

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: Capstone College of Nursing Addition and Renovation

MEETING DATE: April 16-17, 2026

- 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: Suzanne Webster

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



March 9, 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 II submittal for the Capstone College of Nursing Addition and Renovation project.

The resolution requests authorization to negotiate a Commissioning Agreement with Environmental Services Corporation of Huntsville, Alabama as the Commissioning Agent 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 April 16-17, 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

#### **Granting authorization to negotiate an Owner/Consultant Agreement for the Capstone College of Nursing Addition and Renovation**

WHEREAS, on November 7, 2025, in accordance with Board Rule 415, The University of Alabama (“University”) approved a Stage I and Stage II submittal for the Capstone College of Nursing Addition and Renovation project (“Project”) to be located at 650 University Boulevard East; and

WHEREAS, the state of Alabama has a shortage of more than 8,000 nurses and projections show this shortage reaching approximately 11,000 by 2027, with further shortfall increases through 2030 as a result of retirements; and

WHEREAS, the total number of nursing graduates statewide are currently insufficient to fill this gap; and

WHEREAS, increasing enrollment in The University of Alabama Capstone College of Nursing will allow the University to support this pressing need in the state by expanding its number of nursing graduates to help address this shortfall; and

WHEREAS, the Project is necessary to meet the ever-increasing demand for a highly competent and caring nursing workforce by allowing for increased admissions and modern teaching methodologies including the transition to competency-based education and state-of-the-art simulation labs which will advance nursing science and improve the health and well-being of the people of Alabama and beyond; and

WHEREAS, the Project will consist of a three-story 50,100 gross square feet (“GSF”) addition to the northeast wing of the Capstone College of Nursing which will aesthetically mirror the western addition as originally master planned and will include 31,175 GSF of renovations to the existing facility for a total project of 81,275 GSF; and

WHEREAS, the interdisciplinary simulation opportunities provided by this Project will allow for collaborative educational experiences across multiple disciplines in healthcare settings enhancing the provisions of comprehensive health care and health outcomes; and

WHEREAS, the addition and renovations will also address the holistic needs of the students with the inclusion of a comprehensive student success center which will house services such as academic support and tutoring, career mentoring and coaching, mental health and psychological support, and a space for networking and collaborating; and

WHEREAS, to improve the safety of students, faculty, and staff, the Project includes a Pedestrian Bridge from the Capstone College of Nursing to DCH Regional Medical Center to allow for safer access between the facilities; and

WHEREAS, TurnerBatson Architects, Birmingham, Alabama, (“TurnerBatson”) performed design services for the original facility as well as the previous western addition and has a unique knowledge of the building, infrastructure, and the Capstone College of Nursing constituents; and

WHEREAS, TurnerBatson recently performed programming services for the proposed new addition and renovation and the familiarity gained during the execution of these services, along with the firm’s understanding of University standards, design principles, and procedures, will facilitate an efficient and cost-effective design and administrative process; and

WHEREAS, on November 7, 2025, in accordance with Board Rule 415, the Board authorized the University to waive the Consultant Selection Process and to utilize TurnerBatson for design services for the Project; and

WHEREAS, the University has negotiated a final design fee of 4.5% of the cost of construction, with a renovation factor of 1.1 for the existing facility renovation, plus \$480,000 for additional services for specialty consultants, and a not-to-exceed reimbursable amount of \$79,800, representing a 5% reduction of the standard fee for this type of project (Group III) due to TurnerBatson’s familiarity with the facility and previous programming services; and

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

Ranking of Top Firms:

1. Environmental Systems Corporation (ESC), Huntsville, AL
2. AEI Affiliated Engineers, Chapel Hill, NC
3. Sain Engineering Associates (SEA), Birmingham, AL

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from Future General Revenue Bonds in the amount of \$67,041,068 and from Institutional Reserves in the amount of \$13,708,932 and will eliminate deferred maintenance liabilities in the amount of \$4,200,000;

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

<b>BUDGET:</b>		<b>CURRENT</b>
Construction	\$	53,250,000
Furniture, Fixtures and Equipment	\$	5,900,000
Audiovisual	\$	4,400,000
Security / Access Control	\$	600,000
Telecommunication/Data	\$	300,000
Contingency (10% of Construction)	\$	5,325,000
UA Project Management Fee (4.5% of Construction and Contingency)	\$	2,635,875
Architect/Engineer Fee	\$	3,047,108
Commissioning	\$	175,000
Other	\$	546,262
Escalation	\$	4,570,755
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b><u>80,750,000</u></b>

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 in Section 1.150-2(e).
2. The Stage II submittal package for the Project is hereby approved.

