

**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: Capstone College of Nursing Addition and Renovation

MEETING DATE: June 11-12, 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: Suzanne Webster

Approved by: Matthew Skinner

Officer 4/30/24
MR 4/30/26

^{/1} Reference Tab 3H - Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E - Board Rule 415 Instructional Guide



May 1, 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 III submittal for the Capstone College of Nursing Addition and Renovation project.

The resolution requests approval of 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 June 11-12, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mohler", with a long, sweeping horizontal line extending to the right.

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the proposed architectural design 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 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, on April 17, 2026, the Board approved the top ranked commissioning firms and authorized University officials to proceed with negotiations for commissioning services with Environmental Systems Corporation, Huntsville, AL; and

WHEREAS, upon completion of negotiations with Environmental Systems Corporation, the University established a final lump sum fee of \$175,000 for Commissioning Services; 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 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:

BUDGET:		CURRENT
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
TOTAL PROJECT COST	\$	<u>80,750,000</u>

WHEREAS, the Board has determined 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 general fund of the University 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 Board does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the general fund of the University 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 III Architectural Design submittal package for the Project is hereby approved.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 11 - 12, 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

THIS SUBMITTAL:	PREVIOUS APPROVALS:
☐ Stage I	November 6 – 7, 2025
☐ Stage II	November 6 – 7, 2025
☐ Stage II (Commissioning Agent)	April 16 – 17, 2026
☐ 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		CURRENT
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		

¹Contingency is based on 10% of the cost of Construction.

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

³Architect/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.

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 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.

CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

Vantage Points



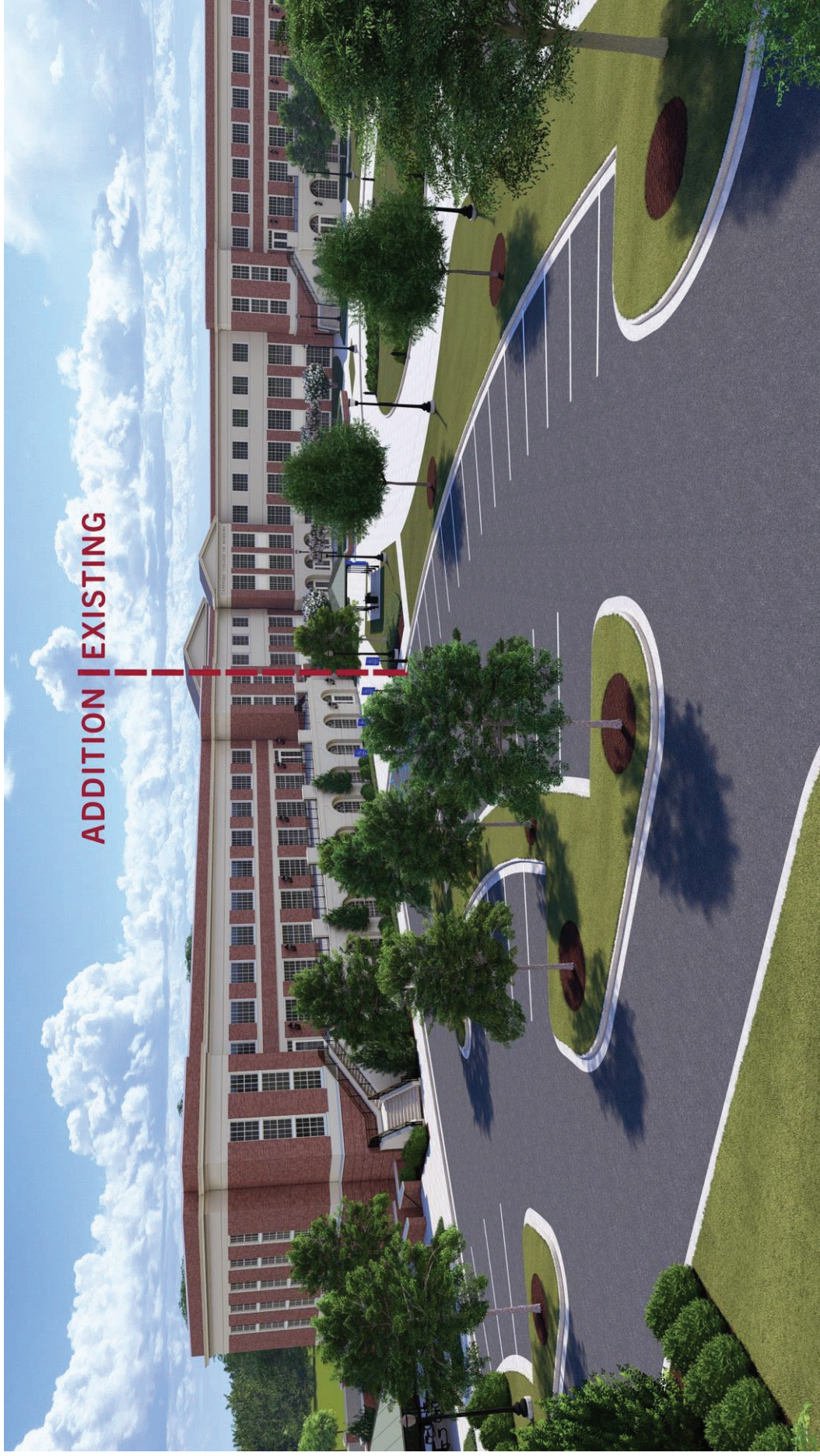
CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

