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: High Performance Computing Center- Office of Information Technology Relocation

MEETING DATE: September 10-11, 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: Matt Bonds

Approved by: Matthew Skinner

8/21/26

8/21/26

/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

THE UNIVERSITY OF ALABAMA® | Office of the President

August 3, 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 I and Stage II submittal for the High Performance Computing Center – Office of Information Technology Relocation project.

The resolution requests authorization to establish a preliminary scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with Davis Architects, Inc. 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 September 10 - 11, 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; granting authorization to execute an Owner/Architect Agreement for the High Performance Computing Center - Office of Information Technology Relocation

WHEREAS, in accordance with Board Rule 415, The University of Alabama ("University") is requesting approval of a Stage I and Stage II submittal for the High Performance Computing Center ("HPC") – Office of Information Relocation Project ("Project") to be located at 709 Johnny Stallings Drive; and

WHEREAS, the Project will allow the Office of Information Technology ("OIT") to vacate the existing space in Gordon Palmer Hall, thereby reducing the overall footprint and allowing OIT to transition into a "first in class" facility, designed to meet the highest standards of operations; and

WHEREAS, the Project addresses electrical capacity constraints, aging infrastructure, and reliability issues within the University's existing computing center that threaten mission-critical services supporting student systems, research, finance, instruction, and public safety; and

WHEREAS, combining the computing center with the HPC facility will create significant synergies, enhancing operational efficiency, streamlining resource management, and fostering collaboration; and

WHEREAS, the Project improves the operational reliability and performance of enterprise technology services by providing modern power, cooling, and physical infrastructure designed to support current and anticipated demand; and

WHEREAS, the Project supports the University's long-term infrastructure modernization and risk reduction initiatives by co-locating the computing center with the HPC facility to leverage shared infrastructure and operational efficiencies; and

WHEREAS, Davis Architects, Inc., Birmingham, Alabama ("Davis"), performed design services for the original HPC facility and has a unique knowledge of the building, infrastructure, and the HPC constituents; and

WHEREAS, Davis's familiarity with University Standards, design principles, and procedures will significantly streamline the design and administrative process and the Project Schedule, the University is requesting approval to waive the Consultant Selection Process and utilize Davis for design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 7.1% of the cost of Construction, OFCI Equipment, and $1,550,648 for previously purchased OFCI equipment, plus $61,400 for additional services less a credit of $31,890, which represents a discount of approximately 24% of the standard 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 by University Institutional Reserves in the amount of $12,000,000; and

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

BUDGET:		**PRELIMINARY**
Construction	$	6,132,360
Owner Furnished Contractor Installed (OFCI) Equipment	$	1,300,000
Furniture, Fixtures and Equipment	$	50,000
Security/Access Control	$	50,000
Telecommunication/Data	$	2,100,000
Contingency (10%)	$	743,236
UA Project Management Fee (4.5%)	$	367,902
Architect/Engineer Fee	$	667,304
Other	$	183,401
Escalation	$	405,797
TOTAL PROJECT COST	**$**	**12,000,000**

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

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

2. 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, Executive Vice President, Chief Operating Officer 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 of Trustees of The University of Alabama to execute an architectural agreement with Davis Architects, Inc., Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for the Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	September 10 – 11, 2026
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	High Performance Computing Center – Office of Information Technology Relocation
PROJECT NUMBER:	008-26-4372
PROJECT LOCATION:	709 Johnny Stallings Drive, Tuscaloosa, AL
ARCHITECT:	Davis Architects, Inc., Birmingham, 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	Support Facilities	~ 42%	2,000
☐Building Addition	Mechanical Area	~58%	2,735
☒Building Renovation			
☐Equipment			
	TOTAL	**100%**	**4,735**

BUDGET		PRELIMINARY
Construction	$	6,132,360
Owner Furnished Contractor Installed (OFCI) Equipment	$	1,300,000
Furniture, Fixtures and Equipment	$	50,000
Security/Access Control	$	50,000
Telecommunication/Data	$	2,100,000
Contingency [1] (10%)	$	743,236
UA Project Management Fee [2] (4.5%)	$	367,902
Architect/Engineer Fee [3] (7.2%)	$	667,304
Other [4]	$	183,401
Escalation [5]	$	405,797
TOTAL PROJECT COST	**$**	**12,000,000**
Total Construction Cost per square foot $1,727		

[1] Contingency is based on 10% of the cost of Construction and OFCI Equipment.
[2]UA Project Management Fee is based on 4.5% of Construction, OFCI Equipment, and Contingency.
[3]Architect/Engineer Fee is based on 7.1% of the cost of Construction, OFCI Equipment, $1,550,648 for previously purchased OFCI equipment, less a credit of $31,890, plus $49,400 for additional services, plus $12,000 for reimbursable expenses.
[4]Other expenses include 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. Therefore, escalation is calculated on a 3.5% basis for this project based on the anticipated bid date of April 2027 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:		
(Utilities, Housekeeping, Maintenance, Insurance, Other)		
4735sf x ~$3.15/sf	$	15,000
Total Estimated Annual O&M Costs:	$	**15,000***

*Includes the estimated maintenance costs related to the additional generator, as O&M costs are already included in the annual operating budget for the facility.

