

UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>1</sup>  
(Construction Contract Award)

CAMPUS: The University of Alabama Tuscaloosa, Alabama

PROJECT NAME: Gorgas Library Phase III

MEETING DATE: April 16-17, 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) <sup>2</sup>
- 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) <sup>3</sup>

Prepared by: Mary Kathryn Holt

Approved by: 

*MKH*  
*2/22/26*  
*JFH*  
*2/24/26*  
*AK*

<sup>1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide  
<sup>2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide  
<sup>3</sup> Reference Tab 3V - Board Rule 415 Instructional Guide



February 24, 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 Gorgas Library Phase III project.

The resolution requests authorization to award the construction contract for Construction Package B - Interior Renovation and approval of the revised project budget.

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 of The University of Alabama at their regular meeting on April 16 – 17, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler".

Peter J. Mohler  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

### Resolution

#### **Approving the revised project budget; granting authorization to execute a Construction Contract for Gorgas Library Phase III**

WHEREAS, on November 8, 2024, in accordance with Board Rule 415, The Board of Trustees of the University of Alabama (“Board”) approved the Stage I and Stage II submittals for the Gorgas Library Phase III project (“Project”) to be located at 711 Capstone Drive; and

WHEREAS, the Project is a continuation in the realignment of Library space as necessary to support the teaching, research, and learning environment in the 21<sup>st</sup> Century and has been developed in coordination with the Gorgas Library Master Plan; and

WHEREAS, the Gorgas Library Master Plan consists of four (4) phases of which Phase I and II are complete and it is expected to initiate Phase IV following the completion of this Phase as reflected in the Annual Consolidated Capital Projects and Facilities Report; and

WHEREAS, approximately 61,880 gross square feet (“GSF”) will be renovated in this Phase including complete renovations to floors five, six, and seven to provide Graduate and Faculty Commons areas, student study and collaboration locations, updated space for Library staff, and centralized Library Business Administration offices, as well as a partial renovation to the first floor for state of the art Digital Scholarship Zone, which is generously supported through the Wray and Joan Pearce Library Support Fund and Henry Dean Wray Digital Scholarship Zone; and

WHEREAS, to maintain an efficient and cost-effective delivery and to minimize the disruptions to students, faculty, and staff, the Project has been scheduled to be completed in two packages including Construction Package A – Selective Demolition which will include select interior demolition of the corresponding library spaces and Construction Package B – Interior Renovation, consisting of the main fit-out and enhancements; and

WHEREAS, on November 8, 2024, in accordance with Board Rule 415, the Board authorized the University to waive the Consultant Selection Process and to utilize CMH Architects, Birmingham, Alabama (“CMH Architects”) for design services for the Project, due to their having been previously engaged by the University as architect of record for the Gorgas Library Core Support project (completed in spring of 2020) and the Gorgas Library Core Support, Phase II project (completed in summer of 2024) and having performed due diligence and programming services for this Project through which they have gained exclusive knowledge of the design and construction, as well as detailed information regarding as-installed infrastructure locations and configurations; and

WHEREAS, the University negotiated a final design fee of 7.1% for Construction Package A, plus a renovation factor of 12%, 5.3% for Construction Package B, plus a major renovation factor of 12%, and \$362,013 in additional services as further described below, plus reimbursable expenses in the amount of \$40,480, for a total design fee of \$2,001,797; and

WHEREAS, to minimize disruptions to Library operations and avoid rework of previously renovated space, additional services in the amount of \$67,666 for Gorgas Library Phase IV Programming and Logistics Planning, and \$288,627 for Gorgas Library Phase IV Advanced Schematic Design are included, as well as \$5,720 for Abatement Specifications; and

WHEREAS, the simultaneous programming and schematic design of Gorgas Library Phase III and Phase IV are necessary to ensure full coordination of building architecture, infrastructure, ADA, and Life Safety modernizations; and

WHEREAS, on February 13, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Construction Package A – Selective Demolition for the Project and Snow-Blakeney Construction, Inc., Tuscaloosa, Alabama (“Snow-Blakeney”) was declared the lowest responsible bidder with an adjusted base bid of \$741,500, and the work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, Snow-Blakeney Construction, Inc.’s final contract amount was \$786,015 as reflected in the Project budget below; and

