

**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: Psychiatry Residency Program Renovation and Addition

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: Suzanne Webster

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

Amclif
9/24/25

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September 25, 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 Psychiatry Residency Program Renovation and Addition project at the University Medical Center.

The resolution requests authorization to award the construction contract and approval of the revised budget 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 revised project budget; granting authorization to execute a Construction Contract for the Psychiatry Residency Program Renovation and Addition

WHEREAS, on June 6, 2025, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved the Stage I and Stage II submittal for the Psychiatry Residency Program Renovation and Addition project (“Project”) to be located at 850 Peter Bryce Boulevard; and

WHEREAS, the Project will provide necessary space for the University’s College of Community Health Sciences (“CCHS”) to launch the newly accredited Tuscaloosa Psychiatry Residency Program, a four-year education and training program for medical school graduates that will prepare board-eligible residents in the field of psychiatry and help address the critical need for psychiatrists in the state; and

WHEREAS, the Project will include the renovation of approximately 5,200 gross square feet (“GSF”) of the existing Betty Shirley Clinic at University Medical Center as well as an adjacent 2,700 GSF addition, which will be in keeping with the design elements of the existing facility; and

WHEREAS, the renovation and addition will provide space to serve as one of the training facilities for the resident doctors to gain supervised experience serving patients and will include exam rooms, learning exam rooms with observation areas, consult rooms, and administrative areas; and

WHEREAS, Williams Blackstock Architects, Birmingham, Alabama (“WBA”), was engaged as the consultant for the programming and concept design for the Project and served as the architect of record for the recently completed Clinical Services and Research MRI Addition to Student Health; and

WHEREAS, as a result of the aforementioned services, WBA gained valuable familiarity and an innate knowledge and understanding of the facility and occupants as well as the unique needs of the program that will greatly facilitate the design and administrative process, and therefore on June 6, 2025, in accordance with Board Rule 415, the Board authorized the University to waive the Consultant Selection Process and to utilize WBA for design services for the Project; and

WHEREAS, the University has negotiated a final design fee based on 6.5% of the cost of construction with a reduced renovation factor of 1.10, plus a not-to-exceed amount of \$7,590 for additional services and reimbursables, and less a discount credit of \$12,564 for WBA’s familiarity with the facility, representing a total fee reduction of 16%, which is a financial benefit to the University; and

WHEREAS, the site of the proposed addition is accessible and vacant, and the proposed use is deemed most appropriate and is consistent with the use and nature of the area; and

WHEREAS, the proposed materials for the addition will be consistent with the existing components of the University Medical Center exterior elements and 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, on September 12, 2025, the Board approved the Stage III submittal for the Project; and

WHEREAS, on September 11, 2025, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for the Project and Snow-Blakeney Construction, Inc. ("Snow-Blakeney"), was declared the lowest responsible bidder with an adjusted base bid in the amount of \$2,322,567, 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 the Project to Snow-Blakeney in the amount of \$2,322,567; and

WHEREAS, the University is requesting approval for a Budget Revision from \$5,575,738 to \$3,616,837 to reflect the bid results and associated revisions to soft costs; and

WHEREAS, the Project will be funded with College of Community Health Sciences Reserves in the amount of \$3,616,837 and will eliminate deferred maintenance liabilities in the amount of approximately \$550,000; and

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

BUDGET:		REVISED
Construction	\$	2,322,567
Furniture, Fixtures and Equipment	\$	406,372
Security/Access Control	\$	82,500
Telecommunication/Data	\$	89,420
Contingency ¹	\$	232,257
UA Project Management Fee ²	\$	114,967
Architect/Engineer Fee ³	\$	168,754
Other ⁴	\$	200,000
TOTAL PROJECT COST	\$	<u>3,616,837</u>

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 6.8% (percentage adjusted post-bid in accordance with DCM fee schedule) of the cost of construction, plus a 1.1 renovation factor, plus a not-to-exceed amount of \$7,590 for additional services and reimbursables, and less a discount credit of \$12,564.

