

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

**BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL ^{/1}
(General Project Information)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Farrah Hall Renovation

MEETING DATE: September 11-12, 2025

- ☒ 1. Board Submittal Checklist No. 1
- ☒ 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 Submittal by the Board of Trustees
- ☒ 4. Executive Summary – Proposed Capital Project ^{/2}
- ☒ 5. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 6. Campus map(s) showing project site

Prepared by: Jeremy Wood

Approved by: Matthew Skinner

Matthew Skinner
9/3/25

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9/3/25

^{/1} Reference Tab 3F – Board Rule 415 Instructional Guide
^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

September 3, 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 submittal for the Farrah Hall Renovation project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated.

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,

Peter J. Mohler / mct

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget for the Farrah Hall Renovation

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of 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, construction is expected to take place in a single construction package with Owner Furnished Contractor Installed Equipment provided as necessary to meet the Project schedule; and

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 preliminary budget for the Project is as stipulated below:

BUDGET:		PRELIMINARY
Construction	\$	26,700,000
Furniture, Fixtures and Equipment	\$	3,150,000
Owner Furnished Contractor Installed Equipment	\$	680,000
Security/Access Control	\$	150,000
Audio Visual	\$	750,000
Telecommunication/Data	\$	500,000
Contingency ¹	\$	2,738,000
UA Project Management Fee ²	\$	1,355,310
Architect/Engineer Fee ³	\$	1,779,700
Commissioning	\$	100,000
Other ⁴	\$	686,038
Escalation ⁵	\$	1,929,452
TOTAL PROJECT COST	\$	<u>40,518,500</u>

¹ Contingency is based on 10% of the cost of Construction and Owner Furnished Contractor Installed Equipment.

² UA Project Management Fee is based on 4.5% of the cost of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

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

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

⁵ Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 5% for the Project through the anticipated bid date of July 2026 as included in the Project Status.

WHEREAS, the University has determined that the Board 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 University does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the Board for capital expenditures incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installation of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).
2. The Stage I submittal package for the Project is hereby approved.
3. The preliminary Project scope, budget, and funding, as stipulated above, are hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 11-12, 2025

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Farrah Hall Renovation

PROJECT NUMBER: 054-25-4056

PROJECT LOCATION: 513 University Boulevard

ARCHITECT: TBD

THIS SUBMITTAL:	PREVIOUS APPROVALS:
☒ Stage I	
☐ Stage II	
☐ Campus Master Plan Amendment	
☐ Stage III	
☐ Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☐ Building Construction	Classroom	7%	3,983
☐ Building Addition	Computer Lab	3%	2,133
☒ Building Renovation	Office	13%	8,278
☐ 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
TOTAL		100%	62,954

BUDGET	PRELIMINARY
Construction	26,700,000
Furniture, Fixtures, and Equipment	3,150,000
Owner Furnished Contractor Installed Equipment	680,000
Security/Access Control	150,000
Audio Visual	750,000
Telecommunication/Data	500,000
Contingency ¹	2,738,000
UA Project Management Fee ²	1,355,310
Architect/Engineer Fee ³	1,779,700
Commissioning	100,000
Other ⁴	686,038
Escalation ⁵	1,929,452
TOTAL PROJECT COST	40,518,500
Total Construction Cost per square foot \$478	

¹ Contingency is based on 10% of the cost of the Construction and Owner Furnished Contractor Installed Equipment.

² UA Project Management Fee is based on 4.5% of the cost of Construction, Owner Furnished Contractor Installed Equipment, and Contingency.

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

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

⁵ Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 5% for the Project through the anticipated bid date of July 2026, 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

Total Equipment Costs: **\$680,000**

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.

The renovation is expected to take place in a single construction package with Owner Furnished Contractor Installed Equipment as necessary to meet the Project schedule.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September 2025
	% Complete	0%
	Date Completed	October 2025
PRELIMINARY DESIGN:	Date Initiated	November 2025
	% Complete	0%
	Date Completed	December 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	January 2026
	% Complete	0%
	Date Completed	June 2026
SCHEDULED BID DATE:		July 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.

