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: **University Boulevard Rose Administration to 6th Ave Infrastructure Improvements and Storm Drainage Extension**

MEETING DATE: February 5-6, 2026

- [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: David Welch

Approved by: Matthew Skinner

12/3/25

/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

12/4/25

THE UNIVERSITY OF ALABAMA® | Office of the President

December 4, 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 University Boulevard Rose Administration to 6th Avenue Infrastructure Improvements and Storm Drainage Extension project.

The resolution requests authorization to establish the preliminary scope, budget and funding for the project, as stipulated, and to enter into an Owner Designer Agreement with Duncan Coker Associates of Tuscaloosa, 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 of The University of Alabama at their regular meeting on February 5-6, 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

Approval of the preliminary project scope and budget; granting authorization to execute an Owner/Consultant Agreement for University Boulevard Rose Administration to 6th Avenue Infrastructure Improvements and Storm Drainage Extension

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") is requesting approval of Stage I and Stage II submittals for the University Boulevard Storm Extension project ("Project") to be located on University Boulevard between the Rose Administration Building and 6th Avenue; and

WHEREAS, the Project consists of the reconstruction of the roadway, involving removal of existing concrete and asphalt paving along University Boulevard, with two vehicular travel lanes, bike lanes and a center turn lane; and

WHEREAS, the Project will also include improvements to the storm drainage system in the immediate vicinity to facilitate the removal of stormwater in the roadway and adjacent to Rose Administration Building, The President's Mansion, Wade Hall and Little Hall in order to minimize the impact of high rainfall events as well as reduce ponding impacts to pedestrian and traffic flow; and

WHEREAS, Duncan Coker Associates, P.C., Tuscaloosa, Alabama ("Duncan Coker"), has previously been engaged by the University to perform due diligence and engineering analysis to assess the existing infrastructure and storm drainage system in the Project area as part of the study; and

WHEREAS, the utilization of Duncan Coker will allow the Project to be performed expediently, mitigating disruptions to traffic flow and allowing the University to coordinate accordingly so that the Project can be executed during the summer period; and

WHEREAS, the University has negotiated a design fee based on 6.5% of the cost of construction and $8,500 in additional services, less a $22,800 credit, which represents a discount of approximately 10% of the standard percentage fee; 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 University Central Reserves in the amount of $4,497,229 and will address deferred maintenance liabilities in the amount of $3,508,875 (78% of Total Project Cost); and

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

BUDGET:		**PRELIMINARY**
Construction	$	3,508,875
Contingency (10% of Construction)	$	350,888
UA Project Management Fee (4.5% Construction & Contingency)	$	173,689
Architect/Engineer Fee (6.5%)	$	213,777
Other	$	250,000
TOTAL PROJECT COST	**$**	**4,497,229**

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 scope, budget, and funding for the Project as stipulated above are hereby approved.

NOW, THEREFORE, 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 each hereby are, authorized to act for and on behalf of the Board to execute an owner designer agreement for engineering design services with Duncan Coker Associates, PC of Tuscaloosa, Alabama, in accordance with Board Rule 415 for this Project.

EXECUTIVE SUMMARY

PROPOSED CAPITAL PROJECT

BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	February 5-6, 2026
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	University Boulevard Rose Administration to 6th Avenue Infrastructure Improvements and Storm Drainage Extension
PROJECT NUMBER:	000-26-4176
PROJECT LOCATION:	University Boulevard from Rose Administration to 6th Ave
ARCHITECT:	Duncan Coker Associates, P.C., Tuscaloosa, AL – Pending Approval

THIS SUBMITTAL:	**PREVIOUS APPROVALS:**
☒ Stage I	
☒ Stage II	
☐ Campus Master Plan Amendment	
☐ Stage III	
☐ Stage IV	

PROJECT TYPE	**SPACE CATEGORIES**	**PERCENTAGE**	**GSF**
☒ Campus Infrastructure	Other	N/A	N/A
	TOTAL	**N/A**	**N/A**

