

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

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

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

**PROJECT NAME:** Farrah Hall Renovation

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

Prepared by: Jeremy Wood

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

*Chancellor*  
9/26/25  
*Matthew Skinner*  
9/26/25



September 26, 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 II submittal for the Farrah Hall Renovation project.

The resolution requests authorization to negotiate an Owner Designer Agreement with Charles Williams and Associates, Inc. of Birmingham, Alabama, as the principal design firm for the project and authorization to negotiate a Commissioning Agreement with Smith Seckman Reid, Inc. of Nashville, Tennessee as the Commissioning Agent for the project. The resolution also requests approval of the 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 of The University of Alabama at their regular meeting on November 6-7, 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 reallocated project budget; granting authorization to negotiate Owner/Consultant Agreements for the Farrah Hall Renovation**

WHEREAS, on September 12, 2025, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Farrah Hall Renovation project (“Project”) to be located at 513 University Boulevard; and

WHEREAS, the Project will allow for the complete interior and selective exterior renovation of the centrally located Farrah Hall to support the teaching and learning environment in revitalized academic space; and

WHEREAS, Farrah Hall was originally constructed in 1927, with additions in 1948 and 1963, and the building has remained primarily unchanged since 1963, the Project will allow for a comprehensive renovation of the approximately 63,000 gross square feet (“GSF”) facility and will fully address all deferred maintenance liabilities including mechanical, electrical, accessibility, life safety systems, technology, and building envelope issues; and

WHEREAS, the existing character, detailing and quality of the building façade is appropriate and much in keeping with campus and the building features standard University materials, including brick and solid limestone columns, cornice and window surrounds that have been a part of the University Boulevard streetscape for almost a century; and

WHEREAS, the renovation will allow for better utilization of academic space, benefiting departments and colleges; and

WHEREAS, to meet the requested Fall 2027 occupation date for the facility, construction is expected to take place in two phases including Construction Package A – Building Renovation and Construction Package B – Demolition/Abatement, and will include Owner Furnished Contractor Installed Equipment provided as necessary to meet the Project schedule; and

WHEREAS, the University is requesting approval of a budget reallocation for the aforementioned Construction Packaging and related schedule impacts; and

WHEREAS, the Consultant Selection Committee for architectural design services, appointed by the University, has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations for the Project will be conducted with the top-ranked design firm following Board approval as follows:

**Ranking of Top Firms:**

1. Charles Williams and Associates, Inc., Birmingham, Alabama
2. Hendon + Huckstein Architects, P. C., Birmingham, Alabama
3. Goodwyn Mills Cawood, Montgomery, Alabama

WHEREAS, the Consultant Selection Committee for commissioning services, appointed by the University, has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations for the Project will be conducted with the top-ranked commissioning firm following Board approval as follows:

**Ranking of Top Firms:**

1. Smith Seckman Reid, Inc., Nashville, Tennessee
2. Environmental Systems Corporation, Huntsville, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama

WHEREAS, the Project will be funded from Future Revenue Bonds in the amount of \$34,418,500 and from University Central Reserves in the amount of \$6,100,000, for a total of \$40,518,500 and will eliminate deferred maintenance liabilities in the amount of \$40,518,500; 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 reallocated budget for the Project is as stipulated below:

<b>BUDGET:</b>	<b>REALLOCATED</b>
Construction Package A – Building Renovation	\$ 25,181,806
Construction Package B – Demolition/Abatement	\$ 1,750,000
Furniture, Fixtures and Equipment	\$ 3,150,000
Owner Furnished Contractor Installed Equipment	\$ 930,000
Security/Access Control	\$ 150,000
Audio Visual	\$ 750,000
Telecommunication/Data	\$ 500,000
Contingency <sup>1</sup>	\$ 2,786,181
UA Project Management Fee <sup>2</sup>	\$ 1,379,160
Architect/Engineer Fee <sup>3</sup>	\$ 1,811,018
Commissioning	\$ 100,000
Other <sup>4</sup>	\$ 686,038
Escalation <sup>5</sup>	\$ 1,344,297
<b>TOTAL PROJECT COST</b>	<b>\$ 40,518,500</b>



<sup>1</sup> Contingency is based on 10% of the cost of Construction Packages A and B and Owner Furnished Contractor Installed Equipment.

