

March 20, 2019

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: University of Utah – Research Lab Remodel Non-State Funded Project

Issue

As required by Regent Policy R702, *Non-State Funded Projects*, the University of Utah requests Board authorization to proceed with a non-state funded project to remodel laboratories in the Biomedical Polymers Research Building for \$6,732,366.

Background

Regent policy R702 requires the Board to review capital projects requiring State Building Board or Legislative approval. State statute (63A-5-104) defines capital projects with more than \$500,000 of new space as “capital developments” and allows the State Building Board to approve those projects without legislative approval if the project does not use state funding sources for the design, construction, operation, or maintenance of the facility.

The Biomedical Polymers Research Building (BPRB) is located on the Health Sciences campus of the University of Utah. The facility was built in the early 1990s as a laboratory and research facility. In conjunction with the extensive medical school project, the University reviewed additional opportunities to enhance existing research facilities on the Health Sciences campus. Recent growth in Biochemistry research as well as faculty and staff recruitment in that area led the University to explore options to improve and economize existing space for greater efficiency and productivity in the BPRB. The University requests approval to remodel approximately 14,132 square feet on the first floor of the BPRB. The project is estimated to cost \$6,732,366 funded from University Health Sciences funds. No state funds will be used in the design and construction of the project.

The University's Board of Trustees approved this project in their February 12, 2019 meeting. Additional information about the project is provided in the attached letter and presentation from the University. Representatives from the University of Utah will be present at the meeting to provide additional information and respond to questions from the Board.

Commissioner's Recommendation


The Commissioner recommends that the Board authorize the University of Utah to present the Biomedical Polymers Research Building laboratory remodel project to the Utah State Building Board for final approval.

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David L. Buhler  
Commissioner of Higher Education

DLB/KLH/RPA  
Attachments

**MEMORANDUM**

**Date:** March 8, 2019  
**To:** Utah State Board of Regents  
**From:** Cathy Anderson, CFO   
**Re:** Biomedical Polymers Research Building Lab Remodel

The University of Utah requests approval to remodel labs in the Biomedical Polymers Research Building located in the Health Sciences portion of the University campus. The objective of the project is to facilitate the enhancement and consolidation of biochemical research at the University.

The proposed project will remodel 14,132 sq. ft. on level one of the building. The project is described in more detail in the attached.

The proposed total project budget is \$6,732,366 and will be funded by University Health Sciences funds. No state funds will be used for this project.

The project was approved by the University's Board of Trustees in their meeting on February 12, 2019. We request that this be presented to the Board of Regents for approval during the March 29, 2019 meeting.

Thanks, as always, for your consideration and support.



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# BIOPOLYMERS RESEARCH BUILDING (BPRB)

