

**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: Psychiatry Residency Program Renovation and Addition

MEETING DATE: June 5 - 6, 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: Suzanne Webster

DocuSigned by:

Approved by: ~~Matthew Skinner~~

33522AA78D264BD...

^{/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

Matthew Skinner 4/25/25
Angela Layton 4/28/25



Office of the
President

April 29, 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 a Stage II submittal for the Psychiatry Residency Program Renovation and Addition 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 Williams Blackstock Architects, 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 5-6, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with large, flowing loops.

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 Psychiatry Residency Program Renovation and Addition

RESOLUTION

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 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 the University is requesting approval to waive the Consultant Selection Process and to utilize WBA 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 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 with College of Community Health Sciences Reserves in the amount of \$5,575,738 and will eliminate deferred maintenance liabilities in the amount of approximately \$550,000; and

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

BUDGET:		PRELIMINARY
Construction	\$	3,865,700
Furniture, Fixtures and Equipment	\$	406,372
Security/Access Control	\$	82,500
Telecommunication/Data	\$	89,420
Contingency ¹ (10%)	\$	386,570
UA Project Management Fee ² (4.5%)	\$	191,352
Architect/Engineer Fee ³ (~7.15%)	\$	271,424
Other ⁴	\$	200,000
Escalation ⁵	\$	82,400
TOTAL PROJECT COST	\$	<u>5,575,738</u>

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

²UA Project Management Fee is based on 4.5% of the cost of construction and contingency.

³Architect/Engineer Fee is based on 6.5% 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.

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

⁵Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 1.5% for the Project through the anticipated bid date of September 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 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 Stuart R. Bell, 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 Williams Blackstock Architects, Birmingham, Alabama, for architectural design services in accordance with Board Rule 415 for this project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: June 5 - 6, 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 –
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	Health Care Facilities	~69%	5,420
<input checked="" type="checkbox"/> Building Addition*	General Use	~7%	550
<input checked="" type="checkbox"/> Building Renovation*	Building Service Area	~3%	200
<input type="checkbox"/> Equipment	Circulation Area	~21%	1,730
TOTAL		100%	7,900
*Renovation – approximately 2,700 GSF; Addition – approximately 5,200 GSF			

BUDGET		PRELIMINARY
Construction	\$	3,865,700
Furniture, Fixtures, and Equipment	\$	406,372
Security/Access Control	\$	82,500
Telecommunication/Data	\$	89,420
Contingency ¹ (10%)	\$	386,570
UA Project Management Fee ² (4.5%)	\$	191,352
Architect/Engineer Fee ³ (~7.15%)	\$	271,424
Other ⁴	\$	200,000
Escalation ⁵	\$	82,400
TOTAL PROJECT COST	\$	5,575,738
Total Construction Cost per square foot \$538		

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

²UA Project Management Fee is based on 4.5% of the cost of construction and contingency.

³Architect/Engineer Fee is based on 6.5% 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.

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

⁵Escalation is currently based on an anticipated 0.5% inflation per month. Therefore, escalation is calculated at 1.5% for the Project through the anticipated bid date of September 2025, as included in the Project Status.

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 \$ 5,575,738

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 University standard 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	0%
	Date Completed	August 2025
CONSTRUCTION DOCUMENTS:	Date Initiated	August 2025
	% Complete	0%
	Date Completed	September 2025
SCHEDULED BID DATE:		September 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.

Attachment K to Board Rule 415

Supplemental Project Information Worksheet Annual Capital Development Plan

FY: 2025 – 2026

Project Name: Psychiatry Residency Program Renovation and Addition
Project Address/Location: 850 Peter Bryce Boulevard
Campus: The University of Alabama, Tuscaloosa, AL

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

<input checked="" type="checkbox"/> increase space inventory	.015%	% increase	2,700	GSF
<input type="checkbox"/> replace space inventory	_____	% replacement	_____	GSF
<input checked="" type="checkbox"/> renovation of existing space only			5,200	GSF

Total Project area is approximately 7,900 GSF

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

Comments:

Not applicable – Project allows for the launch of the newly accredited Psychiatry Residency Program

