

**UNIVERSITY OF NEBRASKA BOARD OF REGENTS
BOARD OF REGENTS MEETING
REGENTS' ITINERARY**

THURSDAY, NOVEMBER 29, 2012

2:00 P.M.

BOARD OF REGENTS MEETING
Varner Hall board room
3835 Holdrege Street, Lincoln, Nebraska

NOTICE OF MEETING

Notice is hereby given that the Board of Regents of the University of Nebraska will meet in a publicly convened session on Thursday, November 29, 2012, at 2:00 p.m. in the Board Room, Varner Hall, 3835 Holdrege Street, Lincoln, Nebraska.

An agenda of subjects to be considered at said meeting, kept on a continually current basis, is available for inspection in the office of the Corporation Secretary of the Board of Regents, Varner Hall, 3835 Holdrege Street, Lincoln, Nebraska, or at <http://nebraska.edu/board/agendas-and-minutes.html>

A copy of this notice will be delivered to the Lincoln Journal Star, the Omaha World-Herald, the Daily Nebraskan, the Gateway, the Antelope, the Kearney Hub, the Lincoln office of the Associated Press, members of the Board of Regents, and the President's Council of the University of Nebraska.

Dated: November 15, 2012

Carmen K. Maurer
Corporation Secretary
Board of Regents
University of Nebraska

AGENDA
THE BOARD OF REGENTS
OF THE UNIVERSITY OF NEBRASKA
Varner Hall, 3835 Holdrege Street
Lincoln, Nebraska 68583-0745
Thursday, November 29, 2012
2:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN ON OCTOBER 26, 2012
- IV. PUBLIC COMMENT

The Standing Rules of the Board provide that any person who gives 24 hours' notice to the Corporation Secretary of the Board may speak to any item that is not on the agenda. In addition, any person may appear and address the Board of Regents on any item on the agenda for this meeting. Each person will be given up to five minutes to make his or her remarks. Public comment will be limited to a period of 30 minutes.

- V. UNIVERSITY ADMINISTRATIVE AGENDA

- B. BUSINESS AFFAIRS

- University of Nebraska Medical Center

- 1. Approve the Program Statement and Budget for the construction of a Cancer Research Center on the campus of the University of Nebraska Medical Center in Omaha, Nebraska Addendum V-B-1
 - 2. Approve the sole source purchase of mass cytometry instrument Addendum V-B-2
 - University of Nebraska-Lincoln
 - 3. Approve naming the Nebraska Athletics Student Life Complex the "Dick and Peg Herman Family Student Life Complex" Addendum V-B-3

- VI. ADDITIONAL BUSINESS

V. UNIVERSITY ADMINISTRATIVE AGENDA

B. BUSINESS AFFAIRS

University of Nebraska Medical Center

1. Approve the Program Statement and Budget for the construction of a Cancer Research Center on the campus of the University of Nebraska Medical Center in Omaha, Nebraska Addendum V-B-1
2. Approve the sole source purchase of mass cytometry instrument Addendum V-B-2

University of Nebraska-Lincoln

3. Approve naming the Nebraska Athletics Student Life Complex the “Dick and Peg Herman Family Student Life Complex” Addendum V-B-3

TO: The Board of Regents
Business Affairs

MEETING DATE: November 29, 2012

SUBJECT: Program Statement and Budget for the construction of a Cancer Research Center on the campus of the University of Nebraska Medical Center in Omaha.

RECOMMENDED ACTION: Approve the Program Statement and Budget for the construction of a Cancer Research Center on the campus of the University of Nebraska Medical Center in Omaha.

PREVIOUS ACTION: June 8, 2012 - The Board of Regents approved the creation of the Cancer Center Development Corporation, in concert with The Nebraska Medical Center, for the planning, development and construction of the Comprehensive Cancer Center at the University of Nebraska Medical Center and authorized the Executive Committee of the Board of Regents to approve the Articles of Incorporation, Bylaws, and related instruments to form the same.

January 27, 2012 – The Board adopted the *Building A Healthier Nebraska Legislative Initiative* resolution.

EXPLANATION: The *Building A Healthier Nebraska Legislative Initiative* resolution adopted by the Board in January 2012 proposed the construction of a new cancer research and treatment facility on the UNMC campus in Omaha to provide additional infrastructure for cancer research, cancer drug discovery, clinical trials, translational research, and clinical service.

The Nebraska Legislature subsequently appropriated \$50 million to the Board of Regents for construction of the cancer research facility and related improvements in association with the Eugene C. Eppley Institute for Research in Cancer and Allied Diseases (ECI) at the University of Nebraska Medical Center.

ECI and the associated Eppley Cancer Center has been a National Cancer Institute (NCI) designated clinical cancer center since 1999 based on the growth and development of its clinical research as well as its strong basic research. The development of the new consolidated cancer research and cancer care project will be a critical next step in formally obtaining NCI's top distinction as a "Comprehensive Cancer Center". To achieve this designation, the Cancer Center must continue to demonstrate excellence in multidisciplinary research and programs focused on laboratory, clinical and population sciences as well as demonstrated leadership in the development of next-generation cancer therapies.

