

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

**BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ^{/1}
(Architectural Design)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Reserve Officers' Training Corps Facility and Student Veterans Center

MEETING DATE: November 6-7, 2025

- ☒ 1. Board Submittal Checklist No. 3
- ☒ 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- ☒ 4. Executive Summary - Proposed Capital Project ^{/2}
- ☒ 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 6. Campus map(s) showing project site

Prepared by: Jeremy Wood

Approved by: Matthew Skinner

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

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

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



September 25, 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 III submittal for the Reserve Officer's Training Corps Facility and Student Veterans Center project.

The resolution requests approval of the Architectural Design 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 6-7, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler", written over a horizontal line.

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the proposed architectural design for the Reserve Officers' Training Corps Facility and Student Veterans Center

WHEREAS, on November 7, 2024, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama ("Board") approved a Stage I submittal for the Reserve Officers' Training Corps Facility and Student Veterans Center ("ROTC Facility") project ("Project") originally approved to be located on twenty-six acres of property north of Campus Drive and east of U.S. Highway 82 and revised to 130 4th Street as approved by the Board on September 12, 2025; and

WHEREAS, the Project entails the construction of an approximately 19,746 gross square foot ("GSF") one-story building and training facility to serve the Reserve Officers' Training Corps ("ROTC") designed for modern physical training practices and updated Army and Air Force testing procedures; and

WHEREAS, the Student Veterans Center shared use of the facility will serve to support our student veterans as they transition from military life to college life; and

WHEREAS, the Project expands the Student Life wellness programs by providing much-needed new space specifically designed for the military-affiliated population, including multipurpose space, locker rooms, training areas, adjacent parking, and a Rappelling Tower; and

WHEREAS, the Project will enhance the programs and services provided by the Office of Veteran and Military Affairs; and

WHEREAS, on February 7, 2025, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized The University of Alabama ("University") officials to proceed with negotiations for architectural design services with Seay, Seay, & Litchfield Architects, of Montgomery, Alabama ("SSL"); and

WHEREAS, upon completion of negotiations with SSL, the University established a final design fee of 6.1% of the cost of construction, landscaping, Owner Furnished Contractor Installed equipment, and contingency, plus \$80,000 for additional services; and

WHEREAS, the Project was approved to be located on the twenty-six-acre site north of Campus Drive and east of U.S. Highway 82, allowing the University to take advantage of the topography and other features available, including access directly from the Northeast Commuter Parking Lot, which would be an appropriate environment for the training purposes of ROTC, and would provide them with a discreet operating area that is not disruptive to the main campus, while conveniently accessible for students; and

WHEREAS, due to a planned multi-year infrastructure project for U.S. Highway 82 that will have a critical impact on accessibility to the site and the results of expanded hydrology and site studies done in correlation with potential alternative access pathways, the original Project location presents significant challenges with schedule, costs, and safety impacts; and

WHEREAS, relocating the Project to an alternative site with convenient access, stable topography and adjacent utilities will provide for more efficient and cost-effective construction and a higher utilization rate of the facility; and

WHEREAS, on September 12, 2025, the Board approved a Campus Master Plan Amendment to reflect the change of location of the Project site as shown on the 2024 Campus Master Plan to a new site located at 130 4th Street, south of the Student Recreation Center, Soccer Stadium, and Recreational Tennis Courts and adjacent to the eastern edge of the East Commuter Parking Lot; and

WHEREAS, this proposed location is appropriate for the intended use, aligns with the character of the area, and offers the lowest development cost for the University; and

WHEREAS, the facility and training yard will include security and access control measures as appropriate for the more centralized location and the building will be designed to architecturally complement the surrounding facilities; and

WHEREAS, due to the decreased site work required with the proposed new location, the Project can now be delivered in a single construction package, including add alternates for the Rappelling Tower and fencing upgrades to maximize bid day success, and will include Owner Furnished Contractor Installed Equipment to mitigate the impact of continued long-lead items; and

WHEREAS, the users desire to apply the expected cost savings from the Project site change towards the purchase of state-of-the-art simulators and training modules necessary to fully fit-out the Digital Training Center space within the facility that were originally planned to be purchased in the future as funds became available; and

WHEREAS, on September 12, 2025, the Board approved a budget reallocation to reflect the consolidated packaging, the Digital Training Center equipment, and the aforementioned final negotiated design fees; and

WHEREAS, the University received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the Project program has been reviewed and is consistent with University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from Education Trust Fund Supplemental Appropriations allocated in ACT #2024-428, HB144, as further allocated by the Board of Trustees of The University of Alabama, in the amount of \$12,750,000; and

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

BUDGET:		CURRENT
Construction	\$	8,450,000
Landscaping	\$	200,000
OFCI Equipment	\$	200,000
Furniture, Fixtures and Equipment	\$	465,000
Digital Training Center Equipment	\$	816,000
Security/Access Control	\$	65,000
Telecommunication/Data	\$	125,000
Contingency ¹	\$	442,500
UA Project Management Fee ²	\$	325,238
Architect/Engineer Fee ³	\$	619,850
Other ⁴	\$	263,243
Escalation ⁵	\$	778,169
TOTAL PROJECT COST	\$	12,750,000

¹ Contingency is based on 5% of the cost of Construction, Landscaping and Owner Furnished Contractor Installed Equipment.

