The University of Missouri – Columbia requests Project Approval for the Medical Science Building – Research Vivarium Upgrades and Maintenance. The total project budget of $12,900,000 is funded by Campus Reserves.

The existing vivarium in the Medical Science Building (MSB) consists of approximately 17,400 gross square feet (GSF) on the First Floor. The vivarium was constructed in 1954 and expanded in 1964. There have only been two modest renovations over the ensuing years, along with a number of minor remodels and repurposing of specific spaces. The configuration of the space is outdated by today’s standards. As a result, many building systems are inefficient and have exceeded their life expectancy, surfaces are difficult to keep clean, and workflow through the space makes contamination control hard to manage. Given the extensive interdisciplinary School of Medicine (SOM) collaborations across campus with Engineering; Veterinary Medicine; Agriculture, Food, and Natural Resources; Arts & Science; and Human Environmental Sciences, the outdated vivarium infrastructure is creating widespread research inefficiency across the MU campus. The MSB vivarium has emerged as a limiting factor for research growth within the SOM and the campus.

A MSB Vivarium Feasibility and Costing Study, completed in April 2016, recommended a concept to completely vacate the existing facility and utilize temporary facilities at an off-site campus location to allow a full facility renovation in a single phase. The renovation consists of approximately 20,900 GSF with programmatic improvements including increasing procedure space; replacing all mechanical, electrical and plumbing systems; installing a fire suppression system; and providing a backup power system generator with the capacity to serve the entire MSB in the future.

The Clark Enersen Partners, P.C., Kansas City, Missouri, is the recommended architect for this project. The interview was engaging and provided an in-depth discussion of their integration of research animal housing planning and design experience to maximize facility flexibility and efficiency, which particularly resonated with the academic members of the selection committee. The Clark Enersen team includes SK Design Group (MBE), Overland Park, Kansas for civil engineering; FSC, Inc. (MBE), Kansas City, Missouri for building code consulting; and Energy Studio, Inc. (WBE), Omaha, Nebraska, for energy modeling.

The selection committee also interviewed Christner, Inc., St. Louis, Missouri; HERA, Inc. (WBE), St. Louis, Missouri; and BSA Life Structures, St. Louis, Missouri.

The fee for basic architectural and engineering services was stated in the RFQ and was determined using the University of Missouri’s “Architectural and Engineering Basic Services Fee Estimating Guidelines” at 9.5% of the $8,460,000 construction cost or $803,700. The Clark Enersen Partners agreed to a 9.0% fee, $762,220. Additional services
for equipment planning, relocation of the exterior biohazard storage facility, design bid alternate for updating adjacent MSB public corridor finishes, design coordination assistance with Owner’s enabling project for temporary offsite animal housing, and detailed field verification of existing infrastructure conditions is anticipated at $26,000 for a total design fee of $788,220.

The total construction cost is $405/GSF, including the MSB backup power infrastructure cost of $64/GSF, and is expected to be complete by January 2020.
Recommended Action - Project Approval, Medical Science Building – Research Vivarium Upgrades and Maintenance, MU

It was recommended by Chancellor Cartwright, endorsed by President Choi, recommended by the Finance Committee, moved by Curator ___________ and seconded by Curator ___________, that the following action be approved:

the project approval for the Medical Science Building – Research Vivarium Upgrades and Maintenance project, University of Missouri-Columbia.

Funding for the project budget is from:
Campus Reserve Funds $12,900,000

Roll call vote of the Committee:
Curator Brncic YES  NO
Curator Chatman
Curator Layman
Curator Snowden
Curator Sundvold

The motion ___________________.

Roll call vote:
Curator Brncic YES  NO
Curator Chatman
Curator Farmer
Curator Graham
Curator Layman
Curator Phillips
Curator Snowden
Curator Steelman
Curator Sundvold

The motion ___________________.