

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: Coleman Coliseum Basketball Training Facility Expansion and Renovation

MEETING DATE: June 6-7, 2024

- 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: Jake Chapman

Approved by: 

^{/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

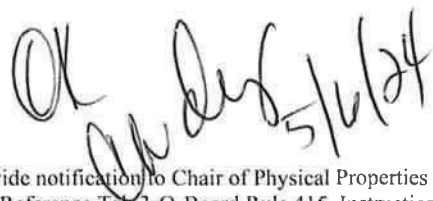
^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide

^{/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





Office of the
President

May 6, 2024

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

Dear Interim Chancellor Trant,

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage I and Stage II submittal for the Coleman Coliseum Basketball Training Facility Expansion & Renovation 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 Davis Architects, Inc. of Birmingham, Alabama, as the principal design firm for this project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees of The University of Alabama at their regular meeting on June 6-7, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



THE UNIVERSITY OF ALABAMA**Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Coleman Coliseum Basketball Training Facility Expansion and Renovation****RESOLUTION**

WHEREAS, in accordance with Board Rule 415, The University of Alabama (“University”) is requesting approval of Stage I and Stage II submittals for the Coleman Coliseum Basketball Training Facility Expansion and Renovation project (“Project”) to be located at 1201 Coliseum Drive; and

WHEREAS, this Project will include a renovation of approximately 19,059 gross square feet (“GSF”) of the existing facility as well as an expansion to include an additional 48,883 GSF to allow for a new Basketball training facility in the southeast corner of Coleman Coliseum; and

WHEREAS, the Project will consist of a new practice facility and weight room for the men’s basketball team and allow for the women’s team to move into the current men’s practice facility, which includes an existing weight room, following finish and graphics upgrades to the space; and

WHEREAS, the project will include player development areas for both teams, including a lobby, locker rooms, lounges, film rooms, equipment room, and sports medicine spaces; and

WHEREAS, to maintain an efficient and cost-effective delivery, the Project consists of two packages including Construction Package A – Building Expansion and Renovation and Construction Package B – Site and Utilities; and

WHEREAS, Davis Architects, Inc., Birmingham, AL (“Davis”) has previously served as consultant for the concept design for this Project and has familiarity and innate knowledge of the facility; and

WHEREAS, Davis recently completed a renovation study for Coleman Coliseum which provided insight and expertise that will facilitate an efficient and effective design process; and

WHEREAS, Intercollegiate Athletics has also requested the continued participation of Populous Holdings, LLC. due to their broad knowledge of similar facilities having designed several across the country, which provides for valuable benchmarking data to ensure equity and competitiveness for the basketball programs and their proposed fee is included in additional services within Davis’ proposed fee; and

WHEREAS, Davis' knowledge of the men's and women's facility needs through concept design, and their familiarity with University Standards, design principals and procedures, will greatly facilitate the design and administrative process and support the Project schedule, the University is requesting approval to waive the Consultant Selection Process and to utilize Davis for architectural services for the Project; and,

WHEREAS, the University has negotiated a design fee of 4.7% of the cost of construction plus a 1.1 renovation factor for the existing facility renovation, and \$350,415 for additional services and reimbursables less a discount credit of \$53,007; 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 Crimson Standard Cash in the amount of \$20,000,000 and University Central Reserves in the amount of \$1,725,000 (for related storm sewer work), and Future General Revenue Bonds in the amount of \$36,949,625 for a Total Project Budget in the amount of \$58,674,625 and will eliminate deferred maintenance liabilities in the amount of \$400,000; and

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

BUDGET:		PRELIMINARY
Construction Package A – Building Expansion and Renovation	\$	39,527,499
Construction Package B – Site and Utilities	\$	5,154,990
Landscaping	\$	115,000
Furniture, Fixtures and Equipment	\$	1,324,018
Security/Access Control	\$	160,000
Telecommunication/Data	\$	230,000
Contingency ¹ (10%)	\$	4,479,749
UA Project Management Fee ² (4.5%)	\$	2,217,476
Architect/Engineer Fee ³ (~4.7%)	\$	2,417,628
Other ⁴	\$	1,897,782
Escalation ⁵	\$	1,150,483
TOTAL PROJECT COST	\$	58,674,625

¹Contingency is based on 10% of the costs of Construction Package A – Building Expansion and Renovation, Construction Package B – Site and Utilities, and Landscaping.