As programmed, the proposed cancer research component of the larger cancer research and treatment facility project will construct a new 252,000 square foot, multi-level structure containing 98 state-of-the-art laboratories, laboratory support space, faculty offices, space to facilitate research and clinical staff collaboration and teaching and student support space.

Over the past four years, UNMC's total research funding from external sources, including cancer research, has increased by 39 percent moving from \$64 million annually to \$89 million and is on trajectory to reach \$100 million. UNMC has adopted as a major strategic objective increasing its research enterprise and is on track to reach its goal of \$200 million in annual funded research.

Current UNMC laboratory space, including cancer research space, is nearing capacity even considering the implementation of more stringent space assignment requirements. UNMC strategic research growth plans will require significantly more lab capacity. The proposed project will consolidate about 50 cancer research labs into the new building, freeing the vacated labs for the growth of other priority biomedical research programs.

Construction of the combined research and treatment project will displace Swanson Hall, currently housing aging research labs and clinical faculty office space.

The project will be planned, developed and constructed by the Cancer Center Development Corporation as owner's representative of both the Board of Regents and TNMC. The President is authorized to negotiate enter into and approve the owner's representative and related agreements in consultation with the Executive Committee of the Board.

This Agenda item also ratifies and approves the actions of the Executive Committee and organizers related to the Articles of Incorporation, Bylaws, appointments and related items for the formation of the Cancer Center Development Corporation.

The program statement and budget have been reviewed and recommended for approval by the Business Affairs Committee.

Proposed start of construction (site preparation)	August 2013
Proposed completion of construction	April 2016

PROJECT COST:	\$110,000,000 (research tower only)	
ON-GOING FISCAL IMPACT:	Estimated Operating and Maintenance	\$3,400,000
SOURCE OF FUNDS:	State Funds	\$ 50,000,000
	Private Funds	<u>60,000,000</u>
		<u>\$110,000,000</u>
SPONSOR:	Donald S. Leuenberger Vice Chancellor for Business and Finance	
RECOMMENDED:	Harold M. Maurer, M.D., Chancellor University of Nebraska Medical Center	
DATE:	October 29, 2012	

Cancer Research Center Program Statement University of Nebraska Medical Center

Date: October 22, 2012

Prepared by: UNMC Facilities Management and Planning with HDR Architecture Inc.

Phone: (402) 559-5022

I. INTRODUCTION

A. Background and History

The University of Nebraska Medical Center (UNMC) is recognized as the principal site of biomedical research, including cancer research, in Nebraska and the region. Consistent with its vision to be a world-renowned health sciences center that ranks among the leading research centers, UNMC, in partnership with the Nebraska Medical Center (TNMC) is now focused on leveraging its national and international leadership position in cancer research and care to create a state-of-the-art center combining cancer research and clinical cancer care, incorporating bench research labs, an outpatient cancer clinic, clinical trials and translational research space along with an inpatient cancer unit. The Nebraska Unicameral has appropriated \$50 million directed toward funding a \$110 million cancer research tower as part of the larger project.

All UNMC academic units contribute to the body of cancer research; foremost are the Eppley Institute and Eppley Cancer Center. The UNMC Eppley Cancer Institute (ECI), established in 1960 and designated by the Nebraska Legislature as an independent research institute at UNMC in 1972, is now the academic unit of the UNMC Eppley Cancer Center. The Nebraska Legislature approved the creation of the UNMC Eppley Cancer Center in 1989, creating a university-wide, matrix-based cancer research organization to foster and facilitate cancer research throughout the University of Nebraska campuses and academic units. The mission of the UNMC Eppley Cancer Center, a National Cancer Institute (NCI) - designated cancer center, is to coordinate basic, translational, clinical and population based cancer research, patient care and educational programs and to facilitate application of new knowledge about the etiology, diagnosis, treatment and prevention of cancer and to improve health and quality of life. Since its inception, the Eppley Cancer Center has grown to over 230 members conducting some \$80,000,000 in funded research annually. The director and administrative staff of the Eppley Cancer Center and ECI are one and the same.

In 1983, ECI was awarded a Cancer Center Support Grant from the NCI as one of 13 Laboratory Cancer Research Centers in the country; this grant has been continuously funded since then. With the renewal of the Cancer Center Support Grant in 1999, Eppley Cancer Center's status was elevated to NCI-designated Clinical Cancer Center in recognition of the growth and development of the clinical research component of the Cancer Center, in addition to its strong basic science research.

In 2010, the UNMC Eppley Cancer Center again successfully renewed its NCI Cancer Center Support Grant. The review of the Cancer Center was extremely positive. To illustrate, the final grant report stated, "The Eppley Cancer Center is on an 'Extremely Positive Trajectory' ... [and it] exhibits strong leadership, substantial institutional support, and strong basic research, with pockets of strength in clinical research." The NCI renewal re-confirms the University of Nebraska's position that the Eppley Cancer Center is an elite cancer center program.

The laboratories of UNMC ECI and Eppley Cancer Center members are currently located in the Durham Research Center II, Lied Transplant Center and Eppley Hall of Science. The ECI administration is currently located in the Durham Research Center II. The Eppley Cancer Institute building is currently

undergoing renovation to restore it to use as competitive research space.

