

UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ¹
(Construction Contract Award)

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Farrah Hall Renovation

MEETING DATE: June 11-12, 2026

- 1. Board Submittal Checklist No. 4
- 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) ²
- 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- 6. Recommendations for Contract Award by Architect/Construction Manager
- 7. Campus Map(s) showing project site
- 8. Final Business Plan (if applicable) ³

Prepared by: Jeremy Wood

Approved by: Matthew Skinner

OK ch des 5/5/24
OK MR 5/5/26

¹ Reference Tab 3I - Board Rule 415 Instructional Guide
² Reference Tab 3E - Board Rule 415 Instructional Guide
³ Reference Tab 3V - Board Rule 415 Instructional Guide



May 5, 2026

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 IV submittal for the Farrah Hall Renovation project.

The resolution requests authorization to award the construction contract for Construction Package A – Building Renovation and approval of the revised project budget.

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 June 11-12, 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 revised project budget; granting authorization to execute a Construction Contract 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 a 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, the newly formed School of Leadership and Policy will be the primary building occupants of the renovated facility; and

WHEREAS, in order to meet the requested Fall 2027 occupancy 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 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, on November 7, 2025, the Board approved the top ranked commissioning firms and authorized University officials to proceed with negotiations for commissioning services with Smith Seckman Reid, Inc., Nashville, Tennessee; and

WHEREAS, upon completion of negotiations with Smith Seckman Reid, Inc., the University established a final lump sum fee of \$123,700 for Commissioning Services; and

WHEREAS, on February 6, 2026, the Board approved a budget reallocation to reflect the final negotiated commissioning fee; and

WHEREAS, in accordance with Board Rule 415, on February 6, 2026, the Board approved renderings and visual appearance for the Stage III submittal for the project; and

WHEREAS, on February 19, 2026, pursuant to Title 39, Public Works Provisions of the Code of Alabama, the University received competitive bids for Construction Package B – Demolition/Abatement for the Project and A to Z Environmental, LLC, of Tuscaloosa, Alabama was declared the lowest responsible bidder with a base bid of \$583,955; and the work was authorized and approved pursuant to Board Rule 415, Attachment A.11; and

WHEREAS, on April 28, 2026, pursuant to Title 39, Public Works Provisions of the Code of Alabama; the University received competitive bids for Construction Package A – Building Renovation and J. T. Harrison Construction Co., Inc. (“Harrison Construction”) of Tuscaloosa, Alabama was declared the lowest responsible bidder for the Project with an adjusted base bid in the amount of \$18,588,000, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University desires to accept Alternate #1 – Game Day Trailer Concrete Pad in the amount of \$7,600, Alternate #2 – Exterior Building Lighting Improvements in the amount of \$13,500, and Alternate #3 – Incised (Engraved) Lettering in Limestone above Main Entry in the amount of \$5,500; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package A – Building Renovation to Harrison Construction for a total contract amount of \$18,614,600, inclusive of Alternates 1 through 3; and

WHEREAS, the University is requesting approval of a Budget Revision to reflect the construction bid results and related revisions to soft costs; and

WHEREAS, the Project will be funded by Institutional Reserves in the amount of \$28,624,500 and will eliminate deferred maintenance liabilities in the amount of \$28,624,500; 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;

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

BUDGET:		REVISED
Construction Package A – Building Renovation	\$	18,614,600
<i>Construction Package B – Demolition/Abatement</i>	<i>\$</i>	<i>583,955</i>
Furniture, Fixtures, and Equipment	\$	3,150,000
Security/Access Control	\$	150,000
Audio Visual	\$	750,000
Telecommunication/Data	\$	500,000
Contingency (10% of Packages A & B)	\$	1,919,856
UA Project Management Fee (4.5% A, B, and Contingency)	\$	950,329
Architect/Engineer Fee	\$	1,248,385
Commissioning	\$	123,700
Other	\$	633,675
TOTAL PROJECT COST	\$	28,624,500

Current Package for Contract Award Approval

Previously Awarded, pursuant to Board Rule 415, Attachment A.11

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

1. The Budget Revision for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED THAT, Peter J. Mohler, President; Daniel T. Layzell, Executive Vice President, Chief Operating Officer and Treasurer; or those officers named in the most recent Board Resolution granting signature authority for the University be, and hereby are, authorized for and on behalf of the Board of Trustees to execute the aforementioned contract with J. T. Harrison Construction Co., Inc. of Tuscaloosa, Alabama for Construction Package A – Building Renovation for the Project in accordance with Board Rule 415.

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

MEETING DATE: June 11-12, 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 type="checkbox"/> Stage III	February 6, 2026
<input checked="" 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		REVISED
Construction Package A – Building Renovation	\$	25,181,806	\$	18,614,600
<i>Construction Package B – Demolition/Abatement</i>	\$	<i>1,750,000</i>	\$	<i>583,955</i>
Furniture, Fixtures, and Equipment	\$	3,150,000	\$	3,150,000
Owner Furnished Contractor Installed Equipment	\$	930,000	\$	0
Security/Access Control	\$	150,000	\$	150,000
Audio Visual	\$	750,000	\$	750,000
Telecommunication/Data	\$	500,000	\$	500,000
Contingency ¹	\$	2,786,181	\$	1,919,856
UA Project Management Fee ²	\$	1,379,160	\$	950,329
Architect/Engineer Fee ³	\$	1,734,188	\$	1,248,385
Commissioning	\$	100,000	\$	123,700
Other ⁴	\$	762,868	\$	633,675
Escalation	\$	1,344,297	\$	0
TOTAL PROJECT COST	\$	40,518,500	\$	28,624,500
Total Construction Cost per square foot \$335				

¹Contingency is based on 10% of the cost of Construction Packages A and B.

