UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 1 & 2
CAPITAL PROJECT - STAGE I & II SUBMITTAL /1
(General information, Architect Ranking, Project Scope and Project Budget) /8

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Capstone College of Nursing Addition and Renovation

MEETING DATE: November 6-7, 2025

- [x] 1. Board Submittal Checklist No. 1 and 2
- [x] 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
- [x] 3. Proposed Board Resolution requesting approval of Stage I and II Submittal (General Information, Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- [x] 4. Executive Summary – Proposed Capital Project /2
- [ ] 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). /3, /4, /5
- [x] 6. Supplemental Project Information Worksheet – Exhibit "K", Board Rule 415
- [x] 7. 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 /6
- [ ] 8. Preliminary Business Plan (if applicable) /7
- [x] 9. Campus map(s) showing project site

Prepared by: Suzanne Webster

Approved by: Matthew Skinner

10/2/25

/1 Reference Tab 3H – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – Board Rule 415 Instructional Guide
/3 Reference Tab 3K – Board Rule 415 Instructional Guide
/4 Reference Tab 3L – Board Rule 415 Instructional Guide
/5 Reference Tab 3M – Board Rule 415 Instructional Guide
/6 Reference Tab 3N – Board Rule 415 Instructional Guide
/7 Reference Tab 3V – Board Rule 415 Instructional Guide
/8 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

THE UNIVERSITY OF ALABAMA® | Office of the President

October 02, 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 and Stage II submittal for the Capstone College of Nursing Addition and Renovation project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with TurnerBatson Architects, of Birmingham, Alabama, as the principal design firm for this 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 November 6-7, 2025.

Sincerely,

Peter J. Mohler
President

Enclosure

203 Rose Administration Building | Box 870100 | Tuscaloosa, AL 35487-0100 | 205-348-5100 | Fax 205-348-7238
president@ua.edu | http://www.ua.edu

THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Capstone College of Nursing Addition and Renovation

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of a Stage I 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 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 therefore, the University is requesting approval 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 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 University Central Reserves in the amount of $13,708,932 and will eliminate deferred maintenance liabilities in the amount of $4,200,000; and

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

BUDGET:		**PRELIMINARY**
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[1]	$	5,325,000
UA Project Management Fee[2]	$	2,635,875
Architect/Engineer Fee[3]	$	3,047,108
Commissioning	$	175,000
Other[4]	$	546,262
Escalation[5]	$	4,570,755
TOTAL PROJECT COST	**$**	**80,750,000**

[1] Contingency is based on 10% of the cost of Construction.
[2] UA Project Management Fee is based on 4.5% of the cost of Construction and Contingency.
[3] 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.
[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 and is calculated to account for one year, or 6% for the Project at this time.

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 and Stage II submittal package for the Project is hereby approved.

3. The preliminary Project scope, budget, and funding, as stipulated above, are 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 of Trustees of The University of Alabama to execute an architectural agreement with TurnerBatson Architects, Tuscaloosa, Alabama, for architectural 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:	Capstone College of Nursing Addition and Renovation
PROJECT NUMBER:	010-25-4110
PROJECT LOCATION:	650 University Boulevard East
ARCHITECT:	TurnerBatson Architects, Tuscaloosa, Alabama – pending approval

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 Facilities	~25%	18,720
☒Building Addition*	Laboratory Facilities	~25%	20,571
☒Building Renovation*	Office Facilities	~24%	19,972
☐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
	TOTAL	**100%**	**81,275**

*Addition – 50,100 GSF; Renovation – 31,175 GSF

BUDGET		PRELIMINARY
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 [1]	$	5,325,000
UA Project Management Fee [2]	$	2,635,875
Architect/Engineer Fee [3]	$	3,047,108
Commissioning	$	175,000
Other [4]	$	546,262
Escalation [5]	$	4,570,755
TOTAL PROJECT COST	**$**	**80,750,000**
Total Construction Cost per square foot $721		

[1]Contingency is based on 10% of the cost of Construction.
[2]UA Project Management Fee is based on 4.5% of the cost of Construction and Contingency.
[3]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.
[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 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
	University Central 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	*
	% Complete	
	Date Completed	
PRELIMINARY DESIGN:	Date Initiated	*
	% Complete	
	Date Completed	
CONSTRUCTION DOCUMENTS:	Date Initiated	*
	% Complete	
	Date Completed	
SCHEDULED BID DATE:		*

