

Scott Hall Vivarium Updates

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to approve spending to design, solicit bids, and award contracts to make improvements to the Scott Hall Vivarium for a project cost not to exceed \$7,000,000. While \$3.96M was approved by the Board of Governors in June 2020, it is recommended that the Board authorize additional spending to expand the area of renovation of the Scott Hall Vivarium. Funding for this project will be provided from Federal Stimulus Funds for Higher Education, if applicable. If not, funding will from the University's 2020 Bond issue will be used.

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 was 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.

The existing Division of Laboratory Animal Resources (DLAR) vivarium space is operational; however, due to the age of the facility, it does not meet current standards for vivarium design, environment (HVAC) controls, building system redundancy, and other aspects of daily operations.

In January 2020, the Board approved funding for design phase activities, which resulted in a greater than anticipated project cost. Given the uncertainty during the pandemic in June of 2020 and as a reflection of the urgent need of the project in the context of budget considerations at that time, the full scope of work was modified to address minimal core required elements with a plan to complete the full scope at a later time. In June 2020, the Board thus approved \$3.96M for construction funding for a reduced project scope (6,000 square foot), which included upgrades to base equipment and space associated with:

- Bottle and cage wash area
- Animal Holding Rooms (limited area and HVAC scope)
- Sterilization Equipment
- HVAC Equipment

However, several important aspects of the project were put on hold at that time given budget considerations. With the external support for institutional infrastructure and

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higher education, and given the importance of this project, the university would be better served by moving forward with the full work scope as initially defined. The updated project scope with the full 10,000 sq. foot program addresses the operational needs for efficient DLAR workflows and research activities while fully aligning with required regulatory elements. The full scope program includes space associated with:

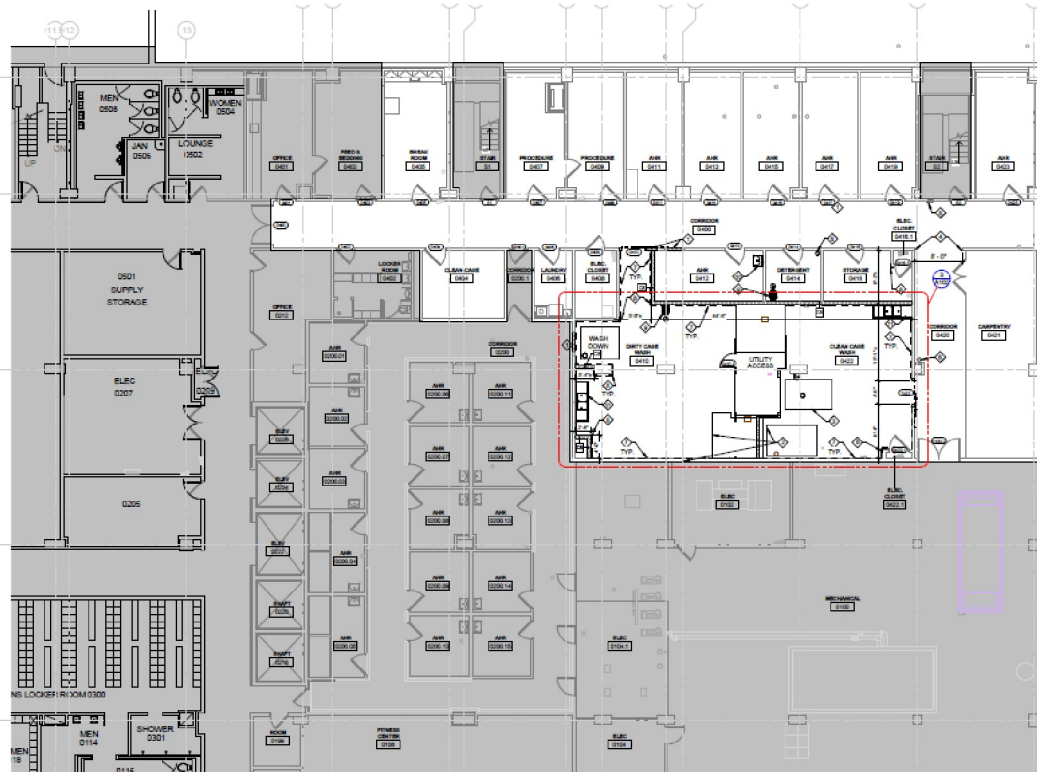
- Bottle and cage wash area
- Animal Holding Rooms (all rooms with reconfigured layouts and HVAC)
- Procedure rooms (additional rooms added for research activities and function)
- Sterilization Equipment
- HVAC Equipment (full replacement for all procedure and animal holding rooms)

All contracts for this project will be awarded in accordance with University policies and procedures, and with a focus on sustainability.

Project Budget

Funding Sources (Approved June 2020)	
Deferred Maintenance	\$1,333,000
Department of Research	\$1,532,000
School of Medicine	\$750,000
Strategic Initiative Funds	\$350,000
TOTAL Sources (Approved June 2020)	\$3,965,000
Federal Stimulus Funds for Higher Education (or 2020 Bond proceeds if federal funds cannot be used for this purpose)	\$3,035,000
TOTAL Sources	\$7,000,000
Expenditures Plan (Full Scope Expenses)	
Design Fees	\$800,000
Construction	\$6,090,000
Project Management	\$190,000
Contingency	\$520,000
Expenditures Funding (Full Scope Expenses)	
Approved funding	\$3,965,000
Additional funding requested	\$3,035,000
TOTAL Expenditures	\$7,000,000

Current Scope (6,000 SF)



Proposed Full Scope (10,000 SF)