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				
600 General Use Facilities				
650 Lounge	1	varies	250	
680 Meeting Room	1	varies	300	2
700 Support Facilities				
800 Health Care Facilities				
830 Nurse Station	1	varies	120	3
835 Nurse Station Service	1	varies	380	3
850 Treatment/Examination Clinic	23	varies	3,590	1
855 Treatment/Examination Clinic Service	4	varies	540	
870 Central Supplies	3	varies	190	
880 Public Waiting	1	varies	600	
900 Residential Facilities				
000 Unclassified Facilities				
WWW Circulation Area				
W05 Lobby	1	varies	120	
W06 Public Corridor	5	varies	1,610	
XXX Building Service Area				
X03 Public Rest Room	3	3	200	
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. Current exam rooms and office allocation within the existing space is at capacity and unable to accommodate the additional space required with the new residency program.
2. Current meeting and common space are at capacity and not able to accommodate collaborative work and departmental cohesion.
3. Current nurses station space is not able to adequately accommodate the department's needs with the new residency program.

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

Estimated new Funds from Tuition/Programs \$ 4.2M Yr.

Comments:

In January/February 2025, the University received official notice of accreditation for the Psychiatry Residency Program. Recruitment efforts will commence in earnest in Fall 2025, with the inaugural class of residents beginning training on July 1, 2026.

This is a four-year residency program, and the University will add six residents each year until reaching full capacity in July 2029, for a total of 24 residents.

The estimated new funds referenced represent Year 4 of the program when full funding is anticipated and include:

- Graduate Medical Education (GME) funds provided through CMS, flowing from DCH to UA-CCHS.
- State allocation, clinical revenue, and contract revenue projections are associated with the program.

6. Has a facility user group been established to provide input for planning, programming, and design purposes? ☒ Yes ☐

If yes, list key members of user group:

Richard D. Friend, MD, Dean, College of Community Health Sciences

Thad Ulzen, MD, Chair and Professor of Department of Psychiatry and Behavioral Medicine, College of Community Health Sciences

Caroline Boxmeyer, PhD, Sr. Associate Dean for Academic and Faculty Affairs, Professor Department of Psychiatry and Behavioral Medicine, College of Community Health Sciences

Allison Arendale, CFO, COO, Chief Financial and Operations Officer, College of Community Health Sciences

Marisa Giggie, MD, MPAff, Associate Professor, Vice Chair, Department of Psychiatry and Behavioral Medicine, College of Community Health Sciences

James Reeves, MD, Psychiatry Residency Director, Associate Professor, Department of Psychiatry and Behavioral Medicine, College of Community Health Sciences

Crystal Dillard, PhD, Professor Department of Psychiatry and Behavioral Medicine, College of Community Health Sciences

Tyler Savage, RID, NCIDQ, Medical Facilities Manager, College of Community Health Sciences

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

Source(s)	New Funds (FY 2026)	Reserves	Status ^{/7}
Tuition			
Student Fees			
Investment Income			
Auxiliary Income			
• External			
• Internal			
Education Sales/Services			
• External			
• Internal			
Direct Grants			
Gifts			
Bonds			
Existing Net Assets			
Other – College of Community Health Sciences Reserves		\$5,575,738	Pending
Totals		\$5,575,738	Pending

^{/7} Approved, allocated, pending

Comments:

Funding from College of Community Health Sciences Reserves

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 2023- 2026 Base Data /8	First Full /YR Occupancy FY 2027	Successive Five (5) Year Projections /9
Maintenance	1,609.54	1,952.67	11,312.56
Elevator Service			
Building Repairs	536.51	650.89	3,770.85
Building Services	3,886.54	4,715.12	27,316.40
Electric, Natural Gas, Steam	1,351.84	1,640.04	9,501.35
Chilled Water			
Water and Sewer	76.04	92.25	534.45
Insurance	198.73	241.10	1,396.78
Safety Support	78.13	94.79	549.15
Operations Staff Support Funding	17.19	20.86	120.83
Other --			
Totals	7,754.52	9,407.73	54,502.37

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

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

Comments:

The amounts above are the incremental increases in O&M costs for the 2,700 GSF addition. Existing space is already accounted for in the annual operating budget.