WHEREAS, on February 10, 2026, pursuant to Title 39, Public Works Provisions of the Code of Alabama, the University received competitive bids for Construction Package B – Interior Renovation and J.T. Harrison Construction Co., Inc. (“Harrison Construction”) of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with an adjusted base bid in the amount of \$14,875,000, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, The University desires to accept Alternate #1 – West Attic Mechanical in the amount of \$1,231,000 and Alternate #2 – Level 1 Computer Zone in the amount of \$358,000; and

WHEREAS, The University is requesting approval to award the construction contract for Construction Package B – Interior Renovation to Harrison Construction for a total contract amount of \$16,464,000 inclusive of the Base Bid, Alternate #1 and Alternate #2; and

WHEREAS, the University is requesting approval of a Budget Revision to reflect the construction bid results and related 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 Education Trust Fund Advancement and Technology Funds allocated in HB 147, ACT #2024-429, as allocated by the Board of Trustees of The University of Alabama, in the amount \$20,353,715, Institutional Reserves in the amount of \$4,909,606, and from University Library Gifts in the amount of \$1,000,000 dedicated to the Digital Scholarship Zone, for a total project budget of \$26,263,321, and will eliminate deferred maintenance liabilities in the approximate amount of \$14,000,000.

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

<b>BUDGET:</b>		<b>REVISED</b>
<i>Construction Package A – Selective Demolition</i>	\$	786,015
<b>Construction Package B –Interior Renovation</b>	<b>\$</b>	<b>16,464,000</b>
Furniture, Fixtures and Equipment	\$	3,325,000
Security/Access Control	\$	250,000
Telecommunication/Data	\$	600,000
Contingency (10%)	\$	1,646,400
UA Project Management Fee (4.5%)	\$	850,339
Architect/Engineer Fee (~7.4%)	\$	1,658,488
Other	\$	683,079
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>26,263,321</u></b>

### **Current Package for Contract Award Approval**

*Work Complete. Final Contract Amount.*

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

1. The Budget Revision for the Project is hereby approved as stipulated above.

ALSO, BE IT FURTHER RESOLVED 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 Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board of Trustees to execute the aforementioned contract with J.T. Harrison Construction Co., Inc. of Tuscaloosa, Alabama for Construction Package B – Interior Renovation for the Project in accordance with Board Rule 415.

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

**MEETING DATE:** April 16 - 17, 2026

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Gorgas Library Phase III

**PROJECT NUMBER:** 013-24-3561

**PROJECT LOCATION:** 711 Capstone Drive

**ARCHITECT:** CMH Architects, Birmingham, AL

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	November 8, 2024
<input type="checkbox"/> Stage II (Waiver)	November 8, 2024
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input checked="" type="checkbox"/> Stage IV – Construction Package B – Interior Renovation	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Classroom Facilities	~6%	3,500
<input type="checkbox"/> Building Addition	Office Facilities	~38%	23,470
<input checked="" type="checkbox"/> Building Renovation	Study Facilities	~ 28%	17,550
<input type="checkbox"/> Equipment	Special Use Facilities	~ 8%	4,800
	General Use Facilities	~5%	2,860
	Circulation Area	~8%	5,000
	Building Service Area	~ 1%	600
	Mechanical Area	~6%	4,100
<b>TOTAL</b>		<b>100%</b>	<b>61,880</b>

<b>BUDGET</b>	<b>CURRENT</b>	<b>REVISED</b>
<i>Construction Package A – Selective Demolition</i>	\$ 1,450,000	\$ 786,015
<b>Construction Package B – Interior Renovation</b>	<b>\$ 25,000,000</b>	<b>\$ 16,464,000</b>
Furniture, Fixtures and Equipment	\$ 3,325,000	\$ 3,325,000
Security/Access Control	\$ 250,000	\$ 250,000
Telecommunication/Data	\$ 600,000	\$ 600,000
Contingency <sup>1</sup> (10%)	\$ 2,645,000	\$ 1,646,400
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 1,309,275	\$ 850,339
Architect/Engineer Fee <sup>3</sup> (~7.6%)	\$ 2,001,797	\$ 1,658,488
Other <sup>4</sup>	\$ 683,079	\$ 683,079
Escalation <sup>5</sup>	\$ 2,235,849	\$ 0
<b>TOTAL PROJECT COST</b>	<b>\$ 39,500,000</b>	<b>\$ 26,263,321</b>
<b>Total Construction Cost per square foot: \$305</b>		

<sup>1</sup>Contingency is based on 10% of Construction Package B.

