



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

December 1, 2023

## University of Utah – Non-State Funded Project

Board Policy R702, *Non-State Funded Projects*, requires the Board to review capital projects requiring Division of Facility and Construction Management or Legislative approval. [Utah Code 63A-5b-401](#) defines capital projects with more than \$5,000,000 of renovated space as “capital developments” and allows DFCM 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 renovate 5,474 square feet on the second floor of the Biomedical Polymers Research Building. This will substantially increase the capacity, efficiency, and flexibility of the research space. The project also addresses HVAC and electrical systems and upgrades data systems.

The proposed project budget is \$6M and will be funded by federal funds and existing health sciences budget resources. No state funds will be used for this project, and no additional state funds will be requested for the operation and maintenance of this facility. The project was approved by the University of Utah Board of Trustees in the August 8, 2023 meeting. Additional information about the project is provided in the attached letter and presentation materials.

### **Commissioner’s Recommendation**

The Commissioner recommends the Board authorize the University of Utah to obtain approval for the remodel of the Biomedical Polymers Research Building (BPRB) and refer to DFCM for final approval.

### **Attachment**

October 31, 2023

Mr. Geoffrey Landward, Interim Commissioner  
Utah System of Higher Education  
Two Gateway  
60 South 400 West  
Salt Lake City, UT 84101-1284

Subject: Biomedical Polymers Research Building (BPRB) 2nd Floor Remodel for Neurobiology

Dear Interim Commissioner Landward:

The University of Utah requests approval to remodel 5,474 square feet on the second floor of the Biomedical Polymers Research Building. This will substantially increase the capacity, efficiency and flexibility of the research space. The work includes the removal of dividing walls and the installation of new lab casework, lighting, and ceiling systems. It also addresses HVAC and electrical systems and upgrades data systems. Additional information is included in the attached presentation.

The proposed total project budget is \$6,000,000 and will be funded by federal funds and Health Sciences. Facility operating revenues will fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance costs.

This project was approved by the University's Board of Trustees in their meeting on August 8, 2023. We request that this be presented to the Board of Higher Education for approval at the December 1, 2023 meeting.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson  
Chief Financial Officer



# Biomedical Polymers Research Building (BPRB) 2<sup>nd</sup> Floor Remodel for Neurobiology

Board of Higher Education

December 1, 2023

# BACKGROUND / VISION

The Department of Neurobiology includes faculty and research labs dedicated to investigating nervous system function in health and disease.

Research areas include the molecular, cellular and circuit analysis of neuronal communication and behavior, the role of gene regulation and epigenetics in development and nervous system function, and mechanisms of disease.

BPRB was constructed in 1994. Several lab areas have been renovated since then, as research methodologies have changed. This project will provide the next step in that modernization process.

The project was allocated \$3,000,000 in funding through the Consolidated Appropriations Act, 2023. This funding will be administered through the Federal Health Resources & Services Administration (HRSA).