B. Project Description

The UNMC Cancer Research Center is planned to be a new, 252,000 square foot, multi-level facility that will provide additional bench laboratory space needed for the consolidation of cancer research labs in proximity to those clinical faculty providing care to cancer patients, in order to increase translational research collaboration opportunities, as well to provide for the growth of research in cancer and other priority biomedical research areas.

The proposed structure will provide 98 laboratory assignment modules, associated offices for investigators and laboratory support space for the continued growth of funded cancer research, and specific cancer research core labs such as high thru-put screening, analytical chemistry, x-ray crystallography, imaging and cell culture. Seven floors of the Cancer Research Center will be dedicated to disease-specific cancer research including: breast, brain, pancreatic, GI, prostate, lymphoma, leukemia, lung, head and neck, and women's cancer, as well as cancer vaccines and cancer drug development.

The design of the research laboratories, similar to those in the Durham Research Centers I and II, will be science based for flexible use rather than focused on the requirements of specific programs. Individual labs will be competitively assigned. Research activities performed in the building will be multidisciplinary and problem based.

Faculty/staff interaction space will be provided along with conference/seminar rooms located on each of the laboratory floors. One additional classroom and a student study lounge will be provided to support the increasing population of graduate students and medical students working in adjacent clinical areas. Laboratory animal care and procedure facilities designed to meet AAALAC accreditation standards will be located on a lower level. An underground service connector is proposed to link lab animal care areas in the new building and the Durham Research Center to increase operational efficiency. One level of mechanical equipment and building service space will be required. It is proposed that the existing above-ground pedestrian connector to Swanson Hall will be reused.

Collectively the research, collaboration and clinical facilities to be constructed will foster the intellectual exchange necessary for the continued growth and leadership of UNMC's nationally and internationally recognized cancer programs. With each floor of the Cancer Research Center dedicated to research in specific diseases and adjacent to clinical facilities including clinical trials areas, and clinical faculty offices it will provide an environment that enables physicians and scientists to work collaboratively on the most difficult problems affecting patients. As stated by Eppley Cancer Institute director Dr. Kenneth Cowan: "It is vitally important that scientists doing cancer research in the laboratory communicate with their physician partners caring for patients in the clinic. This collaboration and exchange of ideas ultimately benefits patients through the development of therapies specifically designed for each individual patient based on the molecular characteristics of their tumor."

The site chosen by campus leaders for the building, with UNMC, The Nebraska Medical Center and UNMC Physicians collaborating, is the area between the Durham Outpatient Center and the Durham Research Centers I & II. The construction of the new facility will require the demolition of both Swanson Hall and the Lot 2 Parking Structure to provide a site for the new complex.

C. Purpose and Objectives

The planned Cancer Research Center, as part of the larger combined cancer research and clinical cancer care project, is proposed to increase the health of Nebraskan's by providing additional infrastructure for cancer research, cancer drug discovery, clinical trials, translational research, and clinical service.

In May 2010, a National Cancer Institute site visit review team visited UNMC-TNMC to evaluate current progress in cancer and UNMC-TNMC's future plans. In a formal response, the review team concluded,

“The opportunity to build designated and contiguous clinical and research space will be transformative for UNMC and the Cancer Center, and the institution is highly commended for its vision in this direction.”

The development of the new cancer research and cancer care campus will be a critical next step in UNMC formally obtaining NCI’s top distinction as a “Comprehensive Cancer Center”. To achieve this designation, the Cancer Center must continue to demonstrate excellence in multidisciplinary research and programs focused on laboratory, clinical and population sciences as well as demonstrated leadership in the development of next-generation cancer therapies. The UNMC-TNMC partnership has the unique opportunity to build a single-site cancer research and clinical cancer care center that completely integrates and focuses on breast cancer, women’s cancers, brain cancer, pancreatic and G.I., colon cancer, prostate cancer, lymphoma and leukemia, lung cancer, head and neck cancer, plus cancer vaccines and cancer drug development.

The Cancer Research Center design will provide space to accommodate current and future research growth and serve as a catalyst in the drive toward Comprehensive Cancer Center designation that will place the UNMC-TNMC Cancer Center among the top 40 centers in the United States.

The successful completion of this project will meet the following additional objectives:

- Provide additional state-of-the-art biomedical research laboratories, laboratory support infrastructure, and translational research capacity for the UNMC Eppley Cancer Institute and UNMC College of Medicine required to strategically recruit the additional funded scientists necessary to achieve UNMC’s objective to increase investigations related to cancer and in areas other than cancer.
- Advance external cancer research funding by an additional 30% to over \$100 million annually by 2020.
- Bring together the brightest minds in cancer research and care, allowing for interdisciplinary collaboration between researchers and clinicians.
- Enhance the University core strengths in cancer research and seize the opportunity to expand into existing and new cancer research areas.
- Expand and enhance cancer research and training opportunities for graduate students and post-doctoral scientists.
- Provide AAALAC accredited laboratory animal care and procedure facilities to support the research activities housed in the new building.

