



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB B

January 14, 2021

## University of Utah – Non-State Funded Project

Board Policy R702, *Non-State Funded Projects*, 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 University of Utah requests Board approval to design and construct an 8,642 square foot Nora Eccles Harrison Cardiovascular Research and Training Institute for \$5,547,000 funded through donations. No state funds will be used for construction or design, nor will additional state funds be requested for operation and maintenance beyond appropriations for the existing facility. The project was approved by the University of Utah Board of Trustees in the June 9, 2020, meeting. Additional information about the project is provided in the attached letter and presentation materials.

### Commissioner’s Recommendation

The Commissioner recommends that the Board authorize the University of Utah to present the Nora Eccles Harrison Cardiovascular Research and Training Institute to the Utah State Building Board for final approval.

### Attachments:

December 15, 2020

Mr. David R. Woolstenhulme, Commissioner  
Utah System of Higher Education  
Two Gateway  
60 South 400 West  
Salt Lake City, UT 84101-1284

Subject: Addition to CVRTI Building

Dear Commissioner Woolstenhulme:

The University of Utah requests approval to design and construct an addition to the Nora Eccles Harrison Cardiovascular Research and Training Institute (CVRTI). The CVRTI was established by the Board of Regents in 1969 and has been generously supported by the Nora Eccles Treadwell Foundation since 1973. In 1970 the CVRTI moved to its current location in a former Fort Douglas military building constructed in 1939. The CVRTI building was expanded in 1982, and again in 1993, to meet growing academic interest in cardiovascular science at the University of Utah.

The proposed addition will meet urgent near-term needs. The CVRTI is home to faculty from five (5) different primary academic Departments (Internal Medicine, Surgery, Biomedical Engineering, Pediatrics, and Pharmacology and Toxicology). The proposed 8,642 gross square foot addition will infill the existing courtyard and wrap around the south side of the South Wing. Additional detail is provided in the attached presentation.

The proposed total project budget is \$5,546,753 and will be funded by donations. No state funds will be used for this project. While the existing building will continue to be eligible for and receive state funding for O&M and improvements, the addition constructed under this addition will not be eligible and no state funding will be sought for the addition. Instead, O&M and improvement costs associated with the addition will be funded by Health Sciences revenues.

The project was approved by the University's Board of Trustees in their meeting on June 9, 2020. We request that this be presented to the Board of Regents for approval during their meetings on January 14 and 15, 2021.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson  
Chief Financial Officer



Nora Eccles Harrison  
Cardiovascular Research and Training Institute  
(CVRTI)  
**Building Addition**

Board of Higher Education

January 14, 2021

# CVRTI

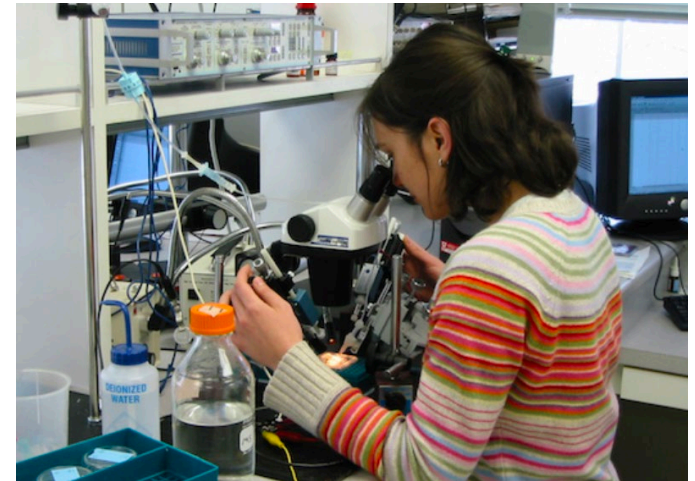
## Project Vision

Cardiovascular Disease is the leading cause of death in the US and also is the leading health care cost to the US economy.

The goal of the project is to expand the CVRTI in order to address the demand for academic programs in cardiovascular biology and medicine, and acute need for lab space, at the University of Utah.

## CVRTI Mission

The Nora Eccles Harrison Cardiovascular Research Training Institute (CVRTI) integrates professors and trainees across academic departments to nucleate a campus wide cell-to-bedside approach in cardiovascular education and research.



