

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: Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades

MEETING DATE: September 11-12, 2025

- 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: Lane Weaver

Approved by: Matthew Skinner

Handwritten signature: Lane Weaver, 8/22/25

Handwritten signature: Matthew Skinner

^{/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

August 12, 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 I and Stage II submittal for the Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades 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 September 11-12, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter J. Mohler".

Peter J. Mohler
President

Enclosure



THE UNIVERSITY OF ALABAMA

Resolution

Approving the preliminary project scope and budget; granting authorization to execute an Owner/Architect Agreement for the Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades

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 Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades project (“Project”) to be located at 920 Paul W Bryant Drive; and

WHEREAS, the Project will add premium seats for fans in new locations throughout Saban Field at Bryant-Denny Stadium (“BDS”), offering the opportunity for enhanced fan experiences and viewing of home football games; and

WHEREAS, the anticipated 130-138 additional premium ticket opportunities will increase revenue for Intercollegiate Athletics, to further support and expand the University’s elite athletic programs; and

WHEREAS, the Project will allow for a total of approximately 1,400 gross square feet (“GSF”) of new space to be constructed in currently unfloored corners of the stadium, and will renovate approximately 1,200 GSF of the existing press box to create three new suites for a total project area of 2,600 GSF; and

WHEREAS, Davis Architects, Inc., Birmingham, Alabama (“Davis Architects”), has previously been engaged by the University as architect of record for the comprehensive renovation of BDS and has performed due diligence for the Project; and

WHEREAS, Davis Architects has extensive knowledge of preferred equipment, University Standards, design principles, and procedures which will greatly facilitate the design and administrative process and is committed to finalizing the design to allow the Project to complete before the start of the Fall 2026 football season. The University is requesting approval to waive the Consultant Selection Process and to utilize Davis Architects for the Project; and

WHEREAS, the University has negotiated a final design fee based on 6.6% of the cost of Construction with a reduced renovation factor of 1.05, plus \$17,325 for additional services, representing a discount of \$46,200 or approximately 16% of the standard fee; and

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the Project will be funded from the Crimson Tide Foundation in the amount of \$5,000,000; and

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

BUDGET:	PRELIMINARY
Construction	\$ 3,500,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 100,000
Contingency ¹	\$ 350,000
UA Project Management Fee ²	\$ 173,250
Architect/Engineer Fee ³	\$ 259,875
Other ⁴	\$ 117,370
Escalation ⁵	\$ 49,505
TOTAL PROJECT COST	\$ 5,000,000

¹ Contingency is based on 10% of the cost of Construction.

² UA Project Management Fee is based on 4.5% of the cost of Construction and Contingency.

³ Architect/Engineer Fee is based on 6.6% of the cost of Construction with a renovation factor of 1.05, plus \$17,325 for additional services.

⁴ Other expenses include Transportation Services Fees, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵ Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 1% for the Project through the anticipated bid date of November 2025 as included in the Project Status.

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, 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 architectural agreement with Davis Architects, Inc., 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: September 11-12, 2025

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades

PROJECT NUMBER: 046-25-4022

PROJECT LOCATION: 920 Paul W Bryant Drive

ARCHITECT: Davis Architects, Inc., Birmingham, Alabama – pending approval

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

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Construction	Special Use Facilities	100%	2,600
<input checked="" type="checkbox"/> Building Addition			
<input checked="" type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	2,600*

*1,400 GSF new space within facility; 1,200 GSF renovated space

BUDGET	PRELIMINARY
Construction	\$ 3,500,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 100,000
Telecommunication/Data	\$ 100,000
Contingency ¹	\$ 350,000
UA Project Management Fee ²	\$ 173,250
Architect/Engineer Fee ³	\$ 259,875
Other ⁴	\$ 117,370
Escalation ⁵	\$ 49,505
TOTAL PROJECT COST	\$ 5,000,000
Total Construction Cost per square foot \$1,481	

¹ Contingency is based on 10% of the cost of Construction.

² UA Project Management Fee is based on 4.5% of the cost of Construction and Contingency.

³ Architect/Engineer Fee is based on 6.6% of the cost of Construction with a renovation factor of 1.05 plus \$17,325 for additional services.

⁴ Other expenses include Transportation Services Fees, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

⁵ Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 1% for the Project through the anticipated bid date of November 2025 as included in the Project Status.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
1,400 sf x ~\$8.20/sf	\$ 11,481
Total Estimated Annual O&M Costs:	\$ 11,481

FUNDING SOURCE:	
	Crimson Tide Foundation \$ 5,000,000
O&M Costs:	Intercollegiate Athletics Operating Funds \$ 11,481

NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The proposed Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades project (“Project”) consists of the creation of four new suites on each end of the two Zone Clubs and three new suites inside the current press box within Saban Field at Bryant-Denny Stadium. The Project will add approximately 1,400 gross square feet (“GSF”) with four new “corner suites” and will renovate approximately 1,200 GSF of the existing press box by reconfiguring the space for three new suites, for a total of approximately 2,600 GSF included within the Project. Current design plans include the addition of 94 fixed seats and 36-44 stand-ups for a total of 130 to 138 additional premium ticket opportunities.