**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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name: Capstone College of Nursing Addition and Renovation
Project Address/Location: 650 University Boulevard East
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	.29	% increase	50,100	GSF
☐ replace space inventory		% replacement		GSF
☒ renovation of existing space only			31,175	GSF

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

Comments:

Not Applicable

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

☒ Yes ☐ No, A Campus Master Plan Amendment Is Required

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	5	290	17,797	2
	115 Classroom Service	3		923	
200	**Laboratory Facilities**				
	210 Class Laboratory	10	Varies	17,206	3
	215 Class Laboratory Service	5	Varies	3,365	
300	**Office Facilities**				
	310 Office	45	75	11,282	1
	315 Office Service	4	2	850	
	350 Conference Room	14	192	7,840	1
400	**Study Facilities**				
500	**Special Use Facilities**				
	540 Clinic	25	36	9,824	3
	545 Clinic Service	1	Varies	920	
600	**General Use Facilities**				
700	**Support Facilities**				
	760 Hazardous Materials Storage	1	Varies	890	
800	**Health Care Facilities**				
900	**Residential Facilities**				
000	**Unclassified Facilities**				
WWW	**Circulation Area**				
	W06 Public Corridor	5	Varies	7,820	
XXX	**Building Service Area**				
	X01 Custodial Supply Closet	2	Varies	212	
	X03 Public Rest Room	5	10	697	
YYY	**Mechanical Area**				
	Y01 Central Utility Plant	1	Varies	1,649	

Data reported on latest fiscal year data available.
Utilization factor based on Scheduled Operating Hours at each Campus – outlined below in notations.

Comments/Notations:

Amounts above include approximately 50,100 GSF of new space and 31,175 GSF of renovations to the existing facility.

Existing room sizes and locations will be optimized to best use the space including circulation and proximity of administrative and student space. Current space standards will be incorporated. Classrooms and labs will be optimized for modern teaching methodologies.

1 – Current office allocations within the existing space are at capacity and unable to accommodate growth. Multiple conference rooms have been repurposed for additional workstations for faculty and staff, creating a less than ideal working environment.

2 – Classroom space will be added to meet the growing enrollment. Existing classrooms will be reconfigured to support modern teaching methodologies.

3 – Current lab space is not adequate for the size of the program and is not conducive for the necessary simulation environments required for accreditation purposes.

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

Estimated new Funds from Tuition/Programs **$** $3,934,118 Yr.

Comments:

This project will allow undergraduate and graduate enrollments to grow in a planned, steady and meaningful way. This will result in an increase in enrollment and tuition revenue.

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

If yes, list key members of user group:

Julie Sanford	Capstone College of Nursing - Angelyn Adams Giambalvo Dean
Matt Ander	Director of Technology & Distance Education; Classroom Chair
Heather Cole	Director of Clinical Simulation; Simulation CPL Chair
Robin Bartlett	CCN Associate Dean for Research; Research Chair
Susan Welch	CCN Vice Dean; Offices, Facilities, and Other IPE Chair
Michelle Cheshire	RN-BSN Program Coordinator; Student Services Chair
Mercy Mumba	CCN Associate Dean of Global Initiatives & Community Partnerships; CSURRC Director; Community Partnerships Chair
Jason Bigelow	University Architect
Suzanne Webster	University Senior Project Manager

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

Source(s)	New Funds (FY 27)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income • External • Internal			
Education Sales/Services • External • Internal			
Direct Grants			
Gifts			
Bonds – Future General Revenue	$67,041,068		Pending
Existing Net Assets			
Other – University Central Reserves		$13,708,932	Pending
Totals	**$67,041,068**	**$13,708,932**	**Pending**

/7 Approved, allocated, pending

Comments:
Total project costs of $80,750,000 to be allocated between Future General Revenue Bonds and University Central Reserve funds.

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 2023-2026 Base Data** /8	**First Full /YR** Occupancy FY 2028	**Successive Five (5) Year Projections** /9
Maintenance	52,947.56	67,415.26	390,560.88
Elevator Service	11,054.50	15,065.82	87,281.73
Building Repairs	17,649.19	22,471.75	130,186.96
Building Services	86,445.00	110,065.72	637,650.44
Electric, Natural Gas, Steam	73,958.50	94,167.34	545,545.36
Chilled Water	36,018.75	45,860.72	265,687.68
Water and Sewer	2,401.25	3,057.38	17,712.51
Insurance	14,314.33	18,225.66	105,587.84
Safety & Support	4,441.15	5,654.68	32,759.57
Operations Staff Support Funding	977.12	1,244.12	7,207.63
Totals	**300,207.35**	**383,228.45**	**2,220,180.60**

/8 Latest Fiscal Year Data used as Base Year for Projections
/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

Data was obtained from the following University Departments: Energy Management, Electrical Management, Facilities Management, Environmental Health and Safety, and Risk Management.

