

**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: Lakeside Dining Seating and Exterior Upgrades

MEETING DATE: September 10-11, 2026

- ☒ 1. Board Submittal Checklist No. 1 and 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 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
- ☒ 4. Executive Summary – Proposed Capital Project ^{/2}
- ☐ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- ☒ 6. Supplemental Project Information Worksheet – Exhibit “K”, Board Rule 415
- ☒ 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}
- ☒ 9. Campus map(s) showing project site

Prepared by: Grant Long

Approved by: Matt Skinner

^{/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

Handwritten signatures and dates:
OK Chads 7/30/24
M 7/30/26



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 a Stage II submittal for the Lakeside Dining Seating and Exterior Upgrades project.

The resolution requests authorization to establish the preliminary project scope, budget, and funding, as stipulated, and to enter into an Owner Designer Agreement with CMH 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 of The University of Alabama at their regular meeting on September 10-11, 2026.

Sincerely,

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

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Lakeside Dining Seating and Exterior Upgrade Project

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 Lakeside Dining Seating and Exterior Upgrade project (“Project”) located at 160 McCorvey Drive; and

WHEREAS, the proposed Project will consist of updating seating inside Lakeside Dining to better serve students, renovating current underutilized space, and providing allergen friendly space for students; and

WHEREAS, a portion of the existing exterior kitchen and patio will be enclosed to create additional space within the building; and

WHEREAS, CMH Architects, Inc., Birmingham, Alabama (“CMH”), has previously been engaged by the University for programming services related to the project, and therefore has extensive knowledge of the Project; and

WHEREAS, CMH’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 to utilize CMH for design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 6.4% of the cost of construction plus a 25% renovation factor and \$164,240 for additional services and reimbursables less a credit of \$45,000, which represents a discount of approximately 12% 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 from Dining Services Reserves in the amount of \$7,200,000 and will eliminate \$1,071,800 of deferred maintenance liabilities;

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

BUDGET:		PRELIMINARY
Construction	\$	4,760,842
Furniture, Fixtures, and Equipment	\$	1,060,860
Security/Access Control	\$	25,000
Telecommunication/Data	\$	25,000
Contingency (10%)	\$	476,084
UA Project Management Fee	\$	235,662
Architect/Engineer Fee	\$	500,107
Other	\$	116,445
TOTAL PROJECT COST	\$	7,200,000

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 and Chief Operating Officer and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University be, and 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 CMH Architects, Inc., Birmingham, Alabama, for engineering 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: Lakeside Dining Seating and Exterior Upgrades

PROJECT NUMBER: 267-26-4144

PROJECT LOCATION: 160 McCorvey Drive

ARCHITECT: CMH Architects, Inc. – Pending Approval

THIS SUBMITTAL:

- ☒ Stage I
- ☒ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☐ Stage IV

PREVIOUS APPROVALS:

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☐ Building Construction	Food Facilities	~25%	2,250
☒ Building Addition	Private Dining	~ 5%	470
☒ Building Renovation	Circulation Area	~ 70%	6,500
TOTAL		100%	9,220

BUDGET	PRELIMINARY
Construction	\$ 4,760,842
Furniture, Fixtures and Equipment	\$ 1,060,860
Security/Access Control	\$ 25,000
Telecommunication/Data	\$ 25,000
Contingency ¹ (10%)	\$ 476,084
UA Project Management Fee ² (4.5%)	\$ 235,662
Architect/Engineer Fee ³	\$ 500,107
Other ⁴	\$ 116,445
TOTAL PROJECT COST	\$ 7,200,000
Total Construction Cost per square foot	\$568/SF

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

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

³Architect/Engineer Fee is based on 6.4% of the costs of Construction plus a 25% renovation factor and \$164,240 for additional services and reimbursables less a credit of \$45,000.

⁴Other 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)	
1,200 sf / ~\$10.82/sf	\$ 12,990
Total Estimated Annual O&M Costs:	\$ 12,990

FUNDING SOURCE:	
	Dining Services Reserves \$ 7,200,000
O&M Costs:	University Annual Operating Funds \$ 12,990

NEW EQUIPMENT REQUIRED
Total Equipment Costs: N/A

PROJECT SCOPE:

The Lakeside Dining Seating and Exterior Upgrades project (“Project”) will consist of updating the interior seating arrangement as well as renovating the exterior kitchen and patio space of the building. A major component of the Project will be to provide adequate seating arrangements for the student engagement and more usage of the exterior portion of the building to enhance the student experience on the north side of campus. The original outdoor kitchen space will be updated to obtain better staff use as well as more storage for both cold & dry items. The outdoor space will also have a full allergen service prep & production area.

