



UNIVERSITY OF MINNESOTA
TWIN CITIES

University Hospitals and Clinics
420 Delaware Street S.E.
Minneapolis, Minnesota 55455

May 2, 1984

TO: PLANNING AND DEVELOPMENT COMMITTEE, BOARD OF GOVERNORS

Clint Hewitt	Staff: Ed Howell
Lynn Hornquist	Nancy Janda
William Krivit, M.D.	Mark Koenig
John LaBree, M.D.	
Virgil Moline	
C. Edward Schwartz	
I. Dodd Wilson, M.D.	

FROM: Al Hanser, Committee Chair

The May, 1984 meeting of the Planning and Development Committee will be held:

Wednesday, May 9, 1984
10:30 A.M.
Dining Room III
University Hospitals

The agenda for the meeting is enclosed.

AH/sds

Enclosure

Planning and Development Committee
Board of Governors
Wednesday, May 9, 1984
Dining Room III
University Hospitals
10:30 A.M.

Agenda

- I. Minutes - April 11, 1984 (Approval)
- II. Renewal & Renovation Steering Committee Report (Information)
- Mr. C. Edward Schwartz, Mr. Mark Koenig
- III. Allocation of Unit "J" Shell Space (Endorsement)
- Mr. Mark Koenig
- IV. Institutional Objectives (Endorsement)
- Mr. C. Edward Schwartz
- V. Extracorporeal Lithotripter Status Report (Information)
- Mr. Greg Hart
- VI. Feasibility Study: Unit "J" Campaign (Discussion)
- Mr. Ken Merwin
- VII. Other
- VIII. Adjournment

- TOUR OF RADIATION THERAPY -
11:45 - 12:15

Minutes
Planning and Development Committee
Board of Governors
University of Minnesota Hospitals and Clinics
April 11, 1984

CALL TO ORDER: Committee Chairman Al Hanser called the meeting of the Planning and Development Committee to order at 10:45 a.m., Wednesday April 11, 1984, in Hospital Dining Room III.

ATTENDANCE: Present: Al Hanser, Committee Chairman
Clint Hewitt
Lynn Hornquist
William Krivit, M.D.

Absent: John LaBree, M.D.
Virgil Moline
C. Edward Schwartz
I. Dodd Wilson, M.D.

Staff: Greg Hart
Ed Howell
Nancy Janda
Mark Koenig

Guests: David Cost, Board Chairman
Elwin Fraley, M.D.

EXTRACORPOREAL
LITHOTRIPTER
PROPOSAL:

Dr. Elwin Fraley, Chairman of the Department of Urology, presented for the committee's information background on a new piece of technology developed in Munich, Germany called the extracorporeal lithotripter, which provides a non-invasive method for the treatment of stones in the kidney. He explained that the patient is immersed in a waterbath and receives shock waves directed at the stone causing the stone to disintegrate.

Dr. Fraley explained that the machine had been used on approximately 2,000 patients in Germany over the course of the past 3 1/2 years. There are presently five machines in the United States, serving as test sites for Federal Drug Administration review. Dr. Fraley indicated that F.D.A. approval of the machine is expected in late 1984 or early 1985.

Dr. Fraley also elaborated on the types of patients currently being treated at the University of Minnesota Hospitals and the potential uses, and expected limits to the application of this technology. In response to a question about the available reimbursement, Dr. Fraley used the example of the current Medicare DRG scheme for paying the cost of kidney stone treatment. He noted the great dichotomy between the payment for the medical and the surgical treatment of stones. He added that as the service is relatively new in the United States, that the reimbursement waters had not been fully tested.

Dr. Fraley indicated that the Medical Staff Budget Advisory Committee would be reviewing a proposal for the acquisition of this technology next week and that the formal proposal, including a thorough financial

analysis, would be presented to the Planning and Development Committee for their consideration in April.

UNIT "J"
SPACE
ALLOCATION:

Committee Chairman Al Hanser asked that Mr. Mark Koenig review for the committee the available shell space in Unit "J" and the options presently being considered for utilization of that space. Mr. Koenig detailed the locations and square footage of the respective unfinished areas in the new hospital building, the vast majority of which is located on level 1. He noted that Endoscopy and the Cardiopulmonary Labs were being evaluated for occupancy of the two largest areas and that a couple of smaller pockets of space could probably be best utilized by Nutrition and the Materials Management, two of the departments already slated for occupancy in that immediate area.

Mr. Koenig indicated that the architect would be starting preliminary drawing for utilization of the unfinished space and that the committee could expect to review those proposed drawings in May.

REPORT
ON
FUNDRAISING:

Per Committee Chair Al Hanser request, Mr. Ken Merwin presented four separate items to the Committee, the first of which was an announcement of the current distribution of the Hospitals' Annual Report. Secondly, Mr. Merwin noted that in 1983, 4,350 patients had been asked to contribute to the University of Minnesota Hospitals and Clinics. He noted in reference to patient solicitation, that his experience indicated that solicitation of persons who are younger had not proven to be cost effective, and that his office would therefore be concentrating its efforts on those born prior to 1940. Thirdly, Mr. Merwin reported on the increased utilization of the Transplant Assistance Fund, noting that families are being given the opportunity of accumulating community donations for a specific patient in the transplant assistance fund.

Lastly, Mr. Merwin presented a foundation proposal for committee endorsement. Mr. Merwin explained that his office had been working with the Community Services section of the Resources Network of the University Hospitals and Clinics in seeking funding for a program they have proposed to provide continuing education for programs for Nursing Assistants in rural health care settings. The program, as projected, will present a series of four sessions in 4-6 pilot communities where such an opportunity has been requested. The total cost of the preparation and presentation of the series is projected at \$11,400. The Planning and Development Committee seconded and unanimously passed the motion to endorse the foundation proposal.

PURCHASING
UPDATE:

Per Committee Chair Al Hanser's request, Mr. Edward Howell distributed and detailed for the committee the Quarterly Administrative Report on Hospital Purchasing Activities, noting that the format presented would be used on a regular basis for both the Board of Governors and the Board of Regents. Mr. Howell highlighted the four divisions of the document: the purchase order analysis, the confirming orders, the set-aside awards and purchase awards to other than apparent low bidder and indicated that as this first report does not encompass a full three months, that the numbers stated would typically be higher. Mr. Clint Hewitt responded to Mr. Howell's request for format recommendations by suggesting that in cases where purchase awards were made to other than the low bidder, that the

reason for non-selection of the low bidder be listed.

