UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 1
CAPITAL PROJECT - STAGE I SUBMITTAL /1
(General Project Information)

CAMPUS: The University of Alabama, Tuscaloosa, AL

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

MEETING DATE: February 5-6, 2026

- ☑ 1. Board Submittal Checklist No. 1
- ☑ 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 I Submittal by the Board of Trustees
- ☑ 4. Executive Summary – Proposed Capital Project /2
- ☑ 5. Supplemental Project Information Worksheet – Exhibit "K", Board Rule 415
- ☑ 6. Campus map(s) showing project site

Prepared by: Jessie Green

Approved by: Matt Skinner

12/3/25

12/3/25

/1 Reference Tab 3F – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – Board Rule 415 Instructional Guide

THE UNIVERSITY OF ALABAMA® | Office of the President

December 3, 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 submittal for the Science and Engineering Complex Renovation for Chemical and Biological Engineering project.

The resolution requests authorization to establish a preliminary project scope, budget, and funding.

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 February 5th – 6th, 2026.

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 for the Science and Engineering Complex Renovation for Chemical & Biological Engineering

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") is requesting approval of 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, 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

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

BUDGET:		**PRELIMINARY**
Construction	$	4,800,000
Security/Access Control	$	70,000
Telecommunication/Data	$	70,000
Contingency (10% of Construction)	$	480,000
UA Project Management Fee (4.5%)	$	237,600
Architect/Engineer Fee (6.4%)	$	307,200
Other	$	35,200
TOTAL PROJECT COST	**$**	**6,000,000**

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

1. The Stage I submittal package for the Project is hereby approved.

2. The preliminary Project scope, budget, and funding, as stipulated above, are hereby approved.

EXECUTIVE SUMMARY

PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	February 5-6, 2026
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Science and Engineering Complex Renovation for Chemical & Biological Engineering
PROJECT NUMBER:	254-25-4096
PROJECT LOCATION:	300 Hackberry Lane
ARCHITECT:	TBD

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	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	~ 16%	2070
	Building Service Area	~ 1%	112
	Mechanical Area	~ 1%	116
	TOTAL	**100%**	**12981**

BUDGET		PRELIMINARY
Construction	$	4,800,000
Security/Access Control	$	70,000
Telecommunication/Data	$	70,000
Contingency[1] (10%)	$	480,000
UA Project Management Fee[2] (4.5%)	$	237,600
Architect/Engineer Fee[3] (6.4%)	$	307,200
Other[4]	$	35,200
TOTAL PROJECT COST	**$**	**6,000,000**
Total Construction Cost per square foot $		**$462**

[1]Contingency is based on 10% of the costs of Construction.
[2]UA Project Management Fee is based on 4.5% of the costs of Construction and Contingency.
[3]Architect/Engineer Fee is based on 6.4% of the costs of Construction.
[4]Other fees and expenses include Geotech, Construction Materials Testing, 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

O&M Costs: University Annual Operating Funds $ N/A*

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

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 all necessary mechanical, electrical, plumbing, and life-safety upgrades required to fully support the enhanced laboratory environment.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	2026
	% Complete	0%
	Date Completed	2026
PRELIMINARY DESIGN:	Date Initiated	2026
	% Complete	0%
	Date Completed	2026
CONSTRUCTION DOCUMENTS:	Date Initiated	2026
	% Complete	0%
	Date Completed	2026
SCHEDULED BID DATE:		

**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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2025 – 2026

Project Name:	Science and Engineering Complex Renovation for Chemical and Biological Engineering
Project Address/Location:	300 Hackberry Lane. 3rd Floor
Campus:	The University of Alabama, Tuscaloosa, AL

1. Will this Project increase the current space inventory on campus or replace existing space?

☐ increase space inventory	_____	% increase	_____	GSF
☐ replace space inventory	_____	% replacement	_____	GSF
☒ renovation of existing space only			12981	GSF

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

Comments:

NA

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)
200	**Laboratory Facilities**				
	250 Research/Non-class Laboratory	8		6483	
300	**Office Facilities**				
	310 Office	11		3775	
600	**General Use Facilities**				
	680 Meeting Room	1		425	
WWW	**Circulation Area**				
	W06 Public Corridor	1		2070	
YYY	**Mechanical Area**				
	Y04 Utility/Mechanical Space	2		228	

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

Comments/Notations:

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

Estimated new Funds from Tuition/Programs **$** NA Yr.

Comments:

The project will enable research and development activities by converting existing computational offices and labs into state-of-the-art wet labs needed for advancing the fields of Chemical and Biological Engineering at the University. Renovation of this space will also facilitate faculty recruitment and retention as well as enhanced utilization of existing academic spaces.

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:

Jessie Green, Senior Project Manager
John Kim, Interim Department Head, Chemical and Biological Engineering
Heath Turner Associate Dean for Research and Economic Development, Engineering
Jason Bara, Professor, Chemical and Biological Engineering
Mark Barkey, Senior Associate Dean, Engineering
Telisa McWaters, Building and Laboratory Safety Manager, Engineering

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

Source(s)	New Funds (FY26)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income • External • Internal			
Education Sales/Services • External • Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other	$6,000,000		
Totals	**$6,000,000**		**Allocated**

/7 Approved, allocated, pending

Comments:

Education Trust Fund A&T Appropriations, Act 2025-269, SB114

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 2014- 2015 Base Data** /8	**First Full /YR** Occupancy FY_____	**Successive Five (5) Year Projections** /9
Maintenance			
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other –			
Totals			

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

Comments:

NA – Existing Laboratory Square Footage

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			
Total/YR			

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

Comments:
NA – Existing Laboratory Square Footage

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

$ **NA** _____ % of Total Development Costs

Comments:

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:
Renovation vs. New construction was considered as an alternative. However, the location and proximity to laboratory specific utilities provided a more cost-effective option for renovation.

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:
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.

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

Comments:
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.

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

Comments:
The Project aligns with Principle Three, Accountability and Excellence, by investing resources to deliver long-term value. By upgrading existing space rather than constructing new facilities, the project minimizes unnecessary costs while creating modern, safe, and high-quality laboratories that strengthen research capabilities.

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

Comments:
If the project is not approved, campus programs in Chemical and Biological Engineering will remain constrained by inadequate laboratory space, limiting modern research activities, and reducing opportunities for hands-on STEM learning. These limitations would immediately hinder faculty recruitment and retention and make the program less attractive to prospective students seeking advanced laboratory experience. As a result, the University could see decreased competitiveness in STEM fields and a potential decline or stagnation in enrollment for programs that rely on updated research facilities.

SCIENCE AND ENGINEERING COMPLEX RENOVATION FOR CHEMICAL & BIOLOGICAL ENGINEERING

LOCATION MAP