The interior portion will include new seating arrangements to create better flow of the ground floor and capture the best and most efficient use of the area. It will also include the renovation of a salad bar location.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September 2026
	% Complete	0%
	Date Completed	October 2026
PRELIMINARY DESIGN:	Date Initiated	October 2026
	% Complete	0%
	Date Completed	November 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	November 2026
	% Complete	0%
	Date Completed	February 2027
SCHEDULED BID DATE:		February 2027

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The student-centered renovation of Lakeside introduces a series of warm, hospitality-inspired zones woven throughout the dining venues, offering students and staff flexibility in how and where they gather. Some areas are designed to encourage vibrant social interaction, while others provide comfortable settings for extended stays—ideal for studying from breakfast through lunch.

The Project will support a better dining experience at Lakeside while also relieving stress on other dining locations on campus by creating a better and more efficient seating arrangement.

The Project correlates to the University's strategic goals initially by the improvement in efficiency and responsiveness, which will enable better quality programs and learning environment to improve the overall student experience.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet Annual Capital Development Plan

FY: 2026 – 2027

Project Name: Lakeside Dining Seating and Exterior Upgrades
Project Address/Location: 160 McCorvey Drive, Tuscaloosa, AL 35401
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	_____ 1,200	GSF
☐ replace space inventory	_____ % replacement	_____	GSF
☒ renovation of existing space only		_____ 8,020	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)
600 General Use Facilities				
635 Food Facility Service	2	Varies	1,200	

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:

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:

- Teresa Shreve, Senior Associate Vice President, Enterprise Services
- Andrew Watling, Director, University Dining Services
- Holly Groff, Assistant Director, University Dining Services
- David Welch, Portfolio Manager, UA Construction Administration
- Grant Long, Project Manager, UA Construction Administration

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 – Dining Services		\$7,200,000	Pending
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other			
Totals		\$7,200,000	

/7 Approved, allocated, pending

Comments:

This Project will be funded with Dining Services Reserves.

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 2023 Base Data/8	First Full /YR Occupancy FY 2028	Successive Five (5) Year Projections/9
Maintenance	\$4,500.00	\$5,254.83	\$28,863.85
Elevator Service			
Building Repairs	\$1,500.00	\$1,751.61	\$9,261.29
Building Services			
Electric, Natural Gas, Steam	\$2,601.60	\$3,037.99	\$16,687.15
Chilled Water	\$1,176.00	\$1,373.26	\$7,543.08
Water and Sewer	\$792.00	\$924.85	\$5,080.02
Insurance	\$410.10	\$478.89	\$2,630.47
Safety Support	\$120.00	\$140.13	\$769.70
Operations Staff Support Funding	\$24.42	\$28.51	\$156.61
Other –			
Totals	\$11,124.12	\$12,990.07	\$71,352.17

/8 Latest Fiscal Year Data used as Base Year for Projections

/9 Combined Costs for next Five (5) Years of Occupancy

Comments:

O& M is based on 1,200 new square foot of Dining space.

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 – Dining Services			
Total/YR	\$12,990.07	\$71,352.17	Pending

/9 Initial Full Yr of Occupancy

/10 Next Five (5) Yrs Occupancy

/11 Funds Reallocated from other sources

/7 Approved, allocated, pending

Comments:

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

\$ 1,071,800 15 % 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:

Dining Services evaluated the feasibility of utilizing existing kitchen and service space within Lakeside to accommodate an allergen-free dining program. However, no existing space can meet the operational requirements for a dedicated kitchen and storage area, including separate hood and ventilation systems, necessary to safely prepare and serve allergen-free meals.

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:

Comprehensive, high-quality dining options are an important factor in attracting and retaining top students and faculty. This project will enhance the dining experience while providing modern amenities that help The University of Alabama remain competitive with peer institutions. Lakeside Dining serves as the University's primary dining hall for Bama Bound orientation meals, campus events, and conferences, making it one of the first dining facilities experienced by many prospective students and their families. This project will create a more modern, welcoming, and inclusive dining environment that better reflects the quality of the University and supports its recruitment and retention efforts.

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

Comments:

This project directly supports the University's strategic goals to enrich the learning and work environment and enhance the recruitment and retention of outstanding students, faculty, and staff. Currently, Dining Services is limited in its ability to serve individuals with dietary restrictions, requiring some to seek dining options off campus or consider institutions that can better accommodate their needs. Nationally, 60% of college students report that campus dining amenities influence their enrollment decision, while 65% indicate they influence their decision to remain enrolled after the first year.

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

Comments:

This project supports the core principles to prepare all our students for success and maintaining the highest standards of excellence in every program. Lakeside Dining is currently behind the trends set by our peer institutions and is unable to offer the programming that is expected by today's students. This project is critical to our ability to provide an environment in which all our students can be successful as well as continue to provide excellence in all we do.

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

Comments:

If not approved, our campus dining program will continue to only be able to partially meet the needs for our student population, especially those with food allergies. As the number of students with severe allergies increases each year, the University will continue to fall significantly behind our peer institutions if we are unable to provide a true allergen-free dining options for our students.