²UA Project Management Fee is based on 4.5% of the costs of Construction Package A – Building Expansion and Renovation, Construction Package B – Site and Utilities, Landscaping, and Contingency.

3Architect/Engineer Fee is based on 4.7% of the cost of Construction Package A - Expansion and Renovation, Construction Package B – Site and Utilities, and Landscaping plus a 10% renovation factor for the existing facility renovation, and \$350,415 for additional services and reimbursables less total credits in the amount of \$53,007.

4Other fees and expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

5Escalation is based on an anticipated 2% inflation through the scheduled bid date of October 2024 as included in the Project Status.

WHEREAS, officials at The University of Alabama have determined that the Board will incur certain costs in connection with the acquisition, construction, and installation of the Project prior to the issuance of the Bonds, and the Board intends to allocate a portion of the proceeds of the Bonds to reimburse the Board for certain costs incurred in connection with the acquisition, construction, and installation of the Project paid prior to the issuance of the Bonds; and

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

1. The University does hereby declare that it intends to allocate a portion of the proceeds of the Bonds to pay or to reimburse the Board for capital expenditures incurred after the date that is no more than 60 days prior to the date of the adoption of this resolution, but prior to the issuance of the Bonds in connection with the acquisition, construction, and installation of the Project. This portion of this resolution is being adopted pursuant to the requirements of Treasury regulations Section 1.150-2(e).
2. The Stage I submittal package for the Project is hereby approved.
3. The preliminary Project scope, budget, and funding, as stipulated above, are hereby approved.

BE IT FURTHER RESOLVED, that Stuart R. Bell, President; Cheryl Mowdy, Interim Vice President for Finance and Operations 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 owner designer agreement with Davis Architects, Inc. of Birmingham, Alabama for architectural services in accordance with Board Rule 415 for this Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 6 - 7, 2024

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
Coleman Coliseum Basketball Training Facility

PROJECT NAME: Expansion & Renovation

PROJECT NUMBER: 082-24-3669

PROJECT LOCATION: 1201 Coliseum Drive

ARCHITECT: Davis Architects, Inc. - pending approval

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input checked="" type="checkbox"/> Stage I	
<input checked="" type="checkbox"/> Stage II-Waiver	
<input type="checkbox"/> Campus Master Plan Amendment	
<input type="checkbox"/> Stage III	
<input type="checkbox"/> Stage IV	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Office Facilities	~9.03%	6,138
<input type="checkbox"/> Building Addition	Special Use Facilities	~83.33%	56,616
<input checked="" type="checkbox"/> Building Renovation	Circulation Area	~2.39%	1,625
<input type="checkbox"/> Equipment	Building Service Area	~ 2.12%	1,438
	Mechanical Area	~3.13%	2,125
	TOTAL	100%	67,942
Renovation – approximately 19,059 GSF; Expansion – approximately 48,883 GSF			

BUDGET	PRELIMINARY
Construction Package A – Building Expansion and Renovation	\$ 39,527,499
Construction Package B – Site and Utilities	\$ 5,154,990
Landscaping	\$ 115,000
Furniture, Fixtures and Equipment	\$ 1,324,018
Security/Access Control	\$ 160,000
Telecommunication/Data	\$ 230,000
Contingency ¹ (10%)	\$ 4,479,749
UA Project Management Fee ² (4.5%)	\$ 2,217,476
Architect/Engineer Fee ³ (~4.7%)	\$ 2,417,628
Other ⁴	\$ 1,897,782
Escalation ⁵	\$ 1,150,483
TOTAL PROJECT COST	\$ 58,674,625
Total Construction Cost per square foot \$724	

¹Contingency is based on 10% of the costs of Construction Package A – Building Expansion and Renovation, Construction Package B – Site and Utilities, and Landscaping.

²UA Project Management Fee is based on 4.5% of the costs of Construction Package A – Building Expansion and Renovation, Construction Package B – Site and Utilities, Landscaping, and Contingency.

³Architect/Engineer Fee is based on 4.7% of the cost of Construction Package A - Expansion and Renovation, Construction Package B – Site and Utilities, and Landscaping plus a 10% renovation factor for the existing facility renovation, and \$350,415 for additional services and reimbursables less total credits in the amount of \$53,007.