NMR
UPDATE:

Mr. Greg Hart announced that the Certificate of Need for the Nuclear Magnetic Resonance had been approved by the Commissioner of the State Department of Health. He noted that a bill under temporary consideration by the Minnesota State Legislature which would have placed a three year moratorium on capital equipment expenditures in excess of \$600,000 was of concern in this case but that the bill had since had since been amended to address bed additions only. Mr. Hart also noted that the Certificate of Need law in expected to sunset in June of 1984.

UNIT "J"
UPDATE:

Mr. Mark Koenig updated the committee on recent Unit "J" activities. He noted that three of the remaining five bid packages had been awarded for tile, vinyl flooring and carpeting and paint and miscellaneous wall finishes. Mr. Koenig summarized the total cost of each of those bid packages noting that together, these three packages were \$342,000 under budget, largely due to the award made for the paint and miscellaneous wall furnishings which was \$322,000 under budget.

Lastly Mr. Koenig made mention of the reformatting of the Unit "J" construction schedule presented to the committee each month. He noted that the schedules had been modified so that each bid pack is now listed separately.

ADJOURNMENT:

There being no further business the meeting was adjourned at 12:35 p.m.

Respectfully submitted,

Nancy C. Janda

Nancy C. Janda
Executive Assistant
to the Board of Governors

OVERVIEW

BID PACKAGE STATUS

Contracts awarded to date	30
Bid packages cancelled	2
Bid packages currently out for bid	0
Bid packages left to bid	2
<u>Total packages to be bid</u>	<u>34</u>

SCHEDULE STATUS

	Original Substantial Completion Date	Original Certified Completion Date	Approved Schedule Extension (Days)	Current Substantial Completion Date	Current Certified Completion Date
Radiation Therapy	Jan. 1, 1984	Jan. 1, 1984	58	Feb. 29, 1984	Feb. 29, 1984
Unit J	Mar. 1, 1984	Dec. 1, 1986	0	Mar. 1, 1986	Dec. 1, 1986

BUDGET STATUS

	Total Budget	Estimated Work/Fee to Date	Committed to Date	Percentage of Budget Committed	Paid to Date	Percentage of Budget Paid	Over(Under) Estimate	Percentage Over(Under) Estimate
Building Costs	\$ 92,483,306	\$ 85,831,679	\$ 74,928,365	81.0%	\$ 25,742,405	27.8%	(\$10,903,314)	(12.7%)
Non-Building Costs	\$ 32,819,260	\$ 15,047,198	\$ 15,047,198	45.8%	\$ 11,769,501	35.9%	-	-
TOTAL	\$125,302,566	\$100,878,877	\$ 89,975,563	71.8%	\$37,511,906	29.9%	(\$10,903,314)	-

UNIVERSITY HOSPITALS RENEWAL PROJECT
PROGRESS REPORT
MAY 1, 1984

CONSTRUCTION ACTIVITIES

- . Work on Bid Package #9 was completed in March, and closed out on April 12, 1984.
- . May 4, 1984 is the target date set to certify construction completion of Therapeutic Radiology for occupancy. Those trade contracts (Bid Packages #10, #11, and #12) cannot be closed out until the completion of the Magnetic Resonance Imaging suite (MRI, formerly referred to as Nuclear Magnetic Resonance, NMR).
- . The Varian linear accelerator installation was completed in April. Machine calibration procedures were begun by manufacturer representatives and departmental physicists.
- . Installation of the Phillips accelerator and simulator continues, completion is expected in May. Calibration of these machines will follow installation.
- . Bids were received and contracts awarded for Bid Packages #22, #23, and #24. Contracts were awarded at a \$342,742 savings to the Certified Construction Price.
- . Roofing is currently 75% complete.
- . Fireprotection work is progressing on Level One.
- . Exterior stud walls are 95% complete. Masonry is on schedule. Brick work began on the east face of Unit J in April and will continue through May.
- . Interior wall layout nears completion and construction of interior partitions has started.
- . Window installation continues on schedule. Windows have been placed on the north and south sides of the building. The installations have been tested for wind infiltration and meet all requirements.
- . Elevator installation work continues, equipment has been installed in the penthouse. Temporary use of the elevators is scheduled for May 11, 1984.