Amounts above includes the incremental increase for the O&M related to the addition only, as O&M for the existing facility are already included in the annual operating budget.

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	$383,228	$2,220,181	Pending
Total/YR	**$383,228**	**$2,220,181**	**Pending**

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

Comments:

Amount above includes the incremental increase for the O&M related to the addition only, as O&M for the existing facility are already included in the annual operating budget. O&M costs will be funded from the University's annual operating budget.

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

$ 4,200,000 **5** % of Total Development Costs

Comments:

The Project includes light renovation of approximately 12,000 GSF of existing space including flooring, paint, and other necessary deferred maintenance scope in areas affected by the renovation.

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:

The Capstone College of Nursing has experienced tremendous growth over the last five years. Programmatic expansion has led to several minor renovations and adaptive reuse of many spaces to ensure optimization and efficiency, but current space is still insufficient to meet needs. Moreover, the College has implemented a new teaching modality whereby the large undergraduate courses are split into two sections to optimize space utilization for both didactic and clinical laboratory spaces. The current simulation space is not able to meet the needs of a larger student body without expansion and upgrades to technology and equipment. Therefore, addition and renovation are needed to allow the College to continue providing excellent clinical, laboratory, and simulation space, and accommodate faculty, staff and students.

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:

Supporting Quality Programs in Teaching

- Modern Classrooms: Upgrading classrooms with advanced technology to facilitate interactive and engaging learning experiences.
- Flexible Learning Spaces: Creating adaptable spaces that can be used for various teaching methods, including collaborative and individual learning.

Enhancing Research Capabilities

- State-of-the-Art Laboratories: Developing cutting-edge labs with the latest tools and equipment to support innovative faculty research.
- Research Centers: Establishing specialized centers that focus on key areas of study, fostering interdisciplinary collaboration and groundbreaking discoveries.

Improving Service and Outreach

- Community Engagement Spaces: Designing areas dedicated to community programs and services, promoting social responsibility and outreach.
- Support Facilities: Enhancing facilities that provide support services to students, faculty, and the community, ensuring a holistic approach to education and service.

Scope of Programs and/or Services

- Academic Programs: Expanding the range of academic programs to include emerging fields and interprofessional/interdisciplinary studies, ensuring students have access to a broad and comprehensive education.

- Research Initiatives: Increasing funding and resources for research projects that address community challenges, promoting the creation and dissemination of knowledge.
- Community Services: Developing programs that benefit the local community, such as educational workshops and research events.

By focusing on these areas, the project will ensure that campus facilities are adequate and exemplary in supporting the University's mission to advance intellectual and social conditions through high-quality teaching, research, and service.

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

Comments:

The goals for building expansion strongly align with the University's strategic goals of:
1) Providing a premier education that enhances the lives of students, graduates and the communities served,
2) Increasing the University's productivity and innovation in research, scholarship, and creative activities that impact economic and social development,
3) Enriching the learning and work environment by attracting, welcoming, and supporting all faculty, staff, and students, and
4) Fostering an environment that aids in the recruitment, retention, growth, and support of outstanding faculty and staff.

The shift to competency-based education in addition to the programmatic expansion both at the undergraduate and graduate levels specifically aligns with Goal #1. Moreover, the proposed student success center further allows the Capstone College of Nursing to directly enhance the lives of students and graduates alike. The proposed research laboratory spaces and other infrastructure are necessary to increase the College's productivity in research, scholarship, and creative activities. These additions will also allow the College to attract, retain, and support highly successful and motivated scholars and scientists whose programs of research and scholarship will have an exponential impact on the economic and social development of the communities served. This is in alignment with UA strategic Goal #2.
Furthermore, to enrich learning and working environments as well as strategically recruit, retain, and support faculty, staff, and students resulting from the projected enrollment growth (Goals #3 and #4), the College needs additional space for classrooms, simulations, clinical laboratories, offices, and other multi-purpose rooms.

The proposed building expansion and renovation aligns with UA's strategic goals and will provide the University with unparalleled opportunities to be a leader in nursing education, research, and community engagement.

