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: Wallace Wade Surface Lot Expansion

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: David Welch

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

THE UNIVERSITY OF ALABAMA | Office of the President

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 Stage I and a Stage II submittal for the Wallace Wade Surface Lot Expansion 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 Duncan Coker Associates, P.C., 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 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
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THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Consultant Agreement for the Wallace Wade Surface Lot Expansion

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 Wallace Wade Surface Lot Expansion project ("Project") to be located at 720 Wallace Wade Avenue; and

WHEREAS, the Project entails the redesign of the current Wallace Wade Surface Lot and an expansion of the lot providing increased parking utilization in the southwest corner of campus which is currently underserved; and

WHEREAS, the Project will provide approximately 78 new parking spaces, bringing the total to approximately 198 spaces, and will include University-standard lighting, landscaping, safety features, wayfinding, and pedestrian connections; and

WHEREAS, through this Project the University will improve access and operational support for key facilities including the Bryant-Denny Stadium, Digital Media Center, Reese Phifer Hall, McLure Library, and Doster Hall, thereby supporting academic programs and public events; and

WHEREAS, Duncan Coker Associates, P.C., Tuscaloosa, Alabama ("Duncan Coker"), has previously been engaged by the University for design services related to the project area, and therefore has extensive knowledge of the infrastructure and site configuration of the project area, as well as a detailed understanding of campus utility coordination; and

WHEREAS, Duncan Coker'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 Duncan Coker 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 plus $10,500 for additional services less a credit of $6,421, which represents a discount of approximately 6% 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 Parking Services Reserves in the amount of $1,713,397; and

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

BUDGET:		**PRELIMINARY**
Construction	$	1,284,255
Contingency[1] (10%)	$	128,426
UA Project Management Fee	$	63,571
Architect/Engineer Fee	$	95,261
Other	$	141,884
TOTAL PROJECT COST	**$**	**1,713,397**

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 Duncan Coker Associates, P.C., Tuscaloosa, 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:	Wallace Wade Surface Lot Expansion
PROJECT NUMBER:	TRN-26-4329
PROJECT LOCATION:	720 Wallace Wade Avenue
ENGINEER:	Duncan Coker Associates, PC, Tuscaloosa, 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**
☒Other	Parking/Infrastructure	100%	N/A
	TOTAL	**100%**	**N/A**

BUDGET		PRELIMINARY
Construction	$	1,284,255
Contingency [1]	$	128,426
UA Project Management Fee [2]	$	63,571
Architect/Engineer Fee [3]	$	95,261
Other [4]	$	141,884
TOTAL PROJECT COST	**$**	**1,713,397**
Total Construction Cost per square foot N/A		

[1] Contingency is based on 10% of the cost of Construction.
[2] UA Project Management Fee is based on 4.5% of Construction and Contingency.
[3] Architect/Engineer Fee is based on 7.1%of the cost of Construction plus $10,500 for additional services less a credit of $6,421.
[4] Other expenses include Transportation Services Fee, 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)		
78 Parking Spaces x $125	$	9,750
Total Estimated Annual O&M Costs:	$	**9,750**

FUNDING SOURCE:			
	Parking Services Reserves	$	1,713,397
O&M Costs:	Transportation Services Annual Operating Funds	$	9,750

NEW EQUIPMENT REQUIRED
NA
Total Equipment Costs:

PROJECT SCOPE

The proposed Wallace Wade Surface Lot Expansion ("Project") will improve parking capacity and circulation in the southwest area of campus by expanding the existing Wallace Wade surface parking lot into the adjacent undeveloped grassy area by adding 78 new parking spots, to bring the lot total to 198 spots. The project will increase parking utilization in an area that is currently underserved while enhancing access for students, faculty, staff, and visitors. The improvements will also provide additional parking capacity to better accommodate special events at Bryant-Denny Stadium and improve overall traffic flow within the area.

Consistent with the Campus Master Plan, the project supports the University's strategic goals by improving accessibility and convenience within the campus core. Expanding the existing lot will maximize the use of available space, enhance the overall campus parking system, and support recruitment, retention, and campus operations by providing additional parking where demand is greatest.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	July 2026
	% Complete	100%
	Date Completed	August 2026
PRELIMINARY DESIGN:	Date Initiated	September 2026
	% Complete	0%
	Date Completed	October 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2026
	% Complete	0%
	Date Completed	November 2026
BID DATE:		TBD

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Wallace Wade Surface Lot Expansion project ("Project") will provide additional parking and improve access and security for visitors, students, faculty, and departmental personnel in the area of the Digital Media Center, Reese Phifer, Doster Hall, McLure Library, and Bryant-Denny Stadium.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name: Wallace Wade Surface Lot Expansion
Project Address/Location: 720 Wallace Wade Ave
Campus: The University of Alabama, Tuscaloosa, AL

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

☐ 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:

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)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				

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

Comments/Notations:
The Wallace Wade Surface Lot Expansion project is needed to address the limited parking capacity on the southwest side of campus. The existing lots cannot support the density of facilities and daily operations in the area. The demand for parking in this area is high. It will also improve access, safety, and circulation for students, faculty, and visitors, particularly those attending events at Bryant-Denny Stadium.

