

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

**BOARD SUBMITTAL CHECKLIST NO. 3  
CAPITAL PROJECT - STAGE III SUBMITTAL <sup>/1</sup>  
(Architectural Design)**

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation

**MEETING DATE:** February 6-7, 2025

- ☒ 1. Board Submittal Checklist No. 3
- ☒ 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 Project Design (Architectural Design and authority to proceed with final construction documents) by the Board of Trustees
- ☒ 4. Executive Summary - Proposed Capital Project <sup>/2</sup>
- ☒ 5. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)
- ☒ 6. Campus map(s) showing project site

Prepared by: Jake Chapman

Approved by:

Tim Leopard  
C9409452A0B346A...

*[Handwritten signature: David F. ...]*  
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<sup>/1</sup> Reference Tab 3H - Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E - Board Rule 415 Instructional Guide



Office of the  
President

December 19, 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 revised Stage III submittal for the Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation project.

The resolution requests approval of the revised project scope and budget and the revised Architectural Design, 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 February 6 – 7, 2025.

Sincerely,

A handwritten signature in black ink that reads "Stuart R. Bell / CT". The signature is written in a cursive, flowing style.

Stuart R. Bell  
President

Enclosure



## **THE UNIVERSITY OF ALABAMA**

### **Approving the revised project scope, budget, and architectural design for the Coleman Coliseum Basketball Training and Player Development Facility Expansion and Renovation**

#### **RESOLUTION**

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 desires to execute a separate Foundation Package ("Construction Package C – Foundation") and Elevator Package ("Construction Package D – Elevator") as well as to include 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 reimbursable 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, Intercollegiate Athletics desires 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 space, a recruiting tool as well as functional space for team events; and

WHEREAS, the University is requesting approval of 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; and

WHEREAS, responsible officials at the University have received revised renderings for the Project and are recommending approval of said design; and

WHEREAS, due to the aforementioned design revisions and the related schedule impacts, the University desires to bid the scope of Construction Package D – Elevator within Construction Package A – Building Expansion; 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 and University Central Reserves in the amount of \$1,725,000 (for related storm sewer work), and General Revenue Bonds Series 2024B for \$36,949,625 for a Total Project Budget in the amount of \$59,183,973 and will eliminate deferred maintenance liabilities in the amount of \$400,000; and

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

<b>BUDGET:</b>		<b>REVISED</b>
Construction Package A – Building Expansion and Renovation	\$	40,054,143
Construction Package B – Site and Utilities	\$	2,972,161
Construction Package C - Foundation	\$	1,066,800
Construction Package D - Elevator	\$	0
Landscaping	\$	115,000
Owner Furnished Contractor Installed Equipment (OFCI)	\$	677,000
Furniture, Fixtures, and Equipment	\$	1,324,018
Security/Access Control	\$	160,000
Telecommunication/Data	\$	230,000
Contingency <sup>1</sup> (lump sum)	\$	4,445,510
UA Project Management Fee <sup>2</sup> (4.5%)	\$	2,219,877
Architect/Engineer Fee <sup>3</sup> (~4.7%)	\$	2,871,199
Other <sup>4</sup>	\$	1,897,782
Escalation <sup>5</sup>	\$	1,150,483
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>59,183,973</b>

<sup>1</sup>Contingency is a lump sum of \$4,445,510.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – C, Landscaping, OFCI, and Contingency.

<sup>3</sup>Architect/Engineer Fee is based on 4.7% of the cost of Construction Packages A-C, Landscaping, OFCI (less the additional courtyard scope of \$430,000) 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. An additional \$409,775 of design fees is added for the redesign work requested by Athletics with another \$60,000 for additional courtyard design.

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

<sup>5</sup>Escalation is a lump sum of \$1,150,483.

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

1. The Stage III Revised Architectural Design submittal for the Project is hereby approved.
2. The reallocated and revised Project budget and scope, as stipulated above, are hereby approved.