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

Comments:

1. **Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama.**

Higher quality simulation to better train nursing students holds great promise for helping the students be practice-ready when they leave UA, thus improving patient care and outcomes in healthcare settings. Research space to study health-related issues on a biological level also holds great promise for enhancing understanding of health-related conditions and outcomes. Furthermore, the grant-funding proposals will be more favorably received by external funders because the scope can be more cutting-edge and on the forefront of scientific discoveries with the availability of biological specimen handling lab space.

2. **Make higher education accessible, prepare all students for success, and meet the workforce needs of the State.**

Higher quality simulation and greater access to simulation opportunities will help make graduating nurses more successful (provide better care and improve patient outcomes) and will allow CCN to admit more students in order to meet the ongoing and growing demand for nurses.

3. **Be accountable for every dollar received while maintaining the highest standards of excellence in every program and endeavor.**

Nursing schools must have simulation opportunities as there are not enough clinical opportunities for students in existing health care settings. Simulation allows CCN to accept more students and allows students to learn and practice skills in an environment where there is no risk to patients, making them safer to practice when they reach patients. Schools of nursing are often judged by the quality of their facilities, of which simulation is a huge part.

4. **Work to lead a unified approach to improving education at every level in Alabama.**

Interdisciplinary simulation opportunities lead to improved education not only for nursing students but also students from other disciplines (social work, medicine, nutrition, child life, etc.). Collaborative education will improve partnerships among disciplines in healthcare settings, a key ingredient of providing high quality interdisciplinary care in the workplace. When students learn and understand the roles of those in other disciplines and understand how each person’s role contributes to the health and wellbeing of patients, communication is enhanced and consequently care is improved.

5. **Work to help lead a unified approach to improving the economy, opportunities, and comprehensive health care for all citizens of Alabama.**

Interdisciplinary education and collaboration can help UA graduates learn the value of all members of the health care team. This can only serve to enhance the provision of comprehensive health care and health outcomes in the state. A healthier population can have positive impacts on the economy, including a healthier workforce.

6. **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.**

Improved and additional simulation and research space along with an improved student success center will elevate the status of CCN, which elevates UA and the entire university system. State of the art research and teaching facilities are attractive to the best faculty candidates, and in terms of researchers, to those doing the most cutting-edge research. Health care organizations want to hire students with the best preparation. Having state-of-the-art simulation facilities increases the system's influence in the state and throughout the country and makes us a more desirable employer.

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

<u>Comments:</u>

If the Project is not funded, there is significant concern that the traditional BSN pre-licensure program, the MEPN program, and the graduate NP students (FNP and PMHNP) will struggle to meet essential clinical requirements—particularly those best achieved through simulation, which is critical for evaluating and assessing student progress. Without the expansion, accommodating the projected enrollment increase will be challenging, and opportunities for future undergraduate and graduate enrollment growth could be greatly restricted. Furthermore, the building expansion offers the opportunity to fully support students to be successful through expanded student services areas. Students across all nursing programs will benefit from the support services that can be offered in this expanded space which will allow the Capstone College of Nursing to increase retention and improve overall graduation rates.

THE UNIVERSITY OF ALABAMA® | Division of Finance and Operations Vice President

October 02, 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: Request for Waiver of Consultant Selection Process
Capstone College of Nursing Addition and Renovation
UA Project No.: 010-25-4110

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Capstone College of Nursing Addition and Renovation project ("Project") located at 650 University Boulevard East. The proposed project will consist of approximately 81,275 gross square feet ("GSF") of construction of the Capstone College of Nursing facility, including a 50,100 GSF three-story expansion of the northeast wing and a 31,175 GSF renovation of existing space. The Project is necessary to meet the ever-increasing demand for a highly competent nursing workforce and to allow for modern teaching methodologies including the transition to competency-based education.

The University proposes to utilize TurnerBatson Architects, of Birmingham, Alabama ("TurnerBatson") as the principal design firm for this Project. The services of TurnerBatson are proposed due to the firm having designed the existing original facility and the previous addition. In addition, TurnerBatson recently led the programming engagement for the proposed addition and renovation work. These factors, along with the firm's understanding of University standards, design principles, and procedures, will facilitate an efficient and cost-effective design and administrative process.

The University has negotiated a design fee of 4.5% of the cost of construction, plus a reduced 1.1 renovation factor for the existing facility renovations, plus additional services for specialty consultants of $480,000 and a not-to-exceed reimbursable amount of $79,800. This fee represents savings of $136,587 attributable to TurnerBatson's familiarity with the facility and the firm's recent programming efforts. The negotiated fee reflects a 5% reduction of the standard fee for this type of project (Group III).