<sup>2</sup>UA Project Management Fee is based on 4.5% of Construction Packages A, B, and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 7.5% for Construction Package A, plus a renovation factor of 12%, 5.7% for Construction Package B, plus a major renovation factor of 12%, and \$500,922 in additional services, plus reimbursable expenses in the amount of \$40,480.

<sup>4</sup>Other expenses include Transportation Service Fee, Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

**Current Package for Contract Award Approval**

*Work Complete. Final Contract Amount.*

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
	\$	NA
Total Estimated Annual O&M Costs:	\$	NA*

\*Renovation of existing space; no incremental increase in O&M costs

<b>FUNDING SOURCE:</b>		
Advancement & Technology Funds Supplemental Appropriation	\$	20,353,715
Act #2024-429/HB 147		
Institutional Reserves	\$	4,909,606
University Library Gifts*	\$	1,000,000
<b>O&amp;M Costs:</b>	University Annual Operating Funds	\$ NA

\*Wray and Joan Pearce Library Support Fund and Henry Dean Wray Digital Scholarship Zone

<b>NEW EQUIPMENT REQUIRED</b>	
<b>Total Equipment Costs:</b>	N/A

**PROJECT SCOPE:**

In 2017, The University of Alabama Libraries embarked on a comprehensive review and evaluation of Gorgas Library as “appropriate to position the University of Alabama as a hub for innovation and research by creating a flexible learning environment that encourages the support of a wide variety of research styles and to support the student experience.” In short, what was necessary was to address deferred maintenance issues and to bring the Library up to 21<sup>st</sup> century standards to support the mission and the expectations of students and faculty.

The approved Gorgas Library Master Plan identified that it would be most appropriate to break the work into four (4) phases that would be closely coordinated:

- 1.) Phase I—Gorgas Library Core Support primarily consisted of redoing the existing elevators, establishing a utility vertical shaft through the building to support future floor work, and reworking the stacked restrooms and related plumbing. This work was completed in 2020.
- 2.) Phase II – Gorgas Library Core Support Phase II primarily consisted of the construction of the new service/loading dock area at the northeast corner of the building, replacement of the core building air handlers, installation of the core of the fire sprinkler system, new electrical service and connection to the campus central thermal system and elimination of the local boiler and chillers. This work was completed in 2024.

These first two phases were essential for addressing deferred maintenance needs and coordinating utility and infrastructure support in the subsequent phases.

- 3.) Phase III – Gorgas Library Phase III – see detailed description below for the scope of this submittal.
- 4.) Phase IV – Gorgas Library Phase IV will provide a four-story addition to the north elevation to better integrate that facade with campus, enhance the north public entrance and integrate it into future master plan changes to Capstone Drive, renovate and expand the study commons areas, create a grand stair between levels 1 and 2, renovate the areas at the tie into the addition, relocate the food service/dining component and establish a rooftop outdoor terrace on Level 7. This project is listed in Tab 2 of the FY 24/25 Annual Consolidated Capital Projects and Facilities Report.

The Gorgas Library Phase III project (“Project”), located at 711 Capstone Drive and being considered with this submittal, will consist of partial renovations to floor one, and complete renovations to floors five, six and seven, totaling approximately 61,880 gross square feet.

The Project involves renovations to the first floor for a new Digital Scholarship Zone, generously funded through the Wray and Joan Pearce Library Support Fund and Henry Dean Wray Digital Scholarship Zone gift, and a Graduate and Faculty Commons on the sixth floor. The entire fifth floor will receive upgrades to accommodate Library staff. Approximately 12,000 LF of Collections will be relocated to offsite storage, providing valuable space in the library to modernize teaching and study locations for undergraduate and graduate students.

The relocation of SLIS from the Gorgas 7<sup>th</sup> floor to McLure Library will allow the 7<sup>th</sup> floor of Gorgas to be renovated for the new Library Business Administration offices and Graduate Student Commons.

The sprinkler system will be extended and installed throughout the renovated portions of this phase to meet current code requirements.

