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: Security Operations Center

MEETING DATE: November 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
- [ ] 9. Campus map(s) showing project site

Prepared by: Brady Bolton

Approved by: Matt Skinner

9/30/24
9/30/24

/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

October 1, 2026

Chancellor Sid J. Trant
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor Trant:

I am pleased send you the attached Stage I and Stage II submittal for the Security Operations Center 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 Ghafari Associates, LLC 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 November 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

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Renovation for New Security Operations Center

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 Security Operations Center project ("Project"); and

WHEREAS, the Project will allow the University to monitor public safety, detect and analyze security threats, coordinate response to security incidents, and coordinate proactive measures to prevent security incidents from occurring or escalating; and

WHEREAS, the project will renovate 1,628 square feet, provide monitoring stations, a display wall, conference room, office, lockers, continuous communication with the University Police Dispatch Center, and technologies for rapid detection of potential security threats; and

WHEREAS, Ghafari Associates, Birmingham, Alabama, ("Ghafari") has successfully executed several renovations for the University, was the designer of record for The University of Alabama-Birmingham's Security Operations Center, and was previously engaged by the University to perform programming services for the Department of Threat Assessment; and

WHEREAS, due to the aforementioned experience, as well as Ghafari's knowledge of University standards, design principles, and procedures which will greatly facilitate an efficient and cost-effective design and administrative process, the University is requesting approval to waive the Consultant Selection Process and to utilize Ghafari for design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 7.3% of the cost of Construction, with a 25% renovation factor, plus $20,800 for additional services and reimbursables, and less a credit of $26,123 for Ghafari's familiarity with the facility and recent programming with the end users, representing a total discount of approximately 30% 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 Education Trust Fund Advancement and Technology Funds allocated in ACT #2025-269, SB114, as further allocated by the Board of Trustees of The University of Alabama, in the amount of $2,000,000 and FEMA Grant funding in the amount of $661,000;

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

BUDGET:		**PRELIMINARY**
Construction	$	945,000
Furniture, Fixtures and Equipment	$	650,000
Security/Access Control	$	350,000
Telecommunication/Data	$	150,000
Contingency (10%)	$	94,500
UA Project Management Fee (4.5%)	$	46,778
Architect/Engineer Fee (7.3%)	$	80,908
Other	$	343,814
TOTAL PROJECT COST	**$**	**2,661,000**

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 Ghafari Associates, LLC, Birmingham, Alabama, for design services in accordance with Board Rule 415 for the Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 5-6, 2026

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Security Operations Center

PROJECT NUMBER: 1020-26-4283

PROJECT LOCATION:

ARCHITECT: Ghafari Associates – 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	Classroom Facilities		
☐Building Addition	Laboratory Facilities		
☒Building Renovation	Office Facilities		
☐Equipment	Study Facilities		
	Special Use Facilities	~ 100%	1,628
	TOTAL	**100%**	**1,628**

BUDGET		PRELIMINARY
Construction	$	945,000
Furniture, Fixtures and Equipment	$	650,000
Security/Access Control	$	350,000
Telecommunication/Data	$	150,000
Contingency[1] (10%)	$	94,500
UA Project Management Fee[2] (4.5%)	$	46,778
Architect/Engineer Fee[3] (7.3%)	$	80,908
Other[4]	$	343,814
TOTAL PROJECT COST	**$**	**2,661,000**
Total Construction Cost per square foot		**$639**

[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 7.3% of the costs of Construction, plus a 1.25 renovation factor, plus $20,800 for additional services and reimbursables, less a credit of $26,123.
[4]Other fees include Transportation Services Fees, 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)	$	N/A
Total Estimated Annual O&M Costs:	$	**N/A**

*** Renovation of existing space only. No anticipated increase in O&M costs.**

FUNDING SOURCE:			
	FEMA Grant Funding	$	661,000
	ETF A&T Appropriation Act# 2025-269/SB114	$	2,000,000
O&M Costs:	University Annual Operating Funds	$	N/A

*** Renovation of existing space only. No anticipated increase in O&M costs.**

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The Security Operations Center project (Project) will renovate approximately 1,628 square feet of space. The renovation will include a new conference room, office, locker room, break room, copy room, and Security Operations Center. The renovated space will provide a dedicated and functional environment to support the operational needs of the University's security personnel while improving the coordination and management of security-related activities. The Security Operations Center will include six monitoring stations, a video wall with twelve displays, and two additional displays to support the monitoring and coordination of security resources and activities across the institution.