July 28, 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
 Lakeside Dining Seating and Exterior Upgrades
 UA Project No.: 267-26-4144

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Lakeside Dining Seating and Exterior Upgrades project ("Project") located at 160 McCorvey Drive.

The University proposes to utilize CMH Architects, Inc. of Birmingham, AL, (CMH) as the principal design firm for this Project. The services of CMH are proposed due to the firm having served as consultant for the programming for this Project, their familiarity and innate knowledge of the Project, as well as an accelerated design schedule to allow for a bid in February of 2027. Furthermore, familiarity and knowledge of the University's standards, design principles, and procedures will greatly facilitate the design and administrative process to expedite the Project schedule. Lastly, the firm designed other areas of this same building in previous renovations. This insight and food service facility expertise will facilitate an efficient and effective design process. Accordingly, the University is requesting approval to utilize CMH for this Project.

The University has negotiated a design fee of 6.4% of the cost of construction, including utilities and landscaping, with a 25% renovation factor, plus \$164,240 for additional services and reimbursables and less a discount credit of \$45,000 for CMH's familiarity with the facility and recent programming with the end users. The negotiated fee reflects a 12% reduction of the standard fee for this type of project (Group III).

Lakeside Dining Seating And Exterior Upgrades
 Request for Waiver of Consultant Selection Process
 July 28, 2026
 Page 2

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Additional Services & Reimbursables		Credits		Fee
\$4,760,842	x	6.4%	+	25%	+	\$164,240	-	\$0	=	\$545,107
\$4,760,842	x	6.4%	+	25%	+	\$164,240	-	\$45,000	=	\$500,107

Fee savings is \$45,000 or approximately 12% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. CMH Architects, Inc. of Birmingham, AL as the design service provider for the Project at a negotiated design fee based on 6.4% of the cost of construction, including utilities and landscaping, plus a 25% renovation factor and \$164,240 for additional services and reimbursables, and less total credits in the amount of \$45,000.
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
 Grant Long

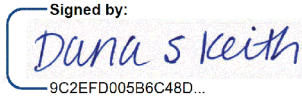
Matt Skinner

Jessica Morris

Lakeside Dining Seating And Exterior Upgrades
Request for Waiver of Consultant Selection Process
July 28, 2026
Page 3

☒ Recommended for Approval

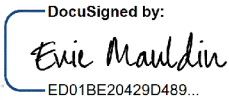
☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

9C2EFD005B6C48D...

Dr. Dana S. Keith, Senior Vice Chancellor for Finance and Administration

☐ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:

ED01BE20429D489...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

Business Plan for University Dining Service
Lakeside Dining
The University of Alabama

	FY28	FY29	FY30	FY31	FY32
Dining Services Override attributed to Lakeside ¹	\$ 4,719,628	\$ 4,909,829	\$ 5,107,695	\$ 5,313,535	\$ 5,527,671
Total Income	\$ 4,719,628	\$ 4,909,829	\$ 5,107,695	\$ 5,313,535	\$ 5,527,671
Dining Expenses attributed to Lakeside ²	\$ 1,966,523	\$ 2,025,519	\$ 2,086,284	\$ 2,148,873	\$ 2,213,339
Total Expenses	\$ 1,966,523	\$ 2,025,519	\$ 2,086,284	\$ 2,148,873	\$ 2,213,339
Project Estimated Cost	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -
Net to UA After Expenses & Debt Service ³	\$ (4,446,895)	\$ 2,884,310	\$ 3,021,411	\$ 3,164,662	\$ 3,314,332

Definitions and Assumptions:

- ¹ Based on percentage of meals served at Lakeside vs. total across campus or 47%
- ² Based on percentage of total department expenses proportional to amount of total revenue attributed to Lakeside Dining Hall or 22.7%.
- ³ Balance to be funded from existing University Dining Services R&R fund.

	FY33	FY34	FY35	FY36	FY37	Total
\$	5,750,436	\$ 5,982,178	\$ 6,223,260	\$ 6,474,058	\$ 6,734,962	\$ 56,743,252
\$	5,750,436	\$ 5,982,178	\$ 6,223,260	\$ 6,474,058	\$ 6,734,962	\$ 56,743,252
\$	2,279,739	\$ 2,348,131	\$ 2,418,575	\$ 2,491,133	\$ 2,565,866	\$ 22,543,982
\$	2,279,739	\$ 2,348,131	\$ 2,418,575	\$ 2,491,133	\$ 2,565,866	\$ 22,543,982
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
\$	3,470,697	\$ 3,634,047	\$ 3,804,685	\$ 3,982,925	\$ 4,169,096	\$ 26,999,270

LAKESIDE DINING SEATING AND EXTERIOR UPGRADES

LOCATION MAP

