

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 3
CAPITAL PROJECT - STAGE III SUBMITTAL ¹
(Architectural Design)

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Farrah Hall Renovation

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 ²
- 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: Jeremy Wood

Approved by: Matthew Skinner

OK
Archie
12/3/25

OK
MS
12/3/25

¹ Reference Tab 3H - Board Rule 415 Instructional Guide

² Reference Tab 3E - Board Rule 415 Instructional Guide



December 4, 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 Farrah Hall Renovation project.

The resolution requests approval of the reallocated budget and 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 reallocated project budget and proposed architectural design 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”) 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, in order 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, on November 7, 2025, the University received approval of a budget reallocation for the aforementioned Construction Packaging and related schedule impacts; and

WHEREAS, on November 7, 2025, in accordance with Board Rule 415, the Board approved the top ranked architectural firms and authorized The University of Alabama (“University”) officials to proceed with negotiations for architectural design services with Charles Williams & Associates, Inc., Birmingham, Alabama; and

WHEREAS, the University has negotiated a final design fee based on 5.2% of the cost of construction, plus a 1.25 renovation factor, plus a 5% fee for design deliverable acceleration for the existing facility renovation, plus \$30,000 for additional services, less a credit of \$179,270, which represents a financial benefit to the University; and

WHEREAS, the newly formed School of Leadership and Policy will be the primary building occupants of the renovated facility; and

WHEREAS, the University is requesting a budget reallocation to reflect the negotiated design fee as necessary; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the proposed materials for the addition of the rear stairwell will be consistent with the existing components of the Farrah Hall exterior elements; 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 reallocated budget for the Project is as stipulated below:

BUDGET:		REALLOCATED
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 (10% of Packages A, B, and OFCI)	\$	2,786,181
UA Project Management Fee (4.5% A, B, OFCI, and Contingency)	\$	1,379,160
Architect/Engineer Fee	\$	1,734,188
Commissioning	\$	100,000
Other	\$	762,868
Escalation	\$	1,344,297
TOTAL PROJECT COST	\$	40,518,500

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 Stage III Architectural Design submittal for the project is hereby approved.
2. The Reallocated Project budget, as stipulated above, 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: Farrah Hall Renovation

PROJECT NUMBER: 054-25-4056

PROJECT LOCATION: 513 University Boulevard

ARCHITECT: Charles Williams and Associates, Inc., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	September 12, 2025
<input type="checkbox"/> Stage II	November 7, 2025
<input type="checkbox"/> Campus Master Plan Amendment	
<input checked="" type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<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
TOTAL		100%	62,954

BUDGET		CURRENT	REALLOCATED
Construction Package A – Building Renovation	\$	25,181,806	\$ 25,181,806
Construction Package B – Demolition/Abatement	\$	1,750,000	\$ 1,750,000
Furniture, Fixtures, and Equipment	\$	3,150,000	\$ 3,150,000
Owner Furnished Contractor Installed Equipment	\$	930,000	\$ 930,000
Security/Access Control	\$	150,000	\$ 150,000
Audio Visual	\$	750,000	\$ 750,000
Telecommunication/Data	\$	500,000	\$ 500,000
Contingency ¹	\$	2,786,181	\$ 2,786,181
UA Project Management Fee ²	\$	1,379,160	\$ 1,379,160
Architect/Engineer Fee ³	\$	1,811,018	\$ 1,734,188
Commissioning	\$	100,000	\$ 100,000
Other ⁴	\$	686,038	\$ 762,868
Escalation ⁵	\$	1,344,297	\$ 1,344,297
TOTAL PROJECT COST	\$	40,518,500	\$ 40,518,500
Total Construction Cost per square foot \$487			

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

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

³Architect/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, plus a 5% project deliverable acceleration fee, plus add services in the amount of \$30,000, less a credit of \$179,270.

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

⁵Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 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 a 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 with the primary occupant being the School of Leadership and Policy.

