

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 2
CAPITAL PROJECT - STAGE II SUBMITTAL ^{/1}
(Architect Ranking, Project Scope and Project Budget) ^{/8}**

CAMPUS: The University of Alabama, Tuscaloosa, AL

PROJECT NAME: Science and Engineering Complex Renovation for Chemical & Biological Engineering

MEETING DATE: September 10-11, 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 ^{/2}
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- ☐ 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 ^{/6}
- ☐ 7. Preliminary Business Plan (if applicable) ^{/7}
- ☒ 8. Campus map(s) showing project site

Prepared by: Jessie Green

Approved by: Matt Skinner

Handwritten signature and date:
Campus 7/29/24
7/30/26

^{/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



July 30, 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 Revised Stage II submittal for the Science and Engineering Complex Renovation for Chemical and Biological Engineering project.

The resolution requests approval of a revised scope and 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 September 10 - 11, 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 revised project scope and budget for the Science and Engineering Complex Renovation for Chemical & Biological Engineering

WHEREAS, on February 6th, 2026, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the Science and Engineering Complex Renovation for Chemical & Biological Engineering project (“Project”) to be located at 300 Hackberry Lane; and

WHEREAS, the Project will provide enhanced space for research staff, fully equipped laboratories, support institutional STEM initiatives, and offer secure storage for research materials, while serving as the primary campus hub for Chemical and Biological Engineering; and

WHEREAS, the Project will enable research and development by converting existing computational offices and laboratories into state-of-the-art wet labs needed for advancing the fields of Chemical and Biological Engineering, while also supporting faculty recruitment and retention and optimizing the use of existing academic spaces; and

WHEREAS, on April 17, 2026, 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 Davis Architects, Inc. of Birmingham, Alabama (“Davis”); and

WHEREAS, the University has negotiated a final design fee of 6.1% for Construction and Owner Furnished Contractor Installed, plus \$316,400 in additional services as further described below, plus reimbursable expenses in the amount of \$10,000, for a total design fee of \$840,752; and

WHEREAS, to minimize disruptions to academic scheduling and avoid rework of previously renovated space, additional services in the amount of \$51,149 for additional office renovations and autoclave design have been added to the additional services for laboratory design; and

WHEREAS, the simultaneous design of the laboratory and office spaces are necessary to ensure full coordination of building architecture, infrastructure, ADA, and Life Safety modernizations; and

WHEREAS, the University is requesting approval of a revised budget and scope to reflect the additional mechanical system and hood system replacements required and for the aforementioned final negotiated design fees; 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 Education Trust Fund Advancement and Technology Fund allocated in ACT #2025-269, SB114, as further allocated by the Board of Trustees of The University of Alabama, in the amount of \$6,000,000 and from Institutional Reserves in the amount of \$4,770,000;

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

BUDGET:		REVISED
Construction	\$	6,832,000
Owner Furnished Contractor Installed Equipment	\$	1,600,000
Security/Access Control	\$	90,000
Telecommunication/Data	\$	90,000
Contingency (10%)	\$	843,200
UA Project Management Fee (4.5%)	\$	417,384
Architect/Engineer Fee	\$	840,752
Other	\$	56,664
TOTAL PROJECT COST	\$	<u>10,770,000</u>

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

1. The Revised Scope and Budget for the Project are hereby approved as stipulated above.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: September 10-11, 2026

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
Science and Engineering Complex Renovation for Chemical & Biological Engineering

PROJECT NAME: 254-25-4096

PROJECT NUMBER: 300 Hackberry Lane

PROJECT LOCATION: Davis Architects, Inc.

