

**UNIVERSITY OF ALABAMA SYSTEM
BOARD RULE 415
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 4
CAPITAL PROJECT - STAGE IV SUBMITTAL ^{/1}
(Construction Contract Award)**

CAMPUS: The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME: Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation
MEETING DATE: November 6-7, 2025

- ☒ 1. Board Submittal Checklist No. 4
- ☒ 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- ☒ 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) ^{/2}
- ☒ 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☒ 6. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 7. Campus Map(s) showing project site
- ☐ 8. Final Business Plan (if applicable) ^{/3}

Prepared by: Jake Chapman

Approved by: Matthew Skinner

^{/1} Reference Tab 3I - Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E - Board Rule 415 Instructional Guide

^{/3} Reference Tab 3V - Board Rule 415 Instructional Guide

Chapman
9/24/25
AZ
9/26/25



September 26, 2025

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 IV submittal for the Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation project.

The resolution requests authorization to award the construction contract for Construction Package D – A/V & Technology and approval of the budget reallocation for the Project, as stipulated.

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 at their regular meeting on November 6-7, 2025.

Sincerely,

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

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the reallocated project budget; granting authorization to execute a Construction Contract for the Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation

WHEREAS, on June 7, 2024, by Board Rule 415, the Board of Trustees of The University of Alabama ("Board") approved Stage I and Stage II submittals for the Coleman Coliseum Basketball Training and Player Development 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 and player development facility in the southeast corner of Coleman Coliseum; and

WHEREAS, the Project will entail constructing a new basketball training and player development facility to include new sports medicine spaces, film/team meeting rooms, locker rooms, lounges, and coach/staff areas for both the men's and women's basketball programs as well as a new practice facility and weight room for the men's basketball program; and

WHEREAS, the current men's practice facility will be renovated to provide a dedicated, enhanced space for the women's basketball program following finishing upgrades to the space; and

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

WHEREAS, to maximize coordination with season schedules and to meet the desired Athletic project completion date request of June 2026, the University initiated an expedited schedule for this Project; and

WHEREAS, to achieve this expedited schedule and to mitigate the impact of the design enhancements, the University executed a separate Foundation Package ("Construction Package C – Foundation") and Owner Furnished Materials ("Owner Furnished Contractor Installed Equipment – OFCI"); and

WHEREAS, on June 7, 2024, due to the firm having previously served as a consultant for the concept design for this Project and having familiarity and innate knowledge of the facility, the Board approved a waiver of the Consultant Selection process and authorized the University to proceed with design utilizing the services of Davis Architects, Inc., of Birmingham, Alabama (“Davis”), accepting a negotiated 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, on June 7, 2024, the Board approved the continued participation of Populous Holdings, LLC, due to their broad knowledge of similar facilities, having designed several across the country, which provides 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, on July 25, 2024, pursuant to Title 39, Public Works Provisions of the Code of Alabama, the University received competitive bids for the Construction Package B – Site and Utilities and CivilCON, LLC (“CivilCON”) of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with a base bid for \$2,972,161, for the work related to the Project; and

WHEREAS, in accordance with Board Rule 415, on September 5, 2024, the Board authorized the University to award the construction contract for Construction Package B – Site and Utilities to CivilCON for a total contract amount of \$2,972,161; and

WHEREAS, on September 5, 2024, the Board approved a Budget Reallocation to reflect the abovementioned revised construction packaging necessary for the Project schedule and the Construction Package B contract award and related revisions to soft costs; and

WHEREAS, in accordance with Board Rule 415, on September 5, 2024, the Board approved renderings for the Stage III submittal for the Project; and

WHEREAS, on behalf of Intercollegiate Athletics, the University has negotiated a design fee amendment of \$409,775 to Davis to reflect the design effort required for design scope changes and program enhancements requested by Intercollegiate Athletics as appropriate to align the program with current trends in adjacencies of coaching and player spaces; and

WHEREAS, on September 24, 2024, pursuant to Title 39, Public Works Provisions of the Code of Alabama, the University received competitive bids for Construction Package C – Foundation and WAR Construction, Inc. (“WAR Construction”) of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with an adjusted base bid in the amount of \$1,066,800, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, on November 8, 2024, the Board authorized the University to award the construction contract for Construction Package C – Foundation to WAR Construction for a total contract amount of \$1,066,800; and