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

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

1. The Revised 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 contract with Snow-Blakeney Construction, Inc., Tuscaloosa, Alabama, for construction of 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: Psychiatry Residency Program Renovation and Addition

PROJECT NUMBER: 018-25-3950

PROJECT LOCATION: 850 Peter Bryce Boulevard

ARCHITECT: Williams Blackstock Architects, Birmingham, Alabama

THIS SUBMITTAL:

- ☐ Stage I
- ☐ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☒ Stage IV

PREVIOUS APPROVALS:

June 6, 2025

June 6, 2025

September 12, 2025

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
☐ Building Construction	Health Care Facilities	~69%	5,420
☒ Building Addition*	General Use	~7%	550
☒ Building Renovation*	Building Service Area	~3%	200
☐ Equipment	Circulation Area	~21%	1,730
TOTAL		100%	7,900
*Renovation – approximately 5,200 GSF; Addition – approximately 2,700 GSF			

BUDGET	CURRENT	REVISED
Construction	\$ 3,865,700	\$ 2,322,567
Furniture, Fixtures, and Equipment	\$ 406,372	\$ 406,372
Security/Access Control	\$ 82,500	\$ 82,500
Telecommunication/Data	\$ 89,420	\$ 89,420
Contingency ¹	\$ 386,570	\$ 232,257
UA Project Management Fee ²	\$ 191,352	\$ 114,967
Architect/Engineer Fee ³	\$ 271,424	\$ 168,754
Other ⁴	\$ 200,000	\$ 200,000
Escalation ⁵	\$ 82,400	\$ 0
TOTAL PROJECT COST	\$ 5,575,738	\$ 3,616,837
Total Construction Cost per square foot \$323		

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 6.8% (percentage adjusted post-bid in accordance with DCM fee schedule) of the cost of Construction, plus a 1.1 renovation factor, plus a not-to-exceed amount of \$7,590 for additional services and reimbursables, and less a discount credit of \$12,564.

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

⁵ Escalation was based on an anticipated 1.5% for the Project through the bid date of September 2025.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

2,700 sf x ~\$3.48sf \$ 9,408

Total Estimated Annual O&M Costs: \$ **9,408***

*Includes the incremental estimated O&M costs for the 2,700 GSF addition only as O&M's are already included in the annual operating budget for the existing 5,200 GSF of renovated space.

FUNDING SOURCE:

College of Community Health Sciences Reserves \$ 3,616,837

O&M Costs: College of Community Health Sciences Operating Funds \$ 9,408*

*Includes the incremental estimated O&M costs for the 2,700 GSF addition only as O&M's are already included in the annual operating budget for the existing 5,200 GSF of renovated space.

NEW EQUIPMENT REQUIRED**Total Equipment Costs:**

N/A

PROJECT SCOPE:

The Psychiatry Residency Program Renovation and Addition project (“Project”) will include the renovation of approximately 5,200 existing gross square feet (“GSF”) within the Betty Shirley Clinic, located in the University Medical Center, as well as the construction of a 2,700 GSF addition that will support the expansion of the program for a total project of approximately 7,900 GSF.

The Project will allow for the launch of the Psychiatry Residency Program and will include training space, therapy rooms, observation spaces for the learning therapy rooms, consultation rooms, and appropriate service and support space. Modified mechanical, plumbing, electrical and life safety systems, and all standard University enterprise systems such as networking, access control and security, and audio-visual technology will be provided to support the academic mission of the Department.

Underutilized space will be repurposed to accommodate the programs being relocated by the renovation.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	March 2025
	% Complete	100%
	Date Completed	May 2025
PRELIMINARY DESIGN:	Date Initiated	June 2025
	% Complete	100%
	Date Completed	August 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2025
	% Complete	100%
	Date Completed	September 2025
BID DATE:	September 11, 2025	

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

The Project will renovate existing space within the Betty Shirley Clinic at University Medical Center and provide an adjacent expansion as a critical step in serving the College of Community Health Sciences' newly accredited Psychiatry Residency Program.