² UA Project Management Fee is based on 3.5% of the cost of Construction, Landscaping, Owner Furnished Contractor Installed Equipment and Contingency.

³ Architect/Engineer Fee is based on 6.1% of the cost of Construction, Landscaping, and Owner Furnished Contractor Installed Equipment, plus \$80,000 in additional services.

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

⁵ Escalation is currently based on an anticipated 0.5% inflation per month and is therefore calculated as 6.5% through the anticipated bid date of December 2025 as included in the Project Status.

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

1. The Stage III Architectural Design submittal for the project is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 6-7, 2025

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Reserve Officers' Training Corps Facility and Student Veterans Center

PROJECT NUMBER: 500-24-3834

PROJECT LOCATION: 130 4th Street

ARCHITECT: Seay, Seay, & Litchfield Architects, Montgomery, Alabama

THIS SUBMITTAL	PREVIOUS APPROVALS
☐ Stage I	November 8, 2024
☐ Stage II	February 7, 2025
☐ Campus Master Plan Amendment, Revised Stage II	September 12, 2025
☒ Stage III	
☐ Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☒ Building Construction	Office Facilities	~2%	482
☐ Building Addition	Special Use Facilities	~ 67%	13,133
☐ Building Renovation	Central Service/ Support	~ 9%	1,794
☐ Equipment	Circulation Area	~20%	4,005
	Building Service Area	~ 1%	196
	Mechanical Area	~1%	136
	TOTAL	100%	19,746

BUDGET		CURRENT
Construction	\$	8,450,000
Landscaping	\$	200,000
Owner Furnished Contractor Installed Equipment	\$	200,000
Fixtures, Furnishing, & Equipment	\$	465,000
Digital Training Center Equipment	\$	816,000
Security/Access Control	\$	65,000
Telecommunication/Data	\$	125,000
Contingency ¹	\$	442,500
UA Project Management Fee ²	\$	325,238
Architect/Engineer Fee ³	\$	619,850
Other ⁴	\$	263,243
Escalation ⁵	\$	778,169
TOTAL PROJECT COST	\$	12,750,000
Total Construction Cost per square foot \$461		

¹ Contingency is based on 5% of the cost of Construction, Landscaping, and Owner Furnished Contractor Installed Equipment.

² UA Project Management Fee is based on 3.5% of the cost of Construction, Landscaping, Owner Furnished Contractor Installed Equipment and Contingency.

³ Architect/Engineer Fee is based on 6.1% of the cost of Construction, Landscaping and Owner Furnished Contractor Installed Equipment, plus \$80,000 in additional services.

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

⁵ Escalation is based on an anticipated 0.5% inflation per month and is therefore calculated as 6.5% through the anticipated bid date of December 2025 as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

19,746* sf x ~\$6.16/sf \$ 121,606

Total Estimated Annual O&M Costs: \$ **121,606**

*heated and conditioned space

FUNDING SOURCE:

ETF Supplemental Appropriations Act#2024-428/HB144 \$ 12,750,000

O&M Costs: University Annual Operating Funds \$ 121,606

NEW EQUIPMENT REQUIRED

AHU's, Electrical Equipment, Light Poles

Total Equipment Costs: \$200,000

PROJECT SCOPE:

The ROTC Facility and Student Veterans Center will include a one-story, ~19,746 gross square foot training facility and adjacent rappelling tower, proposed to be located at 130 4th Street, adjacent to the East Commuter Parking Lot and south of the Parker-Hahn Tennis Facility. The Project will provide a centralized location for Army ROTC Cadets, Air Force ROTC Cadets, and Military Affiliated Students to collaborate, conduct physical training, military skills, and experience leadership development training.

The sitework, utilities installation, facility construction, and outdoor training environment will be completed in a singular construction package with owner furnished contractor installed equipment as required by current lead times to meet the Project schedule.

The Facility will include multipurpose space, locker rooms, a Digital Training Center, adjacent parking, and a 35' Rappel Tower.

