

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

**BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL ^{/1}
(General information, Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: North Engineering Research Center Basement Fit-Out Infrastructure

MEETING DATE: April 3 - 4, 2025

- ☒ 1. Board Submittal Checklist No. 1 and 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 I and II Submittal (General Information, 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. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 7. 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}
- ☐ 8. Preliminary Business Plan (if applicable) ^{/7}
- ☒ 9. Campus map(s) showing project site

Prepared by: Jessie Green

Approved by:

Jim Leopold

^{/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 dates:
Jim Leopold 2/18/25
Chris [unclear] 2/18/25
[unclear] 2/18/25



Office of the
President

February 19, 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 I and a Stage II submittal for the North Engineering Research Center Basement Fit-Out Infrastructure project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with Williams Blackstock Architects of Birmingham, Alabama, as the principal design firm for this 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 of The University of Alabama at their regular meeting on April 3 - 4, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "SRB", written over the printed name "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA

Approving the preliminary project scope and budget; granting authorization to execute an Owner/ Architect Agreement for the North Engineering Research Center Basement Fit-Out Infrastructure

RESOLUTION

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I submittal for the North Engineering Research Center Basement Fit-Out Infrastructure project (“Project”) to be located at 251 Shelby Lane; and

WHEREAS, the original construction of the North Engineering Research Center (“NERC”), completed in 2013, included 19,636 gross square feet of basement shell space to be allocated and fit-out at the appropriate time; and

WHEREAS, to accommodate the continued growth of the College of Engineering and the need to anticipate demand resulting from the implementation of the Shelby Endowment for Distinguished Faculty program the University is proposing to advance preparatory work for the space; and

WHEREAS, the Project will allow for the future fit out of the basement level of NERC for University use and entails the installation of areaways to provide natural daylight and access to the proposed spaces; and

WHEREAS, the Project will provide an access point for equipment and material from the northeast areaway to ensure future flexibility in the use of the space and minimize disruptions during construction; and

WHEREAS, Williams Blackstock Architects, Birmingham, Alabama (“WBA”), has previously been engaged by the University as Architect of record for the original construction of NERC and has exclusive knowledge of the design and construction of the facility, as well as detailed information regarding as-installed infrastructure locations and configurations; and

WHEREAS, WBA’s knowledge of preferred equipment, University Standards, design principles, and procedures greatly facilitates the design and administrative process, and WBA is committed to completing the design to allow the project to complete critical work during Summer 2025 to minimize impact to Campus and adjacent lab spaces, the University is requesting approval to waive the Consultant Selection Process and to utilize WBA for the Project; and

WHEREAS, the University has negotiated a design fee of 6.8% of the cost of construction with no renovation factor less a discount credit of \$40,000 for the design team’s familiarity with the building and for work previously performed under a separate project, representing a significant savings to the University and a 39% reduction in the standard fee for this type of project; 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 University Central Reserves in the amount of \$3,125,000; and

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

BUDGET:		PRELIMINARY
Construction Package	\$	2,500,000
Security/Access Control	\$	30,000
Telecommunication/Data	\$	30,000
Contingency ¹ (10%)	\$	250,000
UA Project Management Fee ² (4.5%)	\$	123,750
Architect/Engineer Fee ³ (6.8%)	\$	130,000
Other ⁴	\$	61,250
Escalation ⁵	\$	0
TOTAL PROJECT COST	\$	3,125,000

¹Contingency is based on 10% of the cost of construction.

²UA Project Management Fee is based on 4.5% of the costs of Construction and Contingency.

³Architect/Engineer Fee is based on 6.8% of cost of Construction less a credit of \$40,000.

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

⁵Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 0% for the Project through the anticipated bid date of May 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 I submittal package for the Project is hereby approved.
2. The preliminary Project scope, budget, and funding, as stipulated above, are hereby approved.

BE IT FURTHER RESOLVED that Stuart R. Bell, 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 each hereby are authorized to act for and on behalf of the Board of Trustees to execute an owner/designer agreement with Williams Blackstock Architects, Birmingham, Alabama, for architectural design service in accordance with Board Rule 415 for this project.

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

MEETING DATE: April 3 – 4, 2025

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
North Engineering Research Center Basement Fit-Out

PROJECT NAME: Infrastructure

PROJECT NUMBER: 236-25-3926

PROJECT LOCATION: 251 Shelby Lane

ARCHITECT: Williams Blackstock Architects – Pending Approval

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction			
<input type="checkbox"/> Building Addition	Unfinished Area – Shell	100%	19636
<input checked="" type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	19,636*

*Project will enable and support future shell space fit-out and use of space will be determined at that time.

BUDGET	PRELIMINARY
Construction Package	\$ 2,500,000
Security/Access Control	\$ 30,000
Telecommunication/Data	\$ 30,000
Contingency ¹ (10%)	\$ 250,000
UA Project Management Fee ² (4.5%)	\$ 123,750
Architect/Engineer Fee ³ (6.8%)	\$ 130,000
Other ⁴	\$ 61,250
Escalation ⁵	\$ 0
TOTAL PROJECT COST	\$ 3,125,000
Total Construction Cost per square foot \$159	

¹Contingency is based on 10% of the costs of Construction.