WHEREAS, on November 8, 2024, the Board approved a Budget Reallocation to reflect the abovementioned additional design services, the Construction Package C contract award and the related revisions to soft costs; and

WHEREAS, on February 7, 2025, the Board approved Intercollegiate Athletics' request to incorporate the design of Players' Courtyards to be located next to the team lounges for both the men's and women's teams that will serve as expanded player and team spaces, a recruiting tool as well as functional space for team events; and

WHEREAS, on February 7, 2025, the Board approved a revised and reallocated budget from \$58,674,625 to \$59,183,973 to reflect the scope increase of the aforementioned Players Courtyards, the construction package revisions, and the associated negotiated design fees plus related soft cost as well as the University's request to bid the scope of Construction Package D – Elevator within Construction Package A – Building Expansion and Renovation; and

WHEREAS, on February 7, 2025, the Board approved revised renderings for the Project; and

WHEREAS, due to the aforementioned design revisions and the related schedule impacts, on February 7, 2025, the Board approved the University's request to bid the scope of Construction Package D – Elevator within Construction Package A – Building Expansion and Renovation; and

WHEREAS, on February 20, 2025, pursuant to Title 39, Public Works Provisions of the Code of Alabama, the University received competitive bids for Construction Package A – Building Expansion and Renovation and J.T. Harrison Construction Co., Inc. ("Harrison Construction") of Tuscaloosa, Alabama, was declared the lowest responsible bidder for the Project with an adjusted base bid in the amount of \$33,435,000, as referenced on the attached certified bid tab, for the work related to the Project; and

WHEREAS, on April 4th, 2025, the Board authorized the University to award the construction contract for Construction Package A – Building Expansion and Renovation to Harrison Construction for a total contract amount of \$33,435,000; and

WHEREAS, Intercollegiate Athletics desired to incorporate state-of-the-art Audio, Video, and Technology tools, including cameras, multiple enhanced video boards and sound systems that will have multifunctional uses, integrating the NOAH shot tracking system, and advanced in-house analytics, designed to improve basketball performance and experience for both student-athletes and coaching staff, and acting as a key recruiting tool showcasing the University's commitment to providing cutting edge resources to prospective student-athletes; and

WHEREAS, on April 4th, 2025, the Board authorized the University to execute the Audio, Video and Technology Scope of work through a separate Audio Visual & Technology Package ("Construction Package D – A/V & Technology"); and

WHEREAS, on April 4th, 2025, the Board approved a revised budget from \$59,183,973 to \$54,603,372 to reflect the addition of Construction Package D – A/V & Technology, the Construction Package A – Building Expansion and Renovation contract award and the related revisions to soft costs; and

WHEREAS, on September 16th, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Construction Package D – A/V & Technology and Conference Technologies Inc., of Maryland Heights, Missouri, ("Conference Technologies") was declared the lowest responsible bidder with a base bid in the amount of \$2,656,276, as referenced on the attached certified bid tab, for the work related to the Project; and

WHEREAS, the University is requesting approval to award the construction contract for Construction Package D – A/V & Technology to Conference Technologies for a total contract amount of \$2,656,276; and

WHEREAS, the University is requesting a budget reallocation to reflect the Construction Package D – A/V & Technology bid results, related revisions to soft costs, additional Owner Furnished Equipment including High Density Storage and select A/V Equipment, and updated cost estimates for other budget items as necessary; 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 \$20,509,348, University Central Reserves in the amount of \$1,725,000 (for related storm sewer work), and General Revenue Bonds Series 2024B of \$32,369,024 for a Total Project Budget in the amount of \$54,603,372 and will eliminate deferred maintenance liabilities in the amount of \$400,000; and

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

BUDGET:	REALLOCATED
Construction Package A – Building Expansion and Renovation	\$ 33,435,000
<i>Construction Package B – Site and Utilities</i>	\$ 2,940,877
<i>Construction Package C - Foundation</i>	\$ 1,093,981
Construction Package D – A/V & Technology	\$ 2,656,276
Owner Furnished Contractor Installed Equipment (OFCI)	\$ 1,475,554
Furniture, Fixtures, and Equipment	\$ 1,400,000
Security/Access Control	\$ 330,000
Telecommunication/Data	\$ 400,000
Contingency ¹	\$ 3,756,683
UA Project Management Fee ²	\$ 2,041,127
Architect/Engineer Fee ³	\$ 2,892,127
Other ⁴	\$ 2,181,747
TOTAL PROJECT COST	\$ 54,603,372

¹Contingency is 10% of Construction Packages A & D & OFCI.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – D, OFCI, and Contingency.