This additional patron seating is proposed to be located in unused or underutilized areas that will provide additional funding to support Intercollegiate Athletics.

New slabs will be poured to create the floors of the corner suites, and the enclosure will be a mix of glazing, concrete, and metal panels.

The work will not impact the exterior of the stadium and have only minimal visual impact within the stadium outside the Project limits. Similar materials will be utilized so that there is continuity with glazing and finished surfaces within the facility.

Each suite will contain millwork to support food service and consumption, appropriate audiovisual systems, and a mix of lounge furniture and barstools. The corner suites will have exterior seating with interior lounge areas, located in the upper corners of the Zone Clubs. The press box suites will have interior seating with operable windows, similar to those in the adjacent eastern skyboxes.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	June 2025
	% Complete	100%
	Date Completed	September 2025
PRELIMINARY DESIGN:	Date Initiated	September 2025
	% Complete	0%
	Date Completed	October 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	October 2025
	% Complete	0%
	Date Completed	November 2025
SCHEDULED BID DATE:		November 2025

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project will include additional patron seating in non-or underutilized areas that will provide additional funding to support Intercollegiate Athletics. The University is known for its success in athletics across all sports. Intercollegiate Athletics relies on funding generated by the premium areas inside Saban Field at Bryant-Denny Stadium. Because of this, the Project will help further the mission of elite athletics across all programs.

Due to Saban Field at Bryant-Denny Stadium serving as a tremendous entertainment opportunity for University constituents, it is a strong recruiting tool for new faculty, staff, and students.

Football is one of the premier programs to highlight the University on a national stage and is often the first glimpse that potential students see. A venue that exceeds the expectations of prospective students and achieves the “wow factor” plays a critical role in opening the door of the University to many prospective students.

Attachment K to Board Rule 415

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

FY: 2025 – 2026

Project Name: Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades
Project Address/Location: 920 Paul W Bryant Drive
Campus: The University of Alabama, Tuscaloosa, Alabama

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

<input checked="" type="checkbox"/> increase space inventory	0.008	% increase	1,400	GSF
<input type="checkbox"/> replace space inventory	_____	% replacement	_____	GSF
<input checked="" type="checkbox"/> renovation of existing space only			1,200	GSF

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

Comments:

N/A

3. Is the proposed Project location consistent with the Campus Master Plan and University Design Standards and the principles contained therein?

Yes No, A Campus Master Plan Amendment Is Required

If Campus Master Plan amendment required, explain:

4. Provide information on classification of new space provided by this Project and latest utilization data on similar type space on campus.

Proposed New Space/Facilities				
Classification	Number (Spaces/Rooms)	Capacity (Persons)	Area (GSF)	Existing Space Utilization Data (See Notations)
100 Classroom Facilities				
200 Laboratory Facilities				
300 Office Facilities				
400 Study Facilities				
500 Special Use Facilities				
523 Athletic Facilities Spectator Seating	7		2,600	1
600 General Use Facilities				
700 Support Facilities				
800 Health Care Facilities				
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
XXX Building Service Area				
YYY Mechanical Area				

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

Comments/Notations:

1 – Project creates additional seats by repurposing underutilized space and building out new square footage.

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

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

Comments:

The Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades project (“Project”) will include the renovation of available space in the press box to build out three premium skyboxes as well as the addition of four new premium skyboxes, one for each corner of the lower bowl of Saban Field at Bryant-Denny Stadium. These new skyboxes will allow for more fans to experience football games in a premium seating area, while generating additional revenue that will benefit all of Intercollegiate Athletics.

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, Deputy Director of Athletics, Chief Financial Officer
 Burns McNeill, Senior Associate Athletics Director, Development
 Brandon Sevedge, Associate Athletics Director, Athletics Events & Facilities Operations
 Jessica Paré, Deputy Director of Athletics, External
 Lane Weaver, UA Project Manager

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

Source(s)	New Funds (FY 2025-2026)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts – Crimson Tide Foundation	\$5,000,000		Pending
Bonds			
Existing Net Assets			
Other			
Totals	\$5,000,000		Pending

^{/7} Approved, allocated, pending

Comments:

This project will be funded by the Crimson Tide Foundation in the amount of \$5,000,000.

8. Estimate of operations and maintenance (O&M) costs for the initial occupancy year and projections for the succeeding five (5) year period.