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 – CCHS Operating Funds	\$9,408	\$54,502	Pending
Total/YR	\$9,408	\$54,502	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 cost will be funded from CCHS Operating Funds.

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

\$ 550,000 9.86 % of Total Development Costs

Comments:

The Project includes painting, addressing flooring, replacing lighting, and other deferred maintenance items in the existing footprint.

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

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

Comments:

The current Betty Shirley Clinic at the College of Community Health Sciences lacks sufficient square footage and training facilities to support the expansion required for accommodating six additional learners annually over the four-year Psychiatry Residency program.

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:

This four-year program will add six residents annually, reaching a total of 24 by July 1, 2029. This expansion will significantly enhance training for behavioral health learners, particularly in psychiatry, addressing the growing need for psychiatrists in our state.

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

Comments:

The renovation and expansion of the Betty Shirley Clinic to create space for the new Psychiatry Residency Program aligns with the University's goals in several ways:

GOAL #1: Provide a premier education that enhances the lives of our students, graduates, and the communities they serve. The expanded clinic will offer advanced training opportunities for psychiatry residents, enhancing their education and preparing them to serve the community effectively. This hands-on experience will improve the lives of students and graduates by equipping them with the skills needed to address mental health issues in Alabama.

GOAL #2: Increase the University's productivity and innovation in research, scholarship, and creative activities that impact economic and societal development
The new residency program will foster research and innovation in psychiatry and behavioral medicine. Residents and faculty will engage in scholarly activities that contribute to the understanding and treatment of mental health conditions, thereby impacting societal development and economic growth through improved health outcomes.

GOAL #3: Enrich our learning and work environment by attracting, welcoming, and supporting all faculty, staff, and students. The clinic's expansion will create a more inclusive and supportive environment for all members of the University community. By attracting top-tier faculty and providing state-of-the-art facilities, the University will enhance the learning and working conditions for students, staff, and faculty.

GOAL #4: Foster an environment that will aid in the recruitment, retention, growth, and support of outstanding faculty and staff

The renovation will help recruit and retain exceptional faculty and staff by offering modern facilities and resources for teaching and research. This supportive environment will promote professional growth and ensure the University remains a leader in medical education and health care.

Overall, the renovation and expansion of the Betty Shirley Clinic will significantly contribute to achieving the University's strategic goals, enhancing education, research, and community engagement.

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

Comments:

The College of Community Health Sciences' new Psychiatry Residency at The University of Alabama will support each of the System's core principles in the following ways:

Improving Lives and Health: The residency program aims to address the critical need for mental health services in Alabama by training psychiatrists who will serve the community. This will directly improve the mental health and overall well-being of citizens.

Accessible Education: By offering a residency program, the University is making advanced medical education more accessible to graduates. The program will prepare residents for successful careers in psychiatry, meeting the state's workforce needs.

Accountability and Excellence: The residency program is accredited by the Accreditation Council for Graduate Medical Education, ensuring high standards of education and training. This accountability ensures that every dollar invested in the program contributes to excellence in medical education.

Unified Approach to Education: The residency program will collaborate with various medical centers and community sites, fostering a unified approach to medical education and training across different levels and settings in Alabama.

Improving Economy and Health Care: By training psychiatrists to address mental health needs, the program will contribute to the overall health care system and economic growth. Improved mental health services can lead to better productivity and quality of life for citizens.

Elevating University Status: The establishment of this residency program enhances the University's reputation as a leader in medical education and health care. It unites the efforts of The University of Alabama, UAB, UAH, and UAB Health System towards common goals of excellence and community service.

This residency program is a significant step towards fulfilling the University's mission and core principles, ensuring a positive impact on the community and the state of Alabama.

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

Comments:

If the Psychiatry Residency program is not approved, the immediate impact on campus programs and enrollment would be significant. The College of Community Health Sciences would be unable to launch the newly approved program, which means:

Loss of Educational Opportunities: Prospective residents who planned to begin their training in the summer of 2026 would need to seek alternative programs, potentially outside of Alabama. This would reduce the number of advanced medical education opportunities available on campus.