<sup>2</sup> UA Project Management Fee is based on 4.5% of the cost of Construction Packages A and B, Owner Furnished Contractor Installed Equipment, and Contingency.

<sup>3</sup> Architect/Engineer Fee is based on 5.2% of the cost of Construction Packages A and B and Owner Furnished Contractor Installed Equipment, plus a 1.25 renovation factor.

<sup>4</sup> Other expenses include Transportation Services Fees, 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 at 2.5% for Construction Package B and Owner Furnished Contractor Installed Equipment and 3.5% for Construction Package A for the Project through the anticipated bid dates of February and April 2026, respectively, as included in the Project Status.

WHEREAS, on September 12, 2025, pursuant to the requirements of Treasury Regulations Section 1.150-2e, the Board resolved that the University will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds.

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

1. The reallocated Project budget, as stipulated above, is 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 hereby are, authorized to act for and on behalf of the Board to negotiate an architectural agreement with Charles Williams & Associates, Inc., Birmingham, Alabama, for architectural services, and a commissioning agreement with Smith Seckman Reid, Inc., Nashville, Tennessee, for commissioning services, in accordance with Board Rule 415 for the Project.

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

**MEETING DATE:** November 6-7, 2025

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

**PROJECT NAME:** Farrah Hall Renovation

**PROJECT NUMBER:** 054-25-4056

**PROJECT LOCATION:** 513 University Boulevard

**ARCHITECT:** Charles Williams and Associates, Inc., Birmingham, Alabama -  
pending approval

**THIS SUBMITTAL:**

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

**PREVIOUS APPROVALS:**

September 12, 2025

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Classroom	7%	3,983
<input type="checkbox"/> Building Addition	Computer Lab	3%	2,133
<input checked="" type="checkbox"/> Building Renovation	Office	13%	8,278
<input type="checkbox"/> Equipment	Support	3%	1,898
	Unclassified	36%	22,539
	Circulation	16%	10,178
	Building Service	2%	1,421
	Mechanical	3%	2,115
	Structural	17%	10,409
<b>TOTAL</b>		<b>100%</b>	<b>62,954</b>

<b>BUDGET</b>	<b>CURRENT</b>	<b>REALLOCATED</b>
Construction Package A – Building Renovation	\$ 26,700,000	\$ 25,181,806
Construction Package B – Demolition/Abatement	\$ 0	\$ 1,750,000
Furniture, Fixtures, and Equipment	\$ 3,150,000	\$ 3,150,000
Owner Furnished Contractor Installed Equipment	\$ 680,000	\$ 930,000
Security/Access Control	\$ 150,000	\$ 150,000
Audio Visual	\$ 750,000	\$ 750,000
Telecommunication/Data	\$ 500,000	\$ 500,000
Contingency <sup>1</sup>	\$ 2,738,000	\$ 2,786,181
UA Project Management Fee <sup>2</sup>	\$ 1,355,310	\$ 1,379,160
Architect/Engineer Fee <sup>3</sup>	\$ 1,779,700	\$ 1,811,018
Commissioning	\$ 100,000	\$ 100,000
Other <sup>4</sup>	\$ 686,038	\$ 686,038
Escalation <sup>5</sup>	\$ 1,929,452	\$ 1,344,297
<b>TOTAL PROJECT COST</b>	<b>\$ 40,518,500</b>	<b>\$ 40,518,500</b>
<b>Total Construction Cost per square foot \$487</b>		

<sup>1</sup>Contingency is based on 10% of the cost of Construction Packages A and B and Owner Furnished Contractor Installed Equipment.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the cost of Construction Packages A and B, Owner Furnished Contractor Installed Equipment, and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 5.2% of the costs of Construction Packages A and B and Owner Furnished Contractor Installed Equipment with a renovation factor of 1.25.

<sup>4</sup>Other expenses include Transportation Services Fees, 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 at 2.5% for Construction Package B and Owner Furnished Contractor Installed Equipment and 3.5% for Construction Package A for the Project through the anticipated bid dates of February and April 2026, respectively, as included in the Project Status.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

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

\*Renovation of existing facilities, no incremental increase in O&M costs is anticipated as a result of the Project.