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

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

Comments:
This project will enhance existing campus initiatives by providing critical parking infrastructure that supports activity at Bryant-Denny Stadium and surrounding Academic buildings. By improving accessibility and creating a more integrated, visitor-friendly campus environment, it supports recruitment, retention, and the overall student experience while strengthening access and connectivity in the southwest corner of campus.

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:
Chris D'Esposito, Assistant Vice President, UA Enterprise Services

Amy Haines, Associate Director – Parking, UA Transportation Services
Nick Frenz, Associate Director of Transportation Special Events, UA Transportation Services
Richard Powell, P.E. Staff Civil Engineer, 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			
Education Sales/Services • External • Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other Transportation Reserves		$1,713,397	Pending
Totals		**$1,713,397**	**Pending**

/7 Approved, allocated, pending

Comments:
This Project will be funded from Parking 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 2025- 2026 Base Data** /8	**First Full /YR** Occupancy FY 2027-2028	**Successive Five (5) Year Projections** /9
Maintenance		$9,750	$48,750
Elevator Service			
Building Repairs			
Building Services			
Electric, Natural Gas, Steam			
Chilled Water			
Water and Sewer			
Insurance			
Safety Support			
Operations Staff Support Funding			
Other –			
Totals		**$9,750**	**$48,750**

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

Comments:

O&M Costs for 78 new parking lot spaces are estimated at $125 per space annually and will be funded from Transportation Services' 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 __2027_______)	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	$9,750	$48,750	Pending
Total/YR	**$9,750**	**$48,750**	**Pending**

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

Comments:
Ongoing O&M costs will be funded from the Transportation Services 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:

Not Applicable

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:

There is no other available space in the area for additional parking. If the project were not to take place, it would remain an underdeveloped grassy area. Appropriate land area for surface parking is available and is in compliance with the Campus Master Plan.

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 redesign of the Wallace Wade Lot and paving of the grassy area to the west will increase parking utilization in the southwest corner of campus, which is currently underserved. In addition, this will provide relief for special events held at Bryant Denny Stadium.

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

Comments:
Increasing parking capacity and improving the efficiency of the existing Wallace Wade Lot in this underserved area of campus will enhance each of the four strategic goals. Providing more parking in the academic core improves convenience for users, which in turn enhances the perceived value for those who can now park there, having previously had to park farther from their class or office.

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

Comments:

This will support Core principles 1 & 2.

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

Comments:
If close availability of parking for class, office or special events was not available it could have direct impact on recruitment, retention and advancement efforts.

THE UNIVERSITY OF ALABAMA | Division of Finance and Operations

July 24, 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
Wallace Wade Surface Lot Expansion
UA Project No.: TRN-26-4329

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Wallace Wade Surface Lot Expansion project ("Project") located at 720 Wallace Wade Avenue.

The University proposes to utilize Duncan Coker Associates, P.C. of Tuscaloosa, Alabama, as the principal design firm for this Project. Their services are recommended because the firm has previously served as a consultant for evaluating infrastructure and stormwater issues in the Project area. This prior experience will support an efficient design process and ensure alignment with existing goals and programs. Utilizing this firm will also allow the Project to be completed more expediently, reducing disruptions to both vehicular and pedestrian traffic. In addition, it will enable the University to coordinate lead-time constraints so that the work can be executed during the summer, minimizing disruption to campus operations.

The University has negotiated a design fee of 7.1% of the cost of construction, plus $10,500 for additional services and less a lump sum credit of $6,421 for Duncan Coker's familiarity with the project area and recent programming with the end users. The negotiated fee reflects a 6% reduction of the standard fee for this type of project (Group III).

