

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

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

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

**PROJECT NAME:** Central Bryce Parking Lot & Roundabout

**MEETING DATE:** September 11-12, 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 <sup>/2</sup>
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). <sup>/3, /4, /5</sup>
- ☒ 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 <sup>/6</sup>
- ☐ 8. Preliminary Business Plan (if applicable) <sup>/7</sup>
- ☒ 9. Campus map(s) showing project site

Prepared by: Crawford Burton

Approved by: Matthew Skinner

<sup>/1</sup> Reference Tab 3H – Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E – Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3K – Board Rule 415 Instructional Guide

<sup>/4</sup> Reference Tab 3L – Board Rule 415 Instructional Guide

<sup>/5</sup> Reference Tab 3M – Board Rule 415 Instructional Guide

<sup>/6</sup> Reference Tab 3N – Board Rule 415 Instructional Guide

<sup>/7</sup> Reference Tab 3V – Board Rule 415 Instructional Guide

<sup>/8</sup> 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



Office of the  
President

July 30, 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 Stage II submittal for the Central Bryce Parking Lot & Roundabout 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 Duncan Coker Associates, P.C., of Tuscaloosa, 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 September 11–12, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler", with a long horizontal flourish extending to the right.

Peter J. Mohler  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

### Resolution

#### **Approving the preliminary project scope and budget; granting authorization to execute an Owner/Consultant Agreement for the Central Bryce Parking Lot and Roundabout**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I and Stage II submittal for the Central Bryce Parking Lot and Roundabout (“Project”) to be located on the Peter Bryce Campus north of Capital Hall and the Smith Family Center for the Performing Arts; and

WHEREAS, the proposed Project entails construction of the remaining western portion of the Central Bryce Parking Lot and the addition of a roundabout entry feature north of the Smith Family Center for the Performing Arts to improve access, traffic flow, and pedestrian safety; and

WHEREAS, the Project will provide approximately 251 new parking spaces, bringing the total to approximately 420 spaces, and will include University-standard lighting, landscaping, safety features, wayfinding, and pedestrian connections; and

WHEREAS, through this Project the University will improve access and operational support for key facilities including the Smith Family Center for the Performing Arts, Capital Hall, Bryce Main, Tom Barnes Education Building, and University Hall, thereby supporting academic programs and public events; and

WHEREAS, the Project will provide vital infrastructure to enhance integration of the Peter Bryce Campus into the broader University environment, support increased density in the area, and ensure the availability of safe and accessible parking for faculty, students, and visitors; and

WHEREAS, Duncan Coker Associates, P.C., Tuscaloosa, Alabama (“Duncan Coker”), has previously been engaged by the University for design services related to the Central Bryce Campus, and has performed due diligence and programming services for this Project and therefore has exclusive knowledge of the infrastructure and site configuration for the roundabout and western parking extension serving the Smith Family Center for the Performing Arts, as well as a detailed understanding of campus utility coordination; and

WHEREAS, Duncan Coker’s familiarity with University Standards, design principles, and procedures will significantly streamline the design and administrative process and the Project Schedule, the University is requesting approval to waive the Consultant Selection Process and to utilize Duncan Coker for design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 6.6% of the cost of construction plus \$15,000 for additional services less a credit of \$34,950, which represents a discount of approximately 15% of the standard fee; 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 \$1,852,546 and Transportation Reserves in the amount \$2,778,819; and

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

<b>BUDGET</b>		<b>PRELIMINARY</b>
Construction	\$	3,495,150
Security/Access Control	\$	105,000
Telecommunication/Data	\$	50,000
Contingency <sup>1</sup>	\$	349,515
UA Project Management Fee <sup>2</sup>	\$	173,010
Architect/Engineer Fee <sup>3</sup>	\$	210,730
Other <sup>4</sup>	\$	135,000
Escalation <sup>5</sup>	\$	112,960
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>4,631,365</u></b>

<sup>1</sup> Contingency is based on 10% of the cost of Construction.

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

<sup>3</sup> Architect/Engineer Fee is based on 6.6% of the cost of Construction plus \$15,000 for additional services less a credit of \$34,950.

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

<sup>5</sup> Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated on a 2.5% basis for this project based on the anticipated bid date of February 2026 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 and Stage II 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 Peter J. Mohler, 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 of The University of Alabama to execute an owner designer agreement with Duncan Coker Associates, P.C., Tuscaloosa, Alabama, for engineering services in accordance with Board Rule 415 for the Project.