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

³Architect/Engineer Fee is based on 5.6% of the costs of Construction Packages A and B 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.

Current Package for Contract Award Approval

Previously awarded pursuant to Board Rule 415, Attachment A.11

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:

Institutional Reserves \$ 28,624,500

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.**

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	100%
	Date Completed	April 2026
SCHEDULED BID DATES		
Package B – Demolition/Abatement		Feb. 19, 2026
Package A – Building Renovation		April 28, 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.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Farrah Hall Renovation -
Construction Package

Bid Due
April 28, 2026 3:00 p.m. local time

Architect/Engineer
Charles Williams & Associates, Inc.
3601 8th Avenue South
Birmingham, AL 35222
phone (205) 250-0700

UA Project No.
054-25-4056A

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

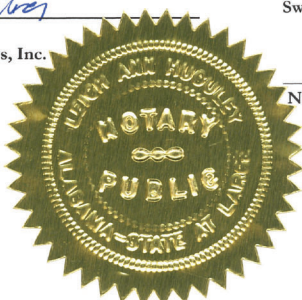
FUNDS AVAILABLE: Twenty-five million, one hundred eighty-one thousand, eight hundred six dollars and 00/100 (\$25,181,806.00)
BIDS SHALL BE VALID FOR: Sixty (60) Days
CONSTRUCTION DURATION: Base Bid, Alternate 2 & 3 Completion - June 26, 2027; Alternate 1 Completion - July 11, 2026

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Roy Anderson Corporation	WAR Construction, Inc.
		P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	P. O. Box 2 Gulfport, MS 39502 (228) 896-4000 GC Lic. #6800
Addenda ONE - NINE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Travelers Casualty & Surety Co. of America	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 12.50	\$ 8.00	\$ 12.50
UNIT PRICE #2 <i>Description on back of page</i>	\$ 100.00	\$ 36.00	\$ 100.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 18.50	\$ 965.00	\$ 60.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 20.00	\$ 25.00	\$ 20.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 40.00	\$ 29.00	\$ 40.00
UNIT PRICE #6 <i>Description on back of page</i>	\$ 1.25	\$ 72.00	\$ 1.25
UNIT PRICE #7 <i>Description on back of page</i>	\$ 40.00	\$ 169.00	\$ 40.00
UNIT PRICE #8 <i>Description on back of page</i>	\$ 50.00	\$ 211.00	\$ 55.00
UNIT PRICE #9 <i>Description on back of page</i>	\$ 50.00	\$ 225.00	\$ 55.00
UNIT PRICE #10 <i>Description on back of page</i>	\$ 8.95	\$ 137.00	\$ 15.00
UNIT PRICE #11 <i>Description on back of page</i>	\$ 9.62	\$ 30.00	\$ 15.00
BASE BID ON PROPOSAL	\$ 21,000,000.00	\$ 24,697,000.00	\$ 20,000,000.00
ENVELOPE ADJUSTMENT	(2,412,000.00)	-	(1,331,000.00)
ADJUSTED BASE BID	18,588,000.00	24,697,000.00	18,669,000.00
ALTERNATE #1 <i>Description on back of page</i>	7,600.00	9,000.00	6,241.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	18,595,600.00	24,706,000.00	18,675,241.00
ALTERNATE #2 <i>Description on back of page</i>	13,500.00	11,000.00	13,263.00
ENVELOPE ADJUSTMENT	-	-	-
Subtotal	18,609,100.00	24,717,000.00	18,688,504.00
ALTERNATE #3 <i>Description on back of page</i>	5,500.00	2,000.00	(10,338.00)
ENVELOPE ADJUSTMENT	-	-	-
TOTAL BID W/ALTERNATES	\$ 18,614,600.00	\$ 24,719,000.00	\$ 18,678,166.00

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

Christa Vandiver
Christa Vandiver, AIA
Charles Williams & Associates, Inc.

Sworn to and subscribed before me this 28th day of April, 2026.



Leigh Ann Hugley April 4, 2027
Notary Public My Commission Expires

Unit Price Descriptions:

- Unit Price #1: Masonry Pointing. Price per LF.
- Unit Price #2: Limestone Repair. Price per SF.
- Unit Price #3: Limestone Joint Replacement. Price per LF.
- Unit Price #4: Stucco Crack Repair. Price per LF.
- Unit Price #5: Limestone Crack Repair. Price per LF.
- Unit Price #6: Masonry Staining. Price per Brick.
- Unit Price #7: Brick Replacement. Price per Brick.
- Unit Price #8: Vertical concrete Repair (Face of concrete risers). Price per SF.
- Unit Price #9: Horizontal Concrete Repair (Tread of entry stairs). Price per SF.
- Unit Price #10: Pedestrian Traffic Coating. Price per SF.
- Unit Price #11: Steam Tunnel Grout Fill. Price per CF.

Alternate Descriptions:

- Alternate #1: Game Day Trailer Concrete Pad
- Alternate #2: Exterior Building Lighting Improvements
- Alternate #3: Incised (Engraved) Lettering in Limestone above Main Entry

FARRAH HALL RENOVATION

APPROVED FEBRUARY 6, 2026



FARRAH HALL RENOVATION

LOCATION MAP