Cost of the Work		Percentage Fee for Building Group III		Additional Services		Credits		Fee
$1,284,255	x	7.1%	+	$10,500	-	$6,421	=	$95,261
$1,284,255	x	7.1%	+	$10,500	-	$0	=	$101,682

Fee savings is $6,421 or approximately 6% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Duncan Coker Associates, P.C. as the design service provider for the Project at a negotiated design fee based on 7.1% of the cost of construction plus $10,500 for additional services and reimbursables, and less total credits in the amount of $6,421.
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, David Welch, Matt Skinner, Jessica Morris

****

[x] Recommended for Approval

[ ] Not Recommended for Approval. Submit to the Physical Properties Committee

Signed by:
Dana S Keith
9C2EFD005B6C48D...

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

****

[x] Recommended for Approval

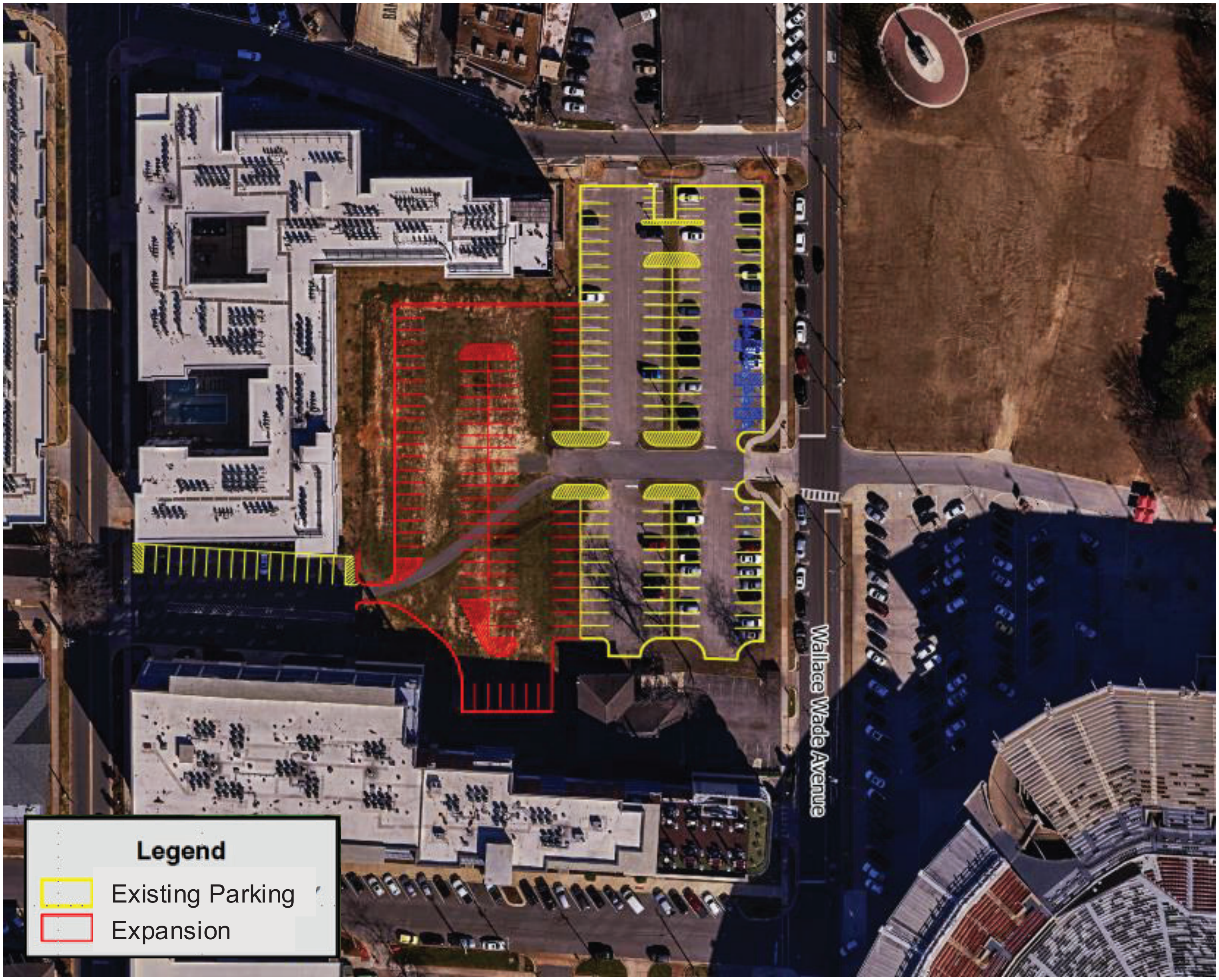
[ ] Not Recommended for Approval. Submit to the Physical Properties Committee

Signed by:
Evelyn VanSant Mauldin
84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

WALLACE WADE SURFACE LOT EXPANSION

PROPOSED LOT



WALLACE WADE SURFACE LOT EXPANSION

LOCATION MAP