II. JUSTIFICATION OF THE PROJECT

A. Data That Supports the Funding Request

Over the past four years, UNMC’s total research funding from external sources has increased by 39 percent moving from \$63.8 million annually to \$88.9 million and is on trajectory to reach \$100 million. Plans to sustain or accelerate the rate of growth are being implemented. UNMC has adopted as a major strategic objective increasing its research enterprise and is on track to reach its goal of \$200 million in annual funded research.

Within the UNMC research enterprise, the UNMC Eppley Cancer Center is a national leader in cancer research. More than 200 scientists and physicians work together with cutting-edge technologies to develop innovative therapies for cancer patients. To position itself for continuing success in the development of novel cancer therapies, UNMC has recruited more than 100 cancer researchers into the Eppley Cancer Center since 1999, including several nationally recognized teams, resulting in a fourfold growth of annual, extramural funding for cancer research. The next goal is to advance external funding for cancer related research by an additional 30% to \$100 million annually by 2020.

Over the past decade the Eppley Cancer Center has achieved significant additional growth and development:

- Eppley Cancer Center researchers have notably achieved international recognition and acclaim for excellence in research and clinical care in lymphoma and bone marrow transplantation. Using cutting edge technology, they are leaders in the molecular genetic characterization of tumors to develop personalized treatment programs for patients with lymphoma. Additionally, the UNMC Eppley Cancer Center includes several nationally recognized breast cancer researchers, and the breast cancer research program is using a state-of the art robotic screening facility to identify the genetic factors that lead to breast cancer and are developing promising, new agents to treat patients. They are also developing new vaccines for breast cancer patients to reduce the risk of recurrence following initial diagnosis and treatment.
- Established a network of affiliated hospitals across Nebraska and South Dakota to provide patients in rural communities access to the most advanced Cancer Center-sponsored clinical trials and cancer treatments.
- As one of three NCI funded Special Programs of Research Excellence in Pancreatic Cancer, Eppley Cancer Center researchers are developing new therapies to treat pancreatic cancer. An internationally patented biomarker – first identified by UNMC Eppley Cancer Center researchers in 2001 and featured on the April 2007 cover of the Molecular Cancer Research Journal – may improve survival through early detection of pancreatic cancer.

The ability of UNMC to achieve continued growth in research is directly proportional to the quantity and quality of its laboratories. At this point in time the most significant impediment to sustaining the rate of growth is the availability of quality research laboratories. The Durham Research Center (DRC), with its 116 state-of-the-art labs, and the DRC II with its 98 new labs have proved to be an excellent resource to facilitate recruitment and funded research growth. Due to success in recruiting new funded faculty and the increasing grant productivity of current investigators, the DRC and DRC II are already nearing capacity even with rigorous merit based requirements for lab assignment. Few labs that are rated in acceptable condition remain available in other campus buildings. These represent only a fraction of the space needed to accomplish strategic goals in cancer research. Additional labs are needed. The proposed Cancer Research Center project will provide labs for the Eppley Cancer Institute and Center to continue recruiting the best-qualified research scientists and free up labs now used for cancer research in existing buildings, to grow research in other priority areas of biomedical inquiry.

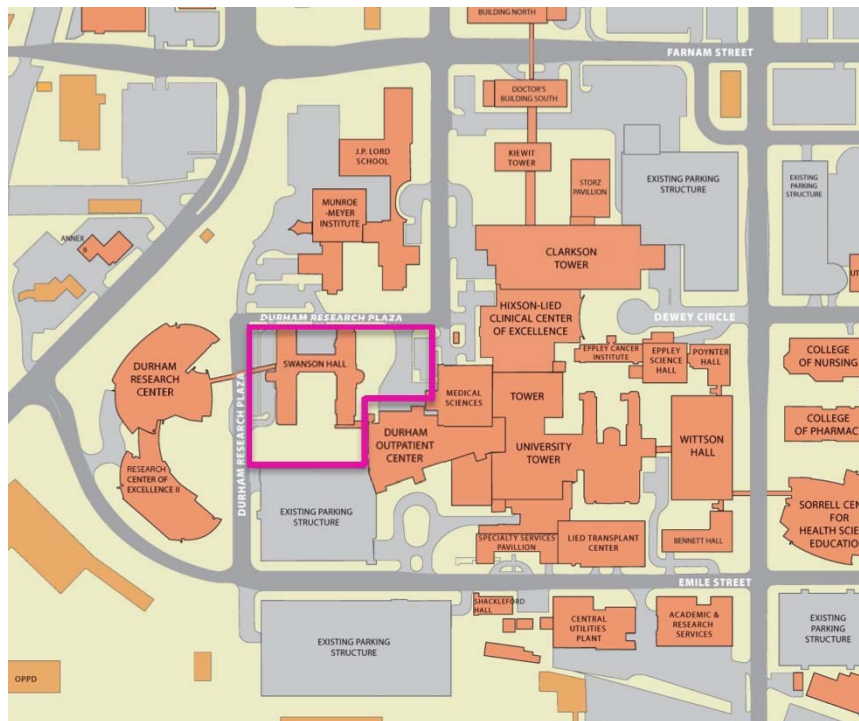
B. Alternatives Considered – Alternative sites were considered for the project including one to the north of Clarkson Tower and one to the south of the Durham Research Centers on the property recently acquired from OPPD. After analysis, the planned site was selected by campus leaders to provide the highest connectivity to the clinical core of the campus and make the best use of existing clinical support and ancillary facilities while maintaining connectivity to the Durham Research Centers.

