the Board approved a revised and reallocated budget from \$15,000,000 to \$15,700,000 to reflect the additional space required for the BRC equipment and fit-out, the construction packaging revisions, and the negotiated design fees plus related soft costs; and

WHEREAS, throughout the design phase as research equipment and space usage were further studied and necessary adjustments made, and due to the time required for this additional study and finalization of design, the University determined it would be in the best interest of the Project to procure the scope under a single construction package, Construction Package A – Main Renovation, in lieu of the aforementioned packaging that was aimed at taking advantage of the summer months for some of the more intrusive scope; and

WHEREAS, as a result of the further studies of the research equipment and space usage, the University determined it would be in the best interest of the Project to procure the Modular Dry Room and Emergency Generator directly, and as such has moved the estimated costs from Construction Package A – Main Renovation to the Owner Furnished Contractor Installed Equipment line on the revised budget; and

WHEREAS, on September 17, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for the Construction Package A – Main Renovation and J.T. Harrison Construction Company, Inc., of Tuscaloosa, Alabama, ("Harrison Construction") was declared the lowest responsible bidder for the Project with an adjusted base bid of \$2,872,000, as referenced on the certified bid tab; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Main Renovation of this Project to Harrison Construction for a total contract amount of \$2,872,000; and

WHEREAS, the University is requesting approval of a reduction in the Revised Budget from \$15,700,000 to \$15,000,000, to reflect the aforementioned revised construction packaging, the user requested adjustments to BRC equipment, the resulting redesign costs, and the bid results and associated revisions to soft costs; 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 ETF Supplemental Appropriations allocated in Act #2024-428 (HB 144), as allocated by the Board of Trustees of The University of Alabama in the amount of \$15,000,000 and will eliminate deferred maintenance liabilities in the amount of \$1,900,000; and

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

BUDGET		REVISED
Construction Package A – Main Renovation	\$	2,872,000
Owner Furnished Contractor Installed (OFCI) Equipment	\$	8,854,000
Furniture, Fixtures and Equipment	\$	250,000
Security/Access Control	\$	70,000
Telecommunication/Data	\$	75,000
Contingency ¹	\$	1,172,600
UA Project Management Fee ²	\$	580,437
Architect/Engineer Fee ³	\$	897,952
Other ⁴	\$	228,011
TOTAL PROJECT COST	\$	15,000,000

¹Contingency is based on 10% of the cost of Construction Package A and OFCI Equipment.

²UA Project Management Fee is based on 4.5% of Construction Packages A, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on a negotiated design fee of 6% (percentage adjusted post-bid in accordance with DCM fee schedule) of the cost of Construction Package A and OFCI Equipment plus a 1.1 renovation factor for the existing facility renovation, plus \$49,175 for additional services and reimbursables, and \$110,645 for design revisions, less a discount credit of \$35,784.

⁴Other expenses include 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 Revised Budget and Funding for the Project, as stipulated above, is hereby approved.

BE IT FURTHER RESOLVED, that Peter J. Mohler, 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 be, and hereby are, authorized to act for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with J.T. Harrison Construction Company, Inc., Tuscaloosa, Alabama, for Construction Package A – Main Renovation for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	<u>November 6-7, 2025</u>
CAMPUS:	<u>The University of Alabama, Tuscaloosa, Alabama</u>
PROJECT NAME:	<u>AIME Renovations for AMP Battery Research Center (AMP BRC)</u>
PROJECT NUMBER:	<u>252-23-3362</u>
PROJECT LOCATION:	<u>720 2nd St</u>
ARCHITECT:	<u>Williams Blackstock, Inc.</u>

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II Waiver
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☒ Stage IV

PREVIOUS APPROVALS:

September 5, 2024
 February 7, 2025

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☐ Building Construction	Laboratory Facilities	~ 51%	4,463
☐ Building Addition	Circulation Area*	~ 32%	2,747
☒ Building Renovation	Mechanical Area**	~17%	1,500
☒ Equipment			
TOTAL		100%	8,710

