

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: Reserve Officers' Training Corps Facility and Student Veterans Center

MEETING DATE: February 5-6, 2026

- 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: Jeremy Wood

Approved by: Matthew Skinner

Handwritten signatures and dates:
 CMV dly 12/17/25
 JDC 12/18/25

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



January 9, 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 IV submittal for the Reserve Officers Training Corps Facility and Student Veterans Center project.

The resolution requests authorization to award the construction contract and approval of the revised 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 February 5-6, 2026.

Sincerely,

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

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the revised project scope and budget, granting authorization to execute a Construction Contract 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 presented 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 provided 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 Project program has been reviewed and is consistent with University Design Standards and the principles contained therein; and

WHEREAS, in accordance with Board Rule 415, on November 7, 2025, the Board approved renderings and visual appearance for the stage III submittal for the Project; and

WHEREAS, on December 9, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Construction of the Project and WAR Construction, Inc. of Tuscaloosa, Alabama (WAR Construction) was declared the lowest responsible bidder with a base bid in the amount of \$11,132,000 as referenced on the certified bid tab; and

WHEREAS, the University desires to accept post bid negotiations executed in accordance with Title 39-2-6 of the Code of Alabama to reduce costs in the amount of \$496,150; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user, and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, the previously reallocated budget for the Digital Training Center Equipment was reallocated to the Construction budget as the savings were not realized as previously anticipated; and

WHEREAS, the Digital Training Center space will be included in the project as originally planned without the equipment, which will be purchased in the future as funds become available; and

WHEREAS, the University is requesting approval to award the construction contract for the Project to WAR Construction in the total contract amount of \$10,635,850 inclusive of the post bid negotiations; and

WHEREAS, the University requests approval of a Revised Budget from \$12,750,000 to \$13,000,000 to reflect the bid results and associated Construction Contracts, including post bid negotiations, and related adjustments to soft costs as reflected in the Revised Budget included herein; 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 in the amount of \$12,750,000, and Institutional Reserves in the amount of \$250,000;

WHEREAS, the revised budget is as stipulated below:

BUDGET:		REVISED
Construction	\$	10,635,850
OFCI Equipment	\$	150,000
Furniture, Fixtures and Equipment	\$	365,000
Security/Access Control	\$	65,000
Telecommunications/Data	\$	125,000
Contingency (2.5%)	\$	269,646
UA Project Management Fee (3.5%)	\$	386,942
Architect/Engineer Fee	\$	762,893
Other	\$	239,669
	<hr/>	
	\$	13,000,000
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NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

1. The Revised Project scope revision is approved as stipulated above.
2. The Budget Revision for the project is approved as stipulated above.
3. The revised funding for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED, that Peter J. Mohler, President; Daniel T. Layzell, Vice President of 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 to execute the aforementioned contract with WAR Construction, Inc. of Tuscaloosa, Alabama, for this Project in accordance with Board Rule 415.

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

MEETING DATE: February 5-6, 2026

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
<input type="checkbox"/> Stage I	November 8, 2024
<input type="checkbox"/> Stage II	February 7, 2025
<input type="checkbox"/> Campus Master Plan Amendment, Revised Stage II	September 12, 2025
<input type="checkbox"/> Stage III	November 7, 2025
<input checked="" type="checkbox"/> Stage IV	

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

BUDGET	CURRENT		REVISED	
Construction	\$	8,450,000	\$	10,635,850
Landscaping	\$	200,000	\$	0
Owner Furnished Contractor Installed Equipment	\$	200,000	\$	150,000
Fixtures, Furnishing, & Equipment	\$	465,000	\$	365,000
Digital Training Center Equipment	\$	816,000	\$	0
Security/Access Control	\$	65,000	\$	65,000
Telecommunication/Data	\$	125,000	\$	125,000
Contingency ¹	\$	442,500	\$	269,646
UA Project Management Fee ²	\$	325,238	\$	386,942
Architect/Engineer Fee ³	\$	619,850	\$	762,893
Other ⁴	\$	263,243	\$	239,669
Escalation ⁵	\$	778,169	\$	0
TOTAL PROJECT COST	\$	12,750,000	\$	13,000,000
Total Construction Cost per square foot \$560				

¹ Contingency is based on 2.5% of the cost of Construction and Owner Furnished Contractor Installed Equipment.