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2025 – 2026

Project Name: Farrah Hall Renovation
Project Address/Location: 513 University Boulevard
Campus: The University of Alabama, Tuscaloosa, Alabama

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		<u>62,954</u> GSF

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

Comments:

This Project will consist of the complete interior renovation and select exterior renovation, as necessary, of the existing Farrah Hall. The project will allow for better utilization of academic space, benefiting departments and colleges.

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

☒ Yes ☐

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				
110 Classroom	7	507	10,555	
200 Laboratory Facilities				
210 Class Laboratory	1	8	500	
300 Office Facilities				
310 Office	84	140	12,254	
315 Office Service	12		3,240	
350 Conference Room	3	54	1,650	
400 Study Facilities				
410 Study Room	2	68	1,850	
430 Open-Stack Study Room	1		2,801	
600 General Use Facilities				
650 Lounge	3	12	1800	
680 Meeting Room	1	10	800	
700 Support Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
W02 Elevator	1		400	
W05 Lobby	2		6,040	
W06 Public Corridor	6		14,504	
W07 Stairway	3			
XXX Building Service Area				
X01 Custodial Supply Closet	2		160	
X02 Janitor Room	1		600	
X03 Public Rest Room	15	21	2,600	
YYY Mechanical Area				
Y04 Utility/Mechanical Space	5		3,200	

Data reported on latest fiscal year data available.

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

Comments/Notations:

Existing room sizes and locations will be optimized to best use the space including circulation and proximity of administrative and student space. The building will be programmed for General Academic Space and incorporate current space standards.

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

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

Comments:

Renovating Farrah Hall will significantly enhance both undergraduate and graduate programs by providing state-of-the-art academic spaces that support interdisciplinary collaboration. Additionally, modernized facilities will aid in recruiting and retaining top educators and researchers, further enriching the academic environment.

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

If yes, list key members of user group:

Dr. Lisa Pawloski, Senior Associate Dean for International Programming, Finance, and Administration

Andrew Richardson, Director, College of Information Technology

Darcel Green, Operations Coordinator, School of Social Work

Dr. Philip Habel, Department Chair, Department of Political Science

Dr. Adam Lankford, Department Chair, Department of Criminology and Criminal Justice

Jason Bigelow, University Architect

Jeremy Wood, UA Senior Project Manager

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

Source(s)	New Funds (FY 26)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds – Future Revenue Bonds	\$34,418,500		Pending
Existing Net Assets			
Other – University Central Reserves		\$6,100,000	Pending
Totals	\$34,418,500	\$6,100,000	Pending

^{/7} Approved, allocated, pending

Comments:

The proposed Project will be funded from Future General Revenue Bonds in the amount of \$34,418,500, and from University Central Reserves in the amount of \$6,100,000.

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 2024 Base Data /8	First Full /YR Occupancy FY28	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 – Supply Store expenses			
Totals	N/A	N/A	N/A

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

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

Comments:

The Project is a renovation of an existing facility that is already in operation; no incremental increase in O&M costs is anticipated as a result of the 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	N/A	N/A	N/A

^{/9} Initial Full Yr of Occupancy
^{/10} Next Five (5) Yrs Occupancy
^{/11} Funds Reallocated from other sources
^{/7} Approved, allocated, pending

Comments:

The Project is a renovation of an existing facility that is already in operation; no incremental increase in O&M costs is anticipated as a result of the Project.

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

\$ 40,518,500 100 % of Total Development Costs

Comments:

The Project will address current deferred maintenance liabilities including all new mechanical, electrical, accessibility, life safety systems, technology, abatement, and building envelope issues as necessary. The full value of the Project can be attributed to the elimination of the related deferred maintenance liability.