## LAB REMODEL - LEVEL 1

BOARD OF REGENTS

3.29.19

# PROJECT NEED AND BACKGROUND:

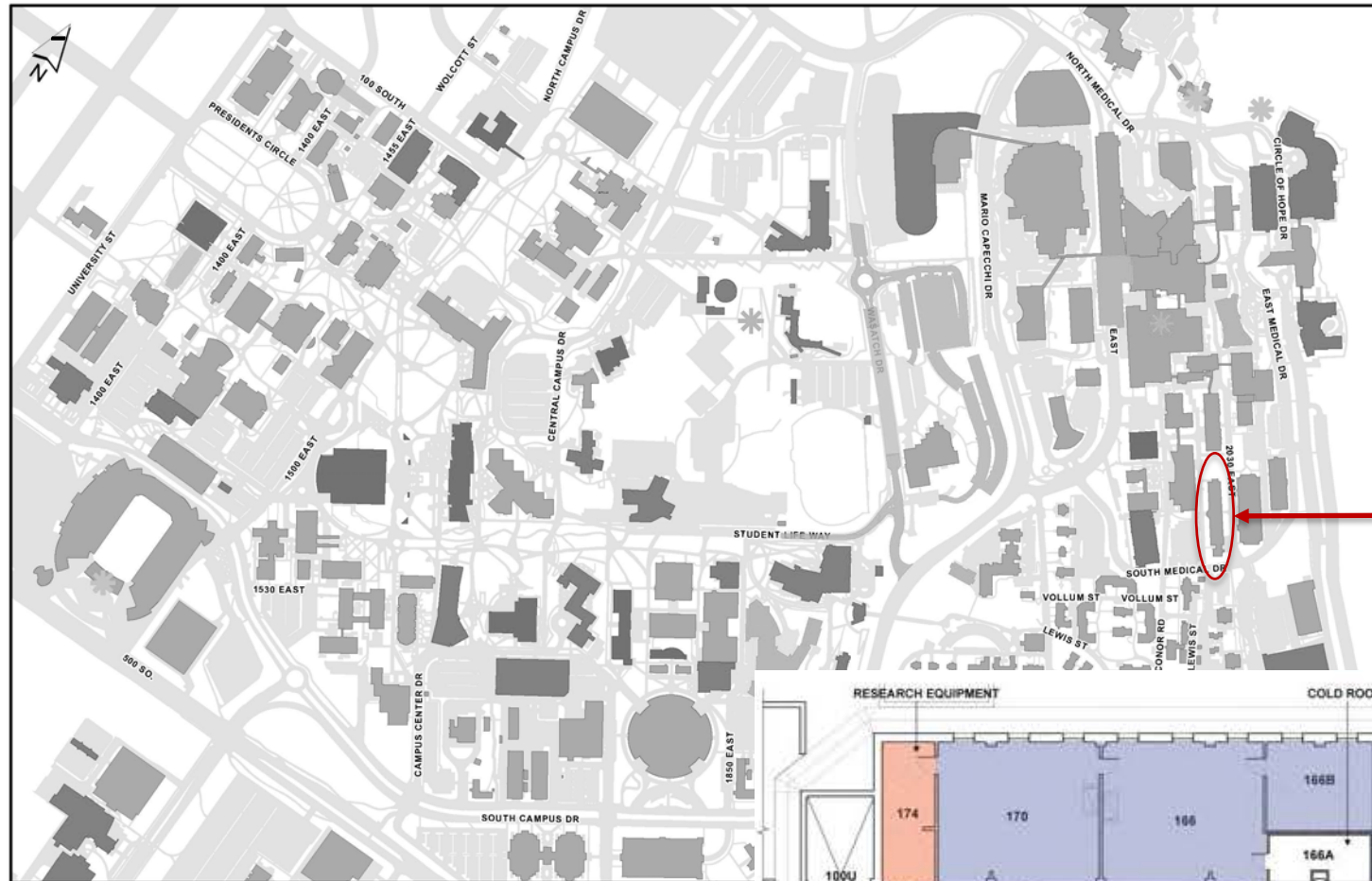
## **NEED**

- *Additional wet lab space on the Health Sciences Campus to meet growing research space demand*