Impact on Core Principles: The inability to support the core principles through this program would affect the University's mission to improve the lives and health of Alabama's citizens, make higher education accessible and diverse, and meet the state's workforce needs.

Staffing Challenges: The additional staff required to support the residency program would not be hired, leading to potential gaps in faculty and clinical support.

Reputation and Enrollment: The University's reputation as a leader in medical education could be impacted, potentially affecting overall enrollment and interest in other health sciences programs.

Overall, the approval of this construction project for the Psychiatry Residency program is crucial for maintaining the University's commitment to excellence in education, health care, and community service.



February 26, 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
Psychiatry Residency Program Renovation and Addition
UA Project No.: 018-25-3950

Dear Dr. Keith and Trustee Mauldin,

The University of Alabama ("University") is requesting a Waiver of the Consultant Selection Process for the Psychiatry Residency Program Renovation and Addition project ("Project") located at 850 Peter Bryce Blvd. The Psychiatry Residency Program was approved by the accrediting body in February 2025 and the first cohort is scheduled for July 2026. The University's ongoing efforts to enhance behavioral health services on campus have now expanded to include a Psychiatry Residency program and this project is necessary to accommodate that growth. It is anticipated that this Project will be funded with College of Community Health Sciences Reserves.

The University proposes to utilize Williams Blackstock Architects, Inc., Birmingham, Alabama, ("WBA") as the principal design firm for this Project. The services of WBA are proposed due to the firm having served as consultant for the programming and concept design for this Project and their familiarity and innate knowledge of the facility and unique needs of the program. Furthermore, the firm was also the architect of record for the recently completed Clinical Services and Research MRI Addition to Student Health where they gained additional insight and familiarity with the facility and occupants. This knowledge will facilitate an efficient and effective design process. Accordingly, the University is requesting approval to utilize WBA for this Project.

The University has negotiated a design fee of 6.5% of the cost of construction, including any owner-furnished contractor-installed materials and equipment, with a reduced renovation factor of 10%, plus NTE \$7,590 for additional services and reimbursables and less a discount credit of \$12,564 for WBA's familiarity with the facility. The negotiated fee reflects a 16% reduction of the standard fee for this type of project (Group III), which represents a financial benefit to the University.

Cost of the Work		Percentage Fee for Building Group III		Major Renovation Factor		Credits		Fee
\$3,865,700	x	6.5%	+	25%	-	\$0	=	\$314,088
\$3,865,700	x	6.5%	+	10%	-	\$12,564	=	\$263,834

Fee savings is \$50,254 or approximately 16% of the value of the standard fee for the Project.

Approval is hereby requested for:

1. Waiver of the Consultant Selection process.

Psychiatry Residency Program Renovation and Addition
Request for Waiver of Consultant Selection Process
February 26, 2025
Page 2

2. Williams Blackstock Architects, Birmingham, Alabama, as the design service provider for the Project at a negotiated design fee based on 6.5% of the cost of construction, including any owner-furnished contractor-installed materials and equipment, plus a 10% renovation factor and NTE \$7,590 for additional services and reimbursables, and less total credits in the amount of \$12,564.
3. Submittal to the Physical Properties Committee for review and approval at the June 5-6, 2025 meeting.

For your convenience, a Project Summary has been attached. If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Daniel T. Layzell / CM". The signature is fluid and cursive, with a large "D" and "L".

Daniel T. Layzell
Vice President for Finance and Operations
and Treasurer

DTL/mrw

Attachment

Pc w/atchmnts: Michael Rodgers
Tim Leopard

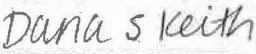
Matt Skinner
Suzanne Webster

Jessica Morris

Psychiatry Residency Program Renovation and Addition
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Page 3