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:

Few alternative options existed due to the prominence of Farrah Hall and its favorable structural design, which easily facilitates adaptive reuse. Demolition was not a viable option, as the building's location and historical significance made it an essential part of The University of Alabama's academic infrastructure. Constructing a new facility elsewhere on campus was less desirable than the renovation, as it would require additional funding and would not benefit from the core of campus location.

Ultimately, the only other alternative was to continue operating the building in its current state, which would have posed significant risks, including continued deterioration, higher long-term maintenance costs, and potential system failures that could cause unexpected disruptions to students, faculty, and staff and additional financial strain. Given these factors, the decision to renovate Farrah Hall was determined to be the most cost-effective and sustainable approach. This solution allows for modernization while preserving the existing structure, supporting academic growth without requiring additional campus expansion. This decision aligns with The University of Alabama's 2024 Campus Master Plan, which emphasizes sustainability, efficient space utilization, and the modernization of existing buildings.

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:

This Project aligns with The University of Alabama's mission by enhancing academic infrastructure, supporting student success, and advancing faculty research.

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

Comments:

Goal #1: Provide a premier education that enhances the lives of our students, graduates, and the communities they serve. By modernizing classrooms and learning spaces, the renovation will enrich the educational experience for students, equipping them with the skills and knowledge to positively impact their communities.

Goal #2: Increase the University's productivity and innovation in research, scholarship, and creative activities that impact economic and societal development. The updated facilities will foster research and collaboration.

Goal #3: Enrich our learning and work environment by attracting, welcoming, and supporting all faculty, staff, and students. The renovation includes enhancements to accessibility, creating a welcoming environment that supports faculty, staff, and students.

Goal #4: Foster an environment that will aid in the recruitment, retention, growth, and support of outstanding faculty and staff. By providing state-of-the-art facilities, the Project will attract and retain top-tier faculty and staff, thereby enhancing the University's academic reputation and contributing to its mission of excellence in teaching, research, and service.

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

Comments:

Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama. By enhancing the space, this Project will contribute to the outstanding educational spaces on campus, providing needed room for classes and research.

Make higher education accessible, prepare all our students for success, and meet the workforce needs of the State. The renovation includes modernized classrooms, research spaces, and accessibility improvements, ensuring equal access to education for all students. These enhancements are essential for students to gain the knowledge they need to be able to contribute to Alabama's workforce needs.

Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor. This renovation is a cost-effective alternative to new construction, maximizing the use of existing resources while providing state-of-the-art academic spaces. The Project prioritizes long-term sustainability by addressing deferred maintenance, enhancing energy efficiency, and ensuring compliance with modern safety standards.

Work to lead a unified approach to improving education at every level in Alabama. Enhancing academic program space allows the University to contribute to a well-prepared workforce that will shape initiatives throughout the state.

Work to help lead a unified approach to improving the economy, opportunities, and comprehensive health care for all citizens of Alabama. Students and faculty engage in research that directly supports communities throughout Alabama. The renovation facilitates collaborative research and student engagement.

Elevate the status, stature, and influence of the University of Alabama System so that we can call on all people devoted to the University of Alabama, UAB, UAH, and the UAB Health System to unite for common purposes. By investing in modern academic facilities, UA enhances its national competitiveness. The Project strengthens UA's ability to attract top faculty, research funding, and student enrollment, reinforcing its role as a leading institution within the UA System.