²UA Project Management Fee is based on 4.5% of the costs of Construction and Contingency.

³Architect/Engineer Fee is based on 6.8% of the costs of Construction less a credit of \$40,000.

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

⁵Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 0% for the Project through the anticipated bid date of May 2025 as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

19,636 sf x ~\$0/sf \$ N/A*

Total Estimated Annual O&M Costs: \$ N/A*

*No incremental increase in O&M anticipated for this existing space. This Project will not impact the use or intensity of the space at this time.

FUNDING SOURCE:

University Central Reserves \$ 3,125,000

O&M Costs: University Annual Operating Funds \$ 0*

*No incremental increase in O&M anticipated for this existing space.

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

PROJECT SCOPE:

The original construction of the North Engineering Research Center (“NERC”), completed in 2013, included 19,636 gross square feet of basement shell space to be allocated and fit-out at the appropriate time

The North Engineering Research Center Basement Fit-Out Infrastructure project (“Project”) will include the addition of areaways to the NERC basement. These areaways will provide daylight access to future fit-out spaces and provide access for materials and equipment enhancing the use of the facility.

A dedicated areaway for future equipment and construction access will not only enhance long term access and flexibility of the space, but also minimize the impact to the building occupants during construction phase by providing a dedicated access point.

This Project will include utility relocations as necessary to maximize sizing and location of areaways to provide valued enhancement to the basement spaces while minimizing the footprint of the project. Window placement will be optimized to provide the greatest impact to the occupied basement spaces. The Project scope includes cast-in-place concrete areaway walls, fixed aluminum windows with insulated glass lites matching the existing building, and stone veneer and coping that aligns with the adjacent building walls.

The Project will also provide an overhead door in the Northeast areaway to ensure adequate access to the basement spaces for ease of access to this level and future fit outs and appropriate storm drainage systems.

Previous development plans for the basement provide guidance for the Project so as to ensure coordination with future fit out.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2025
	% Complete	100%
	Date Completed	February 2025
PRELIMINARY DESIGN:	Date Initiated	February 2025
	% Complete	50%
	Date Completed	March 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2025
	% Complete	0%
	Date Completed	April 2025
SCHEDULED BID DATE:		May 2025

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

In order to accommodate the continued growth of the College of Engineering and the need to anticipate demand resulting from the implementation of the Shelby Endowment for Distinguished Faculty program the University is proposing to advance preparatory work for the space.

This project will provide natural light to the previously isolated NERC basement to enhance the spaces during future fit-out usage. The addition of construction material / large equipment access will allow flexibility in the usage of these spaces and minimize disruptions to upper levels during construction.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2024 – 2025

Project Name: North Engineering Research Center Basement Fit-Out Infrastructure
Project Address/Location: 251 Shelby Lane
Campus: The University of Alabama, Tuscaloosa, AL

1. Will this Project increase the current space inventory on campus or replace existing space?

- ☐ increase space inventory _____ % increase _____ GSF
- ☐ replace space inventory _____ % replacement _____ GSF
- ☒ renovation of existing space only _____ 19,636 GSF

The original construction of the North Engineering Research Center ("NERC"), completed in 2013, included 19,636 gross square feet of basement shell space to be allocated and fit-out at the appropriate time

2. If this Project will replace existing space inventory, how will vacated space be utilized or assigned after this Project is completed?

Comments:

The Project will enable and support future shell space fit-out and use of space will be determined at that time.

In order to accommodate the continued growth of the College of Engineering and the need to anticipate demand resulting from the implementation of the Shelby Endowment for Distinguished Faculty program the University is proposing to advance preparatory work for the space.

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

- ☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

This project will be majority below grade and will tie into the existing façade and will materially affect the visual appearance.

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				
070 Unfinished Area			19,636	1
WW W Circulation Area				
XXX Building Service Area				
YYY Mechanical Area				

Data reported on latest fiscal year data available.

Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

1 – Construction of areaways for future shell space fit-out and use of space will be determined at that time.

5. How will this Project enhance existing/new programs and undergraduate/graduate enrollments?

Estimated new Funds from Tuition/Programs \$ NA Yr.

Comments:

In order to accommodate the continued growth of the College of Engineering and the need to anticipate demand resulting from the implementation of the Shelby Endowment for Distinguished Faculty program the University is proposing to advance preparatory work for the space.