**FUNDING SOURCE:**

Future General Revenue Bonds \$ 34,418,500

University Central Reserves \$ 6,100,000

**O&M Costs:** University Annual Operating Funds \$ **N/A\***

\*Renovation of existing facilities, no incremental increase in O&M costs is anticipated as a result of the Project.

**NEW EQUIPMENT REQUIRED**

HVAC Air Handling Units and Components

Electrical Switchgear and Panels

Windows

**Total Equipment Costs:** **\$930,000**

**PROJECT SCOPE:**

The proposed Farrah Hall Renovation project (“Project”), located at 513 University Boulevard, includes the complete interior and selective exterior renovation of the nearly 63,000 gross square feet (“GSF”) building. The completed Project will serve the University as a centrally located general academic space.

Farrah Hall was originally constructed in 1927, with additions in 1948 and 1963. The building has remained relatively unchanged since 1963. The Project will allow for a comprehensive interior renovation and will fully address all deferred maintenance liabilities including new mechanical, electrical, accessibility, life safety systems, technology, and building envelope as necessary.

The existing character, detailing and quality of the building is appropriate and much in keeping with the adjacent campus facilities. The building features standard University materials, including brick and solid limestone columns, cornice and window surrounds which have been a part of the University Boulevard streetscape for almost a century.

The Project will allow for better utilization of academic space, benefiting departments and colleges.

ADA access to Farrah Hall will be improved through the construction of a new elevator which will service all four floors, whereas the building currently requires the use of two elevators located in different areas of the building to access all floors.

The Project will allow for the conversion of the stack space to general use, and the floors will be aligned with the main building floors. The realignment will not impact the University Boulevard elevation.

To meet the requested Fall 2027 occupation date for the facility, construction is expected to take place in two phases including Construction Package A – Building Renovation and Construction Package B - Demolition/Abatement and will include Owner Furnished Contractor Installed Equipment provided as necessary to meet the Project schedule.

## PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September 2025
	% Complete	100%
	Date Completed	October 2025
PRELIMINARY DESIGN:	Date Initiated	November 2025
	% Complete	0%
	Date Completed	December 2025
CONSTRUCTION DOCUMENTS:		
Package B – Demolition/Abatement	Date Initiated	January 2026
	% Complete	0%
	Date Completed	February 2026
Package A – Building Renovation	Date Initiated	January 2026
	% Complete	0%
	Date Completed	March 2026
SCHEDULED BID DATES		
Package B – Demolition/Abatement		February 2026
Package A – Building Renovation		April 2026

*\*N/A on Stage I Projects*

## RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The renovated Farrah Hall will provide centrally located revitalized space for education, meetings, and events that will cater to the growing population of students, faculty, and staff. The building will also facilitate greater engagement and connectivity for all members of the campus community with common areas and breakout spaces throughout the facility to gather, study, collaborate and fellowship.

Importantly, the Project will address ADA deficiencies within the facility to enhance and promote access to the programs and use of the facility.

The Project will further the University's strategic goals and provide premier undergraduate and graduate education characterized by outstanding teaching, high-quality scholarship and distinctive curricular and co-curricular programs. It will allow for an increase in the University's productivity and innovation in research, scholarship and creative activities that impact economic and societal development and will enrich the learning and work environment by providing a community that attracts and supports a faculty, staff, and students.

**Part 1**

**EXECUTIVE SUMMARY**  
**CONSULTANT SELECTION PROCESS**  
**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 6-7, 2025  
 Campus: The University of Alabama, Tuscaloosa, Alabama  
 Project Name: Farrah Hall Renovation  
 Project Number: 054-25-4056  
 Project Location: 513 University Boulevard  
 Prepared By: Jeremy Wood Date: September 12, 2025

Project Type		Range of Construction Costs			
<input checked="" type="checkbox"/>	Building Renovations	\$	27,000,001	to	\$ 30,000,000
<input type="checkbox"/>	Building Addition	\$		to	\$
<input type="checkbox"/>	New Construction	\$		to	\$
<input type="checkbox"/>	Campus Infrastructure	\$		to	\$
<input type="checkbox"/>	Equipment	\$		to	\$
<input type="checkbox"/>	Other	\$		to	\$