*Corridor and interface tie-in areas that will be renovated

**New square footage for mechanical mezzanine infill

BUDGET	Current	Revised
Construction Package A – Main Renovation	\$ 5,140,150	\$ 2,872,000
Construction Package B - Demolition	\$ 90,000	\$ 0
Construction Package C - Structural	\$ 500,000	\$ 0
Owner Furnished Contractor Installed (OFCI) Equip.	\$ 6,400,000	\$ 8,854,000
Furniture, Fixtures and Equipment	\$ 250,000	\$ 250,000
Security/Access Control	\$ 70,000	\$ 70,000
Telecommunication/Data	\$ 75,000	\$ 75,000
Contingency ¹	\$ 1,213,015	\$ 1,172,600
UA Project Management Fee ²	\$ 600,442	\$ 580,437
Architect/Engineer Fee ³	\$ 800,638	\$ 897,952
Other ⁴	\$ 177,828	\$ 228,011
Escalation ⁵	\$ 382,927	\$ 0
TOTAL PROJECT COST	\$ 15,700,000	\$ 15,000,000
Total Construction Cost per square foot \$637		

¹Contingency is based on 10% of the cost of Construction Package A and OFCI Equipment.

²UA Project Management Fee is based on 4.5% of Construction Package A, OFCI Equipment, and Contingency.

³Architect/Engineer Fee is based on a negotiated design fee of 6% (percentage adjusted post-bid in accordance with DCM fee schedule) of the cost of Construction Package A and OFCI equipment plus a 1.1 renovation factor for the existing facility renovation, plus \$49,175 for additional services and reimbursables, and \$110,645 for design revisions, less a discount credit of \$35,784

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

⁵Escalation was based on an anticipated 2.5%.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

8,710 sf x ~\$9.95/sf \$ 86,665

Total Estimated Annual O&M Costs: \$ **86,665****FUNDING SOURCE:**

Education Trust Fund Supplemental Appropriations Act #2024-428 (HB 144) \$ 15,000,000

O&M Costs: University Annual Operating Funds \$ 86,665**PROJECT SCOPE**

The AIME Renovations for AMP Battery Research Center (AMP BRC) project at The University of Alabama involves the renovations of approximately 8,710 gross square feet within the Alabama Innovation & Mentoring of Entrepreneurs Building (“AIME”), located at 720 2nd Street. This project will create a state-of-the-art facility featuring a pilot line laboratory for pouch, prismatic, and cylindrical cell production. Also, the renovated space will include dedicated areas for materials and chemical receiving and storage spaces to support research activities. The project also encompasses the acquisition of advanced, multi-scale, multi-disciplinary equipment designed for next-generation battery research and education. This facility will significantly enhance the University’s capabilities in battery technology, fostering innovation and providing unparalleled educational opportunities for students and researchers.

Project will include an additional 1,500 GSF of mechanical mezzanine through the infill of high bay space, which will not impact the exterior visual appearance.

NEW EQUIPMENT REQUIRED

Specialized Battery Research Equipment: Electrode Line Equipment, Pouch Cell Assembly Equipment, Pouch Cell Formation Equipment, Electrode Preparation Equipment, Cycling Room Equipment, Formation and Aging Equipment, Battery Characterization Equipment, Emergency Generator, and Modular Dry Room.

Total Equipment Costs: \$8,854,000

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	November 2024
	% Complete	100%
	Date Completed	December 2024
PRELIMINARY DESIGN:	Date Initiated	January 2025
	% Complete	100%
	Date Completed	March 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2025
	% Complete	100%
	Date Completed	August 2025
BID DATE:	September 17, 2025	

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

As a one-stop shop for deploying battery and energy storage technologies at scale, the AMP BRC will significantly enhance The University of Alabama's campus programs. What's unique about the facility is its integrated, interdisciplinary, multi-scale approach. By incorporating state-of-the-art instrumentation across all facets of the battery supply chain, the AMP BRC will enable research and development activities that holistically address the battery ecosystem from raw materials production (upstream), materials processing, and cell manufacturing (midstream) to module and pack manufacturing and end-of-life recycling and reuse (downstream). In the US, this facility will be the first of its kind.