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☒ Yes ☐ In-Progress

If yes, list key members of user group:

Dr. Mark Barkey, Interim Senior Associate Dean, College of Engineering
 Dr. Tim Haskew, Associate Dean for Research and Economic Development
 Dr. Heath Turner, Chemical and Biological Engineering Department Head
 Jessie Green, Senior Project Manager, UA Construction
 Jason Bigelow, University Architect

7. Source(s) of funding for Total Project Development Costs.

Source(s)	New Funds (FY_____)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – University Central Reserves		\$3,125,000	Pending
Totals		\$3,125,000	Pending

^{/7} Approved, allocated, pending

Comments:

Funding from University Central Reserves in the amount of \$3,125,000.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2014- 2015 Base Data /8	First Full /YR Occupancy FY	Successive Five (5) Year Projections /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other –			
Totals	\$0	\$0	\$0

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

NA – No incremental change in operating costs as a result of this project.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr ^{/9} (FY _____)	Future Years ^{/10}	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Educational Sales & Services			
• External			
• Internal			
Direct Grant(s)			
Reallocated Funds ^{/11}			
Gifts			
Other			
Total/YR			

^{/9} Initial Full Yr of Occupancy

^{/10} Next Five (5) Yrs Occupancy

^{/11} Funds Reallocated from other sources

^{/7} Approved, allocated, pending

Comments:

NA – No incremental change in operating costs as a result of this project.

10. Are development expenditures for this Project being used to reduce the current deferred maintenance/facilities renewal liabilities for the Campus?

\$ NA NA % of Total Development Costs

Comments:

N/A – This project is preparing for the future fit-outs of the available basement space and is not addressing deferred maintenance scope.

11. What other development alternatives were considered in the planning process for this Project? /13

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:

The original construction of NERC, completed in 2013, included 19,636 gross square feet of basement shell space to be allocated and fit-out at the appropriate time and the project is necessary to enable future fit-outs of available space and for the University to realize benefit from the original shell space.

12. Explain how the project will promote adequacy of campus facilities in relation to the University's Mission and scope of programs and/or services:

Comments:

The Project will accommodate the continued growth of the College of Engineering and the need to anticipate demand resulting from the implementation of the Shelby Endowment for Distinguished Faculty program the University is proposing to advance preparatory work for the space.

The project will allow for seamless fit out of the currently unoccupied NERC basement. The inclusion of natural light into the spaces will allow for flexibility and comfort to a previously undesirable location.

13. How does the project correlate to the University's strategic goals?

Comments:

The addition of these areaways allows for the fit out and utilization of a previously unoccupied space in the NERC basement. These fit outs have the potential to increase productivity and innovation of the building users with additional space for research and activities. These spaces will foster the recruitment and retention of outstanding faculty and staff. This project correlates with both goals 2 and 4.

14. Which of the six University of Alabama system Core Principles does this project support?

Comments:

This project supports core principle three, being accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor. The project would allow for future fit-out of currently underutilized space.

15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

The space would continue to be underutilized and the ability to accommodate the Shelby Endowment for Distinguished Faculty would be constrained.



February 17th, 2025

Dr. Dana S. Keith
Senior Vice Chancellor for Finance and Administration
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

Trustee Evelyn VanSant Mauldin
Chair, Physical Properties Committee
Sid McDonald Hall
500 University Boulevard, East
Tuscaloosa, AL 35401

RE: Request for Waiver of Consultant Selection Process
North Engineering Research Center Basement Fit-Out Infrastructure
UA Project No.: 236-25-3926

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the North Engineering Research Center Basement Fit-Out Infrastructure project ("Project") located at 251 Shelby Lane.

The University proposes to utilize Williams Blackstock Architects, Birmingham, Alabama ("WBA") as the principal design firm for this Project. The services of WBA are proposed due to the firm having served as Architect of record for the original construction of the North Engineering Research Center. Their familiarity and innate knowledge of the structure, systems, and access to existing plans and program will facilitate an efficient design process and ensure coordination with existing facilities. Accordingly, the University is requesting approval to utilize WBA for this Project.

The University has negotiated a design fee of 6.8% of the cost of construction with no renovation factor, and less a discount credit of \$40,000 for WBA's familiarity with the facility and work completed during design for a previous project. The negotiated fee reflects a 39% reduction of the standard fee for this type of project (Group III) **and represents a significant financial benefit to the University.**

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
\$2,500,000	x	6.8%	+	25%	-	\$0	=	\$212,500
\$2,500,000	x	6.8%	+	0%	-	\$(40,000)	=	\$130,000

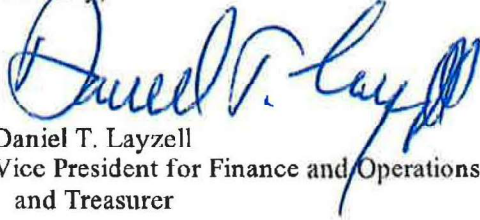
Fee savings is \$82,500 or approximately 39% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Williams Blackstock, Birmingham, Alabama as the design service provider for the Project at a negotiated design fee based on 6.8% of the cost of construction, and less total credits in the amount of \$40,000.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Daniel T. Layzell
Vice President for Finance and Operations
and Treasurer

DTL/mrw

Attachment

Pc w/atchmts: Michael Rodgers
Tim Leopard

Matt Skinner
Jessie Green

Jessica Morris

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

NERC BASEMENT FIT-OUT INFRASTRUCTURE

LOCATION MAP

