

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

**BOARD SUBMITTAL CHECKLIST NO. 3  
CAPITAL PROJECT - STAGE III SUBMITTAL <sup>1</sup>  
(Architectural Design)**

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

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

**MEETING DATE:** February 5-6, 2026

- 1. Board Submittal Checklist No. 3
- 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- 4. Executive Summary - Proposed Capital Project <sup>2</sup>
- 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- 6. Campus map(s) showing project site

Prepared by: Heather Mitchell

Approved by: Matthew Skinner

  
  
 12/8/25

12/9/25

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

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



December 9, 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 III submittal for the Central Bryce Parking Lot & Roundabout project.

The resolution requests approval of the Architectural Design 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 February 5 - 6, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler", written in a cursive style.

Peter J. Mohler  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

### Resolution

#### **Approving the proposed architectural design for the Central Bryce Parking Lot and Roundabout**

WHEREAS, on September 12, 2025, in accordance with Board Rule 415, The University of Alabama (“University”) approved the Stage I 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, on September 12, 2025, due to the firm having previously been engaged by the University for design services related to the Central Bryce Campus, and having performed due diligence and programming services for this Project and having innate knowledge of the eastern parking area, the Board approved a waiver of the Consultant Selection Process and authorized the University to proceed with design utilizing the services of Duncan Coker Associates, P.C., Tuscaloosa, Alabama (“Duncan Coker”); 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 University received renderings for the Stage III submittal and is recommending approval of said design; 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;

WHEREAS, the budget for the Project remains as stipulated below:

<b>BUDGET</b>		<b>CURRENT</b>
Construction	\$	3,495,150
Security/Access Control	\$	105,000
Telecommunication/Data	\$	50,000
Contingency (10% of Construction)	\$	349,515
UA Project Management Fee (4.5% of Construction and Contingency)	\$	173,010
Architect/Engineer Fee	\$	210,730
Other	\$	135,000
Escalation	\$	112,960
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>4,631,365</u></b>

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

1. The Stage III Architectural Design submittal for the Project is hereby approved.

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

**MEETING DATE:** February 5-6, 2026

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

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

**PROJECT NUMBER:** TRN-25-4039

**PROJECT LOCATION:** 200 Peter Bryce Blvd

**ARCHITECT:** Duncan Coker Associates, P.C., Tuscaloosa, Alabama

<p><b>THIS SUBMITTAL:</b></p> <p><input type="checkbox"/> Stage I</p> <p><input type="checkbox"/> Stage II</p> <p><input type="checkbox"/> Campus Master Plan Amendment</p> <p><input checked="" type="checkbox"/> Stage III</p> <p><input type="checkbox"/> Stage IV</p>	<p><b>PREVIOUS APPROVALS:</b></p> <p>September 11 - 12, 2025</p> <p>September 11 - 12, 2025</p>
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PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Other	Parking / Infrastructure	100%	N/A
<b>TOTAL</b>		<b>100%</b>	<b>N/A</b>

<b>BUDGET</b>	<b>CURRENT</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.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
251 parking spots x \$125 / parking spot + \$10,000 for Landscaping Maintenance	\$ 41,375
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ 41,375</b>

<b>FUNDING SOURCE:</b>	
	University Central Reserves \$ 1,852,546
	Transportation Reserves \$ 2,778,819
<b>O&amp;M Costs:</b>	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.