³Architect/Engineer Fee is based on 4.8% (percentage updated post-bid in accordance with DCM fee schedule) of the cost of Construction Packages A-D and OFCI plus a 1.1 renovation factor for the existing facility renovation, and \$388,790 for additional services and reimbursables, less total credits in the amount of \$53,007, plus an additional \$472,488 in redesign fees for the work requested by Athletics.

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

Work Completed, Actual Contract Amount.

Current Package for Approval.

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

1. The Reallocated Budget for the Project is hereby approved as stipulated above.

BE IT FURTHER RESOLVED, that Peter J. Mohler, President, Daniel T. Layzell, Vice President for Finance and Operations and Treasurer, or those officers named in the most recent Board Resolutions granting signature authority for The University of Alabama be, and hereby are, authorized to act for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned construction contract with Conference Technologies Inc., Maryland Heights, Missouri, for Construction Package D – A/V & Technology for the Project in accordance with Board Rule 415.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE:	November 6-7, 2025
CAMPUS:	The University of Alabama, Tuscaloosa, Alabama
PROJECT NAME:	Coleman Coliseum Basketball Training and Player Development Facility Expansion & Renovation
PROJECT NUMBER:	082-24-3669
PROJECT LOCATION:	1201 Coliseum Drive
ARCHITECT:	Davis Architects, Inc., Birmingham, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
☐ Stage I	June 7, 2024
☐ Stage II-Waiver	June 7, 2024
☐ Campus Master Plan Amendment	
☐ Stage III	September 5, 2025
☐ Stage III (Revised)	February 7, 2025
☐ Stage IV – Package B	September 5, 2024
☐ Stage IV – Package C	November 8, 2024
☐ Stage IV – Package A	April 4, 2025
☒ Stage IV – Package D	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☒ Building Construction	Office Facilities	~9.03%	6,138
☐ Building Addition	Special Use Facilities	~83.33%	56,616
☒ Building Renovation	Circulation Area	~2.39%	1,625
☐ 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:	CURRENT	REALLOCATED
Construction Package A – Building Expansion and Renovation	\$ 33,435,000	\$ 33,435,000
<i>Construction Package B – Site and Utilities</i>	\$ 2,972,161	\$ 2,940,877
<i>Construction Package C - Foundation</i>	\$ 1,066,800	\$ 1,093,981
Construction Package D – A/V & Technology	\$ 4,000,000	\$ 2,656,276
Owner Furnished Contractor Installed Equipment (OFCI)	\$ 1,133,278	\$ 1,475,554
Furniture, Fixtures, and Equipment	\$ 1,324,018	\$ 1,400,000
Security/Access Control	\$ 160,000	\$ 330,000
Telecommunication/Data	\$ 365,000	\$ 400,000
Contingency ¹	\$ 4,002,112	\$ 3,756,683
UA Project Management Fee ²	\$ 2,097,421	\$ 2,041,127
Architect/Engineer Fee ³	\$ 2,865,835	\$ 2,892,127
Other ⁴	\$ 1,181,747	\$ 2,181,747
TOTAL PROJECT COST	\$ 54,603,372	\$ 54,603,372
Total Cost per Square Foot - \$629		

¹Contingency is based on 10% of Construction Packages A & D & OFCI.

²UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – D, OFCI, and Contingency.

³Architect/Engineer Fee is based on 4.8% (percentage updated post-bid in accordance with DCM fee schedule) of the cost of Construction Packages A-D and OFCI plus a 1.1 renovation factor for the existing facility renovation, and \$388,790 for additional services and reimbursables less total credits in the amount of \$53,007, plus an additional \$472,488 in redesign fees for the work requested by Athletics.

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

Work Completed, Actual Contract Amount.

Current Package for Approval.

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.

NEW EQUIPMENT REQUIRED	
Transformer & Electrical Gear	
Air Handling Units	
Hydrotherapy Pools	
High Density Storage	
AV Equipment	
Total Equipment Costs:	\$1,475,554

PROJECT SCOPE:

The proposed project will consist of a new 48,883 GSF Basketball Training and Player Development Facility Expansion in the southeast corner of Coleman Coliseum and a 19,059 GSF renovation of the existing facility. The project will entail constructing a new basketball training and player development facility to include new sports medicine spaces, film/team meeting rooms, locker rooms, lounges, and coach/staff areas for both the men's and women's basketball programs as well as a new practice facility and weight room for the men's basketball program.

