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, AL

PROJECT NAME: Trace Metals Lab

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
- [x] 9. Campus map(s) showing project site

Prepared by: Jessica Green 9/30/25

Approved by: Matt Skinner 9/30/25

/1 Reference Tab 3H – Board Rule 415 Instructional Guide
/2 Reference Tab 3E – Board Rule 415 Instructional Guide
/3 Reference Tab 3K – Board Rule 415 Instructional Guide
/4 Reference Tab 3L – Board Rule 415 Instructional Guide
/5 Reference Tab 3M – Board Rule 415 Instructional Guide
/6 Reference Tab 3N – Board Rule 415 Instructional Guide
/7 Reference Tab 3V – Board Rule 415 Instructional Guide
/8 After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide

THE UNIVERSITY OF ALABAMA® | Office of the President

September 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 Trace Metals Lab 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 of Tom Bevill Building for Trace Metals Laboratory

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 Trace Metals Lab project ("Project") to be located in the Tom Bevill Building, 201 7th Avenue, Tuscaloosa, Alabama; and

WHEREAS, the Project will renovate approximately 981 gross square feet of existing laboratory space on the second floor of the Tom Bevill Building for the Department of Geological Sciences, repurposing existing limited-use laboratory space to support specialized academic and research activities; and

WHEREAS, the Project is needed to provide appropriately designed laboratory space and environmental controls to support specialized trace-metal and isotope research, including the analysis of isotopes of rhenium, osmium, zinc, molybdenum, and copper to date mineral samples; and

WHEREAS, Ghafari Associates, LLC, Birmingham, Alabama ("Ghafari"), has previously provided programming services for the Project and possesses extensive knowledge of the Project's unique requirements; and

WHEREAS, Ghafari's familiarity with University Standards, design principles, and procedures will significantly streamline the design and administrative process and the Project Schedule; and

WHEREAS, 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 6.6% of the cost of construction plus $58,200 for additional services for a Clean Lab Consultant, and $8,000 for reimbursables less a credit of $30,000, which represents a discount of approximately 32% 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 through Indirect Cost Recovery Funds in the amount of $4,680,000 and will eliminate deferred maintenance liabilities in the amount of $500,000;

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

BUDGET:		**PRELIMINARY**
Construction	$	2,000,000
Owner Furnished Contractor Installed Equipment	$	1,025,000
Furniture, Fixtures and Equipment – Mass Spec	$	840,000
Security/Access Control	$	25,000
Telecommunication/Data	$	25,000
Contingency (10%)	$	302,500
UA Project Management Fee (4.5%)	$	187,538
Architect/Engineer Fee	$	235,850
Other	$	39,112
TOTAL PROJECT COST	**$**	**4,680,000**

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 architectural 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:	Trace Metals Lab
PROJECT NUMBER:	249-26-4415
PROJECT LOCATION:	201 7th Avenue, Tuscaloosa, Alabama
ARCHITECT:	Ghafari Associates, LLC – 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	0%	0
☐Building Addition	Laboratory Facilities	100%	981
☒Building Renovation	Office Facilities	0%	0
☐Equipment	Study Facilities	0%	0
	TOTAL	**100%**	**981**

BUDGET		PRELIMINARY
Construction	$	2,000,000
Owner Furnished Contractor Installed Equipment	$	1,025,000
Furniture, Fixtures and Equipment – Mass Spectrometer	$	840,000
Security/Access Control	$	25,000
Telecommunication/Data	$	25,000
Contingency[1] (10%)	$	302,500
UA Project Management Fee[2] (4.5%)	$	187,538
Architect/Engineer Fee[3] (6.6%)	$	235,850
Other[4]	$	39,112
TOTAL PROJECT COST	**$**	**4,680,000**
Total Construction Cost per square foot		**$3,392**

[1]Contingency is based on 10% of the costs of Construction and Owner Furnished Contractor Installed Equipment.
[2]UA Project Management Fee is based on 4.5% of the costs of Construction, Owner Furnished Contractor Installed Equipment, the Mass Spectrometer and Contingency.
[3]Architect/Engineer Fee is based on 6.6% of the cost of Construction and Owner Furnished Contractor Installed Equipment plus $58,200 for additional services (Clean Lab Consultant) and $8,000 for reimbursables less a credit of $30,000.
[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. The research to be performed inside the Trace Metal Lab is fully funded by indirect cost recovery. This includes the appropriate overhead share necessary to offset costs.**

FUNDING SOURCE:			
		Indirect Cost Recovery $	4,680,000
O&M Costs:	University Annual Operating Funds $		N/A

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

NEW EQUIPMENT REQUIRED	
Mass Spectrometer	$840,000
Total Equipment Costs:	$840,000

PROJECT SCOPE:

The Trace Metals Laboratory Project ("Project") will support and advance the University's teaching, learning, and research capabilities related to metal isotope analysis.

This Project will include renovation of an existing underutilized laboratory suite on the second floor of the Tom Bevill Building. The renovated space will comprise a combination of support areas, dry laboratory space, and wet laboratory space, with laboratory environments designed to meet ISO Class 6, 7, and 8 cleanroom requirements established by the International Organization for Standardization (ISO).

Long lead items will be Owner Furnished Contractor Installed to mitigate the effect of continued supply chain challenges with the specialized equipment necessary.