- . Electrical work continues on schedule. Trench ducting is now 90% complete. Installation of feeder conduit, branch circuits for lighting, power and step down transformers on levels 1, 2, 3, 4 and 8 has begun.
- . Average on-site manpower throughout April was 170 persons.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Construction Fence	1	\$ 26,571	\$ 25,168	\$ (1,403)	A-1 Excavating \$ 760		Crowley Fence Company St. Paul, Mn.
Preconstruction Work	2	240,487	126,300	(114,187)	SACO \$ 3,800		Sheehy Construction Company St. Paul, Mn.
Apartment Building Demolition	3	9,240	9,240	-0-	Roy-A1 \$ 300		A. Kamish & Sons St. Paul, Mn.
Powell Hall Demolition	4	365,936	348,975	(16,961)	Roy-A1 \$11,000		Controlled Demolition Baltimore, Maryland
Mass Excavation	5	1,358,671	935,050	(423,621)	Texture Master \$29,000	A-1 Excavating M.A.C. Trucking Jewat Trucking	Carl Bolander & Sons Minneapolis, Mn.
Cancelled	6						
Cancelled	7						
Temporary Power Substation	8	61,768	51,166	(10,602)	Gombolt Electric Inc. \$51,166		Gombolt Electric, Inc. Minneapolis, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Radiation Therapy & Masonic Tower, Civil, Structural and Building Enclosure	9	\$2,000,000	\$1,971,800	\$ (28,200)	Bay Mills \$16,900 Economy Concrete Placer \$12,510 Allied Steel \$11,127.28	Dunsheath Construction \$50,000	Arkay Construction Co. Minneapolis, Mn.
Radiation Therapy & Masonic Tower, Electrical	10	\$ 546,884	\$ 308,668	\$(238,216)	Barber Electric Company \$529.72 Reco Supply Lampco Supply \$733.80 M&M Electric, Inc \$14,736.48 Total-\$16,000	Barber Electric Company \$1,992.27 M&M Electric Company \$4,373.52 Total-\$6,365.79	Hayes Contractors, Inc. Minneapolis, Mn.
Radiation Therapy & Masonic Tower Mechanical	11	\$1,119,016	\$ 682,000	\$(437,016)	Sarah, Inc. \$35,000	Sarah, Inc. \$39,342.11	Axel Newman Heating & Plumbing Company St. Paul, Mn.
Radiation Therapy & Masonic Tower Architectural	12	\$ 444,233	\$ 468,440	\$+ 24,207	TCM Construction \$25,840		Knutson Construction Minneapolis, Mn.
Drilled Piers	13	\$ 117,450	\$ 271,991	\$+154,541	Allied Steel & Engineering \$9,100 Infield Welding \$4,825.00		Layne Minnesota Company Minneapolis, Mn.
Structural Steel	14	\$5,720,738	\$4,600,000	\$(1,120,738)	S.L.K. Construc. Co., Inc. \$242,950.00	S.L.K. Construc. Co., Inc. \$485,389.00	L.L. LeJeune Co. Minneapolis, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Foundations and Concrete	15	\$4,142,700	\$3,529,700	\$ (613,000)	Allied Steel \$56,500 E-Con Placer \$65,000 Infield Welding \$165,000 Battle Electric \$ 4,797 Bay Mills Construction & Supply \$ 15,600 Thermal & Moisture Protection \$ 95,000		Lovering Associates, Inc. St. Paul, Mn.
Elevators	16	\$1,591,451	\$1,610,000	\$ + 13,549			Gust Lagerquist & Sons, Inc. Minneapolis, Mn.
Construction Hoisting	17	\$ 150,108	\$ 129,344	\$ (20,764)	Infield Welding \$ 22,500		Advance Equipment Company Minneapolis, Mn.
Building enclosure	18	\$5,375,243	\$5,061,600	\$ (313,643)	Quality Materials, Inc. \$91,000 Battle Crane Service \$30,000 Infield Welding \$20,000 So. Side Plumbing & Heating \$125,000		Lovering Associates, Inc. St. Paul, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (379,267)	Lance Service, Inc. \$53,000 T.C.M. Construction \$262,500	Allied Steel & Engineering \$800.00 S.L.K. \$97,544.00	Knutson Construction Minneapolis, Mn.
Acoustical Ceilings	21	\$ 598,065	\$ 497,720	\$ (127,231)	Glanton Construction \$25,000		Acoustics Associates Minneapolis, Mn.
Quarry Tile, Ceramic Tile, Terrazzo & Epoxy Flooring	22	\$ 654,411	\$ 652,365	\$ (2,046)	Information Available	Not Yet Available	Grazzini Brothers & Co. Bloomington, Mn.
Resilient Flooring & Carpet	23	\$ 513,379	\$ 497,050	\$(18,329)	Information Available	Not Yet Available	Architectural Sales of Minnesota, Inc. New Hope, Mn.
Paint & Wall Finishes	24	\$ 677,873	\$ 355,506	\$(322,367)	Information Available	Not Yet Available	Julius B. Nelson & Son, Inc. Minneapolis, Mn.
Kitchen Equipment	25	\$ 922,159	\$1,236,450	\$ 314,291	Lang Custom Metals \$65,898.00		Aslesen's Minneapolis, Mn.
Pneumatic Tube System (PTS)	26	\$ 500,000	\$ 441,000	\$ (59,000)	Wilson Electric \$22,200.00		Quantum Industries, Inc. Santa Rosa, Ca.
Material Transport System (MTS)	27	\$1,500,000	\$1,350,000	\$ (150,000)	Wilson Electric \$55,000.00		Mosler-An American Standard Company Wayne, New Jersey