The current men's practice facility will be renovated to provide a dedicated, enhanced space for the women's basketball program following finishing upgrades to the space.

Dedicated Players' Courtyards for both the Men's and Women's teams will provide space for expanded player team space, enhanced recruitment opportunities and event space. This work will include screen walls and fencing.

Intercollegiate Athletics desires to incorporate state-of-the-art Audio, Video, and Technology tools, including cameras, multiple enhanced video boards and sound systems that will have multifunctional uses, integrating the NOAH shot tracking system, and advanced in-house analytics, designed to improve basketball performance and experience for both student-athletes and coaching staff, and acting as a key recruiting tool showcasing the University's commitment to providing cutting edge resources to prospective student-athletes.

The project will also include extending the stormwater piping from the 2nd Avenue overpass along the north side of the tracks to approximately in line the southwest corner of Coleman Coliseum. This is necessary to stabilize the bank and provide additional space for rerouting the road and utilities.

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

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

The owner-furnished contractor installed equipment will consist of extended lead time items which will be procured directly to improve the efficiency of the project schedule.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2024
	% Complete	100%
	Date Completed	May 2024
PRELIMINARY DESIGN:	Date Initiated	May 2024
	% Complete	100%
	Date Completed	June 2024
CONSTRUCTION DOCUMENTS:	Date Initiated	June 2024
	% Complete	100%
	Date Completed	December 2024
BID DATE – A/V & Technology Package:		September 16, 2025

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

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 brand on a national scale, thereby directly enhancing the intellectual and social development opportunities for our student athletes.

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, aiding in responsiveness to player needs, additional oversight, and recruiting.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
Coleman Coliseum Basketball
Training and Player Development
Facility Expansion & Renovation
- A/V Package

Bid Due
September 16, 2025 2:00 p.m. local time

Architect/Engineer
Davis Architects, Inc.
120 Twenty Third Street South
Birmingham, AL 35233
phone: (205) 322-7482
fax: (205) 322-7485

UA Project No.
082-24-3669D

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Four million dollars and 00/100 (\$4,000,000.00)

BIDS SHALL BE VALID FOR: Sixty (60) Days

CONSTRUCTION DURATION: Project Completion: June 19, 2026

CONTRACTOR	AVI-SPL, LLC	Conference Technologies Inc., DBA Conf Tech, Inc.	The ESB Group, Inc.	One Diversified, LLC
	6301 Benjamin Rd., #101 Tampa, FL 33634 (813) 791-7132 GC Lic. #39088	11653 Adie Road Maryland Heights, MO 63043 (314) 993-1400 GC Lic. #60300	5855 US Hwy 11 Springville, AL 35146 (205) 533-9396 GC Lic. #41687	2975 Northwood Pkwy Norcross, GA 30071 (203) 747-7084 GC Lic. #38840
Addenda ONE - FOUR	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
LICENSE # ON ENVELOPE	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No	<u>X</u> Yes ___ No
BONDING COMPANY OR BID DEPOSIT	United States Fire Insurance Co.	Travelers Casualty & Surety Co. of America	The Great American Ins. Co.	Atlantic Specialty Insurance Co.
BASE BID ON PROPOSAL	\$ 2,945,655.56	\$ 2,656,276.00	\$ 2,660,000.00	\$ 2,746,366.50
ENVELOPE ADJUSTMENT	-	-	-	-
TOTAL BID	\$ 2,945,655.56	\$ 2,656,276.00	\$ 2,660,000.00	\$ 2,746,366.50

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.


Skylar Howard, AIA
Davis Architects, Inc.

Sworn to and subscribed before me this 16th day of September, 2025.




Notary Public

April 4, 2027
My Commission Expires

**COLEMAN COLISEUM BASKETBALL TRAINING AND PLAYER DEVELOPMENT
FACILITY EXPANSION & RENOVATION**

Approved February 7, 2025



COLEMAN COLISEUM BASKETBALL TRAINING AND PLAYER DEVELOPMENT FACILITY EXPANSION & RENOVATION

Location Map