**EXECUTIVE SUMMARY**  
**PROPOSED CAPITAL PROJECT**  
**BOARD OF TRUSTEES SUBMITTAL**

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

**THIS SUBMITTAL:**

- ☐ Stage I
- ☐ Stage II-Waiver
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☒ Stage III (Revised)
- ☐ Stage IV – Package B
- ☐ Stage IV – Package C

**PREVIOUS APPROVALS:**

June 7, 2024

June 7, 2024

September 5, 2025

September 5, 2024

November 8, 2024

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<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
<b>TOTAL</b>		<b>100%</b>	<b>67,942</b>
Renovation – approximately 19,059 GSF; Expansion – approximately 48,883 GSF			



<b>BUDGET:</b>	<b>CURRENT</b>	<b>REVISED</b>
Construction Package A – Building Expansion and Renovation	\$ 38,824,143	\$ 40,054,143
Construction Package B – Site and Utilities	\$ 2,972,161	\$ 2,972,161
Construction Package C - Foundation	\$ 1,066,800	\$ 1,066,800
Construction Package D - Elevator	\$ 800,000	\$ 0
Landscaping	\$ 115,000	\$ 115,000
Owner Furnished Contractor Installed Equipment (OFCI)	\$ 677,000	\$ 677,000
Furniture, Fixtures, and Equipment	\$ 1,324,018	\$ 1,324,018
Security/Access Control	\$ 160,000	\$ 160,000
Telecommunication/Data	\$ 230,000	\$ 230,000
Contingency <sup>1</sup> (lump sum)	\$ 4,445,510	\$ 4,445,510
UA Project Management Fee <sup>2</sup> (4.5%)	\$ 2,200,528	\$ 2,219,877
Architect/Engineer Fee <sup>3</sup> (~4.7%)	\$ 2,811,200	\$ 2,871,199
Other <sup>4</sup>	\$ 1,897,782	\$ 1,897,782
Escalation <sup>5</sup>	\$ 1,150,483	\$ 1,150,483
<b>TOTAL PROJECT COST</b>	<b>\$ 58,674,625</b>	<b>\$ 59,183,973</b>
<b>Total Cost per Square Foot - \$718</b>		

<sup>1</sup>Contingency is a lump sum of \$4,445,510.

<sup>2</sup>UA Project Management Fee is based on 4.5% of the costs of Construction Packages A – C, Landscaping, OFCI, and Contingency.

<sup>3</sup> Architect/Engineer Fee is based on 4.7% of the cost of Construction Packages A-C, Landscaping, OFCI (less the additional courtyard scope of \$430,000) 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. An additional \$409,775 of design fees is added for the redesign work requested by Athletics with another \$60,000 for additional courtyard design.

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

<sup>5</sup> Escalation is a lump sum of 1,150,483.

#### **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*
General Revenue Bonds Series 2024B	\$	36,949,625
Crimson Standard Cash	\$	20,509,348

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

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

**NEW EQUIPMENT REQUIRED**

Transformer & Electrical Gear

Air Handling Units

**Total Equipment Costs:** \$677,000

**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.

The project will also include extending the stormwater piping from the 2nd Avenue overpass along the north side of the tracks to approximately inline 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, Foundation, and Elevator 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 will install extended lead time items 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
SCHEDULED BID DATE BUILDING PACKAGE:		February 2025

*\*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 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, aiding in responsiveness to player needs, additional oversight, and recruiting.</p>



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

Vantage Map





COLEMAN COLISEUM BASKETBALL TRAINING AND PLAYER DEVELOPMENT  
FACILITY EXPANSION & RENOVATION

Page 60 of 276

View 1

2nd Ave Overpass Looking West





COLEMAN COLISEUM BASKETBALL TRAINING AND PLAYER DEVELOPMENT  
FACILITY EXPANSION & RENOVATION

View 1A  
2nd Ave Overpass Looking West (Enlarged)





COLEMAN COLISEUM BASKETBALL TRAINING AND PLAYER DEVELOPMENT  
FACILITY EXPANSION & RENOVATION

View 2  
Coleman Coliseum East Entrance Looking Southeast





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

## View 3 Southwest Corner of Addition Looking Northeast





Page 64 of 276

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

## Location Map