This program will allow for six residents each year and will help expand mental health services by producing well-trained psychiatrists who understand the needs of communities in West Alabama and beyond. It will provide opportunities for psychiatry residents to learn and work alongside highly skilled and experienced medical professionals in a wide range of practice settings.

The Project will also create synergies with and enhance the learning experience of family medicine residents, medical students, and other CCHS learners through collaborative and innovative care.

TABULATION OF BIDS

THE UNIVERSITY OF
ALABAMA

Project Name
UMC Psychiatry Residency
Program Addition

Bid Due
September 11, 2025 2:00 p.m. local time

Architect/Engineer
Williams Blackstock Architects
2204 1st Avenue South, Suite 200
Birmingham, AL 35233
phone: (205) 252-9811

UA Project No.
018-25-3950

Bid Location
405 Cahaba Circle
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE:

Three million, eight hundred sixty-five thousand, seven hundred dollars and 00/100 (\$3,865,700.00)

BIDS SHALL BE VALID FOR:

Sixty (60) Days

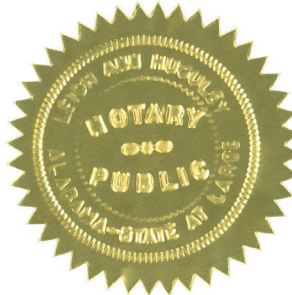
CONSTRUCTION DURATION:

Project Completion: June 15, 2026

CONTRACTOR	J. T. Harrison Construction Co., Inc.	Kyser Construction, LLC	N. C. Morgan Construction Co., Inc.	Rogers Building Company, LLC	Snow-Blakeney Construction, Inc.	WAR Construction, Inc.
	P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245	214 Hargrove Road E. Tuscaloosa, AL 35401 (205) 366-3530 GC Lic. #42467	1008 J. I. Harrison Jr. Pkwy. Tuscaloosa, AL 35405 (205) 553-7720 GC Lic. #15820	2000 30th Avenue Northport, AL 35476 (205) 412-8321 GC Lic. #58588	3519 Greensboro Ave. Tuscaloosa, AL 35401 (205) 454-2100 GC Lic. #50742	P. O. Box 1218 Tuscaloosa, AL 35403 (205) 758-4723 GC Lic. #6418
Addenda ONE - SEVEN	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
LICENSE # ON ENVELOPE	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	The Cincinnati Insurance Co.	Travelers Casualty & Surety Co. of America	Nationwide Mutual Insurance Co.	The Cincinnati Insurance Co.	The Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 30.00	\$ 32.00	\$ 30.00	\$ 35.00	\$ 27.00	\$ 32.00
BASE BID ON PROPOSAL	\$ 3,000,000.00	\$ 3,000,000.00	\$ 2,410,000.00	\$ 2,585,000.00	\$ 2,500,000.00	\$ 2,500,000.00
ENVELOPE ADJUSTMENT	(581,000.00)	(200,000.00)	(17,000.00)	(77,000.00)	(177,433.00)	(102,000.00)
TOTAL BID	\$ 2,419,000.00	\$ 2,800,000.00	\$ 2,393,000.00	\$ 2,508,000.00	\$ 2,322,567.00	\$ 2,398,000.00

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.


Joey Tudisco, AIA
Williams Blackstock Architects



Sworn to and subscribed before me this 11th day of September, 2025.


Notary Public

April 4, 2027
My Commission Expires

Unit Price Description:

Unit Price #1: Excavation and Replacement of Unsuitable Materials. Price per cubic yard in place.

PSYCHIATRY RESIDENCY PROGRAM RENOVATION AND ADDITION

Approved September 12, 2025



PSYCHIATRY RESIDENCY PROGRAM RENOVATION AND ADDITION

LOCATION MAP