⁴Other fees and expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵Escalation is based on an anticipated 2% inflation through the scheduled bid date of October 2024 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
48,883* gsf x ~\$9.59/sf	\$ 468,945
Total Estimated Annual O&M Costs:	\$ 468,945

***Includes incremental increase in O&M's related to approximate GSF of Addition.**

FUNDING SOURCE:

University Central Reserves	\$	1,725,000*
Future General Revenue Bonds	\$	36,949,625
Crimson Standard Cash	\$	20,000,000

O&M Costs: University Annual Operating Funds\$ 468,945

*Cost associated with Storm Sewer extension along the railroad right of way.

NEW EQUIPMENT REQUIRED

Total Equipment Costs: N/A

PROJECT SCOPE:

The proposed project will consist of a new 48,883 GSF Basketball Training Facility Expansion in the southeast corner of Coleman Coliseum and 19,059 GSF renovation of the existing facility. The project will include a new practice facility and weight room for the men's basketball team, and the women's basketball team will move into the current men's practice facility and weight room, following finish and graphics upgrades.

The expansion will house player development areas for both teams, including a lobby, locker rooms, lounges, film rooms, equipment room, and sports medicine spaces.

The Project will also include an extension of the stormwater piping from the 2nd Avenue Overpass along the north side of the tracks to approximately inline with the southwest corner of Coleman Coliseum. This is necessary to stabilize the bank and to provide additional space for the rerouting of the road and utilities.

The site plan will be carefully coordinated to ensure effective bus service for fans.

The proposed project includes an early Site and Utility package to mitigate disruptions to the facility usage and a Building Expansion and Renovation package that will be phased around the Basketball season.

PROJECT STATUS		
SCHEMATIC DESIGN:	Date Initiated	March 2024
	% Complete	100%
	Date Completed	May 2024
PRELIMINARY DESIGN:	Date Initiated	May 2024
	% Complete	50%
	Date Completed	June 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2024
	% Complete	0%
	Date Completed	September 2024
SCHEDULED BID DATE:		October 2024

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS
<p>The project will enhance recruiting and training opportunities for both teams and provide each with branded, modernized player development and practice spaces that more closely align with facilities offered at peer institutions. Additionally, the project will contribute to upholding the prestigious status of our facility and brand on a national scale, thereby directly enhancing the intellectual and social development opportunities for our student-athletes.</p> <p>The expansion will include coaches' offices and support staff spaces for both men's and women's teams. This will allow the coaching teams to be closer to players and practice, which will aid in responsiveness to player needs, additional oversight, and recruiting. Due to the amount of time the teams will spend in the facility, natural light was identified as an important need; the expansion will allow the introduction of natural light, which is not possible in the ground level spaces currently occupied by the men's team.</p>

Attachment K to Board Rule 415

**Supplemental Project Information Worksheet
Annual Capital Development Plan**

FY: 2023 – 2024

Project Name: Coleman Coliseum Basketball Training Facility Expansion & Renovation
Project Address/Location: 1201 Coliseum Drive
Campus: The University of Alabama

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

<input checked="" type="checkbox"/> increase space inventory	0.278	% increase	48,883	GSF
<input type="checkbox"/> replace space inventory	_____	% replacement	_____	GSF
<input checked="" type="checkbox"/> renovation of existing space only			19,059	GSF

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

Comments:

The project will entail constructing a new basketball practice facility, complete with offices and player development areas, specifically for the men’s program. Meanwhile, the current men’s practice facility will be repurposed to accommodate the women’s basketball program. The new facility will also include team spaces for the women’s basketball program. The existing men’s team areas will be transformed into game-day locker rooms and meeting spaces for both teams.

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: The proposed site aligns with the Master Plan and was identified as a potential facility expansion and renovation.

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			0	
200 Laboratory Facilities			0	
300 Office Facilities			6,138	
400 Study Facilities			0	
500 Special Use Facilities			56,616	
600 General Use Facilities			0	
700 Support Facilities			0	
800 Health Care Facilities			0	
900 Residential Facilities			0	
000 Unclassified Facilities			0	
WWW Circulation Area			1,625	
XXX Building Service Area			1,438	
YYY Mechanical Area			2,125	

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

Comments/Notations:

Limited comparisons on campus; unique space utilization data.