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

<b>MEETING DATE:</b>	September 11-12, 2025
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	Central Bryce Parking Lot and Roundabout
<b>PROJECT NUMBER:</b>	TRN-25-4039
<b>PROJECT LOCATION:</b>	200 Peter Bryce Blvd
<b>ARCHITECT:</b>	Duncan Coker Associates, P.C., Tuscaloosa, Alabama – pending approval

**THIS SUBMITTAL:**

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

**PREVIOUS APPROVALS:**

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other	Parking / Infrastructure	100%	N/A
TOTAL		100%	N/A

<b>BUDGET</b>	<b>PRELIMINARY</b>
Construction	\$ 3,495,150
Security/Access Control	\$ 105,000
Telecommunication/Data	\$ 50,000
Contingency <sup>1</sup>	\$ 349,515
UA Project Management Fee <sup>2</sup>	\$ 173,010
Architect/Engineer Fee <sup>3</sup>	\$ 210,730
Other <sup>4</sup>	\$ 135,000
Escalation <sup>5</sup>	\$ 112,960
<b>TOTAL PROJECT COST</b>	<b>\$ 4,631,365</b>
<b>Total Construction Cost per square foot N/A</b>	

<sup>1</sup> Contingency is based on 10% of the cost of Construction.

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

<sup>3</sup> Architect/Engineer Fee is based on 6.6% of the cost of Construction plus \$15,000 for additional services less a credit of \$34,950.

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

<sup>5</sup> Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated on a 2.5% basis for this project based on the anticipated bid date of February 2026 as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

251 parking spots x \$125 / parking spot + \$10,000 for \$ 41,375

Landscaping Maintenance

Total Estimated Annual O&amp;M Costs: \$ 41,375

**FUNDING SOURCE:**

University Central Reserves \$ 1,852,546

Transportation Reserves \$ 2,778,819

**O&M Costs:** University Annual Operating Funds \$ 41,375**NEW EQUIPMENT REQUIRED****Total Equipment Costs:** N/A



**PROJECT SCOPE:**

The Central Bryce Parking Lot and Roundabout project (“Project”) will be located on the Peter Bryce Campus, directly adjacent to the Smith Family Center for the Performing Arts and Capital Hall. This Project represents an expansion of the previously completed parking lot constructed to support Capital Hall and other nearby facilities.

The Project will complete the west portion of the Central Bryce Parking Lot, adding approximately 251 new spaces and bringing the total parking capacity for the area to approximately 420 spaces. In addition, the Project will construct a new roundabout at the north entry of the Smith Family Center for the Performing Arts to improve traffic circulation, accessibility, and pedestrian safety for students, faculty, visitors, and service vehicles.

The Project scope includes University standard site lighting, pedestrian walkways, traffic control, wayfinding, and landscape enhancements to ensure consistency with existing campus design standards. It will also include stormwater management improvements, security infrastructure, and ADA-compliant access, providing long-term support for campus operations and aligning with University design guidelines.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	July 2025
	% Complete	100%
	Date Completed	September 2025
PRELIMINARY DESIGN:	Date Initiated	September 2025
	% Complete	0%
	Date Completed	November 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2025
	% Complete	0%
	Date Completed	January 2026
SCHEDULED BID DATE:		February 2026

*\*N/A on Stage I Projects*

**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Project supports academic, residential, and administrative operations by improving parking availability, enhancing pedestrian safety, and ensuring efficient vehicular movement in the northern campus core.

It directly supports the Smith Family Center for the Performing Arts by providing critical parking capacity for daily use, performances, and large-scale events.

The improved circulation infrastructure also ensures better accessibility for students, faculty, and patrons engaging with programs housed within the greater Bryce Campus.

## Attachment K to Board Rule 415

### Supplemental Project Information Worksheet Annual Capital Development Plan

**FY: 2025 – 2026**

**Project Name:** Central Bryce Parking Lot and Roundabout  
**Project Address/Location:** 200 Peter Bryce Boulevard  
**Campus:** The University of Alabama, Tuscaloosa, Alabama

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

N/A – Infrastructure project

<input type="checkbox"/> increase space inventory	_____ % increase	_____ GSF
<input type="checkbox"/> replace space inventory	_____ % replacement	_____ GSF
<input type="checkbox"/> renovation of existing space only		_____ GSF

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

Comments:

N/A

- 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:

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				
WWW 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:

The Central Bryce Parking Lot and Roundabout project is needed to address the limited parking capacity on Peter Bryce Campus, where existing lots cannot support the growing density of facilities and daily operations. It will improve access, safety, and circulation for students, faculty, and visitors, particularly those attending programs and performances at the Smith Family Center for the Performing Arts.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

This Project will enhance existing and new programs by providing critical parking infrastructure that supports increased use of academic and performance spaces, including those tied to the Department of Theatre and Dance. By improving accessibility and creating a more integrated, visitor-friendly campus environment, it supports recruitment, retention, and the overall student experience—positively influencing undergraduate and graduate enrollment growth on the Peter Bryce Campus.

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:

Chris D'Esposito, Assistant Vice President, Enterprise Services

Bonner Lee, University Landscape Architect

Crawford Burton, UA Project Manager

Austin Fisher, UA Senior Project Manager

Richard Powell, UA Civil Engineer

Jason Bigelow, UA Architect

Jason Coker, Duncan Coker, Engineer (pending approval)

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		\$1,852,546	Pending
Transportation Reserves		\$2,778,819	Pending
<b>Totals</b>		<b>\$4,631,365</b>	<b>Pending</b>

/7 Approved, allocated, pending

Comments:

This Project will be funded from University Central Reserves and Transportation Reserves.