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

³ Architect/Engineer Fee is based on 6.0% (updated post bid, previously 6.1%) of the cost of Construction, and Owner Furnished Contractor Installed Equipment, plus \$85,513 in additional services, plus 80% of the fee for unawarded alternates.

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

⁵ Escalation was 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

Institutional Reserves \$ 250,000

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

NEW EQUIPMENT REQUIRED

Electrical Equipment, Light Poles

Total Equipment Costs: **\$150,000**

PROJECT SCOPE:

The ROTC Facility and Student Veterans Center will include a one-story, ~19,746 gross square foot training facility, 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 space for future Digital Training Center, and adjacent parking.

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	100%
	Date Completed	December 2025
SCHEDULED BID DATE:		December 9, 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.

TABULATION OF BIDS



Project Name
Reserve Officers' Training Corps Facility
and Student Veterans Center

Bid Due
December 9, 2025 2:00 p.m. local time

Architect/Engineer
Seay, Seay & Litchfield Architects
1115 South Court Street
Montgomery, AL 36104
phone (334) 263-5162

UA Project No.
500-25-3834

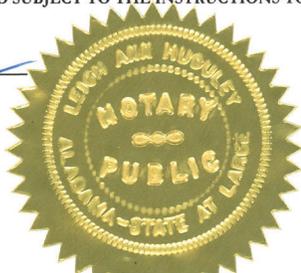
Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Eight million, six hundred fifty thousand dollars and 00/100 (\$8,650,000.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Project Completion: March 26, 2027

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, 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
Addenda ONE - FIVE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	The Cincinnati Insurance Co.	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 22.00	\$ 22.00	\$ 22.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 350.00	\$ 300.00	\$ 344.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 1,900.00	\$ 1,500.00	\$ 2,013.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 500.00	\$ 400.00	\$ 344.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 8,500.00	\$ 4,000.00	\$ 8,500.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 20.00	\$ 5.00	\$ 20.00
UNIT PRICE #7 <i>Description on back of page</i>	\$ 150.00	\$ 150.00	\$ 150.00
BASE BID ON PROPOSAL	\$ 12,000,000.00	\$ 8,000,000.00	\$ 11,500,000.00
ENVELOPE ADJUSTMENT	(726,000.00)	3,510,000.00	(368,000.00)
ADJUSTED BASE BID	11,274,000.00	11,510,000.00	11,132,000.00
ALTERNATE #1 <i>Description on back of page</i>	548,500.00	320,000.00	553,000.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	11,822,500.00	11,830,000.00	11,685,000.00
ALTERNATE #2 <i>Description on back of page</i>	89,400.00	100,000.00	120,000.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	11,911,900.00	11,930,000.00	11,805,000.00
ALTERNATE #3 <i>Description on back of page</i>	206,374.00	240,000.00	243,000.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	12,118,274.00	12,170,000.00	12,048,000.00
ALTERNATE #4 <i>Description on back of page</i>	N/A	N/A	N/A
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	12,118,274.00	12,170,000.00	12,048,000.00
ALTERNATE #5 <i>Description on back of page</i>	16,000.00	22,000.00	14,000.00
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 12,134,274.00	\$ 12,192,000.00	\$ 12,062,000.00

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.

Jacob L. Johnson AIA, NCARB
Seay, Seay & Litchfield, P.C.



Sworn to and subscribed before me this 9th day of December, 2025.

Notary Public
My Commission Expires April 4, 2027

Unit Price Descriptions:

- Unit Price #1: Removal of Unsuitable Soil and Replacement with Compacted Structural Fill. Price per cubic yard.
- Unit Price #2: Over-excavation of footings and replacement with 2500-PSI lean concrete fill. Price per cubic yard.
- Unit Price #3: Reinforcement Steel. Price per ton.
- Unit Price #4: Concrete. Price per cubic yard.
- Unit Price #5: Structural Steel. Price per ton.
- Unit Price #6: Steel Angle. Price per lineal foot.
- Unit Price #7: Removal and Replacement of Gas Piping. Price per lineal foot.

Alternate Descriptions:

- Alternate #1: Rappel Tower
- Alternate #2: Exterior Turf Field
- Alternate #3: Upgraded Fencing
- Alternate #4: Omitted
- Alternate #5: Built-In Millwork

RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

APPROVED NOVEMBER 7, 2025



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

LOCATION MAP