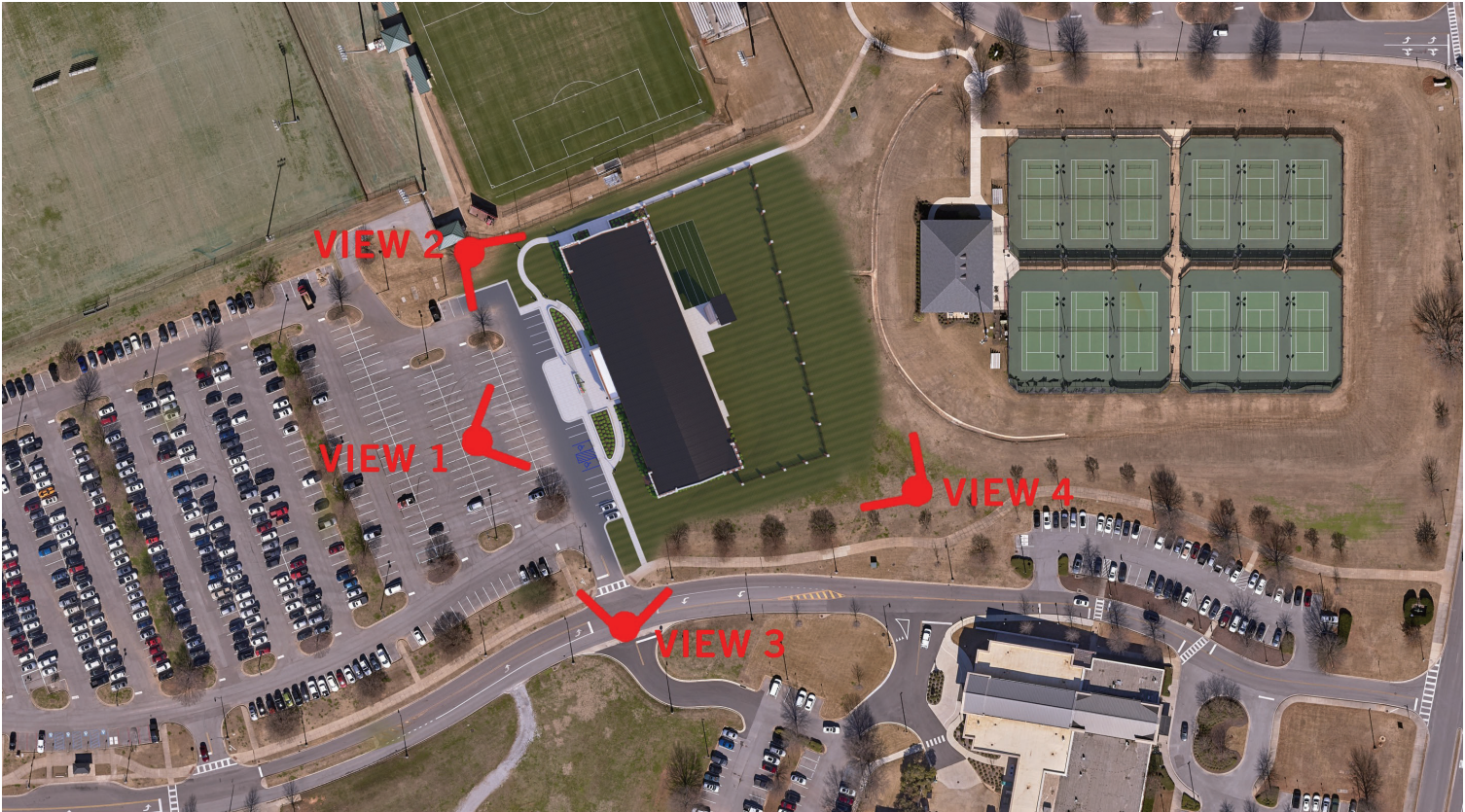
This proposed plan will provide dedicated space in an area of campus appropriate for ROTC training purposes.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	November 2024
	% Complete	100%
	Date Completed	February 2025
PRELIMINARY DESIGN:	Date Initiated	March 2025
	% Complete	100%
	Date Completed	October 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2025
	% Complete	0%
	Date Completed	December 2025
SCHEDULED BID DATE:		December 2025

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS:
The Project expands the Student Life wellness programs by providing much-needed new space designated for the military-affiliated population. It will also support our veterans transitioning from military to college life. This space would feel more like a military community and ease our veterans' transition into college. The Center provides ROTC Cadets with a functional fitness training facility designed for modern physical training practices and updated Army and Air Force testing procedures. The Center will allow additional and better-suited space for modern training tools such as indoor shooting simulators, simulated artillery, leadership reaction courses, and virtual-reality flight simulators. These interactive learning tools reinforce individual skills and enable collaboration to develop leadership at increasing levels of complexity, leveraging modern technologies. The proposed Project will enhance the programs and services provided by the Office of Veteran and Military Affairs to better serve our student population, including all ROTC students. The programs offered will bring together our staff and faculty who are veterans so that they may share their experience and success with these students.

RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

Vantage Points



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 1 – Existing Conditions
Looking East from Parking Lot**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 1 – Proposed West Elevation
Looking East from Parking Lot**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

View 2 – Existing Conditions
Looking Southeast from North Corner of Parking Lot



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 2 – Proposed Northwest Elevation
Looking Southeast from North Corner of Parking Lot**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 3 – Existing Conditions
Looking Northeast from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 3 – Proposed Southwest Elevation
Alternate Option (Tower and Basic Fencing)
Looking Northeast from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 3 – Proposed Southwest Elevation
Alternate Option (Tower and Decorative Fencing)
Looking Northeast from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 4 – Existing Conditions
Looking Northwest from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 4 – Proposed Southeast Elevation
Base Bid
Looking Northwest from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 4 – Proposed Southeast Elevation
Alternate Option (Tower and Basic Fencing)
Looking Northwest from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

**View 4 – Proposed Southeast Elevation
Alternate Option (Tower and Decorative Fencing)
Looking Northwest from 4th Street**



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

LOCATION MAP