BUDGET		PRELIMINARY
Construction	$	3,508,875
Contingency[1] (10%)	$	350,888
UA Project Management Fee[2] (4.5%)	$	173,689
Architect/Engineer Fee[3] (6.5%)	$	213,777
Other[4]	$	250,000
TOTAL PROJECT COST	**$**	**4,497,229**

[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 6.5% of the costs of Construction and $8,500 in Additional Services, less a negotiated credit of $22,800.
[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: $ **0**

FUNDING SOURCE:

University Central Reserves $ **4,497,229**

O&M Costs: University Annual Operating Funds $ 0

NEW EQUIPMENT REQUIRED

Total Equipment Costs: 0

PROJECT SCOPE:

The proposed University Boulevard Rose Administration to 6th Avenue Infrastructure Improvements and Storm Drainage Extension project ("Project") will deliver essential upgrades to the storm drainage system along University Boulevard, a primary connector serving as a vital corridor into the academic core of campus. The Project includes a significant expansion of storm-sewer coverage. These enhancements are designed to substantially reduce recurring roadway and sidewalk flooding that has historically impeded vehicular movement, pedestrian access, and overall circulation within this key campus corridor.

The Project will also include the removal of existing concrete paving and the installation of new asphalt, creating a smoother, more durable, and visually cohesive roadway consistent with previous phases of University Boulevard improvements. Additionally, new, wider sidewalks will be constructed on the southern side of University Boulevard, improving pedestrian comfort, accessibility, and safety along this heavily traveled route. This project will include exterior security enhancements to the north side of the yard and the entrance to the President's Mansion.

Enhanced landscaping and hardscaping elements will further improve the aesthetics and functionality of this gateway, supporting the daily movement of students, faculty, staff, and visitors throughout the University's central academic areas.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	December 2025
	% Complete	100%
	Date Completed	December 2025
PRELIMINARY DESIGN:	Date Initiated	January 2026
	% Complete	100%
	Date Completed	January 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2026
	% Complete	0%
	Date Completed	February 2026
SCHEDULED BID DATE:		February 2026

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

By improving storm-sewer capacity, the project helps maintain uninterrupted operations for academic programs, student-support services, and administrative functions that rely on consistent mobility. Reduced flooding minimizes disruptions to class schedules, campus events, recruitment activities, and day-to-day program delivery.

The planned upgrades to paving and roadway quality further benefit campus programs that rely on transportation and service access, including campus transit, facilities operations, and program-related travel. A smoother, more durable roadway improves the movement of departmental vehicles, visitors, and service providers who support academic and student-life initiatives.

Likewise, the construction of wider, safer sidewalks along this heavily traveled corridor enhances pedestrian circulation for students, faculty, staff, and campus visitors. Many campus programs, such as orientation, advising, campus tours, and collaborative academic activities, depend on accessible, comfortable pedestrian routes linking key buildings.

The upgraded landscaping and hardscaping elements contribute to a more welcoming and cohesive environment in one of the campus's primary gateways. This improved aesthetic quality enhances the experience of prospective students on tours, supports community-facing and recruitment programs, and reinforces a positive campus identity that benefits all academic and co-curricular initiatives.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2025 – 2026

Project Name:	University Boulevard Rose Administration to 6th Avenue Infrastructure Improvements and Storm Drainage Extension
Project Address/Location:	University Boulevard from Rose Administration to 6th Ave
Campus:	The University of Alabama, Tuscaloosa, AL

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

Not Applicable – Campus Infrastructure

☐ increase space inventory _____ % increase _____ GSF

☐ replace space inventory _____ % replacement _____ GSF

☐ renovation of existing space only _____ 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 – Campus Infrastructure

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

☒ Yes ☐ No

If Campus Master Plan amendment required, explain: Not Applicable – Campus Infrastructure