View 1 – Looking East from traffic circle



CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

View 2 – Looking South from High Performance Computing Center



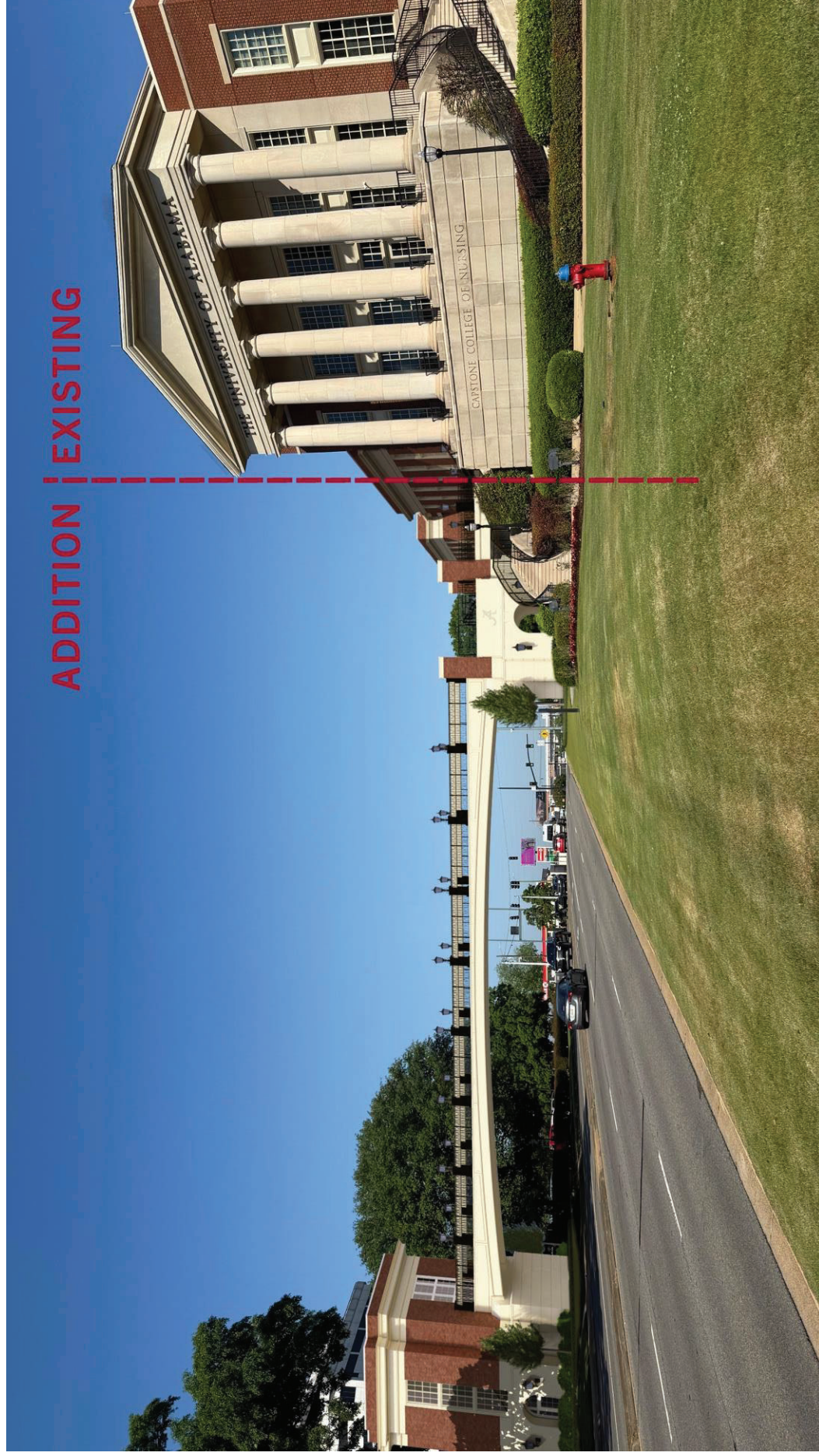
CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

View 3 – Looking Southwest from
Parking Lot



CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

View 4 – Proposed Pedestrian Bridge
Looking West on University Boulevard



CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

**View 4 – Proposed Pedestrian Bridge
Looking West on University Boulevard**



CAPSTONE COLLEGE OF NURSING ADDITION AND RENOVATION

LOCATION MAP