Operations and Maintenance (O&M) Annual Costs Projections			
Expense	FY 2023 Base Data /8	First Full /YR Occupancy FY 2026	Successive Five (5) Year Projections /9
Maintenance	\$882.00	\$968.00	\$5,317.06
Elevator Service	\$0.00	\$0.00	\$0.00
Building Repairs	\$294.00	\$322.67	\$1,772.36
Building Services	\$4,615.80	\$5,065.88	\$27,825.95
Electric, Natural Gas, Steam	\$2,696.40	\$2,959.32	\$16,255.02
Chilled Water	\$1,176.00	\$1,290.67	\$7,089.42
Water and Sewer	\$159.60	\$175.16	\$962.13
Insurance	\$468.49	\$514.18	\$2,824.27
Safety Support	\$140.00	\$153.65	\$843.97
Operations Staff Support Funding	\$28.48	\$31.26	\$171.72
Other –	\$0.00	\$0.00	\$0.00
Totals	\$10,460.77	\$11,480.79	\$63,061.90

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

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

Comments:

The amount above is the estimated incremental increase in O&M attributable to the 1,400 GSF additional interior build out only, as the O&M cost for the 1,200 GSF of renovated space is already included in IA's annual operating budget.

Data above 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 – Athletics Operating	11,481	63,062	Pending
Total/YR	11,481	63,062	Pending

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

Comments:

Ongoing O&M’s will be funded from Intercollegiate Athletics’ annual operating budget.

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

\$ N/A N/A % of Total Development Costs

Comments:

N/A

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 evaluated multiple potential locations within the stadium for additional premium seating, including both the lower and upper decks. As part of this analysis, press box seating capacities at other Southeastern Conference (“SEC”) schools were also reviewed to inform the study.

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 provide additional patron seating in non-or underutilized areas that will provide additional funding to support Intercollegiate Athletics. The University is known for its success in athletics across all sports. Intercollegiate Athletics relies on funding generated by the premium areas inside Saban Field at Bryant-Denny Stadium. Because of this, the Project will help further the mission of elite athletics across all programs.

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

Comments:

The Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades Project supports Goal #4 of the University’s Strategic Goals by enhancing existing resources that facilitate a work-life balance. Saban Field at Bryant-Denny Stadium serves as a tremendous entertainment opportunity for University constituents. It also serves as a strong recruiting tool for new faculty, staff, and students.

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 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:

Football is one of the premier programs to highlight the University on a national stage and is often the first glimpse of the University that potential students see. A venue that exceeds the expectations of prospective students and achieves the “wow factor” plays a critical role in opening the door of the University to many prospective students. Not moving forward with the Project would reduce future opportunities across all Intercollegiate Athletics sports that would be made possible by the additional revenues this Project would create.

THE UNIVERSITY OF
ALABAMA® | Division of
 Finance and Operations
 Vice President

July 18, 2025

Dr. Dana S. Keith
 Senior Vice Chancellor for Finance and Administration
 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
 Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades
 UA Project No.: 046-25-4022

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama (“University”) is requesting a Waiver of the Consultant Selection Process for the Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades project (“Project”) located at 920 Paul W Bryant Drive. The proposed project will consist of constructing four new suites adjacent to the Zone Clubs, adding approximately 1,400 gross square feet (“GSF”) by framing new floor slabs in these currently open areas of the stadium, and will also include renovating approximately 1,200 GSF within the current press box to repurpose the space for three additional suites for a total Project of approximately 2,600 GSF.

The University proposes to utilize Davis Architects, Inc., of Birmingham, Alabama (“Davis”) as the principal design firm for this Project. The services of Davis are proposed due to the firm having served as consultants for the programming for this Project as well as serving as the designer of record for the comprehensive renovation and addition of the stadium completed in 2020, which has given them a deep familiarity with and inherent understanding of the Project's goals and context. Additionally, Davis previously designed the most recent skybox upgrades within the stadium, closely aligning with the current Project scope. Davis’ specialized insight and expertise in athletic facility design will support a streamlined and effective design process. Accordingly, the University is requesting approval to utilize Davis for this Project.

The University has negotiated a design fee of 6.6% of the cost of construction, with a reduced renovation factor of 1.05 for Davis’s familiarity with the facility and recent programming with the end users, plus \$17,325 for additional services. The negotiated fee reflects a 16% reduction of the standard fee for this type of project (Group III).

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
\$3,500,000	x	6.6%	+	25%	-	\$0	=	\$288,750
\$3,500,000	x	6.6%	+	5%	-	\$0	=	\$242,550

Fee savings are \$46,200, or approximately 16% of the standard fee for the Project.

Saban Field at Bryant-Denny Stadium 2025 Premium Upgrades
Request for Waiver of Consultant Selection Process
July 18, 2025
Page 2

The Project will be funded from the Crimson Tide Foundation with a Total Project Budget of \$5,000,000.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.
2. Davis Architects, Inc., Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee based on 6.6% of the cost of construction, plus a 1.05 renovation factor and \$17,325 for additional services.
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
Vice President for Finance and Operations
and Treasurer

DTL/mrw

Attachment

Pc w/atchmts: Michael Rodgers
Matt Skinner

Lane Weaver
Jessica Morris

Recommended for Approval

Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

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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

Signed by:

84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

SABAN FIELD AT BRYANT-DENNY STADIUM 2025 PREMIUM UPGRADES

LOCATION MAP