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Plumbing, Medical Gas	28	\$4,074,994	\$4,125,000	\$ 50,006	Sarah Incorporated \$ 88,500.00 Ed Anderson Insulation \$ 241,200.00		Harris Mechanical St. Paul, Mn.
H.V.A.C.	29	\$13,442,531	\$9,083,000	\$(4,359,531)	A-1 Excavating, Inc. \$260,082.00 R&S Heating & A/C, Inc. \$195,595.97	Ed Lacy, Inc. \$293,807.00 Environmental Systematics \$353,571.00	Axel Newman Heating & Plumbing St. Paul, Mn.
Fire Protection Sprinklers	30	\$ 966,885	\$ 706,716	\$(260,169)		Sarah Contracting, Inc. \$70,000	Carlson Auto Fire Protection Co. St. Paul, Mn.
Building Automation	31	\$ 3,400,000	\$2,526,336	\$(873,664)	Tim's Electric, Inc. \$ 40,000.00 Ed Barber Electric Supply, Inc. \$ 86,350.00		Minneapolis Honeywell, Inc. Mpls., Mn.
Electric & Temporary Electric	32	\$ 9,787,301	\$6,392,800	\$(3,394,501)	Wilson Electric		Commonwealth Electric, Mpls., Mn.

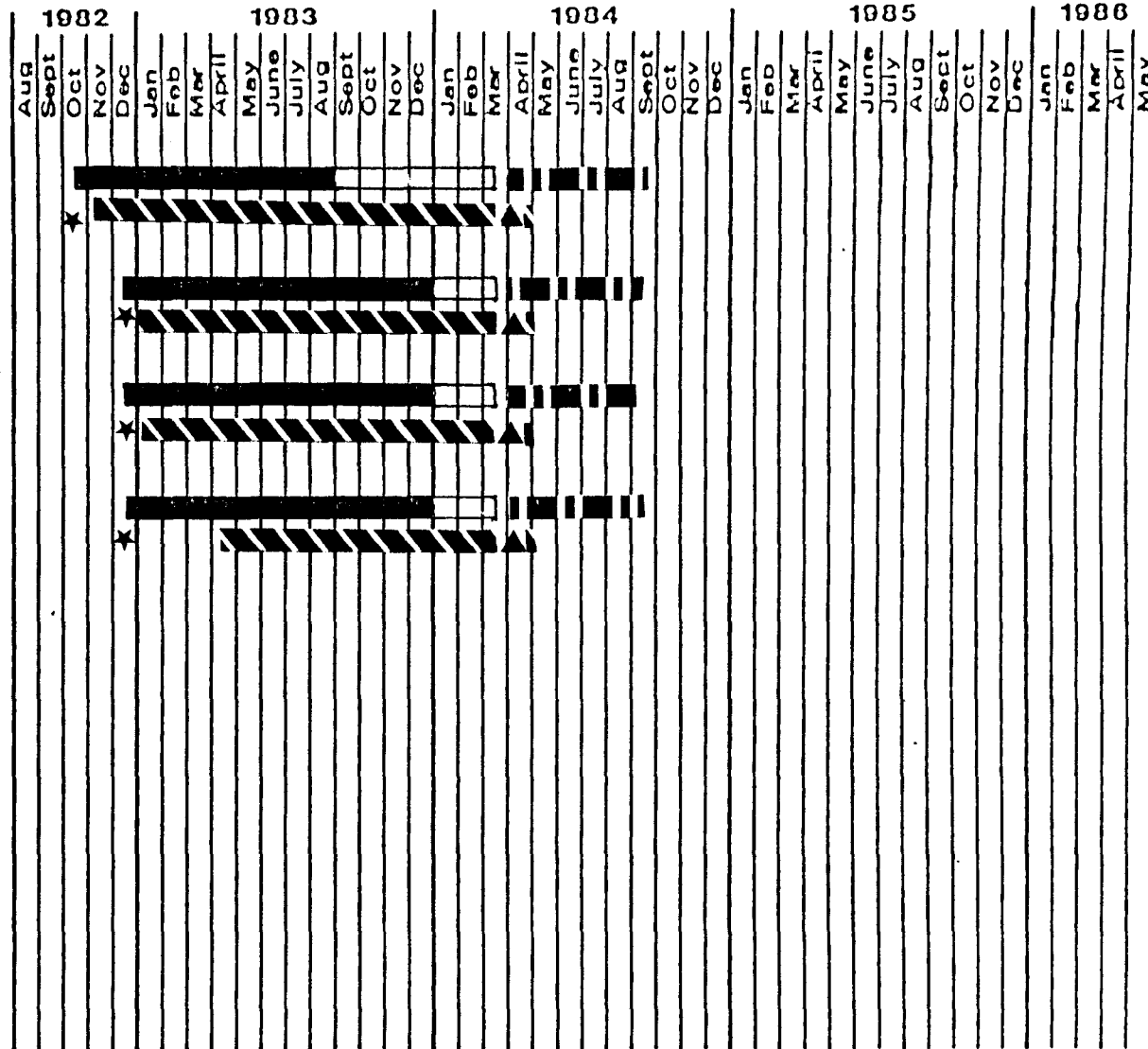
UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS RADIATION THERAPY CONSTRUCTION SCHEDULE