III. LOCATION & SITE CONSIDERATIONS

A. County: Douglas

B. Campus: University of Nebraska Medical Center, Midtown Omaha Campus

C. Proposed Project Site: The site identified for the new Cancer Research Center and associated clinical components of the larger cancer center initiative is opposite the Durham Research Centers on the current site of C.A. and Caroline Swanson Hall. The site plan below identifies the project site on the UNMC campus.



D. Statewide Inventory:

- Planned Cancer Research Center – new building, not applicable.
- Swanson Hall - 2205

E. Influence of project on existing site conditions

1. Relationship to Neighbors - The project will not adversely affect the relationship with neighbors or the campus environment.
2. Utilities - The Cancer Research Center project will be connected to the campus utility grid including steam, chilled water, normal and emergency power and telecommunications.
3. Parking & Circulation – Parking for the additional research staff to be housed in the new building will be provided by recently acquired surface parking on land acquired from OPPD to the south of the Durham Research Centers. Parking for the clinical component of the larger cancer center project is more extensive and will require replacing the parking space lost with the demolition of the Lot 2 Parking Structure as well as providing parking capacity to meet the new demand.

A campus area traffic study to determine the impact of the complete cancer center project is in progress as of this writing. Preliminary findings suggest that a traffic signal will be required at 45th & Emile. Additional improvements may be required along Leavenworth Street at 42nd Street and at Saddle Creek Road in the future.

IV. COMPREHENSIVE PLAN COMPLIANCE

A. University of Nebraska Strategic Framework: The project objectives align with the following goals of the University of Nebraska Strategic Planning Framework 2010-2013:

Goal 2. The University of Nebraska will build and sustain undergraduate, graduate and professional programs of high quality with an emphasis on excellent teaching.

Goal 3. The University of Nebraska will play a critical role in building a talented competitive workforce and knowledge-based economy in Nebraska in partnership with state, private sector and other educational institutions.

Goal 4. The University of Nebraska will pursue excellence and regional, national and international competitiveness in research and scholarly activity, as well as their application, focusing on areas of strategic importance and opportunity.

B. University of Nebraska Medical Center Strategic Plan 2012-2015 (Applicable References)

Vision: The partnership of UNMC and the Nebraska Medical Center will be a world-renowned health sciences center that:

- Delivers state-of-the-art health care;
- Prepares the best-educated health professionals and scientists;
- Ranks among the leading research centers;
- Advances our historic commitment to community health;
- Embraces the richness of diversity to build unity”

Mission: The mission of the University of Nebraska Medical Center is to improve the health of Nebraska through premier educational programs, innovative research, the highest quality patient care, and outreach to underserved populations.”

Critical Success Factors:

- Increase prominence as a research health sciences center.
- Advance biomedical technologies to improve health, diversify UNMC revenue and create economic growth in Nebraska. Specifically, the Healthier Nebraska Initiative projects – Implement the cancer center, ambulatory clinic expansion and Kearney facility for nursing/allied health.

C. UNMC Facilities Development Plan - The need for proposed project is discussed in the UNMC 2006-2015 Facilities Development Plan. The site identified in that plan has been revised with the current project (See II. B. Alternatives Considered discussion).

D. Consistency with Statewide / CCPE Plan - The Statewide Comprehensive Capital Facilities Plan states that individual capital construction projects will support institutional strategic comprehensive facilities plans.

V. ANALYSIS OF EXISTING FACILITIES

A. Function and purpose of existing programs as they relate to the proposed project.

- Cancer Research Labs
- Cancer Research Campus Core Labs

- Eppley Cancer Institute Administration Offices

B. Square Footage of Existing spaces

- Eppley Cancer Institute administrative offices: similar to current space, about 2,700 NSF.
- Current cancer research laboratories to be relocated: similar to current space.

C. Utilization of Existing Space – Space vacated by cancer research labs relocating from the Durham Research Center II and Lied Transplant Center into the new building will be returned to the campus research lab pool for competitive assignment in other areas of biomedical research. Space vacated by the Eppley Cancer Institute Administration in the Durham Research Center II will be reassigned to provide additional dry research or faculty office space to be determined as the project nears completion.

D. Physical Deficiencies – UNMC’s research enterprise, including cancer research, continues to grow and will soon exhaust the campus laboratory capacity. In addition, although the majority of UNMC labs are either state-of-the-art or suitable for most competitive research, the labs in the Eppley Science Hall, primarily used for cancer research, are in need of renovation. This project will provide additional capacity to allow renovation of those labs as funding becomes available.

E. Programmatic Deficiencies – Not applicable

F. Replacement cost of existing building – Not applicable

VI. FACILITY REQUIREMENTS AND THE IMPACT OF THE PROPOSED PROJECT

A. Functions & Purpose of Proposed Program

1. Activity identification and analysis –

- Cancer research bench laboratories - the proposed building will be organized in a modular layout with the equivalent of 98 research laboratory assignment modules, including those to be specialized as campus core lab facilities, primarily supporting cancer research.
- Comparative Medicine facilities supporting research activities in the building.
- Eppley Cancer Institute Administration offices.
- Education and research collaboration space.