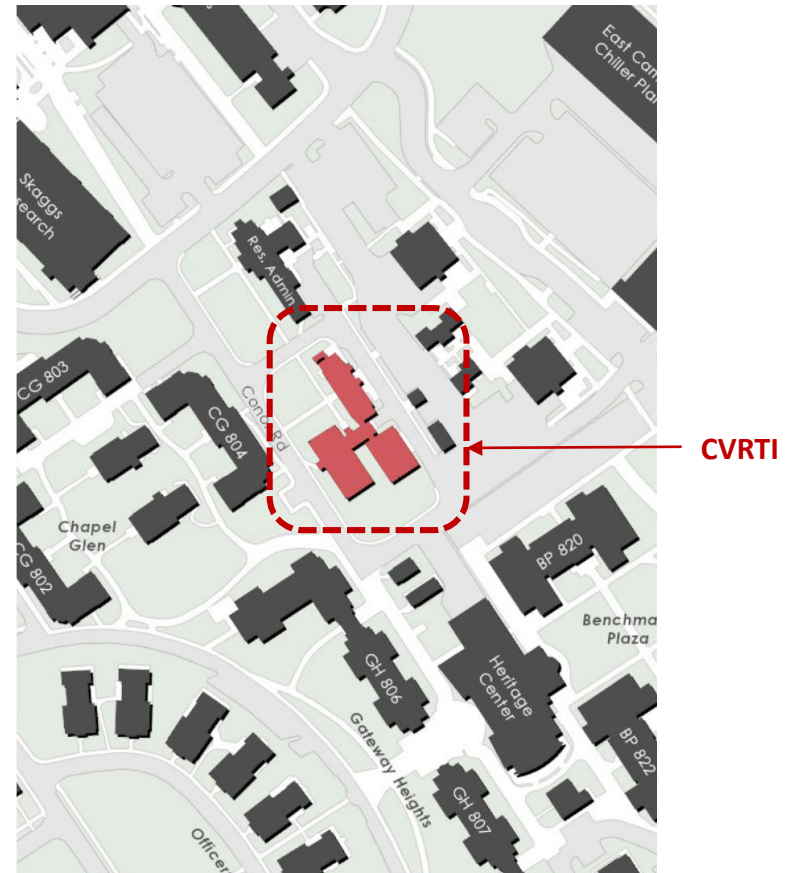
# CVRTI

## Background

The CVRTI was established by the Board of Regents in 1969 and has been generously supported by the Nora Eccles Treadwell Foundation since 1973.

In 1970 the CVRTI moved to its current location in a former Fort Douglas military building constructed in 1939. The CVRTI building was expanded in 1982, and again in 1993, to meet growing academic interest in cardiovascular science at the University of Utah.

The proposed building addition will meet the urgent near-term needs of the campus. An upcoming comprehensive *Campus Masterplan Update* will identify space for additional future growth.





# CVRTI

## Academic Breadth

The CVRTI is home to faculty from five (5) different primary academic Departments (Internal Medicine, Surgery, Biomedical Engineering, Pediatrics, and Pharmacology and Toxicology). In the last three years, CVRTI faculty collaborated with 35 Professors from 15 different University of Utah Departments.

At any given time, the CVRTI houses about 50 trainees. Presently, there are 18 undergraduates, 16 graduate students, and 17 postdoctoral fellows. Since 2000, 24 PhD's and 11 MSc's have been awarded to CVRTI Trainees.



# CVRTI

## Program

8,642 gsf Addition

- 5,240 gsf in Programmed Space
- 3,402 gsf in unfinished Basement and “Grossing Factor” (walls, shafts, infrastructure space)