ARCHITECT:

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☒ Revised Stage II
- ☐ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

February 5-6, 2026

April 16-17, 2026

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☐ Building Construction	Classroom Facilities	0%	0
☐ Building Addition	Laboratory Facilities	~ 50%	6483
☒ Building Renovation	Office Facilities	~ 29%	3775
☐ Equipment	Study Facilities	0%	0
	General Use Facilities	~ 1%	425
	Central Service/ Support	~ 0%	0
	Circulation Area	~ 18%	2070
	Building Service Area	~ 1%	112
	Mechanical Area	~ 1%	116
TOTAL		100%	12981

BUDGET	CURRENT	REVISED
Construction	\$ 4,800,000	\$ 6,832,000
Owner Furnished Contractor Installed Equipment (OFCI)	\$ 0	\$ 1,600,000
Security/Access Control	\$ 70,000	\$ 90,000
Telecommunication/Data	\$ 70,000	\$ 90,000
Contingency ¹ (10%)	\$ 480,000	\$ 843,200
UA Project Management Fee ² (4.5%)	\$ 237,600	\$ 417,384
Architect/Engineer Fee ³	\$ 307,200	\$ 840,752
Other ⁴	\$ 35,200	\$ 56,664
TOTAL PROJECT COST	\$ 6,000,000	\$ 10,770,000
Total Construction Cost per square foot \$	\$407	\$715

¹Contingency is based on 10% of the costs of Construction and OFCI.

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

³Architect/Engineer Fee is based on 6.1% of the costs of Construction and OFCI plus \$316,400 in additional services including Laboratory Design Consultant and design of related office spaces and \$10,000 reimbursable expenses.

⁴Other fees and expenses include Transportation Services Fee, Inspections, Advertising, Printing, and other associated project costs, as applicable.

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:

ETF A&T Appropriations Act#2025-269/SB114 \$ 6,000,000

Institutional Reserves \$ 4,770,000

O&M Costs:

University Annual Operating Funds \$ N/A*

NEW EQUIPMENT REQUIRED

Procurement of new HVAC and hood systems

Total Equipment Costs:**\$1,600,000****PROJECT SCOPE:**

The Science and Engineering Complex Renovation for Chemical and Biological Engineering Project (“Project”) will enhance research capabilities by upgrading laboratory spaces, supporting institutional STEM initiatives, and improving facilities for research staff. The renovated areas will also serve as a central hub for Chemical and Biological Engineering on campus, providing space to store research materials and supporting a wide range of academic activities.

Located on the 3rd floor of the Science and Engineering Complex, the Project will reconfigure multiple areas to meet departmental needs while allowing for future growth and adaptability. Existing computational offices and laboratories will be transformed into state-of-the-art wet laboratories, enabling advanced research and development in Chemical and Biological Engineering.

In addition to improving research functionality, the renovation is expected to strengthen faculty recruitment and retention, increase the effective use of academic space, and support the University’s long-term STEM mission. The Project will include new mechanical and hood systems, along with all electrical, plumbing, and life-safety upgrades required to fully support the enhanced laboratory environment.

It is also proposed as part of this project to execute design for the associated offices and autoclave space to ensure coordination, necessary logistical planning and scope and transition areas.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	February 2026
	% Complete	100%
	Date Completed	August 2026
PRELIMINARY DESIGN:	Date Initiated	August 2026
	% Complete	0%
	Date Completed	October 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2026
	% Complete	0%
	Date Completed	December 2026
SCHEDULED BID DATE:		January 2027

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The renovation of the Science and Engineering Complex will directly strengthen and expand the programs within the Chemical and Biological Engineering Department. By creating state-of-the-art instructional and research laboratories, the Project will establish a modern center for innovation where hands-on learning, use-inspired research, and advanced technical training operate seamlessly together.

This enhanced research environment will broaden opportunities for undergraduate and graduate students, increasing participation in high-impact research experiences, and supporting interdisciplinary collaboration across STEM fields. The Project will also reinforce The University of Alabama's position as a leader in Chemical and Biological Engineering education and research.

Importantly, the renovation aligns with and advances the University's strategic goals by elevating research productivity, fostering innovation, and improving the quality and competitiveness of academic programs. In doing so, it enhances the overall academic ecosystem and contributes to long-term growth in STEM initiatives across campus.

SCIENCE AND ENGINEERING COMPLEX RENOVATION FOR CHEMICAL & BIOLOGICAL ENGINEERING

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LOCATION MAP