2. Projected Occupancy, Use, Staffing

Personnel Projections	
Eppley Cancer Institute and Eppley Cancer Center Administration	15
Academic/Administrative (Funded Faculty Investigators)	75-85
Managerial Professional (Post Doc/Lab Technicians)	125
Office/Service	10
Students (Graduate Students)	150
Total	375

B. Space Requirements of Proposed Project

1. Square Footage by Function - The following table summarizes the program requirements for facility:

Activity Code	Use Code	Space	Quantity	NASF each	Total NASF
1.0 Cancer Research Laboratories					
	250	Research Laboratory Module	88	640	56,320
	255	Research Lab Support	86	320	27,520
	250	Core Laboratory Module	4	640	2,560
	255	Core Laboratory Support	9	320	2,880
	250	Core Laboratory Module (Chemical Synthesis)	6	640	3,840
	255	Core Laboratory Support (Chemical Synthesis)	3	320	960
Research Laboratory Subtotal					94,080
2.0 Cancer Research Offices					
	251	Faculty Offices	112	130	14,560
	251	Open Office	7	735	5,145
	251	Office, Secretarial Support for individual faculty	7	75	525
	255	Copy / Files / Storage	7	100	700
	255	Lockers	7	85	595
Research Offices Subtotal					21,525
3.0 Eppley Cancer Institute Administration					
	310	Office, Director	1	240	240
	310	Office, Associate Director	2	140	280
	310	Office, Standard	5	120	600
	310	Open Office	10	80	800
	310	Office, Assistant	1	100	100
	315	Office Support	1	240	240
	350	Conference Room, Large	1	325	325
	350	Conference Room, Small	1	200	200
Administration Subtotal					2,785
4.0 Comparative Medicine Facilities					
	570	Lab Animal Housing & Procedure	1	14,055	14,055
	350	Conference Room, Shared (6 seats)	1	120	120
Comparative Medicine Subtotal					14,175
5.0 Teaching Facilities					
	620	Lobby, Prefunction Space	1	1,200	1,200
	110	Tiered Classroom (100 Seats)	1	2,580	2,580
	410	Student Study Lounge/Computer Cluster	1	960	960
Teaching Facilities Subtotal					4,740
6.0 Research Interaction Space					
	255	Faculty/Staff Interaction Space (2 per floor)	14	240	3,360
	255	Communicating Stairs between interaction spaces	6	100	600
	660	Vending	1	60	60
	350	Small Group Room (10 seats)	2	240	480
	350	Small Group Room, Shared (14 seats)	1	340	340
	350	Small Group Room, Shared (20 seats)	1	500	500
	350	Conference Room, Small (14 seats)	6	348	2,085
	350	Conference Room, Large (28 seats)	4	705	2,820
Building Lobby / Interaction Subtotal					10,245
7.0 Building Support					
	750	Dock / Receiving / Storage	1	1,770	1,770
Building Support Subtotal					1,770
				TOTAL NSF	149,320
				TOTAL GSF	252,000

2. Planning Parameters

Research laboratory modules, offices and laboratory support spaces used for the proposed project will be nearly identical to those constructed in the Durham Research Centers. The planners for the Durham Research Centers extensively benchmarked the laboratory and comparative medicine planning parameters. The floor plans were then subjected to peer review and have resulted in floor space layouts that are easily managed and well accepted. Other spaces will be planned using best architectural practices and university guidelines.

3. Difference Between Existing and Proposed net/gross – Not applicable with the exception of the program for administration space for the Eppley Cancer Institute, which mirrors current space.

C. Impact of the project on existing space:

1. Reutilization and function(s) - As a result of this project, about 50 Eppley Cancer Center principal investigators currently located in the Lied Transplant Center, Durham Research Center II and Eppley Science Hall will be relocated to the new building, providing additional space for the growth of biomedical research in areas other than cancer.
2. Demolition – Swanson Hall, containing aging research labs and faculty office space will be removed to provide a site for the development of the Comprehensive Cancer Center including the Cancer Research Center.
3. Renovation – Several small areas in Wittson Hall, Medical Sciences Building, University Tower, Specialty Service Pavilion, Clarkson Doctors Buildings North and South and the Student Life Center, comprising about 35,000 SF, will be renovated or remodeled to various degrees to receive clinical faculty and staff relocating from Swanson Hall.

VII. EQUIPMENT REQUIREMENTS

A. List of available equipment for reuse – Specialized equipment in used in current campus core supporting cancer research laboratories will be relocated to the new building.

B. Additional Equipment

1. Fixed Equipment – Laboratory benches and reagent racks, fume hoods, autoclaves and lab glassware cleaning equipment will be provided as part of the construction contract.
2. Moveable Equipment – Laboratory and office furniture and A/V equipment for conference/seminar rooms will be provided.
3. Special and Technical Equipment – Laboratory animal care and procedure equipment will be provided to prepare Comparative Medicine areas for use.