Building Type – Group I		Percentage of Project
<input type="checkbox"/>	Industrial Building Without Special Facilities	%
<input type="checkbox"/>	Parking Structures/Repetitive Garages	%
<input type="checkbox"/>	Simple Loft Type Structure	%
<input type="checkbox"/>	Warehouses/Utility Type Buildings	%
<input type="checkbox"/>	Other	%

Building Type – Group II		Percentage of Project
<input type="checkbox"/>	Apartments and Dormitories	%
<input type="checkbox"/>	Exhibit Halls	%
<input type="checkbox"/>	Manufacture/Industrial Facilities	%
<input type="checkbox"/>	Office Building (Without Tenant Improvements)	%
<input type="checkbox"/>	Printing Plants	%
<input type="checkbox"/>	Service Garage/Facility	%
<input type="checkbox"/>	Other (Storm Shelter and Multi-Purpose Event)	%



Building Type – Group III	Percentage of Project
<input checked="" type="checkbox"/> College Classroom Facilities	35 %
<input type="checkbox"/> Convention Facilities	_____ %
<input type="checkbox"/> Extended Care Facilities	_____ %
<input type="checkbox"/> Gymnasiums	_____ %
<input type="checkbox"/> Hospitals	_____ %
<input type="checkbox"/> Institutional Dining Halls	_____ %
<input type="checkbox"/> Laboratories	_____ %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input type="checkbox"/> Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/> Mental Institutions	_____ %
<input checked="" type="checkbox"/> Office Buildings (with tenant improvements)	65 %
<input type="checkbox"/> Parks	_____ %
<input type="checkbox"/> Playground and Recreational Facilities	_____ %
<input type="checkbox"/> Public Health Centers	_____ %
<input type="checkbox"/> Research Facilities	_____ %
<input type="checkbox"/> Stadiums	_____ %
<input type="checkbox"/> Central Utilities Plants	_____ %
<input type="checkbox"/> Water Supply and Distribution Plants	_____ %
<input type="checkbox"/> Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/> Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV	Percentage of Project
<input type="checkbox"/> Aquariums	_____ %
<input type="checkbox"/> Auditoriums	_____ %
<input type="checkbox"/> Art Galleries	_____ %
<input type="checkbox"/> College Buildings with special features	_____ %
<input type="checkbox"/> Communications Buildings	_____ %
<input type="checkbox"/> Special Schools	_____ %
<input type="checkbox"/> Theaters and similar facilities	_____ %
<input type="checkbox"/> Other	_____ %

Building Type – Group V		Percentage of Project
<input type="checkbox"/>	Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/>	Other	_____ %

Repetitive Design or Duplication of Facilities	
Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Building Program Development	
Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Construction Consultant Services	
Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Multiple Prime Trade Contracts	
Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Design Build Services	
Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Architect/Engineer Project Notifications	
<input type="checkbox"/>	Advertised through State Division of Construction Management
<input type="checkbox"/>	Local/State Trade Journals
<input checked="" type="checkbox"/>	Posted on Campus Web Pages
<input checked="" type="checkbox"/>	Direct Contact with A/E Companies/Firms
<input checked="" type="checkbox"/>	Other: Newspaper and email distribution list

**Appointed Consultant Selection Committee (CSC):**

1. Carrie Beth Kerr, Senior Architectural Design Coordinator
2. Jason Bigelow, University Architect
3. Jeremy Wood, Senior Project Manager
4. Dr. Lisa Pawloski, Senior Associate Dean for International Programming, Finance, and Administration
5. Courtney Oglesby, Manager for Interior Design
6. Andrew Richardson, Director, College of Information Technology

**Qualified Firms/Companies Submitted:**

1. AHO Architects, Birmingham, Alabama
2. Architecture Works, LLP, Birmingham, Alabama
3. B Group Architecture, Birmingham, Alabama
4. CCR Architecture & Interiors, Birmingham, Alabama
5. Charles Williams & Associates, Inc., Birmingham, Alabama
6. Davis Architects, Inc., Birmingham, Alabama
7. Goodwyn Mills Caywood, Montgomery, Alabama
8. Hendon + Huckstein Architects, P. C., Birmingham, Alabama
9. KPS Group, Birmingham, Alabama
10. PH&J Architects, Inc., Montgomery, Alabama
11. Poole & Company, Birmingham, Alabama
12. Seay, Seay, & Litchfield Architects, P. C., Montgomery, Alabama
13. Studio 2H Design, LLC, Birmingham, Alabama
14. Turner Batson, Birmingham, Alabama
15. Williams Blackstock Architects, Birmingham, Alabama
16. Birchfield Penuel Architects, Birmingham, Alabama

**Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee**

1. Charles Williams & Associates, Inc., Birmingham, Alabama
2. Hendon + Huckstein Architects, P. C., Birmingham, Alabama
3. Goodyn Mills Cawood, Montgomery, Alabama

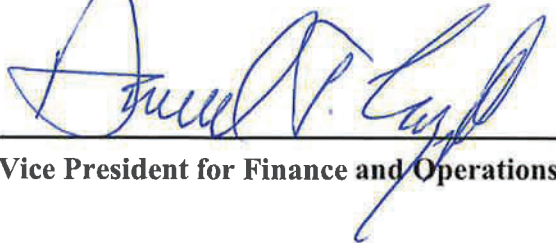
THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

**Reviewed and approved by:**

Signed by:  
  
E2238R00284D497...

**Chairman of Consultant Selection Committee**

  
Vice President for Finance and Operations and Treasurer



September 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: Consultant Selection Process – Part 1  
 Architectural Design Services  
 Farrah Hall Renovation  
 UA Project #: 054-25-4056

Dear Dr. Keith and Trustee Mauldin,

Pursuant to Board Rule 415, on September 12, 2025, the Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Farrah Hall Renovation project (“Project”) to be located at 513 University Boulevard, at a preliminary total Project budget amount of \$40,518,500, funded by Future General Revenue Bonds of \$34,418,500 and University Central Reserves of \$6,100,000.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location, and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by February 18, 2025.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on March 5, 2025, interviewed the following architectural firms:

Farrah Hall Renovation  
Consultant Selection Process – Part 1  
September 12, 2025  
Page 2

- Charles Williams & Associates, Inc., Birmingham, Alabama
- Goodwyn Mills Cawood, Montgomery, Alabama
- Hendon + Huckstein Architects, P.C., Birmingham, Alabama

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

- Charles Williams & Associates, Inc., Birmingham, Alabama
- Hendon + Huckstein Architects, P.C., Birmingham, Alabama
- Goodwyn Mills Cawood, Montgomery, Alabama

The primary selection criteria used in the ranking of the firms included the following:

1. The firms represented a clear understanding of the Project program and goals, a design approach or methodology and standard of care necessary with renovation and office design projects.
2. The firms represented expertise in historic preservation projects to ensure the Project will meet the University's design language and context for academic buildings and the firms' experience designing engaging spaces for collaboration, intimate groupings, and open office workspaces.
3. The firms presented the most favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of the design and construction of the Project.
4. The firms are committed to using Alabama-based consultant engineers for the Project.

Approval is hereby requested for:

1. The ranking of design firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for consideration at the November 6-7, 2025 meeting of the Board of Trustees.

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

Farrah Hall Renovation  
Consultant Selection Process – Part 1  
September 12, 2025  
Page 3

Attachment

pc/atchmt: Michael Rodgers  
Matt Skinner  
Jessica Morris  
Carrie Beth Kerr  
Jeremy Wood

\*\*\*\*\*  
The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the November 6-7, 2025, Physical Properties Committee.  
\*\*\*\*\*

Signed by:  
  
SC2EFD00086C48D  
**Dr. Dana S. Keith: Recommend for Approval**  
Senior Vice Chancellor for Finance and Administration

Signed by:  
  
84376214161B42D  
**Trustee Evelyn VanSant Mauldin: Recommend for Approval**  
Chair of the Physical Properties Committee



**Part 1**

**EXECUTIVE SUMMARY**  
**CONSULTANT SELECTION PROCESS**  
**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: November 6-7, 2025

Campus: The University of Alabama, Tuscaloosa, Alabama

Project Name: Farrah Hall Renovation

Project Number: 054-25-4056

Project Location: 513 University Boulevard

Prepared By: Jeremy Wood Date: September 12, 2025

Project Type	Range of Construction Costs			
<input checked="" type="checkbox"/> Building Renovations	\$	27,000,001	to	\$ 30,000,000
<input type="checkbox"/> Building Addition	\$		to	\$
<input type="checkbox"/> New Construction	\$		to	\$
<input type="checkbox"/> Campus Infrastructure	\$		to	\$
<input type="checkbox"/> Equipment - HVAC Equipment	\$		to	\$
<input type="checkbox"/> Other	\$		to	\$

