

**Gordon H. Scott Hall
Vivarium Renovation Project
DESIGN AUTHORIZATION**

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to advance and complete design phase activities for the eventual construction of the Gordon H. Scott Hall Vivarium Renovation for an initial cost not to exceed \$550,000. Funding for this effort will be provided by the Division of Research and the School of Medicine.

Background and Project Description

Constructed in 1968, the Gordon H. Scott Hall of Basic Medical Sciences, located at 540 East Canfield Street, provides approximately 455,000 square feet of classrooms, research labs, offices and facilities support spaces. The existing 10,000 square foot vivarium went through an expansion program in 1985 and a cage and bottle washer equipment upgrade in 1997. The facility is one of the first to be certified by the Association for Assessment and Accreditation of Laboratory Animal Care AAALAC and has continuously maintained certification since it was constructed.

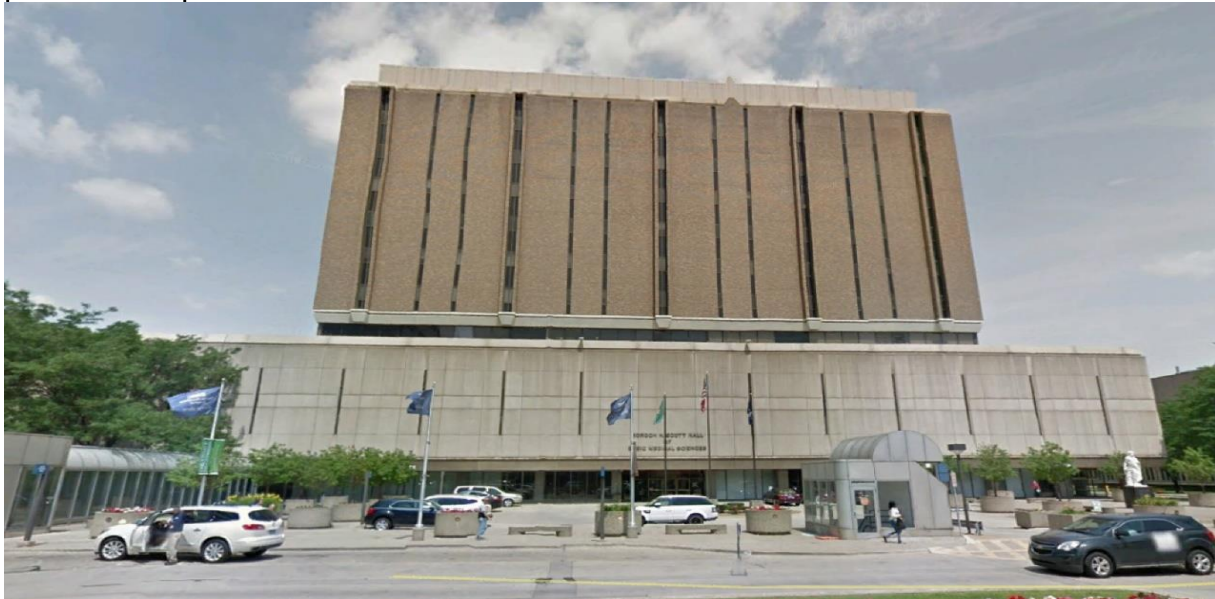
In October 2018, an extensive facility assessment survey was conducted for the purposes of providing scope of work options and recommendations for the renovation of the existing animal holding facility to meet current design standards and existing accreditation requirements. The assessment found that current room sizes, door widths, and operational workflows were inefficient due to the current layout and both the lab and building mechanical equipment were unreliable and there were substantial operational inefficiencies that are compromising the research mission and the staff function support. The existing HVAC systems do not allow control of either temperature or humidity at the individual room-levels or redundancy in the event of power outages.

Given the central and important role of this resource in support of the School of Medicine research and development mission and the infrastructure challenges involved, there is a sense of some urgency among those involved to address this issue in the near term for program sustainability for a period of time as the university works toward the development of new research and education facilities.

In May 2019, after a competitive selection the architects were contracted to provide schematic design services for the renovation layout and a corresponding budget estimate. At the end of schematic design, the vivarium renovation which included upgrading of mechanical and lab system equipment, layout reconfigurations for space optimization and operational efficiencies, and upgrades to non-porous finishes was estimated at greater than the initial assessments.

Submitted by: Rebecca Cooke, Vice President, Finance and Business Operations

In order to develop a comprehensive budget for the project with the volatile Detroit construction market, the construction manager was engaged after a competitive selection in December 2019 to support the project team to provide estimating services and further vet the design. All contracts will be awarded in accordance with University policies and procedures.



Gordon H. Scott Hall of Basic Medical Sciences



SCOTT HALL VIVARIUM

WORKING PLAN - REVIEW

WYS0101
08.22.2019

AL-1

Scott Hall Vivarium Schematic Design Work Plan
Project Budget

Submitted by: Rebecca Cooke, Vice President, Finance and Business Operations

Funding Sources	
Division of Research - Vivarium Renovation	\$ 275,000
School of Medicine - Vivarium Renovation	\$ 275,000
TOTAL Sources	\$ 550,000
Expenditures Plan	
Design Services	\$ 450,500
Construction Manager – Preconstruction	\$ 9,500
Project Management	\$ 90,000
TOTAL Expenditures	\$ 550,000