☒ 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

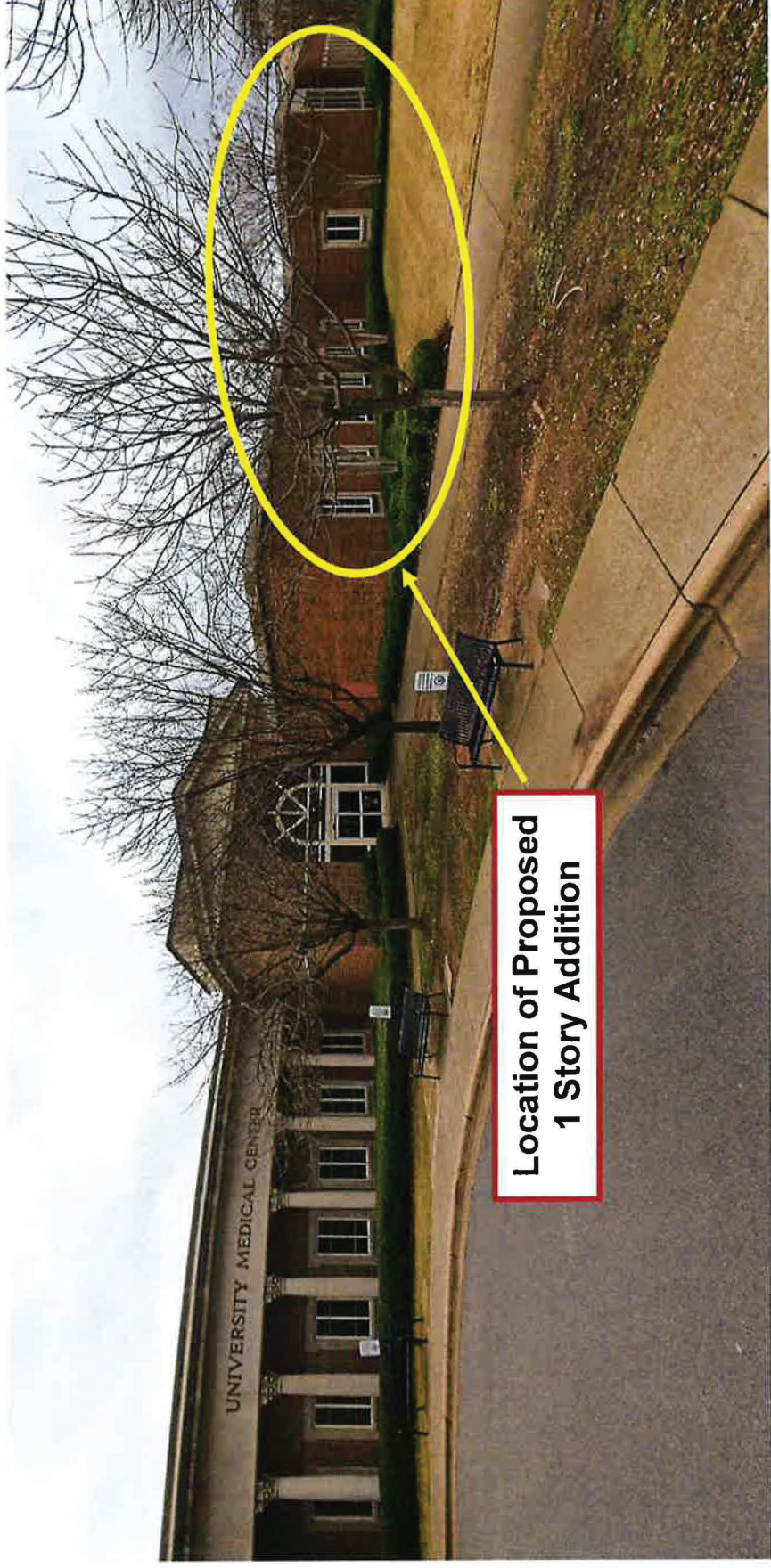
☐ Not Recommended for Approval. Submit to Physical Properties Committee

Signed by:

84376214161D42D...

Trustee Evelyn VanSant Mauldin, Chair for Physical Properties Committee

PSYCHIATRY RESIDENCY PROGRAM RENOVATION AND ADDITION

**General Area Photo
East Elevation of University
Medical Center**



**Location of Proposed
1 Story Addition**

PSYCHIATRY RESIDENCY PROGRAM RENOVATION AND ADDITON

LOCATION MAP