VIII. SPECIAL DESIGN CONSIDERATIONS

Construction Type – Due to the nature of the scientific studies being conducted in the Cancer Research Center, a Type I A fire resistive reinforced concrete structure will be designed to control vibration in accordance with criteria for Class II research equipment and 125 psf live loads.

Heating and Cooling Systems – All air handling systems will be variable air volume with hot water reheat. Fan arrays with direct drive plenum fans will be used. Laboratory and animal housing area systems will be supplied with 100% outside air with via separate dedicated systems at rates of 8 and 15 air changes per hour respectively. General supply and exhaust system will serve all non-lab areas. Lab and animal housing areas will require separate specialized exhaust systems. Exhaust fans will be up-blast, variable volume type designed to maintain a high plume regardless of air volume. A heat recovery system, including reheat chiller will be provided to optimize energy conservation. Building controls will be connected to the campus energy management system. Occupancy sensors will be utilized in laboratory spaces to capture energy savings.

Sustainability – The building will be designed according to the University of Nebraska Sustainable Design Policy with the intent of achieving the LEED certified level.

Security – Building and research security will be considered in the design of the building including the installation of card access at desired locations, surveillance cameras and other security measures determined during the design process.

Life Safety/ADA – The facility will be designed in accordance with the latest version of the International Codes 2009 Edition, all applicable NFPA 101-2000 code references and the 2010 ADA Standards for Accessible Design.

Historic/Architectural Significance – C.A and Caroline Swanson Hall, to be removed, was constructed in 1947 as the Children’s Memorial Hospital and subsequently donated to UNMC by the Swanson Foundation after the Children’s Hospital moved to a new building. Items of architectural interest will be salvaged for reuse.

Artwork - The artwork budget is consistent with Board of Regents Policy.

Phasing – The proposed project is planned be implemented in two primary phases: 1) Relocation of Swanson Hall occupants and preparation for building demolition and, 2) Demolition and building construction.

Future Expansion – Future expansion of campus research capacity is planned to occur to the south of the Durham Research Center II.

Other - Laboratory design guidelines published by the National Institute of Health will be considered in the design of laboratory spaces and applied as appropriate to facilitate future infrastructure requirements and grant opportunities.

IX. PROJECT BUDGET & FISCAL IMPACT

A. Cost Estimate Criteria

1. Standards/ Sources: An independent cost consultant and a general contractor separately developed opinions of project cost. Both received similar information about the project and both had access to the actual contract costs of the comparable Durham Research Center II. UNMC Facilities provided a list of all anticipated notable differences in the new building design as compared to the DRC II. A composite of the two opinions is presented.

2. Year, Month, Inflation Factor: The project cost estimate was compiled in October 2012. The cost estimate assumes a 3% annual inflation rate from January 2013 to the midpoint of construction in January 2015.

3. Gross & Net Square Feet

Net Square Feet	149,320
Gross Square Feet	252,000
Building Efficiency	59.25%

4. Project Cost & Construction Cost per Gross Square Foot

Unit Cost Data	
Project Cost/GSF	\$436.51
Construction Cost/GSF	\$342.90

B. Total Project Cost			
1) BUDGET CATEGORY #1 -- CONSTRUCTION COSTS		Cancer Research Tower	
Construction Contracts:			
Building:			
	General		42,517,440
	Mechanical and Fire Sprinkler		20,139,840
	Electrical		11,188,800
	Elevator		745,920
			<u>74,592,000</u>
	Reconnect Skywalk from DRC I		138,000
	Tunnel from DRC I to Cancer Research Tower		500,000
	13 Special exhaust hoods for drug synthesis labs		325,000
	Reheat Chiller		500,000
	Subtotal Construction Contracts		<u>76,055,000</u>
	Inflation to Mid-Point (24 months)	@ 3.0%	4,632,000
	Total Construction Contracts		<u>80,687,000</u>
	Utility Company Fees and Contracts		100,000
	In House Construction Including Building Controls		250,000
	Other Construction		
	IBC Special Inspector		50,000
	Construction Testing, Code Required		50,000
	Building Permit		159,000
	Telecommunications		1,000,000
	Subtotal Construction		<u>82,296,000</u>
	Owner Construction Contingency	5.0%	4,114,000
	SUBTOTAL COST CATEGORY #1 -- CONSTRUCTION COSTS		<u>86,410,000</u>
2) BUDGET CATEGORY #2 -- NON-CONSTRUCTION COSTS			
	Moveable Equipment (Furniture Only)		1,300,000
	Special & Technical Equipment		
	Lab Animal Facility		625,000
	Biomedical Communications (Audio-Visual)/Security		500,000
	Land Acquisition		
	Project Planning & Management		
	a) Project Planning & Program Statement		500,000
	b) A/E Basic Services		5,447,000
	c) A/E Additional Services		400,000
	d) A/E Reimbursable Expense and Printing	inc.	
	e) In-House Services -- Project Management	3.0%	2,756,000
	f) Other Consultants		
	Geotechnical		25,000
	Surveys		25,000
	Traffic Engineering		111,000
	Subtotal		<u>9,264,000</u>
	Artwork		397,000
	Other Costs		
	a) Risk/Quality Management		
	Envelope Design Peer Review		75,000
	Building Commissioning		200,000
	b) Builders Risk Insurance		250,000
	c) Moving and Relocation		200,000
	d) Signage		150,000
	Subtotal		<u>875,000</u>
	SubTotal Non Construction Costs		<u>12,961,000</u>
	Non-Construction Contingency	5.0%	629,000
	SUBTOTAL COST CATEGORY #2 -- NON-CONSTRUCTION COSTS		<u>13,590,000</u>
	TOTAL BUILDING COST		<u>100,000,000</u>
	Allowance for Allocation of Building Demolition & Site Costs (Actual Costs to be determined by the C3 Development Corporation)		10,000,000
	TOTAL PROJECT COST		<u>110,000,000</u>