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

Estimated new Funds from Tuition/Programs \$ N/A Yr.

Comments:

The practice facility project aims to offer a facility that aligns with the expectations of student-athletes choosing the University of Alabama. This will enhance intercollegiate athletics' ability to attract and retain top-tier athletes in men's and women's basketball. Additionally, the project will contribute to upholding the prestigious status of our facility and brand on a national scale, thereby directly enhancing the intellectual and social development opportunities for our student-athletes.

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:

Greg Byrne, Director of Athletics
 Shane Lyons, Executive Deputy Director of Athletics/Chief Operating Officer
 Kyle Vasey, Senior Associate Athletics Director, Chief Financial Officer
 Dr. Karin Lee, Deputy Director of Athletics and Chief Diversity Officer
 Brandon Sevedge, Associate Athletics Director, Athletic Facilities
 Kristy Curry, Head Women’s Basketball Coach
 Nate Oats, Head Men’s Basketball Coach
 Jake Chapman, UA Project Manager

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 (Future General Revenue)		\$36,949,625	Pending
Existing Net Assets			
Other (University Central Reserves)		\$1,725,000*	Pending
Crimson Standard Cash		20,000,000	Pending
Totals		\$58,674,625	

^{/7} Approved, allocated, pending

Comments:

The total project cost is proposed to be \$58,674,625

*Cost associated with Storm Sewer extension along the railroad right of way.

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 2022 Base Data /8	First Full /YR Occupancy FY 2026	Successive Five (5) Year Projections /9
Maintenance	\$40,410	\$52,476	\$320,540
Elevator Service	\$8,503	\$11,042	\$67,452
Building Repairs	\$13,470	\$17,492	\$106,847
Building Services	\$147,060	\$190,971	\$1,166,520
Electric, Natural Gas, Steam	\$91,538	\$118,871	\$726,105
Chilled Water	\$38,527	\$50,031	\$305,608
Water and Sewer	\$5,086	\$6,604	\$40,343
Insurance	\$10,875	\$14,122	\$86,264
Safety Support	\$4,739	\$6,154	\$37,594
Operations Staff Support Funding	\$909	\$1,181	\$7,214
Other –			
Totals	\$361,119	\$468,945	\$2,864,488

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

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

Comments:

Data was obtained from the following University Departments: Energy Management, Electrical Management, Facilities Management, Environmental Health and Safety, and Risk Management.

9. Source of funds for projected ongoing operations and maintenance (O&M) costs for this project.

Source(s)	Occupancy Yr ^{/9} (FY 2026)	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	\$468,945	\$2,864,488	Pending
Total/YR	\$468,945	\$2,864,488	

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

Comments:
 Athletics operating budget.

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

\$ 400,000 ~0.7 % of Total Development Costs

Comments:
 This project includes the finish upgrades of the future women’s basketball offices and practice facility.

11. What other development alternatives were considered in the planning process for this Project? 13

/13 Renovation vs. new construction, adaptive reuse of underutilized buildings, etc.

Comments:

The Athletics department considered various options, including constructing the practice facility at the new proposed arena. After careful evaluation, it was concluded that the optimal approach was to build the practice facility adjacent to Coleman Coliseum.

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 proposed project will provide the University of Alabama with one of the premier practice facilities in the conference and among Division 1 schools nationwide. This enhancement will enable our Men's and Women's basketball programs to consistently attract top-tier student-athletes and uphold our dedicated fan base. Furthermore, this initiative will contribute to sustaining the prestigious reputation of our facility and brand on a national scale, thereby directly enhancing the intellectual and social development opportunities for our student-athletes.

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

Comments:

The envisioned practice facility will expand opportunities for all student-athletes to encounter the University's dedication to delivering top-notch facilities, programs, and services across all athletic disciplines. This visible commitment will elevate the overall impressions and experiences that prospective and current student-athletes hold of the university.

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

Comments:

The project supports Core Principles #2 and #6. It promotes accessibility, diversity, and student success in athletics by providing top-notch facilities and programs for all student-athletes and attracting top talent. Additionally, it underscores the university's commitment to accountability and excellence by investing in state-of-the-art athletic facilities.