FUNDING SOURCE:			
		University Institutional Reserves	$ 12,000,000
O&M Costs:		University Annual Operating Funds	$ 15,000

NEW EQUIPMENT REQUIRED	
Owner-Furnished, Contractor-Installed (OFCI) equipment includes HVAC and electrical equipment identified as long-lead items that will be procured in advance to support the efficient delivery of the project.	
Total Equipment Costs:	$1,300,000

PROJECT SCOPE:

The High Performance Computing Center – Office of Information Technology Relocation Project ("Project"), located at 709 Johnny Stallings Drive, includes the renovation of approximately 4,735 gross square feet within the High Performance Computing Center (“HPC”) facility. The project will strengthen the University's technology infrastructure by relocating operations from Gordon Palmer Hall to the purpose-built shell space within the HPC facility.

The Project will improve the reliability, resiliency, and long-term sustainability of mission-critical campus technology services by replacing aging infrastructure that has reached the end of its functional service life with a modern, high-performance environment designed to meet current and future operational demands. The relocation will also reduce the Office of Information Technology footprint within Gordon Palmer Hall, allowing valuable academic space to be repurposed for instructional, research, or student support functions.

The Project will include the construction and commissioning of a new computing center within the HPC facility, including installation of critical electrical, mechanical, cooling, communications, and physical security infrastructure required to support continuous operation of the University's enterprise technology systems. The project includes the expansion of the existing utility yard for a 2.5MW generator. Also, future provisions in the utility yard will be evaluated to properly coordinate with the High Performance Computing Center master plan that includes a future capacity expansion for the HPC Facility. The project supports the future migration of existing enterprise computing equipment and supporting systems from Gordon Palmer Hall to the new facility while maintaining continuity of essential University operations.

The Project is a key component of the University's long-term facility master plan and supports broader institutional initiatives related to infrastructure modernization, operational resiliency, and risk reduction. Co-locating the computing center with the HPC facility will create operational efficiencies through shared power, cooling, fiber connectivity, physical security, and facilities resources while providing the capacity and redundancy necessary to support continued growth in research, teaching, administration, and public safety systems.

The Project will also address significant deferred maintenance and technology infrastructure renewal needs by replacing aging and capacity-constrained systems that currently place mission-critical University services at risk. Transitioning enterprise operations into a purpose-built facility will provide a resilient, scalable, and future-ready platform capable of supporting the University's strategic objectives for decades to come.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	September 2025
	% Complete	100%
	Date Completed	March 2026
PRELIMINARY DESIGN:	Date Initiated	September 2026
	% Complete	0%
	Date Completed	October 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2026
	% Complete	0%
	Date Completed	March 2026
SCHEDULED BID DATE:		April 2027

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

This Project will strengthen the University's technology infrastructure by relocating operations from Gordon Palmer Hall to the purpose-built High Performance Computing Center (HPC) facility. The Project will improve the reliability, resiliency, and capacity of mission-critical technology systems that support instruction, research, administration, public safety, and student services while replacing aging infrastructure that has reached the end of its functional service life. Co-locating the computing center with the HPC facility will create operational efficiencies through shared power, cooling, fiber connectivity, physical security, and facilities resources while supporting the University's long-term infrastructure modernization and risk reduction initiatives. The Project will also return valuable space within Gordon Palmer Hall to academic and student support functions, providing a scalable, future-ready technology platform capable of supporting the University's continued growth and strategic objectives.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name:	High Performance Computing Center – Office of Information Relocation
Project Address/Location:	709 Johnny Stallings Drive
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			4,735	GSF

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

Comments:

This project will vacate space in Gordon Palmer Hall, once the Enterprise Computing Center is fully migrated to the High Performance Computing Center facility. Removal of technology infrastructure from the Gordon Palmer academic facility allows the vacated space to be returned to instructional, research, or student support use.

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**				
200	**Laboratory Facilities**				
300	**Office Facilities**				
400	**Study Facilities**				
500	**Special Use Facilities**				
600	**General Use Facilities**				
700	**Support Facilities**				
	710 Central Computer or Telecommunications	1	Varies	2000	1
800	**Health Care Facilities**				
900	**Residential Facilities**				
WWW	**Circulation Area**				
XXX	**Building Service Area**				
YYY	**Mechanical Area**				
	Y04 Utility/Mechanical Space	1	Varies	2735	1

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 4,735 GSF of renovations to the existing facility.