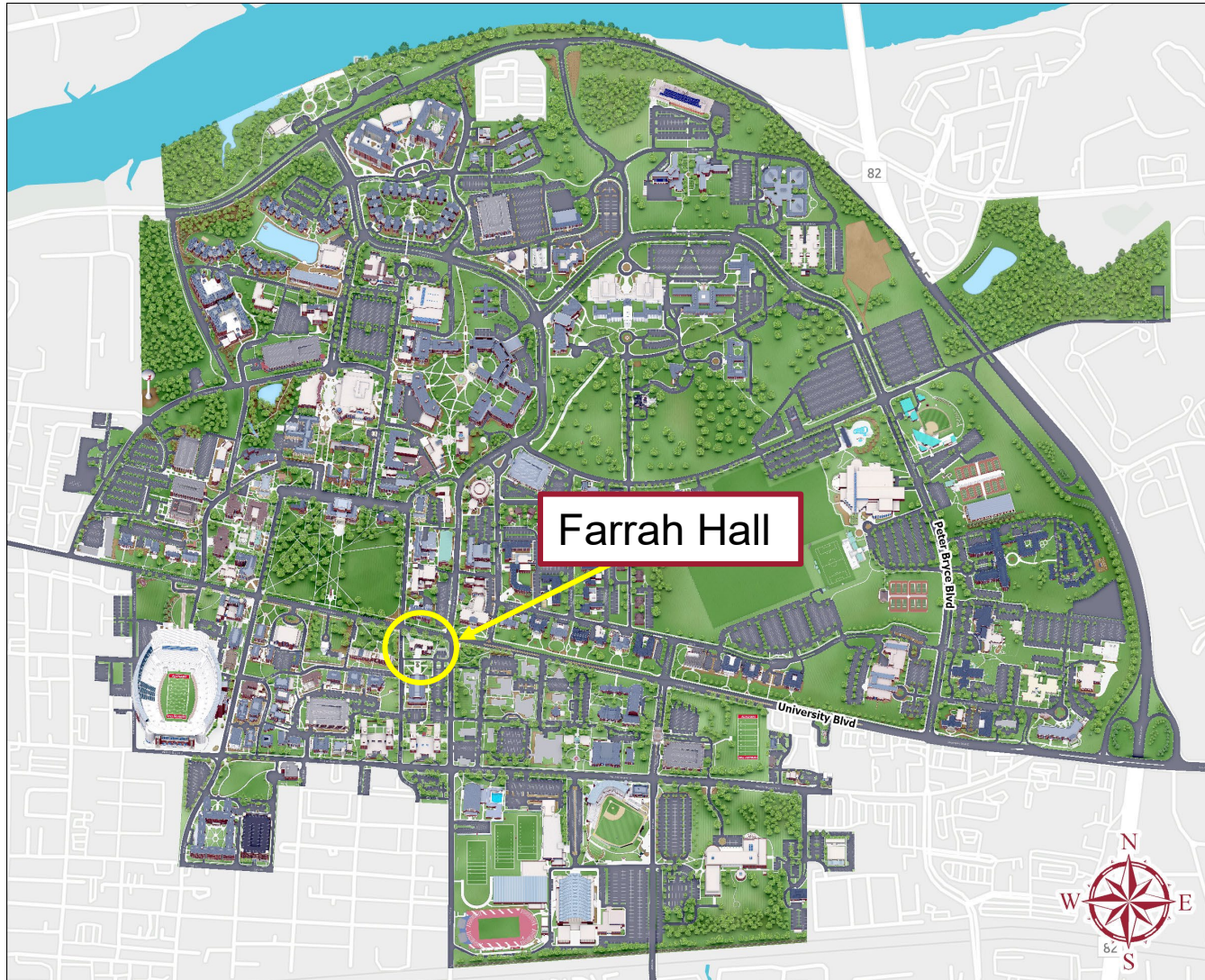
15. What would be the immediate impact on campus programs and enrollment if this project is not approved?

Comments:

If the Farrah Hall Renovation is not approved, UA students, faculty, staff and programs will continue to operate in an outdated space, limiting opportunities for modern learning, interdisciplinary collaboration, and faculty research. Without upgrades, classrooms and study areas may not fully support student engagement and experiential learning, which could affect program competitiveness and recruitment. Additionally, the University will face ongoing maintenance challenges as the building continues to age. Investing in this renovation ensures that students, faculty, and staff have access to a high-quality academic environment that enhances learning and prepares graduates for successful careers.

FARRAH HALL RENOVATION

LOCATION MAP



FARRAH HALL RENOVATION

Site Photo
Northwest Elevation