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 occupancy date, 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	100%
	Date Completed	December 2025
CONSTRUCTION DOCUMENTS:		
Package B – Demolition/Abatement	Date Initiated	January 2026
	% Complete	100%
	Date Completed	February 2026
Package A – Building Renovation	Date Initiated	January 2026
	% Complete	80%
	Date Completed	March 2026
SCHEDULED BID DATES		
Package B – Demolition/Abatement		February 2026
Package A – Building Renovation		April 2026

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

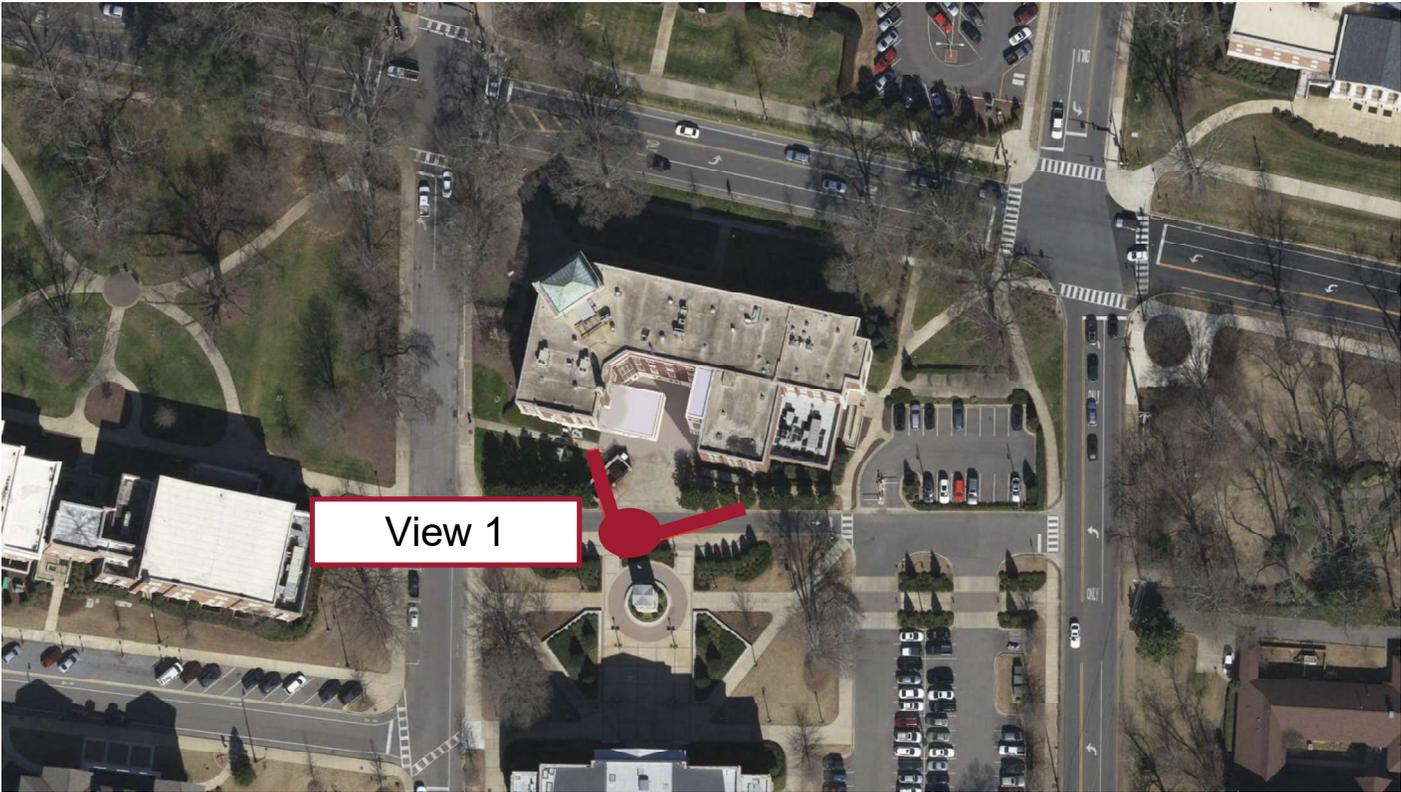
The renovated Farrah Hall will provide centrally located, revitalized space for education, meetings, and events that will cater to the growing population of students, faculty, and staff. The building will also facilitate greater engagement and connectivity for all members of the campus community with 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 by supporting premier undergraduate and graduate education characterized by outstanding teaching, high-quality scholarship, and distinctive curricular and co-curricular programs. It will also strengthen the University's capacity for productivity and innovation in research, scholarship, and creative activities that contribute to economic and societal development. Moreover, the Project will enrich the learning and work environment by providing a community that attracts and supports faculty, staff, and students.

FARRAH HALL RENOVATION

VANTAGE POINTS



FARRAH HALL RENOVATION

VIEW 1 – LOOKING NORTH EXISTING CONDITIONS



FARRAH HALL RENOVATION

VIEW 1 – LOOKING NORTH PROPOSED EXTERIOR STAIRWAY ADDITION



FARRAH HALL RENOVATION

LOCATION MAP