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

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

Comments:

The project advances the University's facility planning, infrastructure modernization, and risk reduction by relocating the enterprise computing center to a purpose-built facility co-located with HPC. This enables shared infrastructure efficiencies across power, cooling, connectivity, security, and staffing. It resolves current limitations - capacity constraints, aging systems, and recurring failures—that threaten mission-critical services supporting student systems, research, finance, instruction, and public safety.

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:

D. Jay Cervino, Executive Director Research Computing and Networks OIT
Mike Shelton, Senior Associate Vice President and Chief Information Officer
Michael Tierney, Chief Technology Officer
Matt Bonds, Project Manager
Trent Hall, Program Executive
Billy Kilgore, University Staff Electrical Engineer
Dwight Stewart, University Staff Mechanical Engineer
Billy Wilkins, University Building Safety Inspector

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 – Institutional Reserves		$12,000,000	Pending
Totals		**$12,000,000**	**Pending**

/7 Approved, allocated, pending

Comments:

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 2026 Base Data** /8	**First Full /YR** Occupancy FY2028	**Successive Five (5) Year Projections** /9
Maintenance	$15,000	$15,960	$87,645
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:

Amount above includes the incremental maintenance cost for the additional generator for the existing facility, as O&M costs for the existing enterprise computing center 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 2028)	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	$15,960	$87,645	Pending
Total/YR	**$15,960**	**$87,645**	**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 maintenance cost for the additional generator for the existing facility, as O&M costs for the existing enterprise computing center are already included in the annual operating budget.

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

$ **N/A** **N/A** % of Total Development Costs

Comments:
N/A

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 alternative to this project is to retain the OIT enterprise computing center within Gordon Palmer Hall; however, power limitations to the building restrict capacity expansion and aging mechanical systems threaten long-term stability in that location.

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:

This project will provide suitable physical space and support systems for computing, storage, and networking facilities necessary to provide IT services to the University.

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

Comments:

This project supports all University Strategic goals. The new facility delivers reliable, scalable infrastructure for current and future demand in research, service, instruction, and recruitment while freeing academic space for instructional, research, or student support use.

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

Comments:
This project supports the principle, **"Be accountable for every dollar we receive while maintaining the highest standards of excellence in every program and endeavor,"** by providing a modern, stable, and scalable computing center that serves as the foundation for the technology infrastructure supporting the University's programs and operations.

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

Comments:

The immediate impact of not approving this project would be a lost opportunity for efficiency offered by co-locating the enterprise computing center to the High-Performance Computing Center Facility. Additionally, the existing location at Gordon Palmer Hall is limited due to power limitations to the building that restrict capacity expansion, and aging mechanical systems threaten long-term stability. Approving the project will improve the

reliability, resiliency, and long-term sustainability of mission-critical campus technology services by replacing aging infrastructure that has reached the end of its functional service life with a modern, high-performance environment designed to meet current and future operational demands.

THE UNIVERSITY OF ALABAMA | Division of Finance and Operations

July 29, 2026

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
High Performance Computing Center – Office of Information Technology
Relocation UA Project No.: 008-26-4372

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the High Performance Computing Center – Office of Information Technology Relocation project ("Project") located at 709 Johnny Stallings Drive, Tuscaloosa, AL.

The University proposes to utilize Davis Architects, Inc., Birmingham, Alabama ("Davis Architects") as the principal design firm for this Project. The services of Davis Architects are proposed due to the team's extensive familiarity with existing site and facility conditions, utilities, and design standards. This continuity will facilitate an efficient and cost-effective design process while ensuring continuity with the previous phase of this project. Accordingly, the University is requesting approval to utilize Davis for this Project.

The University has negotiated a design fee of 7.1% of the cost of Construction, OFCI Equipment, and $1,550,648 for previously purchased OFCI equipment, plus $61,400 for additional services and reimbursables and less a discount credit of $31,890 for Davis's familiarity with the facility and the engineering team's recent programming with the end users. The negotiated fee reflects a 24% reduction of the standard fee for this type of project (Group IV).

Cost of the Work		Percentage Fee for Building Group IV		Renovation Factor		Credits		Fee
$8,983,008	x	7.1%	+	25%	-	$0	=	$797,242
$8,983,008	x	7.1%	+	0%	-	$31,890	=	$605,904

Fee savings is $191,338 or approximately 24% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Davis Architects Inc., Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee based on 7.1% of the cost of Construction, OFCI Equipment, $1,550,648 for previously purchased OFCI equipment, less a credit of $31,889.68, plus $49,400 for additional services, plus $12,000 for reimbursable expenses.
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
Executive Vice President, Chief Operating Officer
and Treasurer

DTL/mrw

Attachment

Pc w/atchmts: Michael Rodgers, Matt Skinner, Jessica Morris, Matt Bonds, Rance Brooks

****

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:
Dana S Keith

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

DocuSigned by:
Evie Mauldin

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

HIGH PERFORMANCE COMPUTING CENTER – OFFICE OF INFORMATION TECHNOLOGY RELOCATION

LOCATION MAP