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	%
<input type="checkbox"/> Parking Structures/Repetitive Garages	%
<input type="checkbox"/> Simple Loft Type Structure	%
<input type="checkbox"/> Warehouses/Utility Type Buildings	%
<input type="checkbox"/> Other	%

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	%
<input type="checkbox"/> Exhibit Halls	%
<input type="checkbox"/> Manufacture/Industrial Facilities	%
<input type="checkbox"/> Office Building (Without Tenant Improvements)	%
<input type="checkbox"/> Printing Plants	%
<input type="checkbox"/> Service Garage/Facility	%
<input type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	%

Building Type – Group III	Percentage of Project
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## THE UNIVERSITY OF ALABAMA

## TUSCALOOSA, ALABAMA

<input checked="" type="checkbox"/>	College Classroom Facilities	35 %
<input type="checkbox"/>	Convention Facilities	_____ %
<input type="checkbox"/>	Extended Care Facilities	_____ %
<input type="checkbox"/>	Gymnasiums	_____ %
<input type="checkbox"/>	Hospitals	_____ %
<input type="checkbox"/>	Institutional Dining Halls	_____ %
<input type="checkbox"/>	Laboratories	_____ %
<input type="checkbox"/>	Libraries	_____ %
<input type="checkbox"/>	Medical Schools	_____ %
<input type="checkbox"/>	Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/>	Mental Institutions	_____ %
<input checked="" type="checkbox"/>	Office Buildings (with tenant improvements)	65 %
<input type="checkbox"/>	Parks	_____ %
<input type="checkbox"/>	Playground and Recreational Facilities	_____ %
<input type="checkbox"/>	Public Health Centers	_____ %
<input type="checkbox"/>	Research Facilities	_____ %
<input type="checkbox"/>	Stadiums	_____ %
<input type="checkbox"/>	Central Utilities Plants	_____ %
<input type="checkbox"/>	Water Supply and Distribution Plants	_____ %
<input type="checkbox"/>	Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/>	Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV		Percentage of Project
<input type="checkbox"/>	Aquariums	_____ %
<input type="checkbox"/>	Auditoriums	_____ %
<input type="checkbox"/>	Art Galleries	_____ %
<input type="checkbox"/>	College Buildings with special features	_____ %
<input type="checkbox"/>	Communications Buildings	_____ %
<input type="checkbox"/>	Special Schools	_____ %
<input type="checkbox"/>	Theaters and similar facilities	_____ %
<input type="checkbox"/>	Other	_____ %

Building Type – Group V	Percentage of Project
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THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

- ☐ Residences and Specialized Decorative Buildings
- ☐ Other

%

%

**Repetitive Design or Duplication of Facilities**

Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?

☐ Yes☒ No**Building Program Development**

Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?

☐ Yes☒ No**Construction Consultant Services**

Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?

☐ Yes☒ No**Multiple Prime Trade Contracts**

Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?

☐ Yes☒ No**Design Build Services**

Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?

☐ Yes☒ No**Architect/Engineer Project Notifications**

- ☐ Advertised through State Division of Construction Management
- ☐ Local/State Trade Journals
- ☒ Posted on Campus Web Pages
- ☒ Direct Contact with A/E Companies/Firms
- ☒ Other: Newspaper and email distribution list

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

**Appointed Consultant Selection Committee (CSC):**

1. Carrie Beth Kerr, Senior Architectural Design Coordinator
2. Jason Bigelow, University Architect
3. Jeremy Wood, Senior Project Manager
4. Dwight Stewart, University Mechanical Engineer
5. Sam Chen, Director of Automation and Recommissioning

**Qualified Firms/Companies Submitted:**

1. Building Diagnostics and Property Science, Birmingham, Alabama
2. Bernhard TME, Vestavia Hills, Alabama
3. Environmental Systems, Huntsville, Alabama
4. Sain Associates, Birmingham, Alabama
5. Smith Seckman Reid, Inc., Nashville, Tennessee

**Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee**

1. Smith Seckman Reid, Inc., Nashville, Tennessee
2. Environmental Systems, Huntsville, Alabama
3. Building Diagnostics and Property Science, Birmingham, Alabama

**Reviewed and approved by:**

Signed by:

*Carrie Beth Kerr*

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**Chairman of Consultant Selection Committee***Sam Chen***Vice President for Finance and Operations and Treasurer**



September 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: Consultant Selection Process – Part 1  
Commissioning Agent  
Farrah Hall Renovation  
UA Project #: 054-25-4056

Dear Dr. Keith and Trustee Mauldin,

Pursuant to Board Rule 415, on September 12, 2025, the Board of Trustees of The University of Alabama ("Board") approved the Stage I submittal for the Farrah Hall Renovation project ("Project") to be located at 513 University Boulevard, at a preliminary total Project budget amount of \$40,518,500, funded by Future General Revenue Bonds of \$34,418,500 and University Central Reserves of \$6,100,000.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location, and preliminary budget were advertised, issued by email to Alabama-based Commissioning Agents and others in the consultant database, and posted on the University campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by March 3, 2025.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on March 25, 2025, interviewed the following Commissioning Agent firms:

Farrah Hall Renovation  
 Consultant Selection Process – Part 1  
 September 12, 2025  
 Page 2

- Environmental Systems Corporation, Huntsville, Alabama
- Building Diagnostics and Property Science, Birmingham, Alabama
- Smith Seckman Reid, Inc., Nashville, Tennessee

The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

- Smith Seckman Reid, Inc., Nashville, Tennessee
- Environmental Systems Corporation, Huntsville, Alabama
- Building Diagnostics and Property Science, Birmingham, Alabama

The primary selection criteria used in the ranking of the firms included the following:

1. The firms represented a clear understanding of the Project program and goals.
2. The firms displayed an understanding of and experience with mechanical and electrical systems encountered in a full building renovation.
3. The firms presented the most favorable listing of qualified engineers and certified commissioning agents along with a commitment to meet the University's schedule for completion of the design and construction of the Project.

In evaluating the criteria listed above in item three, emphasis was placed on current firm capacity as it relates to achieving the anticipated schedule and timely deliverables. In reviewing existing contracts for work to be performed at the University for commissioning, the selection committee noted an existing heavy load of work previously contracted with the two Alabama-based firms to include, but not limited to, commissioning of the Smith Family Center for the Performing Arts, the High Performance Computing and Data Center, Gorgas Library Phase III Renovation, and the Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation being the most notable. While not an Alabama-based Firm as defined in Board Rule 415, the Consultant Selection Committee believes the requested ranking is appropriate as the top firm meets the established criteria and has capacity to achieve the desired results.

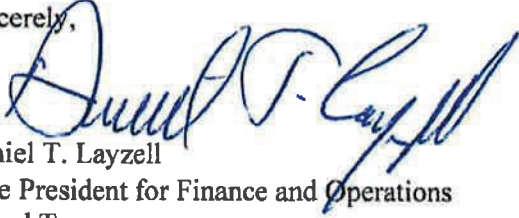
Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings to the Physical Properties Committee for consideration at the November 6-7, 2025 meeting of the Board of Trustees.

If you have any questions or concerns, please feel free to contact me.

Farrah Hall Renovation  
Consultant Selection Process – Part 1  
September 12, 2025  
Page 3

Sincerely,



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

DTL/mrw

Attachment

pc/atchmt: Michael Rodgers  
Matt Skinner  
Jessica Morris  
Carrie Beth Kerr  
Jeremy Wood

\*\*\*\*\*  
The above listing of firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the November 6-7, 2025, Physical Properties Committee.  
\*\*\*\*\*

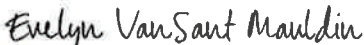
Signed by:



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**Dr. Dana S. Keith: Recommend for Approval**  
Senior Vice Chancellor for Finance and Administration

Signed by:



84376214484D42D

**Trustee Evelyn VanSant Mauldin: Recommend for Approval**  
Chair of the Physical Properties Committee



# FARRAH HALL RENOVATION

## Site Photo Northwest Elevation



# FARRAH HALL RENOVATION

## LOCATION MAP