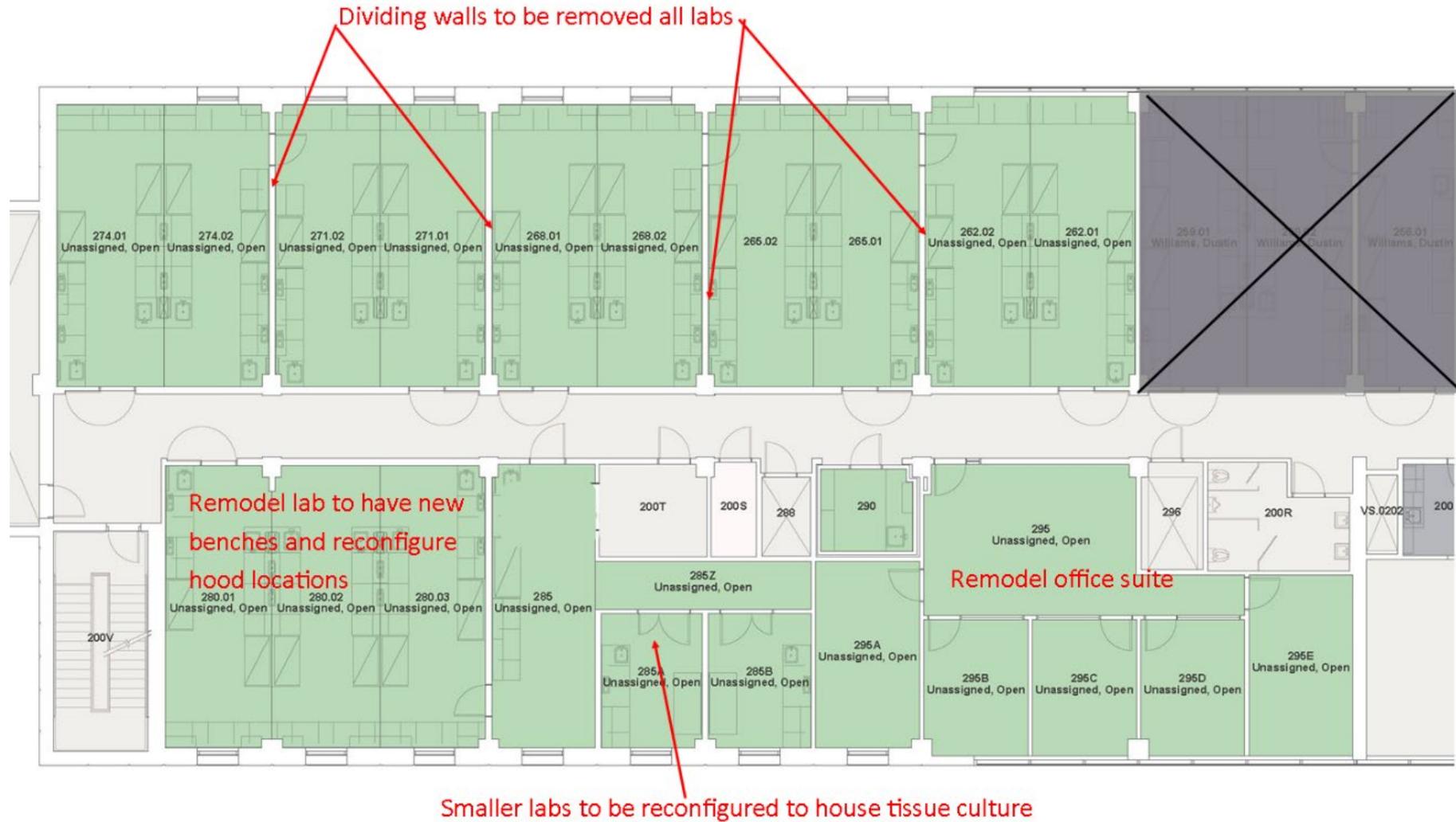
# SCOPE OF WORK

Remodel of 5,474 SF on BPRB 2<sup>nd</sup> floor, including:

- Removal of dividing walls between labs
- New lab casework.
- New lighting and ceiling systems.
- New fume hoods and relocation of several existing fume hoods.
- New finishes
- Renovation of office suites on the west side of the floor.
- Upgrade of data systems to provide for high speed data transfer and processing
- Adjustments to HVAC and electrical systems



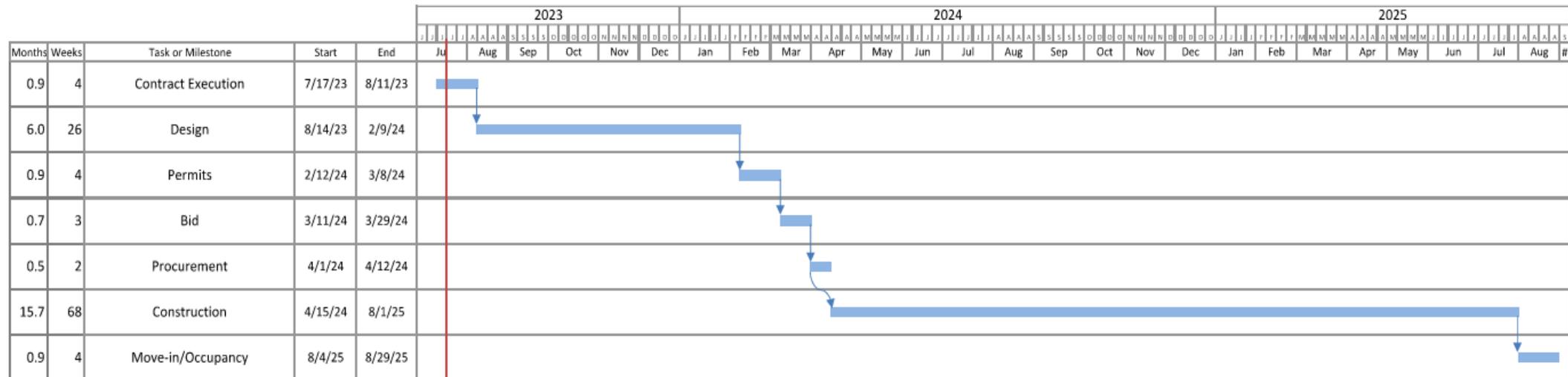
# FLOOR PLAN



# PROJECT SCHEDULE

## Summary:

- Design Start 09/2023
- Construction Start 05/2024
- Construction Complete 07/2025
- Occupancy 08/2025



# PROJECT BUDGET

	<b>Total Cost</b>	<b>Cost per SF</b>
Building Construction Costs (including escalation)	\$3,723,149	\$680.15
Impact & Connection Fees	\$0	\$0
Sitework & Parking	\$0	\$0
<b>Total Construction Cost</b>	<b>\$3,723,149</b>	<b>\$680.15</b>
Total Soft Costs	\$ 2,276,850	\$415.94
<b>TOTAL PROJECT COST</b>	<b>\$6,000,000</b>	<b>\$1,096.09</b>

# PROJECT FUNDING

## Design & Construction

- Request for State Capital Funds: \$0
- Consolidated Appropriations Act 2023 \$3,000,000
- Sr Vice President for Health Sciences \$3,000,000
- TOTAL \$6,000,000

## Operations & Maintenance

- No State O&M Funds requested

# APPROVAL REQUEST

**Request** approval to renovate 5,474 SF of existing lab space in BPRB for Neurobiology research.

## **Design & Construction**

- Total Cost: \$6,000,000
- Funding Source: Consolidated Appropriations Act 2023 & SVP Health Sciences

## **O&M:**

- No change

Thank You