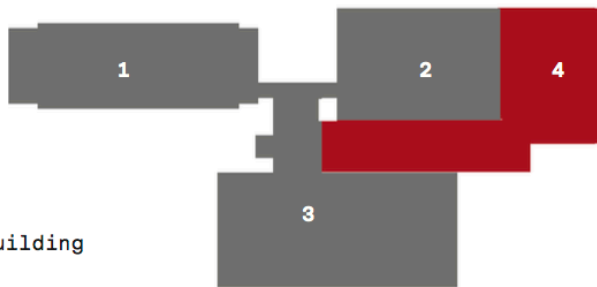


CVRTI - New Addition					
Space Description	Dimensions (ft)	Quantity	Room Area (s.f.)	Extension (s.f.)	Occupancy Target
Research Laboratory	-	2	1,000	2,000	20
Tissue Culture	10 x 22	4	220	440	2
Office - Principal Investigator	10 x 10	6	100	600	1
Office - Shared	10 x 20	4	200	800	4
Copy / Break	-	2	200	400	4
Storage	-	1	1,000	1,000	-
<b>Programmed Space</b>				<b>5,240 gsf</b>	<b>78</b>
Notes:					
1. Seating/furniture for casual gatherings is desired in common spaces.					
2. Shared Offices are set up to be easily divided in the future.					

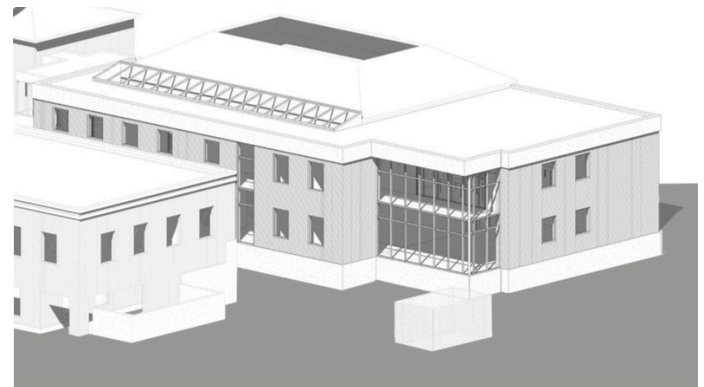
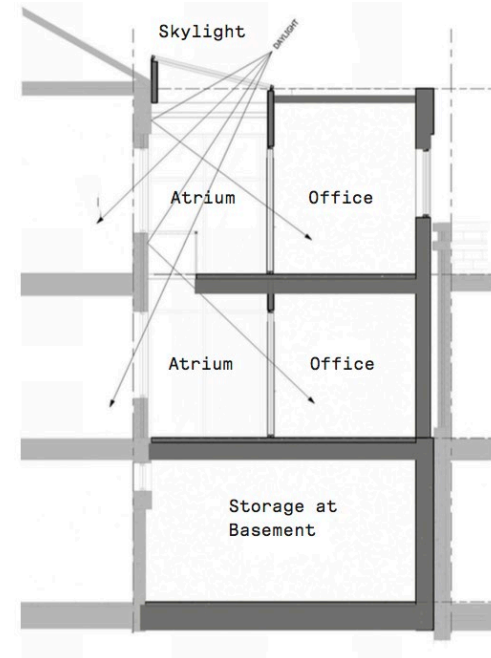
# CVRTI

## “Infill” Concept

- New addition will infill the courtyard and wrap around the south side of building 2
- An unfinished storage basement will be built underneath the existing courtyard and new building
- Existing windows in the south wing (bldg. 2) will open to the new space
- Existing windows in the west wing (bldg. 3) will be blocked off by the expansion