Above and beyond its direct scientific contribution, the AMP BRC will enhance campus programs in the following ways:

1. **Enrichment of Academic Curriculum:** The new laboratory will provide advanced facilities and cutting-edge equipment, benefiting academic programs in engineering, materials science, environmental science, and related fields. Students will have access to state-of-the-art resources for hands-on learning and experimentation, integrating theoretical knowledge with practical applications. This experiential learning approach will deepen their understanding and skills, preparing them for future battery technology and energy storage careers.
2. **Expansion of Research Opportunities:** The AMP BRC will create a dedicated space for faculty and students to engage in innovative research projects. It will support interdisciplinary collaboration, allowing for joint projects between chemistry, physics, and engineering departments. The lab's advanced instrumentation will enable groundbreaking research into battery materials, manufacturing processes, and sustainability, positioning UA as a leader in this critical field.
3. **Workforce Development:** The laboratory will serve as a training ground for the next generation of scientists, engineers, and technicians. Offering specialized training and research opportunities will help students develop the technical expertise and practical skills needed to excel in the battery industry. This aligns with the university's goal of fostering workforce development and ensuring that graduates are well-prepared to meet the demands of a rapidly evolving job market.
4. **Industry Collaboration and Partnerships:** The lab will facilitate stronger ties between the university and industry partners. Through collaborative research projects, internships, and co-op programs, students will gain valuable industry experience and exposure to real-world challenges. These partnerships will also enhance the university's ability to attract research funding, grants, and investments, further supporting campus programs and initiatives.
5. **Support for Sustainability Initiatives:** The focus on battery research and energy storage technologies aligns with the university's commitment to sustainability. The lab will contribute to developing sustainable energy solutions and promoting research addressing environmental challenges such as renewable energy integration, energy efficiency, and carbon reduction. This will not only enhance campus programs related to sustainability but also position the university as a leader in addressing global environmental issues.
6. **Enhanced Learning Environment:** Finally, adding the AMP BRC will improve the overall learning environment on campus. It will provide students and faculty access to the latest technology and resources, fostering a culture of innovation and excellence. This will attract top-tier students and researchers, enhancing the university's reputation and academic standing.

The planned AIME Renovations for AMP Battery Research Center project will enrich the academic curriculum, expand research opportunities, promote workforce development, strengthen industry collaborations, support sustainability initiatives, and improve the learning environment.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name

AIME Renovation for AMP
Battery Research Center

Bid Due

September 17, 2025 2:00 p.m. local time

Architect/Engineer

Williams Blackstock Architects
2204 1st Avenue South, Suite 200
Birmingham, AL 35233
phone: (205) 252-9811

UA Project No.

252-23-3362

Bid Location

405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Four million, three hundred ninety-four thousand, three hundred eighty dollars and 00/100 (\$4,394,380.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

CONSTRUCTION DURATION:

Project Completion: June 26, 2026

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	Rogers Building Company, LLC	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	2000 30th Avenue Northport, AL 35476 (205) 412-8321 GC Lic. #58588	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - EIGHT	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
LICENSE # ON ENVELOPE	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	The Cincinnati Insurance Co.	Nationwide Mutual Insurance Co.	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 93.00	\$ 90.00	\$ 93.00	\$ 93.00
BASE BID ON PROPOSAL	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,100,000.00	\$ 3,000,000.00
ENVELOPE ADJUSTMENT	(128,000.00)	(25,000.00)	(49,000.00)	(88,000.00)
TOTAL BID	\$ 2,872,000.00	\$ 2,975,000.00	\$ 3,051,000.00	\$ 2,912,000.00

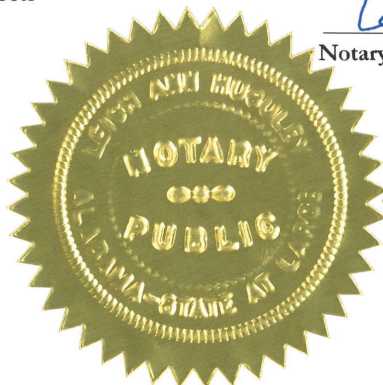
I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE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

Sworn to and subscribed before me this 17th day of September, 2025.

Joey Tudisco, AIA
Williams Blackstock Architects

Laigh Ann Hugley
Notary Public

April 4, 2027
My Commission Expires



Unit Price Description:

Unit Price #1: Cable Tray. Price per linear foot in place.

AIME RENOVATIONS FOR AMP BATTERY RESEARCH CENTER

LOCATION MAP