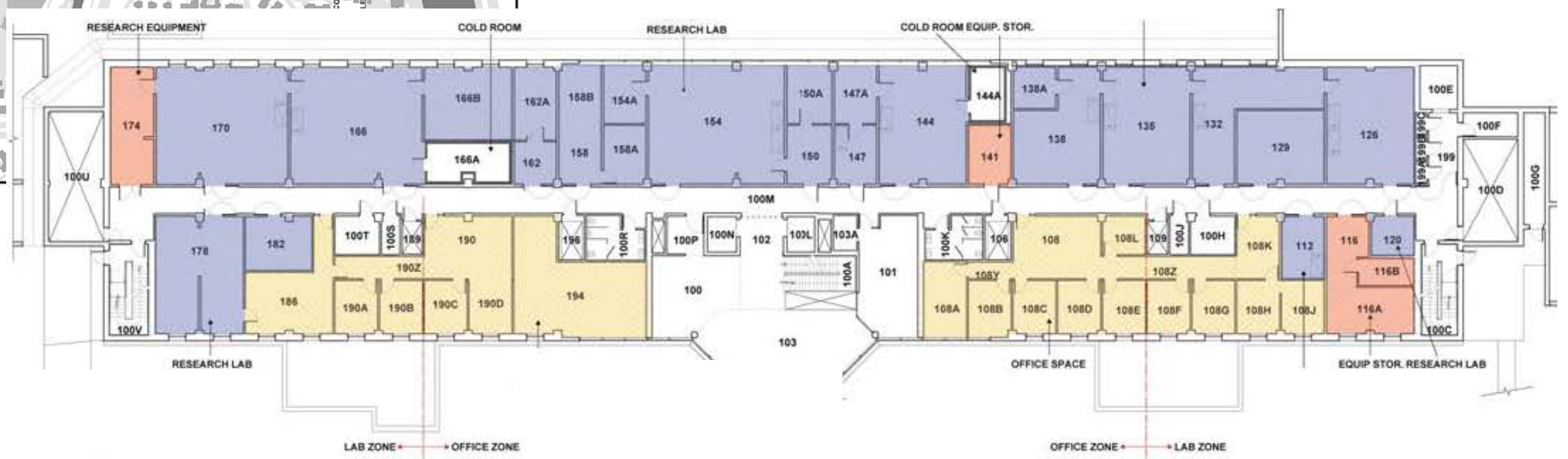
## **BACKGROUND**

- *A multi-year strategy is underway to refresh existing lab stock for occupancy by researchers vacating Building 521 and to address research growth needs:*
  - *2014: BPRB Levels B, 3, 4 and a portion of 5 remodeled for Neurobiology and Anatomy.*
  - *2017: Wintrobe building labs remodeled for researchers housed in Building 521.*
  - *2018: Completed study of the remaining floors of BPRB to evaluate lab upgrades T levels 1, 2 and part of 5*
  - *2019: Growth in Biochemistry research and recruitment has warranted proceeding with the level 1 remodel.*

# AREA OF PROPOSED WORK- BPRB LEVEL 1:



**BIOPOLYMERS RESEARCH BUILDING**

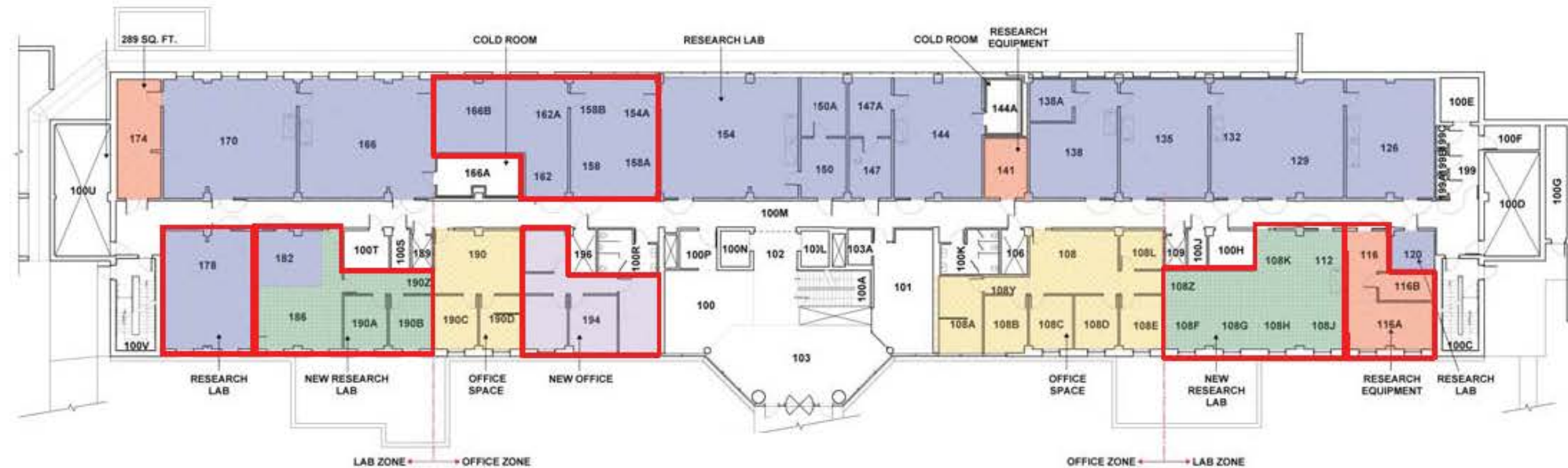


Existing Level 1 Floor Plan


# PROPOSED SCOPE OF WORK – BPRB LEVEL 1:

*Renovate approximately 14,132 sq. ft. on level 1:*

- *New casework and fixtures at Labs*
- *Subdivided labs to be opened up allowing for better research flow.*
- *Portions of office suites to be converted to research space.*
- *Infrastructure upgrades to address chilled water needs, emergency power, data, and fire alarm*



Proposed Level 1 Floor Plan

 - Indicates area to receive more extensive remodel

# SCHEDULE & BUDGET:

## - **SCHEDULE**

- *Approvals:*
  - *Board of Trustees* 02/12/2019
  - *Board of Regents* 03/29/2019
  - *Building Board:* 04/03/2019
- *Design* 06/2019 – 10/2019
- *Permit/Bid:* 10/2019 – 11/2019
- *Construction* 12/2019 – 11/2020

## - **BUDGET**

- *Construction* \$4,933,402
- *Soft Costs* \$1,798,964
- ***Total Project Cost*** **\$6,732,366**