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

Comments:

Should the project fail to receive approval, campus programs and enrollment would face adverse effects. The absence of modern athletic facilities would pose challenges in attracting top student-athletes, potentially undermining athletic programs and the overall student experience. Furthermore, the university would fall behind in competition against other institutions with superior facilities, hindering efforts to recruit both students and faculty and limiting opportunities for funding and research.



May 3, 2024

Dr. Dana S. Keith
 Senior Vice Chancellor for Finance and Administration
 Sid McDonald Hall
 500 University Boulevard, East
 Tuscaloosa, AL 35401

Trustee Marietta M. Urquhart
 Chair, Physical Properties Committee
 Sid McDonald Hall
 500 University Boulevard, East
 Tuscaloosa, AL 35401

RE: Request for Waiver of Consultant Selection Process
 Coleman Coliseum Basketball Training Facility Expansion and Renovation
 UA Project No.: 082-24-3669

Dear Dr. Keith and Trustee Urquhart,

The University of Alabama (“University”) is requesting a Waiver of the Consultant Selection Process for the Coleman Coliseum Basketball Training Facility Expansion and Renovation project (“Project”) located at 1201 Coliseum Drive, Tuscaloosa, AL 35401.

The University proposes to utilize Davis Architects, Inc., Birmingham, AL (“Davis”) as the principal design firm for this Project. Furthermore, additional services include a premium for Populous Holdings, Inc., Kansas City, KS (Populus). The services of Davis, with the added services of Populous, are proposed due to both firms having served as consultants for the conceptual design for this Project and their familiarity and innate knowledge of the Project. Athletics has also requested the continued participation of Populous due to their broad knowledge of similar facilities having designed several across the country, which provides for valuable benchmarking data to ensure equity and competitiveness for the basketball programs.

Furthermore, Davis and Populus were the design team consultants for the recently completed renovation study for Coleman Coliseum. Davis also has been the Architect of Record on numerous projects within Coleman Coliseum. This insight and Coleman Coliseum facility expertise will facilitate an efficient and effective design process. Accordingly, the University is requesting approval to utilize Davis for this Project.

The University has negotiated a design fee of 4.7% of the cost of construction, including utilities and landscaping, plus a 10% renovation factor for the existing facility renovation, and \$350,415 for additional services and reimbursables less a discount credit of \$53,007 for Davis’ familiarity with the facility and recent concept design with the end users. The negotiated fee reflects a 3.5% reduction of the standard fee for this type of project (Group III).

Coleman Coliseum Basketball Training Facility Expansion and Renovation
Request for Waiver of Consultant Selection Process
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Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
\$3,135,824 ¹	x	4.7%	+	25%				
\$41,661,665 ²	x	4.7%	+	0%	-	\$0	=	\$2,142,328
\$3,135,824 ¹	x	4.7%	+	10%				
\$41,661,665 ²	x	4.7%	+	0%	-	\$53,007	=	\$2,067,213

¹ Based on 7% for renovation.

² Based on 93% for new construction.

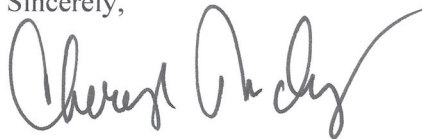
Fee savings is \$75,115 or approximately 3.5% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Davis Architects, Inc. Birmingham, AL, as the design service provider for the Project at a negotiated design fee based on 4.7% of the cost of construction, including utilities and landscaping, plus a 10% renovation factor for the existing facility renovation, and \$350,415 for additional services and reimbursables less total credits in the amount of \$53,007.
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,



Cheryl Mowdy
Interim Vice President for Finance and Operations
and Treasurer

MMF/lrc

Attachment

Pc w/atchmts: Michael Rodgers
Tim Leopard

Matt Skinner
Tommy Alfano

Jessica Morris
Jake Chapman

Coleman Coliseum Basketball Training Facility Expansion and Renovation
Request for Waiver of Consultant Selection Process
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Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

DocuSigned by:
Dana S Keith
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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:
Marietta Urquhart
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Trustee Marietta M. Urquhart, Chair for Physical Properties Committee

COLEMAN COLISEUM BASKETBALL TRAINING FACILITY EXPANSION & RENOVATION

GENERAL AREA PHOTO



COLEMAN COLISEUM BASKETBALL TRAINING FACILITY EXPANSION & RENOVATION

LOCATION MAP