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
								Standard Fee
$33,015,000[1]	x	4.5%	+	0%	-	$0	=	$1,485,675
$20,235,000[2]	x	4.5%	+	25%	-	$0	=	$1,138,219
								Negotiated Fee
$33,015,000[1]	x	4.5%	+	0%	-	$0	=	$1,485,675
$20,235,000[2]	x	4.5%	+	10%	-	$0	=	$1,001,632

[1] Based on 62% for new construction.
[2] Based on 38% for renovation.

Fee savings are $136,587, or approximately 5% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. TurnerBatson Architects, Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee 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 and a not-to-exceed reimbursables amount of $79,800.
3. Submittal to the Physical Properties Committee for review and approval.

For your convenience, a Project Summary has been attached. 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

Attachment

Pc w/atchmts:	Michael Rodgers	Suzanne Webster
	Matt Skinner	Jessica Morris

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☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:
Dana S Keith
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Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

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☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:
Evelyn VanSant Mauldin
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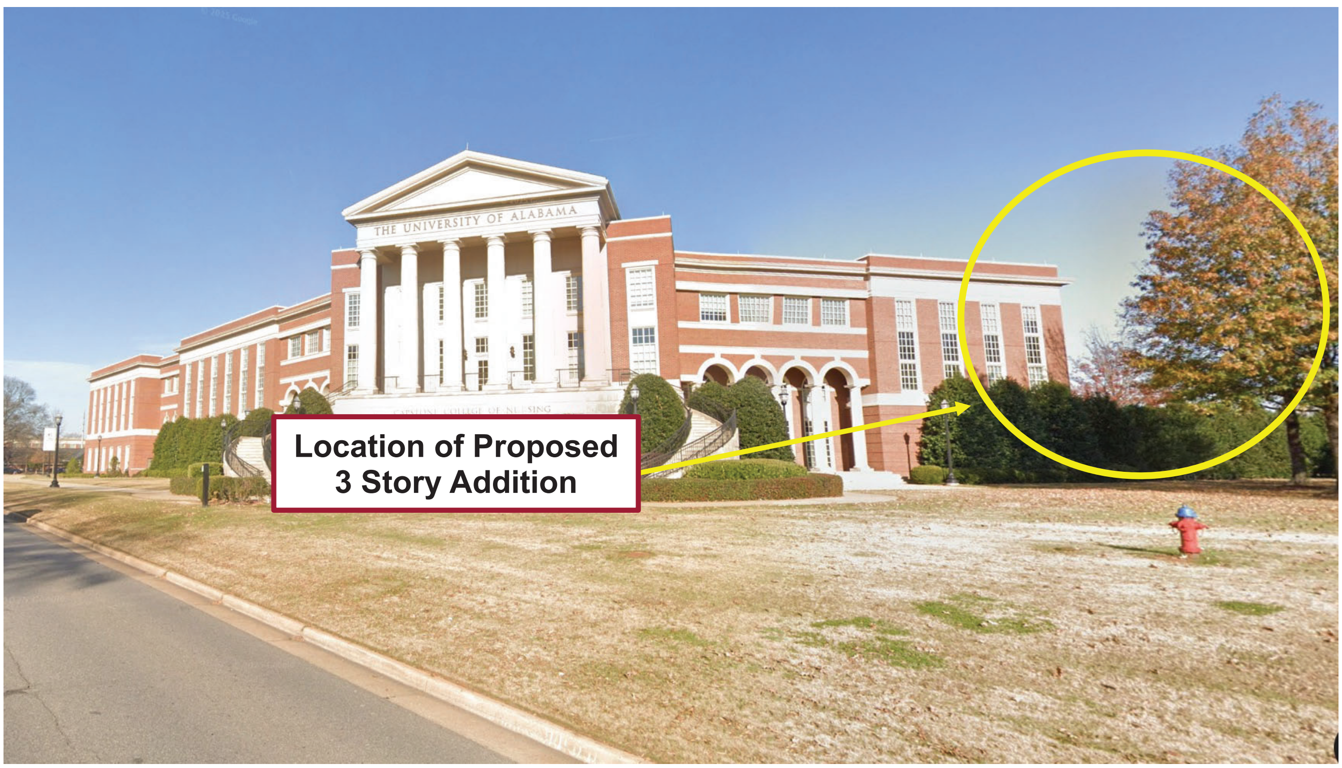
Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

CAPSTONE COLLEGE OF NURSING ADDITON AND RENOVATION

General Area Photo
East Elevation of Capstone
College of Nursing



CAPSTONE COLLEGE OF NURSING ADDITON AND RENOVATION

LOCATION MAP