The proposed Project will bring together police and security personnel with tools and technologies to monitor the physical environment, detect and analyze security threats, identify and respond to security incidents, and undertake proactive measures to prevent incidents from occurring or escalating. By consolidating these functions within a dedicated facility, the center will provide an enhanced environment for personnel to maintain situational awareness and coordinate effective responses to security-related events across the institution. The Project will serve as the hub for monitoring panic alarms, real-time digital video feeds, access control points, and other security systems, while coordinating the deployment of police and security personnel to appropriate locations in response to incidents. The Security Operations Center will operate 24 hours a day, seven days a week, providing continuous monitoring and support to help maintain the safety and security of the institution. This centralized approach will provide personnel with access to critical information and resources in a single location, supporting timely communication, decision-making, and deployment of appropriate resources when incidents occur.

New technologies to facilitate the detection and prioritization of potential threats from real-time feeds will also be incorporated into the Project. These technologies will further support the center's ability to identify potential concerns, evaluate available information, and assist personnel in prioritizing and responding to incidents. Collectively, the renovated space, enhanced monitoring capabilities, and incorporated technologies will establish a centralized Security Operations Center that strengthens the University's ability to maintain situational awareness, coordinate resources, and respond effectively to security-related events.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	July 2026
	% Complete	100%
	Date Completed	August 2026
PRELIMINARY DESIGN:	Date Initiated	November 2026
	% Complete	0%
	Date Completed	December 2026
CONSTRUCTION DOCUMENTS:	Date Initiated	January 2027
	% Complete	0%
	Date Completed	February 2027
SCHEDULED BID DATE:		February 2027

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Security Operations Center will enhance the University's existing security and emergency response operations by providing a centralized location for 24/7 monitoring and coordination of institutional security technologies and resources. The Center will integrate real-time information from video surveillance, access control systems, panic alarms, and other security technologies to support situational awareness, timely communication, and coordinated response to incidents across campus. By strengthening the University's ability to identify, assess, and respond to security concerns, the Project will support a safe and secure environment for students, faculty, staff, and visitors and enhance the University's ability to fulfill its academic and institutional mission.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name: Security Operations Center
Project Address/Location:
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			1,628	GSF

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

Comments:

N/A

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)
300	**Office Facilities**				
	Office	1		134	
	Conference Room	1		223	
500	**Special Use Facilities**				
	Security Operations Center	1		654	
600	**General Use Facilities**				
	Break Room	1		105	
	Locker Room	1		51	
	Copy Room	1		64	
700	**Support Facilities**				
	Data Closet	1		108	
WWW	**Circulation Area**				
	Vestibule	1		78	
	Lobby	1		211	

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 $ N/A Yr.

Comments:

The University of Alabama is proposing to build a new Security Operations Center (SOC). The proposed center will bring together the University's technological assets used in detecting and deterring crime into one centralized space that will be manned 24 hours a day, 7 days a week. The tools and technologies of the proposed SOC will allow operators to monitor the physical environment, detect and analyze security threats, identify and respond to security incidents, and undertake proactive measures to prevent incidents from occurring or escalating in real time.

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:

- Craig Caldwell: Director of Threat Assessment
- Scott Thurmond: UAPD Chief of Police
- Brady Bolton: UA Construction Administration, Project Manager
- Scott Heywood: Ghafari Associates (pending approval)

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

Source(s)	New Funds (FY 2027)	Reserves	Status /7
Tuition			
Student Fees			
Investment Income			
Auxiliary Income • External • Internal			
Education Sales/Services • External • Internal			
Direct Grants - FEMA	$661,000		**Approved**
Gifts			
Bonds			
Existing Net Assets			
Other – ETF A&T Act #2025-269	$2,000,000		**Approved**
Totals	**$2,661,000**		**Approved**

/7 Approved, allocated, pending

Comments:

The FEMA Grant funding will fund the technology buildout exclusively while "brick and mortar" construction items will be funded by ETF A&T Appropriations Act # 2025-269.

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:

The proposed space is an existing education and general facility, and accordingly O&M costs are already funded. There is no incremental increase in O&M costs resulting from this Project.