**BID PACKAGE 9
STRUCTURE, BLDG. ENCLOSURE**

**BID PACKAGE 10
ELECTRICAL WORK**

**BID PACKAGE 11
MECHANICAL WORK**

**BID PACKAGE 12
INTERIOR CONSTRUCTION**



■ Construction Schedule

▨ Work in Progress

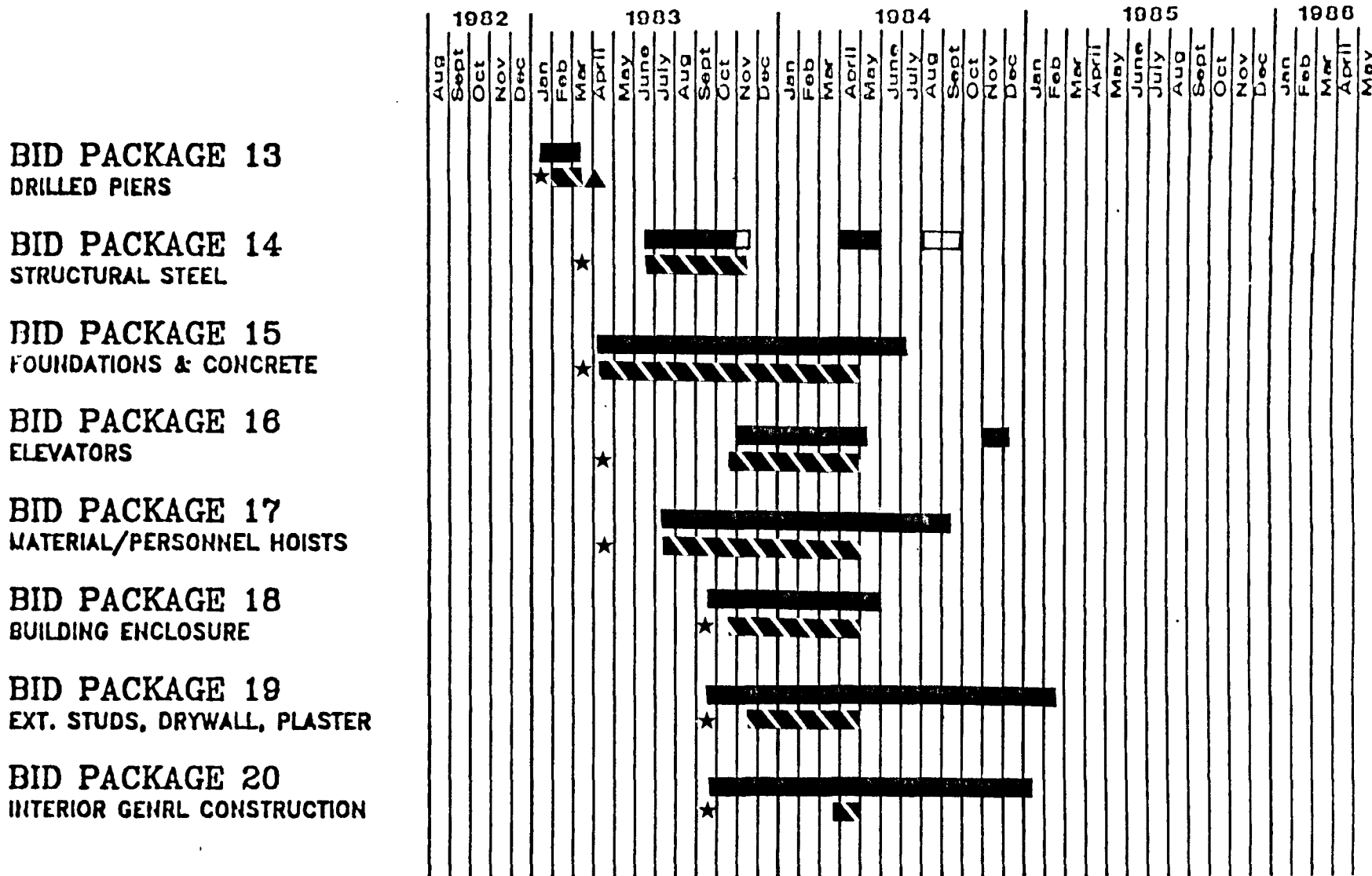
□ Schedule Revision

★ Contract Awarded

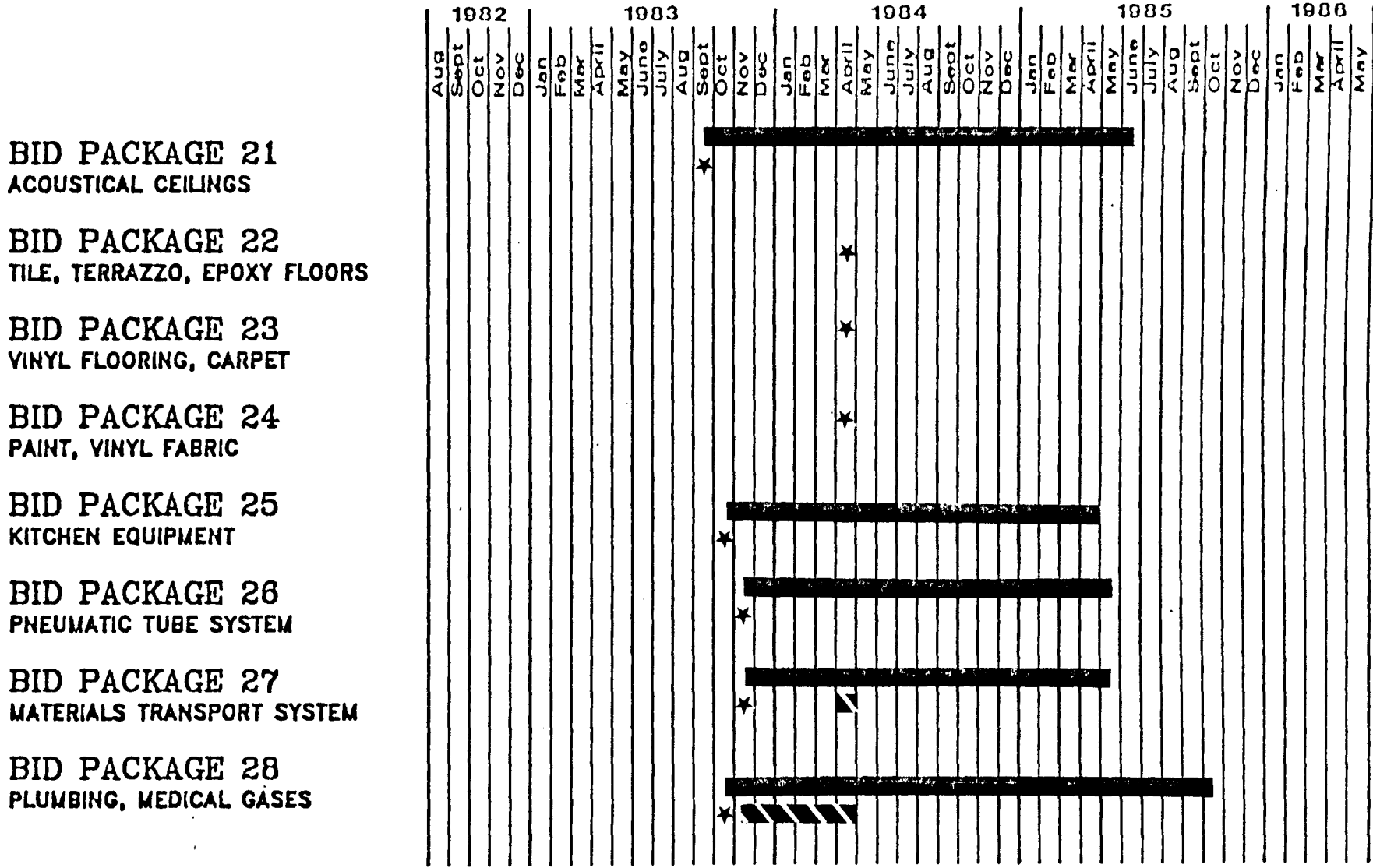
▲ Work Completed

▣ MRI Construction Schedule

UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS UNIT J CONSTRUCTION SCHEDULE



UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS UNIT J CONSTRUCTION SCHEDULE



Construction Schedule
 Work in Progress
 Schedule Revision
 Contract Awarded
 Work Completed

UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS UNIT J CONSTRUCTION SCHEDULE