**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.

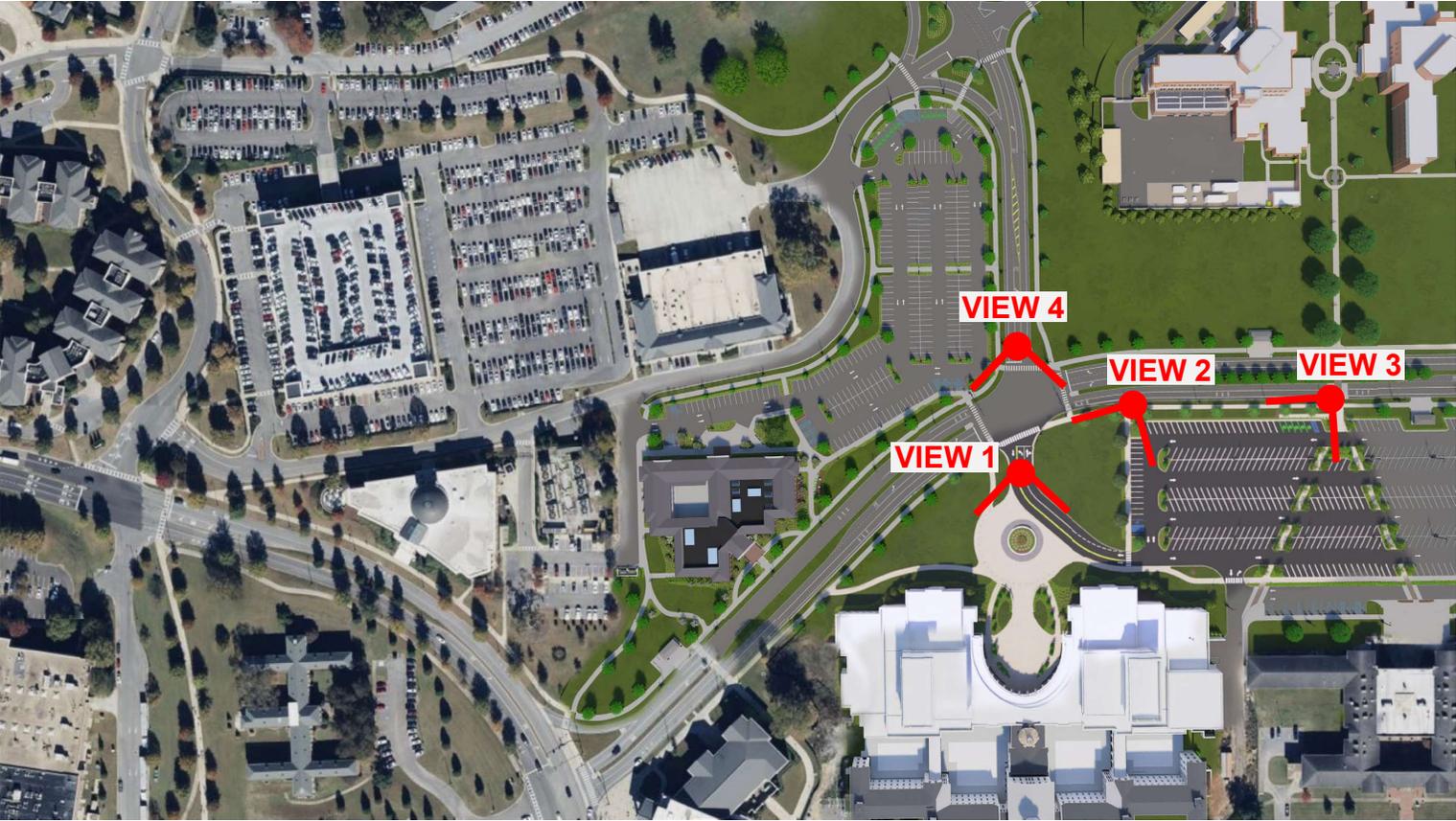
The improved circulation infrastructure also ensures better accessibility for students, faculty, and patrons engaging with programs housed within the greater Bryce Campus.

**PROJECT STATUS**

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

# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

## VANTAGE POINTS



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

**VIEW 1 – NORTH ELEVATION  
LOOKING SOUTH**



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

**VIEW 2 – NORTH ELEVATION  
LOOKING SOUTH FROM PETER  
BRYCE BOULEVARD**



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

**VIEW 3 – EAST ELEVATION  
LOOKING NORTHWEST FROM  
CAPITAL HALL**



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

**VIEW 4 – NORTH ELEVATION  
LOOKING SOUTH FROM  
RANDALL WAY**



# CENTRAL BRYCE PARKING LOT & ROUNDABOUT

## LOCATION MAP