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 Resolutions granting signature authority for the University be, and hereby are, authorized to act for and on behalf of The Board of Trustees of The University of Alabama in negotiating a Commissioning Agent Agreement with Environmental Services Corporation, Huntsville, Alabama, for commissioning services in accordance with Board Rule 415 for this project.

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

**MEETING DATE:** April 16 – 17, 2026

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

**PROJECT NAME:** Capstone College of Nursing Addition and Renovation

**PROJECT NUMBER:** 010-25-4110

**PROJECT LOCATION:** 650 University Boulevard East

**ARCHITECT:** TurnerBatson Architects, Tuscaloosa, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	November 6 – 7, 2025
<input type="checkbox"/> Stage II	November 6 – 7, 2025
<input checked="" type="checkbox"/> Stage II (Commissioning Agent)	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input type="checkbox"/> Building Construction	Classroom Facilities	~25%	18,720
<input checked="" type="checkbox"/> Building Addition*	Laboratory Facilities	~25%	20,571
<input checked="" type="checkbox"/> Building Renovation*	Office Facilities	~24%	19,972
<input type="checkbox"/> Equipment	Special Use Facilities	~13%	10,744
	Support Facilities	~1%	890
	Circulation Area	~9%	7,820
	Building Service Area	~1%	909
	Mechanical Area	~2%	1,649
<b>TOTAL</b>		<b>100%</b>	<b>81,275</b>
*Addition – 50,100 GSF; Renovation – 31,175 GSF			

<b>BUDGET</b>	<b>CURRENT</b>
Construction	\$ 53,250,000
Furniture, Fixtures, and Equipment	\$ 5,900,000
Audiovisual	\$ 4,400,000
Security/Access Control	\$ 600,000
Telecommunication/Data	\$ 300,000
Contingency <sup>1</sup>	\$ 5,325,000
UA Project Management Fee <sup>2</sup>	\$ 2,635,875
Architect/Engineer Fee <sup>3</sup>	\$ 3,047,108
Commissioning	\$ 175,000
Other <sup>4</sup>	\$ 546,262
Escalation <sup>5</sup>	\$ 4,570,755
<b>TOTAL PROJECT COST</b>	<b>\$ 80,750,000</b>
<b>Total Construction Cost per square foot \$721</b>	

<sup>1</sup>Contingency is based on 10% of the cost of Construction.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the cost of Construction and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 4.5% of the cost of Construction, plus a 1.1 renovation factor for the existing facility renovation, plus \$480,000 of additional services for specialty consultants, plus a not-to-exceed amount for reimbursables of \$79,800.

<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 and is calculated to account for one year, or 6%, for the Project at this time.

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

(Utilities, Housekeeping, Maintenance, Insurance, Other)

50,100 sf x ~\$7.65 sf \$ 383,228

**Total Estimated Annual O&M Costs: \$ 383,228\***

\*Includes the incremental estimated increase in O&M costs for the addition only as O&M's are already included in the annual operating budget for the existing facility.

#### **FUNDING SOURCE:**

Future General Revenue Bonds \$ 67,041,068

Institutional Reserves \$ 13,708,932

**O&M Costs:** University Annual Operating Funds \$ 383,228\*

\*Includes the incremental estimated increase in O&M costs for the addition only as O&M's are already included in the annual operating budget for the existing facility.

**NEW EQUIPMENT REQUIRED**

\*Included in construction budget

**Total Equipment Costs:**

N/A\*

**PROJECT SCOPE:**

The Capstone College of Nursing Addition and Renovation project (“Project”) will include the renovation of approximately 31,175 existing gross square feet (“GSF”) within the Capstone College of Nursing, as well as the construction of a 50,100 GSF addition that will support the program expansion for a total project of approximately 81,275 GSF.

