



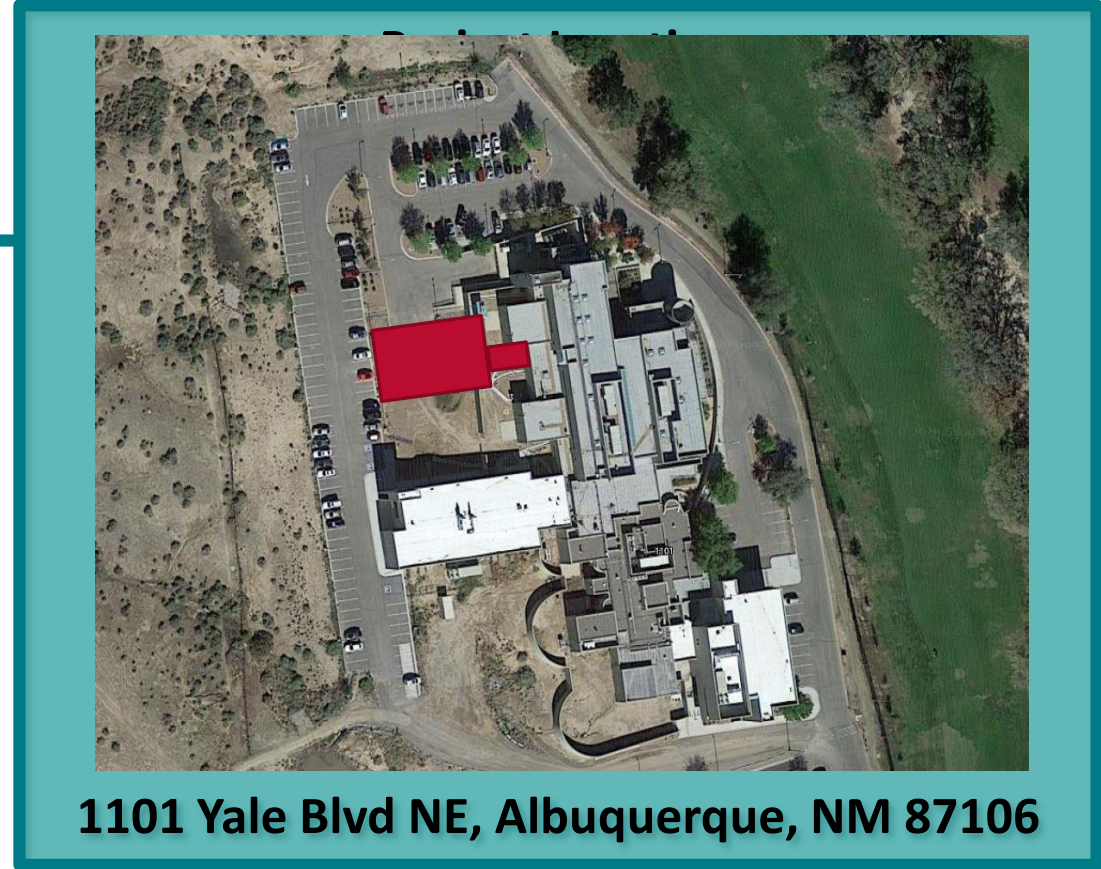
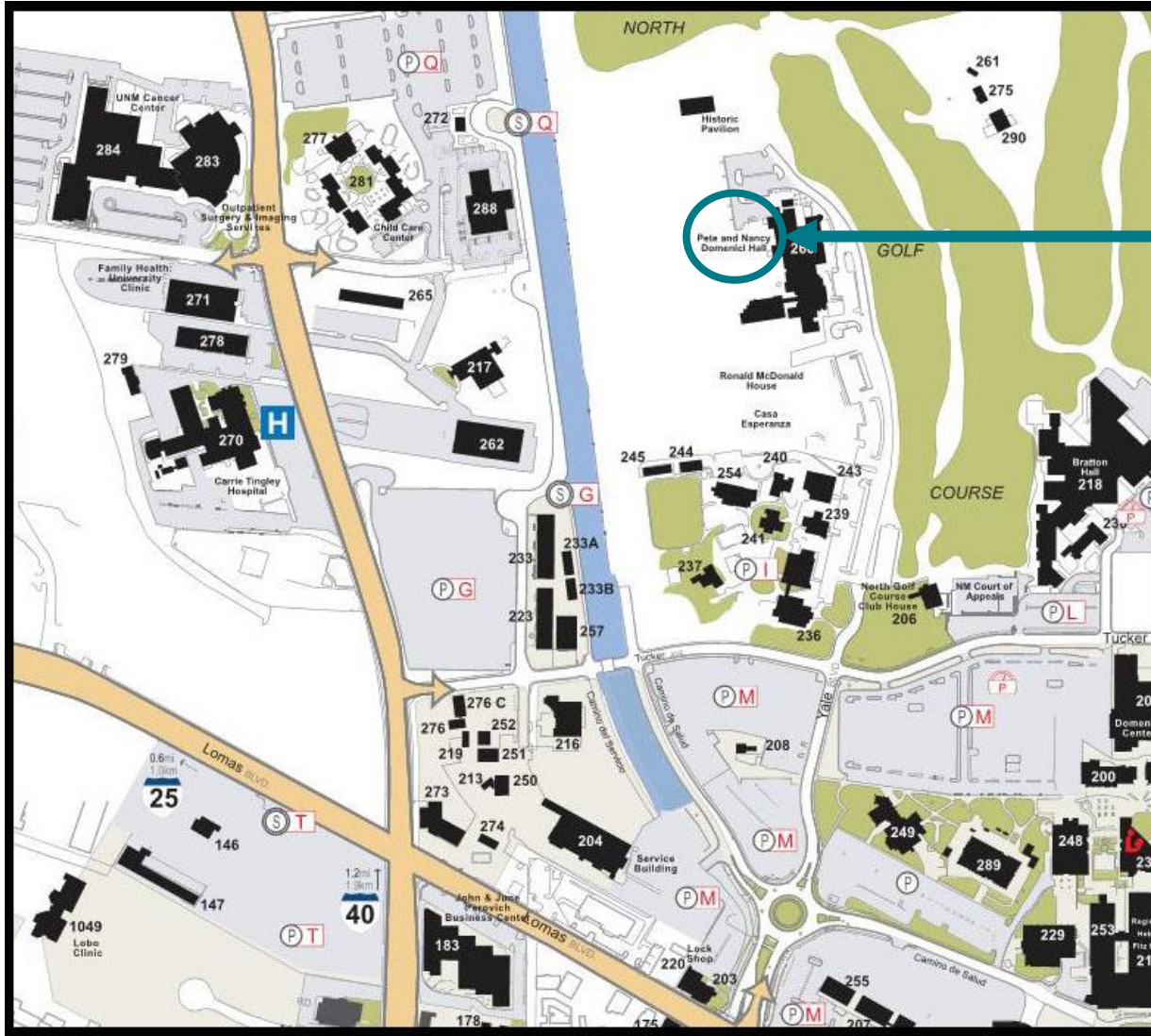
**Interdisciplinary Substance Use And Brain Injury (ISUBI)  
Addition to Pete and Nancy Domenici Hall**

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**UNM REGENTS**

# Request for Capital Project Approval

## Project Site & Location



**1101 Yale Blvd NE, Albuquerque, NM 87106**

UNM Health Sciences Center ISUBI (Interdisciplinary Substance Use and Brain Injury) Facility Addition to Pete and Nancy Domenici Hall

University of New Mexico HSC Campus  
January 20, 2021

# UNM HSC ISUBI Addition to Pete and Nancy Domenici Hall

## Project Description



### PROJECT SNAPSHOT

- Square Footage: ~15,700 GSF
- Project Cost: \$12,555,750 (previously \$10,000,000)
- Construction Schedule: 11 months

### PROJECT OUTLINE

- Addresses two interrelated NM health priorities
  - Brain Injury, Substance Use Disorders
- Discovery of new treatment mechanisms, and testing to ensure efficacy in real-world settings
  - State-of-the art laboratories, and clinical research testing spaces
- Home for HSC-main campus collaborations
  - Grand Challenges, CoBRE Centers and other interdisciplinary initiatives



# OPTIONS AND CONSIDERATIONS

Requesting Regent approval of total construction project cost increase greater than 10% for the previously approved Institute for Substance Use and Brain Injury (ISUBI) capital project. This request is being made as required by Regents Policy Manual 7.12 section 3.

We have considered these alternatives:

- Reduce the size (square feet) and/or scope of the program for the project
  - This project has been partially funded by a competitive grant from NIH – we must deliver the project size and scope NIH funded
- Delay the project for six months in hopes prices would abate
  - No guarantees on price reductions and prices could increase
  - Research faculty have proposed several other grants based on the ability to use this facility; the impact to our research mission is significant

# OPTIONS AND CONSIDERATIONS

We are returning the ISUBI project to you, requesting approval to increase the total project cost from \$10,000,000 to \$12,555,750

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# Increased Project Cost Breakdown

Expenditure	Original	Revised	Variance	% Variance
General Conditions	\$3,515,862	\$4,124,036	\$608,174	17.3%
Mechanical/Plumbing	\$2,732,700	\$3,500,240	\$767,540	28.1%
Electrical	\$755,000	\$1,219,780	\$464,780	61.6%
Special Systems (Voice, Data, ect)	\$188,503	\$205,000	\$16,497	8.8%
Built-in Equipment	\$204,955	\$209,650	\$4,695	2.3%
Site Development	\$375,400	\$467,500	\$92,100	24.5%
<b>Total Construction Cost</b>	<b>\$7,772,420</b>	<b>\$9,726,206</b>	<b>\$1,953,786</b>	<b>25.1%</b>
Contingency	\$300,000	\$700,508	\$400,508	
Architectial/ Engineering	\$858,000	\$858,000		
Project Administration	\$30,000	\$30,000		
Surveys	\$110,000	\$110,000		
Movable Equipment	\$200,000	\$214,992	\$14,992	
Gross Receipts Tax	\$729,580	\$916,044	\$186,464	
<b>Total</b>	<b>\$10,000,000</b>	<b>\$12,555,750</b>	<b>\$2,555,750</b>	<b>25.6%</b>

# Increased Project Costs

## Mechanical/Plumbing costs increased by \$768k

- Materials price increases in all areas – the primary driver in this category is steel which increased 75% in March, 2021; and labor costs in the Albuquerque market where craft labor is in short supply due to other large construction projects

## General Conditions increased by \$608k

- Largest increase in site work, and the equipment to prepare the building site (such as renting bulldozers, dump trucks and cranes; skilled operating labor for the equipment)

## Electrical Cost increased by \$465k

- Material prices for copper and aluminum wiring, conduit, and drastically increased labor costs

## Construction Contingency costs increased by \$400k

- Increased contingency from 3% to 5% - needed for volatility in construction environment

## Gross Receipts Tax increased by \$186k

- Taxes increase incurred by subcontractors due to higher costs

# UNM HSC ISUBI Addition to Pete and Nancy Domenici Hall

## Schedule & Budget

### SCHEDULE

- Construction Start: October 2021
- Duration: 11 Months
- Completion: May 2022

### BUDGET

- NIH Funded \$4,000,000
- HSC Capital Funds \$8,555,750
- **Total Project Budget: \$12,555,750**

*View into Medical Research Exam Room*







Questions?