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

<b>Operations and Maintenance (O&amp;M)Annual Costs Projections</b>			
<b>Expense</b>	<b>FY 2023- 2024 Base Data /8</b>	<b>First Full /YR Occupancy FY 2027-2028</b>	<b>Successive Five (5) Year Projections /9</b>
Maintenance		\$41,375	\$206,875
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other – Supply Store expenses			
<b>Totals</b>		<b>\$41,375</b>	<b>\$206,875</b>

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

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

**Comments:**

O&M Costs for 251 parking lot spaces are estimated at \$125 per space annually and will be funded from Transportation Services' annual operating budget. An additional \$10,000 is projected for landscape maintenance.

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

Source(s)	Occupancy Yr /9 (FY 2027)	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	\$41,375	\$206,875	Pending
<b>Total/YR</b>	<b>\$41,375</b>	<b>\$206,875</b>	<b>Pending</b>

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

Ongoing O&M costs will be funded from the Transportation Services annual operating budget.

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

\$ N/A N/A % of Total Development Costs

Comments:

N/A

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

Comments:

With the increased density and utilization of facilities in the area, plus planned future projects, the existing parking spaces are insufficient to meet demand. At this time, a parking deck in the area is not warranted. Appropriate land area for surface parking is available and in compliance with the Master Plan, therefore the surface parking is the most appropriate solution.

**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 directly support academic, performance, and administrative functions on the Peter Bryce Campus. Expanded parking and improved circulation will enhance access, support growing program demands, and ensure efficient operation of campus facilities.

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

Comments:

The Project aligns with the University's strategic goals by enhancing campus infrastructure to support academic excellence, student engagement, and community access. It facilitates the continued development of the Peter Bryce Campus as a hub for learning, creativity, and recruitment.

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

Comments:

Core Principal #4

The Project supports Campus Safety and Security by enhancing traffic flow, adding lighting, and improving pedestrian pathways to create a safer, more navigable environment for all users.



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

Comments:

If the Project is not approved, limited parking and inefficient circulation on the Peter Bryce Campus could hinder access to key academic and performance facilities, potentially disrupting program operations and diminishing the campus experience for prospective and current students and visitors.

THE UNIVERSITY OF  
**ALABAMA** | Division of  
**Finance and Operations**  
**Vice President**

July 22, 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  
 Central Bryce Parking Lot and Roundabout  
 UA Project No.: TRN-25-4039

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Central Bryce Parking Lot and Roundabout project ("Project") located on the Peter Bryce Campus north of Capital Hall and the Smith Family Center for the Performing Arts.

The University proposes to utilize Duncan Coker Associates, P.C., Tuscaloosa, Alabama ("Duncan Coker") as the principal design firm for this Project. The services of Duncan Coker are proposed due to the team's extensive familiarity with existing site conditions, utilities, and design standards. This continuity will facilitate an efficient and cost-effective design process while preserving consistency with previous phases of development in this area of campus.

The University has negotiated a design fee of 6.6% of the cost of Construction, plus \$15,000 for additional services less a credit of \$34,950. The negotiated fee represents a 15% reduction from the standard fee for this type of project (Group III).

Cost of the Work		Percentage Fee for Building Group III		Credits		Fee
\$3,495,150	x	6.6%	-	\$0	=	\$230,680
\$3,495,150	x	6.6%	-	\$34,950	=	\$195,730

**Fee savings are \$34,950, or approximately 15% of the value of the standard fee for the Project.**

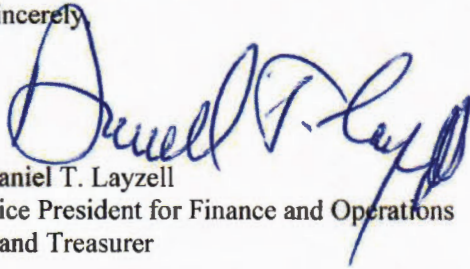
Central Bryce Parking Lot and Roundabout  
 Request for Waiver of Consultant Selection Process  
 July 22, 2025  
 Page 2

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Duncan Coker Associates, P.C., Tuscaloosa, Alabama, as the design service provider for the Project at a negotiated design fee based on 6.6% of the cost of Construction, plus \$15,000 for additional services less total credits in the amount of \$33,000.
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  
 Crawford Burton

Matt Skinner  
 Austin Fisher

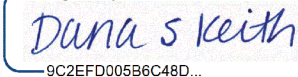
Jessica Morris

\*\*\*\*\*

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:



9C2EFD005B6C48D...

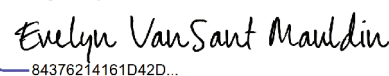
Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

\*\*\*\*\*

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:



84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

## LOCATION MAP