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Comments/Notations:

Not Applicable – Campus Infrastructure

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

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

Comments:

By improving storm-sewer capacity, the project helps maintain uninterrupted operations for academic programs, student-support services, and administrative functions that depend on consistent mobility across campus. Reduced flooding means fewer disruptions to class schedules, campus events, recruitment activities, and day-to-day program delivery.
The planned upgrades to paving and roadway quality further benefit campus programs that rely on transportation and service access, including campus transit, facilities operations, and program-related travel. A smoother, more durable roadway improves the movement of departmental vehicles, visitors, and service providers who support academic and student-life initiatives.
Likewise, the construction of wider, safer sidewalks along this heavily traveled corridor enhances pedestrian circulation for students, faculty, staff, and campus visitors. Many campus programs, such as orientation, advising, campus tours, and collaborative academic activities, depend on accessible, comfortable pedestrian routes linking key buildings.
The upgraded landscaping and hardscaping elements contribute to a more welcoming and cohesive environment in one of the campus's primary gateways. This improved aesthetic quality enhances the experience of prospective students on tours, supports community-facing and recruitment programs, and reinforces a positive campus identity that benefits all academic and co-curricular initiatives.

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:
David Welch, Portfolio Manager
Chris D'Esposito, Assistant VP, Enterprise Services
Charlie Boswell, Associate Director of Transportation Maintenance
Jason Bigelow, University Architect
Richard Powell, P.E. Civil Engineer, UA Construction Administration
Bonner Lee, Campus Landscape Architect

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

Source(s)	New Funds (FY_____)	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 – University Central Reserves		$4,497,229	Pending
Totals		**$4,497,229**	

/7 Approved, allocated, pending

Comments:

The proposed project will be funded from University Central Reserves in the amount of $4,497,229

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for succeeding five (5) year period.

Comments:
Not Applicable

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Comments:

Not Applicable

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

$ 3,508,875 **78** % of Total Development Costs

Comments:
This section of roadway has far exceeded its expected service life and there are several failures in the roadway pavement.

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 section of University Boulevard between the Rose Administration Building and 6th Avenue was not included in the multi-phased renovation projects previously completed along the corridor. Although several temporary repairs have been made over the years to extend its service life, the underlying concrete has deteriorated to the point that these measures are no longer sufficient. A long-term, permanent solution is now required to provide a safe, durable, and cost-effective roadway surface for years to come.

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 University Boulevard Storm Extension project enhances the adequacy and reliability of critical campus infrastructure in direct support of the University's mission. By addressing long-standing roadway degradation and upgrading storm-drainage capacity in a primary gateway corridor, the project ensures that students, faculty, staff, and visitors can move efficiently and safely throughout the academic core of campus. Reducing flooding and improving pedestrian and vehicular circulation directly supports the University's academic programs, student-support functions, and administrative operations that depend on uninterrupted access to facilities.

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

Comments:

This project aligns with Goal #3, "enrich our learning and work environment by attracting, welcoming, and supporting all faculty, staff and students" by providing the best possible experience to recruit and retain. Infrastructure investment makes it apparent to students,

faculty, and/or staff that UA provides a community committed to excellence, both in academics and resources.

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

Comments:

Roadway improvement and enhancing security aligns with the first core principle to "Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama".

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, the University will continue to experience significant operational challenges within one of its most critical campus corridors. The deterioration of the roadway and the failure of the underlying concrete will lead to increasingly frequent pavement failures, posing safety risks for vehicles, bicycles, and pedestrians. Continued stormwater drainage issues will also result in recurring flooding during heavy rainfall, causing disruptions to pedestrian circulation, campus transit routes, and access to key academic and administrative buildings.

UNIVERSITY BOULEVARD ROSE ADMINISTRATION TO 6TH AVENUE INFRASTRUCTURE IMPROVEMENTS AND STORM DRAINAGE EXTENSION

LOCATION MAP