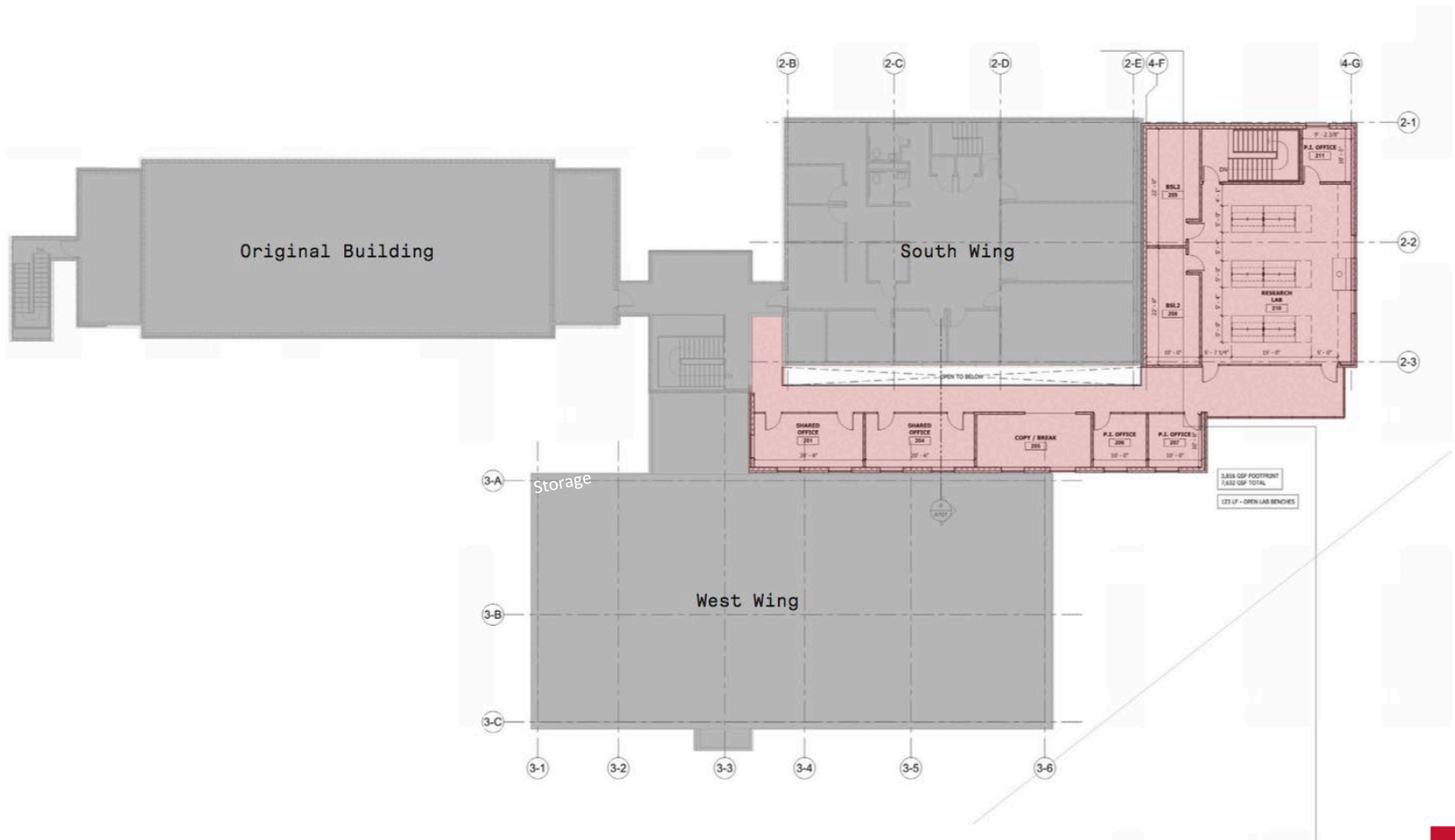


- KEY
1. Original Building
  2. South Wing
  3. West Wing
  4. New Addition





### Floor Plan Diagram (typical of Levels 1 and 2)



## Project Schedule

Completes Q1- 2023



# CVRTI

**Total Project Budget:**      **\$5,546,753**

<u>Budget Category</u>	<u>Cost</u>	<u>Escalated Cost per Sq. Ft.</u>
<b>Construction</b>		
<i>New Construction</i>	\$3,979,773	
<u><i>ADA Upgrades</i></u>	<u>\$ 159,191</u>	
<b>Sub-total</b>	<b>\$4,138,964</b>	<b>\$ 478.94 per sq. ft.</b>
 <b>Soft Costs</b>		
<i>Fees, Testing &amp; Inspection</i>	<i>\$ 781,763</i>	
<i>Furniture &amp; Equipment</i>	<i>\$ 292,700</i>	
<i>Information Technology</i>	<i>\$ 104,807</i>	
<u><i>Contingency</i></u>	<u><i>\$ 228,519</i></u>	
<b>Sub-total</b>	<b>\$1,407,789</b>	<b>\$ 162.90 per sq. ft.</b>

# CVRTI

## Project Funding

The Project will be funded by donations and other institutional funds.

No state funds will be used for this project.

## O & M

O & M for the new space estimated at **\$88,494** annually and will be funded from Health Sciences operating revenues

