

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

**BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL ^{/1}**

Reallocated Project Budget, Campus Master Plan Amendment

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

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

MEETING DATE: September 11-12, 2025

- ☒ 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: Jeremy Wood

Approved by: Matthew Skinner

^{/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

Handwritten signatures and date 9/11/25.

THE UNIVERSITY OF
ALABAMA[®] | Office of the
President

August 7, 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 Revised Stage II submittal for the Reserve Officers' Training Corps Facility and Student Veterans Center.

The resolution requests approval of a Campus Master Plan Amendment for the revised project location, and a reallocated budget 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 September 11-12, 2025.

Sincerely,



Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the revised project scope, reallocated project budget, and Campus Master Plan Amendment 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

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 Physical Training course with 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, a Campus Master Plan Amendment is requested 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 with Owner Furnished Contractor Installed Equipment provided 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, the University is requesting approval of 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, 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 reallocated budget for the Project is stipulated below:

BUDGET:		REALLOCATED
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 Campus Master Plan Amendment for the Project is hereby approved.
2. The Reallocated Budget for the Project is hereby approved as stipulated above.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 11-12, 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 – Pending Approval

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

THIS SUBMITTAL

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

PREVIOUS APPROVALS

November 8, 2024

February 7, 2025

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	REALLOCATED
Construction	\$ 0	\$ 8,450,000
Construction Package A – Early Site & Utilities	\$ 4,275,000	\$ 0
Construction Package B – Building & Obstacle Course	\$ 5,010,000	\$ 0
Landscaping	\$ 345,000	\$ 200,000
Owner Furnished Contractor Installed Equipment	\$ 200,000	\$ 200,000
Fixtures, Furnishing, & Equipment	\$ 465,000	\$ 465,000
Digital Training Center Equipment	\$ 0	\$ 816,000
Security/Access Control	\$ 65,000	\$ 65,000
Telecommunication/Data	\$ 125,000	\$ 125,000
Contingency ¹	\$ 491,500	\$ 442,500
UA Project Management Fee ²	\$ 361,253	\$ 325,238
Architect/Engineer Fee ³	\$ 599,630	\$ 619,850
Other ⁴	\$ 263,574	\$ 263,243
Escalation ⁵	\$ 549,043	\$ 778,169
TOTAL PROJECT COST	\$ 12,750,000	\$ 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, adjacent rappelling tower, and Physical Training Course, 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, an exterior physical training course, and a 35' Rappel Tower.

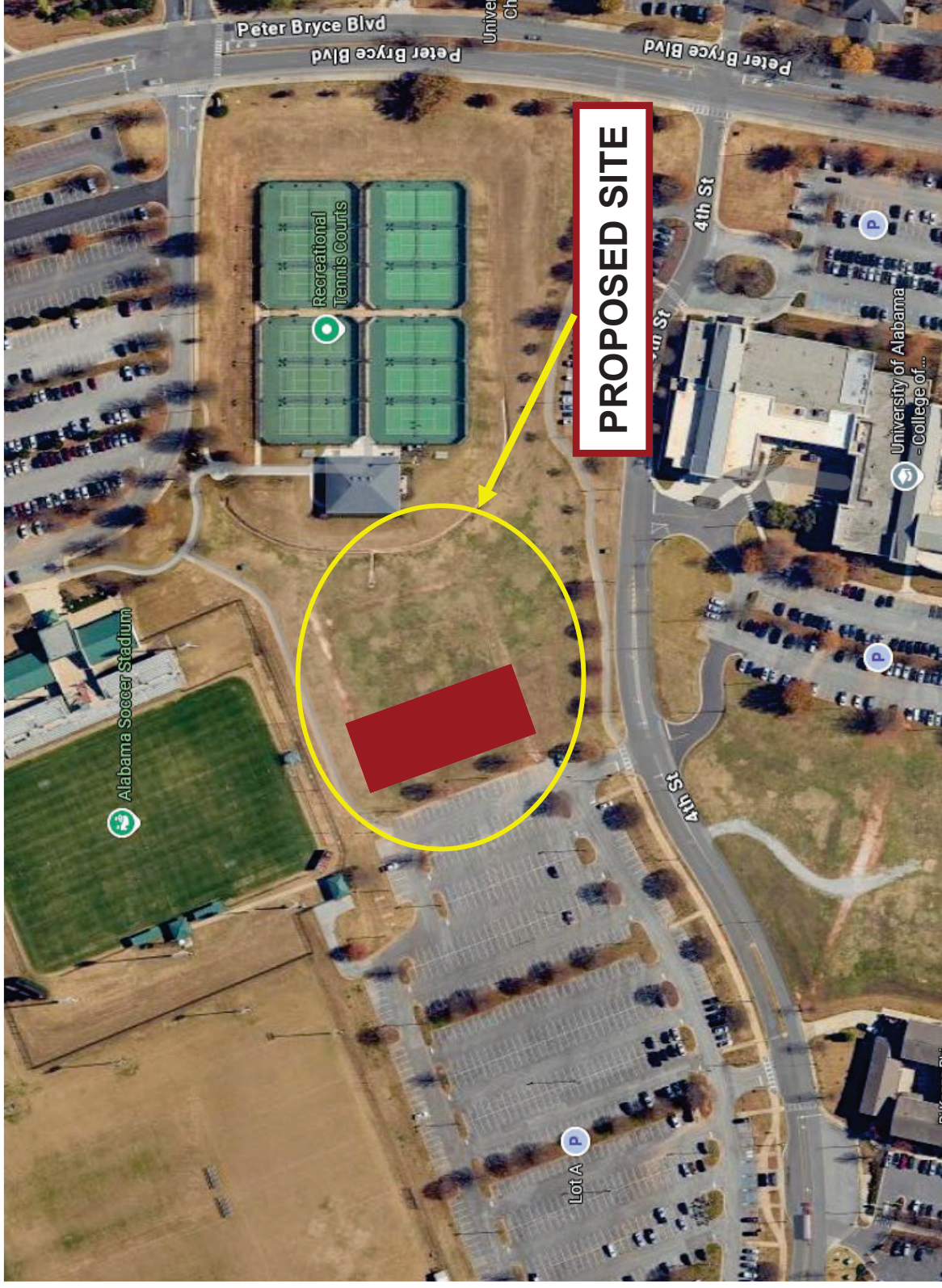
This proposed plan will provide dedicated space in an area of campus appropriate for ROTC training purposes.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	November 2024
	% Complete	100%
	Date Completed	February 2025
PRELIMINARY DESIGN:	Date Initiated	March 2025
	% Complete	90%
	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:
<p>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.</p> <p>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.</p> <p>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.</p>

RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

VICINITY MAP



RESERVE OFFICERS' TRAINING CORPS FACILITY AND STUDENT VETERANS CENTER

LOCATION MAP