C. Fiscal Impact

FISCAL IMPACT	Amount
Operational & Maintenance costs per year	\$3,400,000
Additional Programmatic Costs	n/a

Note: Operation and maintenance costs will be supported by campus funds; additional state support will not be requested.

X. FUNDING INFORMATION

A. Total funds required is \$110,000,000

B. Project Funding Sources:

Funding Sources	Amount	% Total
State Funds	\$50,000,000	45.45%
Private Sources	\$60,000,000	54.55%
Total	110,000,000	100%

C. Fiscal year expenditures:

FISCAL YEAR	EXPENDITURES
FY2011-2012	\$ 270,000
FY2012-2013	\$ 5,870,000
FY2013-2014	\$26,690,000
FY2014-2015	\$34,310,000
FY2015-2016	\$38,810,000
FY2016-2017	\$ 4,050,000

XI. TIMELINE

Program Statement Approval by Board of Regents	November 2012
Fundraising Complete	November 2012
Architect Selection by the C3 Development Corporation	January 2013
Contract Award by the C3 Development Corporation	January 2013
CCPE Approval	January 2013
Intermediate Design Review	June 2013
Demolition/Site Prep Start	August 2013
Start Construction	November 2013
Mid-Point Construction	January 2015
Substantial Completion	April 2016

XII. HIGHER EDUCATION SUPPLEMENT

A. CCPE review will be required.

B. Method of Contracting

1. Method – The contracts for renovation and remodeling needed to relocate the current occupants of Swanson Hall and to prepare the site for demolition will be competitively bid and awarded to the lowest responsible general contractor. The construction method(s) used for site demolition and building construction, will be determined by the C3 Development Corporation charged with managing the Nebraska Comprehensive Cancer Center project as approved by the Board of Regents at their June 2012 meeting. At this time it is anticipated that the “Construction Manager at Risk” method will be selected.

2. Rationale for Selection of the Method – To be determined by the C3 Development Corporation.

TO: The Board of Regents
Business Affairs

MEETING DATE: November 29, 2012

SUBJECT: Purchase of Mass Cytometry Instrument

RECOMMENDED ACTION: Approve the sole source purchase of mass cytometry instrument for the University of Nebraska Medical Center.

PREVIOUS ACTION: None

EXPLANATION: The Cell Analysis Facility, one of UNMC's core labs, seeks to expand their capabilities by adding a mass cytometer to their instrumentation. Mass cytometry allows a researcher to simultaneously categorize cells in blood and bone marrow by type and also measure up to 33 different substances on the cells that indicative of leukemia or other disease states or immune reactions. The only commercially available instrument, basically a combination of a flow cytometer that sorts cells and a mass spectrometer that measures mass of molecules, is the CyTOF instrument sold by DVS Sciences.

The scientists in the Cell Analysis Facility considered other types of instruments, but no other instrument performs the same type of testing and analysis as the CyTOF. Its results provide a unique type of scientific information especially relevant for translational research.

PROJECT COST: \$700,200

SOURCE OF FUNDS: NRI and NIH grants

SPONSOR: Donald S. Leuenberger
Vice Chancellor for Business & Finance

RECOMMENDED: Harold M. Maurer, Chancellor
University of Nebraska Medical Center

DATE: November 13, 2012

TO: The Board of Regents
Business Affairs

MEETING DATE: November 29, 2012

SUBJECT: Naming of the Dick and Peg Herman Family Student Life Complex at the University of Nebraska-Lincoln

RECOMMENDED ACTION: Approve the naming of the Dick and Peg Herman Family Student Life Complex at the University of Nebraska-Lincoln

PREVIOUS ACTION: None

EXPLANATION: President Milliken and Chancellor Perlman have approved naming the Nebraska Athletics Student Life Complex to the “Dick and Peg Herman Family Student Life Complex” in honor of a generous gift from the Herman Family. Dick Herman is a former University of Nebraska Regent and played significant roles in successful business ventures.

By naming this student life complex in honor of Dick and Peg Herman, the Board of Regents expresses on behalf of the University of Nebraska-Lincoln its deepest gratitude and appreciation for the Herman family’s support of the University of Nebraska.

SPONSORS: Christine A. Jackson
Vice Chancellor for Business and Finance

Harvey Perlman, Chancellor
University of Nebraska-Lincoln

RECOMMENDED: James B. Milliken, President
University of Nebraska

DATE: November 15, 2012