The Project will include research space, classrooms, clinical spaces, offices, and appropriate service and support space. Modified mechanical, plumbing, electrical and life safety systems, and all University-standard enterprise systems such as networking, access control and security, and audio-visual technology will be provided to support the academic mission of the college.

A Pedestrian Bridge is proposed as part of the Project to allow for safer access for the students, faculty, and staff who walk to and from DCH Regional Medical Center, where portions of the required curriculum take place.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	Nov 2025
	% Complete	100%
	Date Completed	Dec 2025
PRELIMINARY DESIGN:	Date Initiated	Jan 2026
	% Complete	100%
	Date Completed	Feb 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2026
	% Complete	60%
	Date Completed	June 2026
SCHEDULED BID DATE:		July 2026

\*N/A on Stage I Projects

## **RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The Project is a critical step in serving the growing enrollment of the Capstone College of Nursing. The tremendous programmatic growth over recent years has required the College to adaptively reuse existing space, losing originally programmed functionality and creating less than ideal working and teaching environments. The addition and renovation will provide for the needs of the program and allow the College to be a leader in competency-based education while reducing the space-necessitated restrictions on admissions. The increased enrollment will help to meet the growing demands for a highly qualified nursing workforce across Alabama and beyond.

Elevating the simulation laboratory spaces to a competitive standard with colleges across the country will also allow for enhanced interdisciplinary collaboration. These laboratories are a critical element of clinical requirements and necessary to meet new accreditation standards for competency-based education.

Furthermore, the facility expansion will provide targeted areas for ensuring student success with dedicated student services space, allowing for increased retention and graduation rates.

**Part 1**  
**EXECUTIVE SUMMARY**  
**CONSULTANT SELECTION PROCESS**  
**BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: April 16-17, 2026

Campus: The University of Alabama, Tuscaloosa, Alabama

Project Name: Capstone College of Nursing Addition and Renovation

Project Location: 650 University Boulevard, Tuscaloosa, AL

Prepared By: Suzanne Webster Date: February 25, 2026

Project Type	Range of Construction Costs	
<input checked="" type="checkbox"/> Building Renovations	\$ 6,000,000	to \$ 7,000,000
<input checked="" type="checkbox"/> Building Addition	\$ 44,250,000	to \$ 46,250,000
<input type="checkbox"/> New Construction	\$	to \$
<input checked="" type="checkbox"/> Campus Infrastructure	\$ 3,000,000	to \$ 5,000,000
<input checked="" type="checkbox"/> Equipment	\$ 9,000,000	to \$ 10,300,000
<input checked="" type="checkbox"/> Other	\$ 11,500,000	to \$ 12,200,000

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)	_____ %

<b>Building Type – Group III</b>	<b>Percentage of Project</b>
<input checked="" type="checkbox"/> College Classroom Facilities	25 %
<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 checked="" type="checkbox"/> Laboratories	25 %
<input type="checkbox"/> Libraries	_____ %
<input type="checkbox"/> Medical Schools	_____ %
<input checked="" type="checkbox"/> Medical Office Facilities and Clinics	13 %
<input type="checkbox"/> Mental Institutions	_____ %
<input checked="" type="checkbox"/> Office Buildings (with tenant improvements)	24 %
<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"/> Other	13 %

<b>Building Type – Group IV</b>	<b>Percentage of Project</b>
<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	_____ %

THE UNIVERSITY OF ALABAMA

TUSCALOOSA, ALABAMA

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

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

<b>Building Program Development</b>	
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"/> <input checked="" type="checkbox"/> No

<b>Construction Consultant Services</b>	
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"/> <input checked="" type="checkbox"/> No

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

<b>Design Build Services</b>	
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 checked="" type="checkbox"/> No

<b>Architect/Engineer Project Notifications</b>	
<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. Dwight Stewart, UA Mechanical Engineer
3. Suzanne Webster, Senior Project Manager
4. Colby Mixon, Senior Field Coordinator
5. Charles Cobb, Field Coordinator
6. Sam Chen, Director of Automation and Recommissioning

**Qualified Firms/Companies Submitted:**

1. Environmental Systems Corporation (ESC), Huntsville, AL
2. AEI Affiliated Engineers, Chapel Hill, NC
3. Sain Engineering Associates (SEA), Birmingham, AL
4. Newcomb & Boyd LLP, Atlanta, GA
5. ENFRA Solutions, Birmingham, AL
6. Dewberry Engineers, Inc., Birmingham, AL
7. Bhate, Birmingham, AL