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:

The proposed space is an existing education and general facility, and accordingly O&M costs are already funded. There is no incremental increase in O&M costs resulting from this Project.

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:

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:

Several development alternatives were considered during the planning process. The selected approach provides the most effective means of establishing a dedicated Security Operations Center while making efficient use of existing University space and infrastructure and minimizing construction costs. The proposed configuration will consolidate security monitoring and operational functions within a dedicated environment and provide flexibility to support current and future security technologies and operational needs.

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 Security Operations Center will enhance the University's existing security and emergency response operations by providing a centralized location for 24/7 monitoring and coordination of institutional security technologies and resources. The Center will integrate real-time information from video surveillance, access control systems, panic alarms, and other security technologies to support situational awareness, timely communication, and coordinated response to incidents across campus. By strengthening the University's ability to identify, assess, and respond to security concerns, the Project will support a safe and secure environment for students, faculty, staff, and visitors and enhance the University's ability to fulfill its academic and institutional mission.

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

Comments:

By bringing people, technology, and information together in a centralized environment, the Project will strengthen the University's ability to adapt to evolving security challenges, exercise sound judgment, and respond effectively to emerging situations. This enhanced capability will support a safe and secure environment for students, faculty, staff, and visitors and help sustain the conditions necessary for the University to fulfill its academic mission as a Future-Ready Flagship.

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

Comments:

As the Project will enhance the University's security and emergency response capabilities, it supports UAS Core Principle number 1 – Assure that everything we do is for the purpose of improving the lives and health of the citizens of the State of Alabama. Completion of the Project will further the University's ability to advance this principle by strengthening the safety, security, and resilience of the campus community.

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

Comments:

Currently, the University utilizes a number of technological resources to monitor campus activity, detect potential security concerns, and support the response and investigation of incidents occurring in and around campus. These resources are in multiple locations. The proposed Security Operations Center enables the University's Public Safety team to remain at the forefront of monitoring, coordination, communication and response to security-related incidents. Campus programs and enrollment depend on UA remaining proactive as we consider ways to leverage existing and future security technologies and resources.

THE UNIVERSITY OF ALABAMA® | Division of Finance and Operations

September 30, 2026

Mr. Mark Foley
Vice Chancellor for Administration and Chief of Staff
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
Security Operations Center
UA Project No.: 1020-26-4283

Dear Mr. Foley and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Security Operations Center project ("Project").

The University proposes to utilize Ghafari Associates, Birmingham, Alabama, ("Ghafari") as the principal design firm for this Project. The services of Ghafari are proposed due to the firm having served as the consultant for the programming for this Project and their familiarity and extensive knowledge of the Project. Furthermore, the firm designed UAB's Security Operations Center and employs a "Mission Critical Specialist" with an in-depth knowledge of the needs of such a space. This insight and expertise will facilitate an efficient and effective design process. Accordingly, the University is requesting approval to utilize Ghafari for this Project.

The University has negotiated a design fee of 7.3% of the cost of construction, including utilities and landscaping, with a 25% renovation factor, plus $20,800 for additional services and reimbursables, and less a discount credit of $26,123 for Ghafari's familiarity with the facility and recent programming with the end users. The negotiated fee reflects a 30% reduction of the standard fee for this type of project (Group III). The Project will be funded from Education Trust Fund Advancement and Technology Funds Act #2025-269 and FEMA Grant funding in the total amount of $2,661,000.

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
$945,000	x	7.3%	+	25%	-	$0	=	$86,231
$945,000	x	7.3%	+	25%	-	$26,123	=	$60,108

Fee savings are $26,123 or approximately 30% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Ghafari Associates, Birmingham, AL, as the design service provider for the Project at a negotiated design fee based on 7.3% of the cost of construction, including utilities and landscaping, plus a 25% renovation factor and $20,800 for additional services and reimbursables, and less total credits in the amount of $26,123.
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,

Dan Layzell
Executive Vice President, Chief Operating Officer
and Treasurer

Attachment

Pc w/atchmts: Michael Rodgers Matt Skinner Jessica Morris
Brady Bolton

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☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:
Mark Foley
BC298E417D694B9...

Mr. Mark Foley, Vice Chancellor for Administration and Chief of Staff

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☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:
Evelyn VanSant Mauldin
8437621416 1D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee