Capital Project Stage Gate II:
Sinnhuber Aquatic Research Laboratory (SARL) Modernization

EXECUTIVE SUMMARY

The Sinnhuber Aquatic Research Laboratory (SARL) Modernization project is the result of an awarded NIH (National Institutes of Health) grant and was not included in the Ten-Year Capital Forecast. The following information is provided for consideration by the Finance & Administration Committee to advance this project to construction phase pursuant to the Approval of Capital Projects policy. The design phase has concluded, and construction documents are in preparation for bid and construction.

PROJECT SUMMARY

Floor Area (SF)	**3.500**
Estimated project budget	**$13,528,453**
NIH Grant	$7,528,453
AES Reserves	$2,000,000
State CIR reserved for AES	$1,000,000
Research Office TBD	$3,000,000
Deferred maintenance reduction	**~$2,000,000**
Estimated project completion	**Spring 2027**
Location	**28545 East Hwy 34, Corvallis**

The Sinnhuber Aquatic Research Laboratory (SARL) Modernization project modernizes the Integrated Specific Pathogen Free Zebrafish Core Facility at the Sinnhuber Aquatic Research Lab (SARL), partially funded by a C06 grant from the NIH, which helps in the construction or major renovation of research facilities, including laboratories, core facilities, and animal facilities, to improve an institution's overall research infrastructure and capabilities for biomedical research. The modernization efforts encompass the following key improvements:

- Renovation of an existing 3,500 square foot purpose-built aquatic facility.
- Replacement of life support systems.
- Modernization and automation of fish housing, maintenance, and monitoring systems.
- Addition of high-capacity tank washing systems.
- Creation of two independent aquatic rooms for specialized studies.

These enhancements will significantly upgrade the facility's capabilities and efficiency in supporting zebrafish research.

ADVANCING OSU'S STRATEGIC GOALS

Goal 1 **A university focused on big discoveries that drive big solutions**	***Goal 2*** **A university where every student graduates**	***Goal 3*** **A university that fuels a thriving world**
This project will expand the capabilities of one of OSU's most productive research programs. The project is the result of the prestigious NIH grant and will allow OSU to facilitate not only the research of the grant, but future research and grants as well.	The modernization of SARL will provide students with access to state-of-the-art facilities and equipment for zebrafish research. Will create more opportunities for undergraduate and graduate students to engage in cutting-edge biomedical research, which can be a significant factor in student retention and academic success.	Securing the ability to conduct critical research in this facility will enhance the discoveries and collaborations necessary to fulfill their role in fueling a thriving world.

IDENTIFICATION OF RISKS AND MITIGATION STRATEGIES

The following risks have been identified for the project. Given these risks, the owner, design, and construction contingencies have been set at 10%, 5%, and 3%, respectively.

Risks	Likelihood	Severity	Consequences	Mitigation Strategy
Discovery of unforeseen building issues	Low	Low	Use of contingency funds.	An assessment of the building was completed at the start of the project. Ongoing design and investigation have identified and accounted for preexisting conditions.
Systems and Materials Manufacturing Delays	Low	Low	OSU's high standards on equipment selection and efficiency reduce the volume of suitable substitute systems if our preferred system is unavailable.	The project will order large equipment that comprises building systems early in the project to ensure availability.

Off Campus location	Low	Low	SARL site has unique services like well water on agricultural land. Conditional Use permits and water discharge permits will be required.	The project delivery team has met with and will continue to meet with local jurisdictions to identify design and cost impacts and to ensure an efficient permitting process.
NIH issuance of Notice of Award	Medium	Low	NIH will need to approve GMP and Construction documents prior to issuing a Notice of Award or permission to begin construction.	Project team meets with NIH monthly to assure advancement in design. Project team continues to work through non-design related tasks to keep forward progression on project.

TOTAL COST OF OWNERSHIP

The estimated life cycle ownership costs for the Sinnhuber Aquatic Research Laboratory (SARL) Modernization project are summarized in the following table. The debt service related to the OSU-paid bonds, along with projected material impacts to utilities and maintenance costs, are included in projected E&G budget projections in the Ten-year Business Forecast.

Forecasted Total Cost of Ownership SARL C06 Modernization	
ITEM	COST
Total Project Cost	**$13,528,453**
NIH Grant	$7,528,453
OSU Internal Loan	$6,000,000
Total Cost Avoidance	**($2,000,000)**
Removal of Deferred Maintenance	($2,000,000)

RECOMMENDATION

Staff recommend that the Finance and Administration Committee recommend to the board approval of a capital project budget of $13,528,453 for the Sinnhuber Aquatic Research Laboratory (SARL) Modernization Project and advancement of the project to the construction phase.