The work will be broken into two phases, Construction Package A – Selective Demolition and Construction Package B – Interior Renovation. Package A – Selective Demolition will be executed over the summer months so as to minimize the disturbance to Gorgas Library operations.

This Project will also include the execution of design services for Phase IV through Preliminary Design (30%) to ensure coordination, necessary logistical planning and scope and transition areas between Phase III and IV.

<b>PROJECT STATUS</b>		
SCHEMATIC DESIGN:	Date Initiated	November 2024
	% Complete	100%
	Date Completed	April 2025
PRELIMINARY DESIGN:	Date Initiated	May 2025
	% Complete	100%
	Date Completed	July 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2025
	% Complete	100%
	Date Completed	December 2025
SCHEDULED BID DATE:		February 2026

*\*N/A on Stage I Projects*

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The proposed Gorgas Library Phase III project (“Project”) is a critical step in the realignment of library space in order to meet the strategic plan of The University of Alabama (“University”) and to transform University libraries as necessary to support the academic mission and the teaching, research and learning environment in the 21<sup>st</sup> Century.

Increased emphasis on research will increase the demand for areas where graduate students and faculty can create and share knowledge in an age of digital technology and collaboration.

Providing adequate and appropriate space for students to study and collaborate directly impacts retention and recruitment.

**TABULATION OF BIDS**

THE UNIVERSITY OF  
**ALABAMA**

**Project Name**  
Gorgas Library Phase III

**Bid Due**  
February 10, 2026 2:00 p.m. local time

**Architect/Engineer**  
CMH Architects, Inc.  
1800 International Park Drive, #300  
Birmingham, AL 35243  
phone: (205) 969-2696

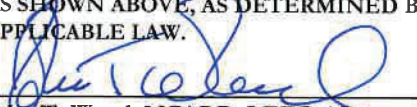
**UA Project No.**  
013-24-3561B


**Bid Location**  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

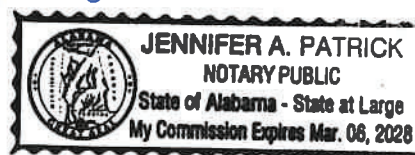
**FUNDS AVAILABLE:** Twenty-five million dollars and 00/100 (\$25,000,000)  
**BIDS SHALL BE VALID FOR:** Sixty (60) Days  
**CONSTRUCTION DURATION:** Base Bid 1st Floor, Alternates 1 & 2 Completion - 2/12/2027; Base Bid Floors 5, 6 & 7 - 5/28/2027

<b>CONTRACTOR</b>	J. T. Harrison Construction Co., Inc. P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	WAR Construction, Inc. P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - FIVE	<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
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty and Surety Co. of America	The Cincinnati Insurance Co
UNIT PRICE #1 <i>Description on back of page</i>	\$ 8.00	\$ 12.00
BASE BID ON PROPOSAL	\$ 16,000,000.00	\$ 14,500,000.00
ENVELOPE ADJUSTMENT	(1,125,000.00)	1,229,000.00
ADJUSTED BASE BID	14,875,000.00	15,729,000.00
ALTERNATE #1 <i>Description on back of page</i>	1,231,000.00	1,400,000.00
ENVELOPE ADJUSTMENT	-	(8,400.00)
Subtotal	16,106,000.00	17,120,600.00
ALTERNATE #2 <i>Description on back of page</i>	358,000.00	308,000.00
ENVELOPE ADJUSTMENT	-	-
TOTAL BID W/ALTERNATES	\$ 16,464,000.00	\$ 17,428,600.00

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.

  
John T. Wood, NCARB, LEED AP  
Senior Vice President  
CMH Architects, Inc.

Sworn to and subscribed before me this 10<sup>th</sup> day of February, 2026.  
  
Notary Public My Commission Expires



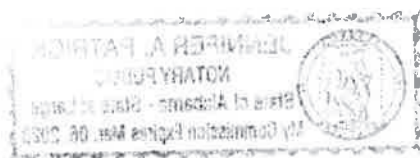
**Unit Price Description:**

**Unit Price #1:** Additional fluid-applied self-leveling floor underlayment. Price per SF.

**Alternate Descriptions:**

**Alternate #1:** West Attic Mechanical

**Alternate #2:** Level 1 Computer Zone



# GORGAS LIBRARY PHASE III

## LOCATION MAP