The Project will also address significant deferred maintenance and facility renewal liabilities for Bevill by replacing existing mechanical, laboratory hood, and lighting systems.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	November 2026
	% Complete	0%
	Date Completed	January 2027
PRELIMINARY DESIGN:	Date Initiated	January 2027
	% Complete	0%
	Date Completed	March 2027
CONSTRUCTION DOCUMENTS:	Date Initiated	March 2027
	% Complete	0%
	Date Completed	June 2027
SCHEDULED BID DATE:		June 2027

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project will enhance existing academic and research programs within the Department of Geological Sciences by providing specialized laboratory space to support metal isotope research, a highly specialized field conducted at only a limited number of institutions globally. The addition of this research capability will strengthen the Department's Economic Geology program by providing opportunities for students to engage in advanced research and specialized training, preparing the next generation of professionals for the mineral industry and supporting future enrollment growth.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet
Annual Capital Development Plan

FY: 2026 – 2027

Project Name: Trace Metals Lab
Project Address/Location: Tom Bevill Building / 201 7th Avenue
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			981	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)
200	**Laboratory Facilities**				
	250 Research/Non-class Laboratory	3		981	

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:
Nicolas Saintilan, PhD, Assistant Professor
Susan White, Associate Dean of Research, Barefield College of Arts and Sciences
Andrew Richardson, Director College Information Technology, Barefield College of Arts and Sciences

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 – Indirect Cost Recovery		$4,680,000	Pending
Totals		**$4,680,000**	**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 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:

No change to current O&M costs. The research to be performed inside the Trace Metal Lab is fully funded by indirect cost recovery. This includes the appropriate overhead share necessary to offset costs.

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 research to be performed inside the Trace Metal Lab is fully funded by indirect cost recovery. This includes the appropriate overhead share necessary to offset costs.

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

$ 500,000 **11** % 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:

Renovation of other existing laboratory spaces was considered during the planning process to minimize impacts to adjacent spaces and maximize the use of existing building infrastructure. The proposed location was selected based on its ability to accommodate the Project's specialized laboratory requirements while making efficient use of existing infrastructure.

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 Project will promote the adequacy of campus facilities by providing the Department of Geological Sciences with specialized laboratory space necessary to support its existing academic and research programs. The renovated space will provide the controlled laboratory environment required for metal isotope research and enable faculty and students to engage in specialized research and hands-on training that cannot be adequately supported by the Department's existing laboratory facilities. By strengthening the University's capacity to support advanced research, foster collaboration and prepare students with the knowledge and skills needed for an evolving mineral industry workforce, the Project will contribute to an educational and research environment that prepares students to be leaders for the future.

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

Comments:

The Project supports the University's strategic goals by strengthening research productivity and innovation while providing students with opportunities for advanced, hands-on training in isotope geochemistry and mass spectrometry. The specialized research supported by the Project will expand the University's capacity to investigate critical mineral resources and develop new knowledge with applications to mineral exploration and related industries. The Project will also support workforce development by preparing undergraduate and graduate students with specialized technical and practical skills for careers in mineral exploration, economic geology, and related fields. Through opportunities for interdisciplinary research and collaboration with academic, governmental, and industry partners, the Project will extend the impact of the University's research beyond campus and contribute to the development of knowledge and workforce capabilities important to Alabama and the broader economy.

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

Comments:

The Project supports Core Principle 2: "Make higher education accessible, prepare all our students for success, and meet the workforce needs of the State." The specialized laboratory will provide undergraduate and graduate students with hands-on training in isotope geochemistry and mass spectrometry, preparing students for careers in mineral exploration, economic geology, and related fields. The Project will also support Core Principle 5 by strengthening the University's capacity for research related to critical mineral resources and fostering collaboration with academic, governmental, and industry partners, contributing to workforce development, innovation, and economic opportunities in Alabama.

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

Comments:

If the Project is not approved, the Department of Geological Sciences will not have the specialized laboratory environment necessary to fully support the proposed metal isotope research and associated student training. Students would have fewer opportunities to receive hands-on experience with advanced isotope geochemistry and mass spectrometry techniques, limiting the Department's ability to expand specialized research and workforce preparation within its Economic Geology program. The absence of upgraded laboratory space could also limit opportunities to attract and support students interested in critical mineral resources and related fields.

THE UNIVERSITY OF ALABAMA | Division of Finance and Operations
Executive Vice President, Chief Operating Officer and Treasurer

September 29, 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
Trace Metals Lab
UA Project No.: 249-26-4415

Dear Mr. Foley and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Trace Metals Lab project ("Project") located at 201 7th Avenue, Tuscaloosa, Alabama.

The University proposes to utilize Ghafari Associates, LLC, Birmingham, Alabama, ("Ghafari") as the principal design firm for this Project. The services of Ghafari are proposed due to the firm having served as consultants for the programming for this Project and their familiarity and extensive knowledge of the unique requirements of the Project. Accordingly, the University is requesting approval to utilize Ghafari for this Project.

The University has negotiated a design fee of 6.6% of the cost of construction, with no renovation factor, plus $58,200 lump sum fee for specialized clean lab consulting services and $8,000 for reimbursables, and less a discount credit of $30,000 for Ghafari's familiarity with the facility and recent programming with the end users. The negotiated fee reflects a 32% reduction of the standard fee for this type of project (Group III). The Project will be funded by Indirect Cost Recovery Funds in the amount of $4,680,000.

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
$3,025,000	x	6.6%	+	25%	-	$0	=	$249,563
$3,025,000	x	6.6%	+	0%	-	$30,000	=	$169,650

Fee savings is $79,913 or approximately 32% 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, LLC Birmingham, Alabama as the design service provider for the Project at a negotiated design fee based on 6.6% of the cost of construction, lump sum lab consultant fee of $58,200, $8,000 for additional services and reimbursables, and less total credits in the amount of $30,000.
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 Matt Skinner Jessica Morris
Jessie Green

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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

****

☒ Recommended for Approval

☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:
84376214161D42D...

Signed by:
Evelyn VanSant Mauldin
84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

TRACE METALS LAB

LOCATION MAP