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

1. Environmental Systems Corporation (ESC), Huntsville, AL
2. AEI Affiliated Engineers, Chapel Hill, NC
3. Sain Engineering Associates (SEA), Birmingham, AL

**Reviewed and approved by:**

Signed by:  
  
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**Chairman of Consultant Selection Committee**

  
 \_\_\_\_\_

**Executive Vice President, Chief Operating Officer and Treasurer**



Division of  
**Finance and Operations**  
**Campus Development**

**Oral Interview Criteria**

**RFQ - Commissioning (Cx) Services**  
**Capstone College of Nursing Addition & Renovation**

UA Project No. 010-25-4110

Interview Date: February 24, 2026

**1. Welcome/Introduction**

- a. Commissioning Team
  - i. Brief Introduction of your firm and the person or team who is ultimately responsible for project success and who will be on-site most regularly.

**2. Commissioning Opportunities/Feedback**

- a. Describe your team's HVAC commissioning experience with higher education office/classroom/medical buildings.
  - i. Discuss any challenges associated with these types of facilities and lessons learned.
- b. Describe your team's commissioning experience on university campuses.
- c. Elaborate on your firm's experience with navigating mechanical milestone phases during construction. (provide examples if applicable)
- d. Present sample of typical project deliverables.
- e. How can your firm provide value to the project?

**3. Project Design Schedule**

- a. Assuming a design commencement timeline of November 2025 – June 2026 and project bid date in July 2026, discuss your team's approach toward project schedule and availability.
- b. Discuss your firm's methodology for guiding the commissioning process throughout a project. Consider that there may be several mechanical-related milestone dates in the project schedule.

**4. Q & A**

**Notes:**

- Other criteria may be added as applicable.
- Presentations may be PowerPoint, illustration boards, or any other graphic format.
- If providing hand-outs, please provide at least 6 copies to Selection Committee.



March 04, 2026

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 I  
 Commissioning Agent  
 Capstone College of Nursing Addition and Renovation  
 UA Project #: 010-25-4110

Dear Dr. Keith and Trustee Mauldin,

Pursuant to Board Rule 415, on November 7, 2025, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I and Stage II submittal for the Capstone College of Nursing Addition and Renovation Project (“Project”) to be located at 650 University Boulevard, at a preliminary total Project budget amount of \$80,750,000.

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 February 11, 2026.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on February 24, 2026, interviewed the following commissioning agent firms:

- Environmental Systems Corporation (ESC), Huntsville, AL
- Sain Engineering Associates (SEA), Birmingham, AL
- AEI Affiliated Engineers, Chapel Hill, NC

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

1. Environmental Systems Corporation (ESC), Huntsville, AL
2. AEI Affiliated Engineers, Chapel Hill, NC
3. Sain Engineering Associates (SEA), Birmingham, AL

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 systems encountered in higher education offices, classrooms, and medical buildings.
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.

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 April 16-17, 2026 meeting of the Board of Trustees.

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

Sincerely,



Daniel T. Layzell  
Executive Vice President, Chief Operating Officer  
and Treasurer

DTL/mrw

Attachment

pc/atchmt: Michael Rodgers  
Matt Skinner  
Jessica Morris  
Carrie Beth Kerr  
Suzanne Webster

Capstone College of Nursing Addition and Renovation  
Consultant Selection Process – Part I  
February 25, 2026  
Page 3

\*\*\*\*\*  
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 April 16-17, 2026, Physical Properties Committee.  
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Signed by:  
  
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\_\_\_\_\_  
Dr. Dana S. Keith: **Recommend for Approval**  
Senior Vice Chancellor for Finance and Administration

Signed by:  
  
84376214181D42D  
\_\_\_\_\_  
Trustee Evelyn VanSant Mauldin: **Recommend for Approval**  
Chair of the Physical Properties Committee

# CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

**General Area Photo  
East Elevation of Capstone  
College of Nursing**



**Location of Proposed  
3 Story Addition**

# CAPSTONE COLLEGE OF NURSING ADDITON AND RENOVATION

## LOCATION MAP