BID PACKAGE 29
HEAT, VENT, AIR CONDITIONING

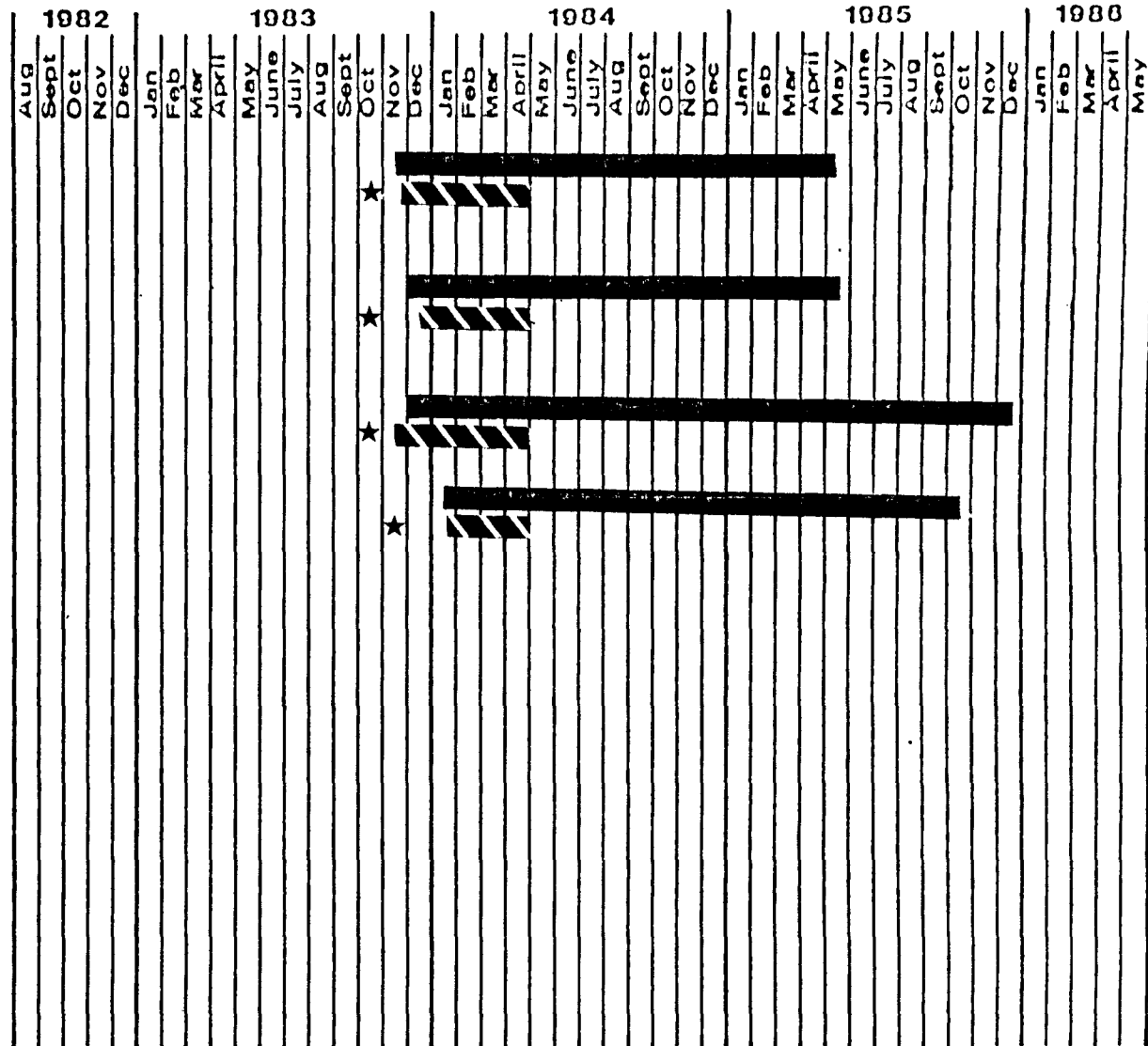
BID PACKAGE 30
FIRE PROTECTION SYSTEM

BID PACKAGE 31
BUILDING AUTOMATION SYSTEM

BID PACKAGE 32
ELECTRICAL

BID PACKAGE 33
SITEWORK

BID PACKAGE 34
FINAL CLEAN UP



■ Construction Schedule
 ▨ Work in Progress
 □ Schedule Revision

★ Contract Awarded
 ▲ Work Completed

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONSTRUCTION PROGRESS REPORT

Bid Package #1 - 8

Contract Awards	\$1,515,923.00	
Total Cost	1,515,923.00	100% Complete

- Bid Package #1 - Project Fence
- Bid Package #2 - Modifications to K/E Unit, Mayo Unit, Masonic Memorial Hospital, Diehl Hall and Site Work to accommodate new construction.
- Bid Package #3 - Demolition and removal of apartment building.
- Bid Package #4 - Implosion of Powell Hall and adjustments at interface points.
- Bid Package #5 - Mass excavation, sheeting and shoring, removal and modification of site utilities.
- Bid Package #6 - Drilled Piers - (Cancelled).
- Bid Package #7 - Temporary Electrical Sub-Station - (Cancelled).
- Bid Package #8 - Temporary Electrical Sub-Station Installation.

Bid Package #9 - Radiation Therapy - Civil and Structural

Contractor: Arkay Construction Company, Minneapolis, Minnesota

Contract Award:	\$1,971,800.00	Cost To Date:	\$2,039,621.00
Net Changes:	67,821.00	100% Complete	
Total	2,039,621.00		

Scope of Work: This contract is Drilled Piers, Foundations, Concrete Walls, Masonic Tower, Nuclear Slabs, Slabs on Grade and Supported Slabs, Demolition and Modifications to connect New Masonic Tower to existing and adding elevators at Masonic Tower.

The work under Bid Package #9 is complete. Contract is closed out.

Bid Package #10 - Radiation Therapy - Electrical

Contractor: Hayes Electrical Division, Minneapolis, Minnesota

Contract Award:	\$308,666.00	Cost To Date:	\$424,461.00
Net Changes:	123,671.00	98.2% Complete	
Total	432,337.00		

Scope of Work: Electrical Installation for Radiation Therapy.

Seventy (70) Change Estimates have been issued to date of which Fifty-two (52) have resulted in Change Orders to Bid Package #10 Contract, totaling \$123,671.00.

The work under Bid Package #10 is complete except for punchlist items and changes that the Owner has requested. Final inspection has been completed and Certificate of Substantial Completion issued. Cannot close out contract until N.M.R. is complete.

Bid Package #11 - Radiation Therapy - Heating and Plumbing

Contractor: Axel Newman Heating and Plumbing Company, Minneapolis, Minnesota

Contract Award:	\$682,000.00	Cost To Date:	\$750,055.00
Net Changes:	69,615.00	99% Complete	
Total	751,615.00		

Scope of Work: Heating and plumbing for Radiation Therapy.

Fifty-one (51) Change Estimates have been issued to date of which thirty-eight (38) have resulted in Change Orders to Bid Package #11 Contract, totaling \$69,615.00.

Final inspection has been completed and Certificate of Substantial Completion issued. Cannot close out this Contract until N.M.R. is completed.

Bid Package #12 - Radiation Therapy - Architectural and Specialties

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award:	\$468,440.00	Cost To Date:	\$581,159.00
Net Changes:	120,535.00	98.7% Complete	
Total	588,975.00		

Scope of Work: Furnish and install interior finishes and specialty architectural items within Radiation Therapy.

Seventy-six (76) Change Estimates have been issued to date of which sixty (60) have resulted in Change Orders to Bid Package #12 Contract, totaling \$120,535.00.

The work under Bid Package #12 is complete except for punchlist items and changes that the Owner has requested. Certification of Substantial Completion has been issued. Cannot close out this contract until N.M.R. is complete.

Bid Package #13 - Drilled Piers (Main Structure)

Contractor: Layne Minnesota, Minneapolis, Minnesota

Contract Award:	\$271,991.00	Cost To Date:	\$276,288.00
Net Changes:	4,237.00	100% Complete	
Total	276,228.00		

This contract is complete and final payment has been made.

Bid Package #14 - Structural Steel (Main Structure)

Contractor: L. L. LeJeune Company, Minneapolis, Minnesota

Contract Award:	\$4,600,000.00	Cost To Date:	\$4,693,257.00
Net Changes:	137,257.00	99.1% Complete	
Total	4,737,257.00		

Scope of Work: Furnish, fabricate and erect all structural steel and metal deck for the project.

Twenty-eight (28) Change Estimates have been issued to date. Twenty-two (22) Change Estimates have resulted in a net increase totaling \$137,257.00.

Bid Package #14 - Structural Steel (Main Structure) (continued)

The work under Bid Package #14 is complete with the exception of the new construction work at the northwest corner of Unit J. Reduction and retention has been approved. Certificate of Substantial Completion has been issued.

Bid Package #15 - Foundations and Concrete (Main Structure)

Contractor: Lovering Associates, Incorporated, Minneapolis, Minnesota

Contract Award:	\$3,561,700.00	Cost To Date:	\$3,595,309.00
Net Changes:	474,624.00	89.1% Complete	
Total	4,036,324.00		

Scope of Work: To furnish materials and labor to install Foundations and Concrete remaining for Unit J. Includes Drilled Piers, Pile Caps, Grade Beams, Reinforcing Steel, Concrete, Forms, Slabs on Grade and Concrete Slabs of Deck, Ramps, Excavation, Backfill and Renovations at K/E Building.

Seventy-three (73) Change Estimates have been issued to Bid Package #15. Fifty-eight (58) Change Estimates resulted in Change Orders increasing their contract by \$474,624.00.

The Work under Bid Package #15 is nearing substantial completion. Remaining Work would be as follows: (1) complete the remaining topping at Level Two, (2) complete the fireproofing, (3) new construction work that will take place at the northwest corner of Unit J (where the old Radiation Therapy exists) and (4) repair lightweight slab surfaces as necessary.

Bid Package #16 - Elevators

Contractor: Gust. Lagerquist & Sons, Inc., Minneapolis, Minnesota

Contract Award:	\$1,610,000.00	Cost To Date:	\$1,358,693.00
Net Changes:	3,802.00	84.2% Complete	
Total	1,613,802.00		

Scope of Work: Furnish and install all elevators and lifts in Unit J.

The installation of elevator cars #15, #16 and #17 are complete. Elevator motors and equipment have been installed in the penthouse for all elevators. Temporary use of the elevators is scheduled for May. Rails and equipment for the balance of the elevators are on site with installation now taking place.

Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis, Minnesota

Contract Award:	\$129,344.00	Cost To Date:	\$56,810.00
Net Changes:	-0-	44% Complete	
Total	129,344.00		

Bid Package #18 - Building Enclosure

Contractor: Lovering Associates, Incorporated, St. Paul, Minnesota

Contract Award:	\$5,170,600.00	Cost To Date:	\$1,655,004.00
Net Changes:	9,459.00	31.9% Complete	
Total	5,180,059.00		

Scope of Work: Building Enclosure.

Roofing is now 95% complete. Block walls are being installed in basement and Level One as other Trade Contractors complete their work. Window installation is now taking place on Levels Five and Six, Area C.

The Work under Bid Package #18 is progressing very well. Brick is now complete from Level Four to Eight roof on the south elevation, and from Level Four to Eight roof, from Grid 1 to 7 north elevation. Brick is being installed from Level Four to Eight roof, from Grid 7 to 14 north elevation. Brick washing has started on the south elevation.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Minnesota

Contract Award:	\$4,302,110.00	Cost To Date:	\$1,372,920.00
Net Changes:	15,000.00	31.8% Complete	
Total	4,317,110.00		

Scope of Work: Structural Studs, Insulation, Drywall and Plaster.

The Work under Bid Package #19 is showing improved progress. The installation of the exterior wall panels is now 95% complete. The wall layout is now complete on all floors. Wall header track is complete on all levels. Are also installing electrical room walls on Level One through Level Eight. Have started to install stud walls on Level One.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award:	\$4,719,875.00	Cost To Date:	\$79,996.00
Net Changes:	12,347.00	1.7% Complete	
Total	4,732,222.00		

Scope of Work: Interior General Construction.

Submittal process and shop drawings. Hollow metal door frames are scheduled for delivery beginning in early May. Door frame layout is now complete through Level Six. Forming equipment pads in the basement for chillers.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustic Associates, Minneapolis, Minnesota

Contract Award:	\$499,220.00	Cost To Date:	\$1,872.00
Net Changes:	-0-	1% Complete	
Total	499,220.00		

Scope of Work: Acoustical Ceilings.

Submittal process and shop drawings are complete.

Bid Package #22 - Quarry Tile, Ceramic Tile Terrazzo and Epoxy Flooring

Contractor: Grazzini Brothers and Company, Minneapolis, Minnesota

Contract Award:	\$652,365.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	652,365.00		

Notice to Proceed dated April 30, 1984 has been issued. Preliminary meetings, including a Preconstruction Conference will be scheduled for May.

Bid Package #23 - Resilient Flooring and Carpet

Contractor: Architectural Sales of Minnesota, Minneapolis, Minnesota

Contract Award:	\$497,050.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	497,050.00		

Notice to Proceed date April 30, 1984 has been issued. Preliminary meetings, including a Preconstruction Conference will be scheduled for May.

Bid Package #24 - Paint and Wall Finishes

Contractor: Julius B. Nelson and Son, Inc., Minneapolis, Minnesota

Contract Award:	\$355,506.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	355,506.00		

Notice to Proceed dated April 30, 1984 has been issued. Preliminary meetings, including a Preconstruction Conference will be scheduled for May.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Minnesota

Contract Award:	\$1,236,450.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	1,236,450.00		

Scope of Work: Food Service Equipment.

Shop drawings have been submitted and approved for equipment on Level One. Balance of shop drawings are in process.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

Contract Award:	\$526,200.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	526,200.00		

Scope of Work: Furnish and install Pneumatic Tube System.

Preparing and submitting shop drawings.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

Contract Award:	\$1,105,932.00	Cost To Date:	\$ -0-
Net Changes:	-0-	0% Complete	
Total	1,105,932.00		

Scope of Work: Furnish and install Material Transport System.

Preparing and submitting shop drawings. Contractor mobilizing on site.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award:	\$4,125,950.00	Cost To Date:	\$1,069,050.00
Net Changes:	10,830.00	25.8% Complete	
Total	4,136,780.00		

Scope of Work: Furnish and install plumbing and Med Gas.

The Work under Bid Package #28 is continuing - the installation of the rain water piping is complete. Testing has also been completed. The rain water piping is now geing insulated. The oxygen line is now being installed from the Variety Hospital. Med gas, acid waste and water mains are also being installed on Level One. Waste and vent branches are being installed on Level One, Two and Four. Water closet carriers are being installed on Level Six. Core drilling is now taking place on Level Seven. The installation of the storm sewer is complete on both south and east elevations up to manhole #8 including connection to 15" storm sewer from Radiation Therapy. The deep well is being pumped in the process of development.

Bid Package #29 - Heating, Ventilation and Air Conditioning

Contractor: Axel Newman Heating and Plumbing Company, St. Paul, Minnesota

Contract Award:	\$9,105,400.00	Cost To Date:	\$1,249,021.00
Net Changes:	79,795.00	13.6% Complete	
Total	9,185,195.00		

The work under Bid Package #29 is proceeding at a very good pace. Duct risers are now complete along with the testing. The installation of horizontal duct work is continuing in the basement and Level One. The installation of vertical duct work has also started on Levels Two and Four, Area C. The installation of heating and cooling risers in the pipe shaft at Stair "F" is complete. The heating and cooling mains are also being installed at Levels One, Two and Four. The delivery of the VanPacker stack is complete and installation is in progress.

Bid Package #30 - Fire Protection System

Contractor: Carlson Automatic Fire Protection, Burnsville, Minnesota

Contract Award:	\$706,947.00	Cost To Date:	\$118,181.00
Net Changes:	1,138.00	16.7% Complete	
Total	708,085.00		

Stand pipes adjacent to all stairwells are complete. Mains on 2nd floor are now being installed, along with the associated branch piping and sprinkler heads.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Edina, Minnesota

Contract Award:	\$2,526,336.00	Cost To Date:	\$23,670.00
Net Changes:	-0-	1% Complete	
Total	2,526,336.00		

Preparing shop drawings. Hoffman Electric has moved onto the site and have started running conduit for Honeywell.

Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Minnesota

Contract Award:	\$6,413,400.00	Cost To Date:	\$739,439.00
Net Changes	-0-	11.5% Complete	
Total	6,413,400.00		

All branch circuit for lighting and power, in open areas as well as unfinished spaces, are being installed. Feeder conduits progressing on Levels Two, Four and Eight and some final connections to panel back boxes are being made. Receptacle and lighting panel back boxes and stepdown transformers are being set in place on the 1st, 2nd and 3rd floors. Installation of trench duct is 95% complete in Area C, 2nd floor and are just starting the trench duct in Areas A and B, 2nd floor.

Bid Package #33 - Sitework (sidewalk pavers, bike racks, driveways, planters), finish grading, removal of site fence, patch asphalt.

Bid Package #34 - Final clean up.

UNIVERSITY HOSPITALS RENEWAL PROJECTPROJECT BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Building Costs	\$ 69,671,681	\$ 3,333,855	\$ 73,005,536
Construction Manager General Conditions	5,561,780	(1,389,971)	4,171,809
General Manager Contingency	5,269,250	(89,675)	5,179,575
Construction Manager Non-Building Costs	1,444,050	(388,000)	1,056,050
Construction Manager Reimbursables	788,230	92,652	880,882
Contracted Radiation Therapy Work	1,971,800	(1,971,800)	0
Construction Manager Fee/Personnel Expense	7,460,000	113,017	7,573,017
Construction Manager Bond	525,000	0	525,000
Revisions to Bid Packages	0	91,437	91,437
	<hr/>	<hr/>	<hr/>
TOTAL CERTIFIED CONSTRUCTION PRICE	\$ 92,691,791	\$ (208,485)	\$ 92,483,306
<u>NON-BUILDING COSTS</u>			
Owner's Contingency	\$ 2,257,004	\$ 208,485	\$ 2,465,489
Site Work	2,139,764		2,139,764
Architect/Engineering Fee	7,260,327		7,260,327
Owner Consultants	1,938,539		1,938,539
Insurance, Fees, Permits, Expenses	2,535,336	150,000	2,685,336
Communication Systems	1,000,000		1,000,000
Moveable Equipment & Furniture	13,250,000		13,250,000
Remodeling Costs	1,677,000		1,677,000
Prior Construction Manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805		52,805
	<hr/>	<hr/>	<hr/>
TOTAL NON-BUILDING COST	\$ 32,610,775	\$ 208,485	\$ 32,819,260
TOTAL PROJECT BUDGET	\$ 125,302,566	\$ 0	\$ 125,302,566
	=====	=====	=====

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE I

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. # 1-5	B.P. #8	B.P. #9	B.P. #10	B.P. #11	B.P. #12
Excavation	1,437,615		1,437,615	935,000					
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745						21,225
Misc. Metals	871,650		871,650						10,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						239,157
Finishes	3,603,337	(184,160)	2,819,177						80,645
Equipment	3,572,015	(65,000)	3,507,015						107,440
Conveying Systems	3,429,821	(160,638)	3,269,183						
Plumbing	4,770,760	112,000	4,882,760					288,960	
Fire Protection	1,064,680	(1,150)	1,063,530					66,452	
HVAC	14,965,440	(564,500)	14,400,940					841,390	
Building Automation	2,809,609	600,000	3,409,609						
Electrical	10,067,282		10,067,282				586,018		
Pipe Connections	276,000		276,000						
Waterwork	650,000	57,550	707,550						
Renovations	292,715		292,715	123,665					
General Conditions	5,561,780	7,732	5,569,512	27,753	63,600				
Contingency	5,269,250	(89,675)	5,179,575						
Non-building	1,444,050		1,444,050	388,000					
Peripherals	783,230	92,652	880,882						
and Package #9	1,971,800		1,971,800			1,971,800			
C.B. Fee & Expenses	7,400,000	113,017	7,513,017						
C.B. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(299,922)	92,391,869	1,474,418	60,000	1,971,800	546,884	1,119,009	428,667
Workmans' Comp.	--			-0-	3,600	-0-	39,134	77,793	29,800
Revisions to B.P.'s			91,447	--	--	131,360	82,448	57,167	96,318
Revised CCP			92,483,306	1,474,418	60,000	2,103,160	629,332	1,176,176	524,985

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE II

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #13	B.P. #14	B.P. #15	B.P. #16	B.P. #17	B.P. #18
Excavation	1,437,615		1,437,615	38,000		446,549			
Foundations	930,237		930,237	67,000		843,177			
Structure	8,410,710	2,608	8,413,318		5,772,397	2,605,921			
Exterior	5,781,165	(136,606)	5,624,559						4,299,676
Moisture Protection	614,395	10,970	625,365			68,580			492,789
Carpentry	347,745		347,745						72,966
Case, Details	871,650		871,650		396,000				45,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						293,931
Finishes	3,603,337	(184,160)	2,919,177						139,882
Equipment	3,572,015	(65,000)	3,507,015						
Conveying Systems	3,429,821	(160,628)	3,269,193				1,637,061		
Plumbing	4,760,760	112,000	4,872,760			91,200			
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	3,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550			73,261			
Renovations	292,715		292,715			109,050			
General Conditions	5,561,780	7,732	5,569,512	20,000	12,500	123,000	20,700	154,750	10,500
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Contingibles	788,230	92,652	880,882						
Mid Package #9	1,971,800		1,971,800						
C.H. Fee & Expenses	7,460,000	113,017	7,573,017						
C.H. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(299,922)	92,391,869	117,450	5,717,330	4,142,700	1,591,451	150,108	5,133,135
Workmans' Comp.	--			7,810	463,567	218,038	66,310	4,642	211,609
Revisions to B.P.'s			91,437	69,257	128,447	338,200	730	52,297	116,659
Revised CCP			92,483,306	186,707	5,845,777	4,480,900	1,592,181	150,108	5,249,794

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE III

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #19	B.P. #20	B.P. #21	B.P. #22	B.P. #23	B.P. #24
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559	1,310,226	14,657				
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745	12,823	219,933				
Misc. Metals	871,650		871,650	20,000	323,800				
Int. Subdivision	6,416,114	(94,732)	6,321,382	3,486,112	2,163,337				138,845
Furnishes	3,653,337	(184,160)	2,819,177	320,248		638,999	624,178	486,852	517,273
Equipment	3,572,015	(65,000)	3,507,015		2,147,260				
Conveying Systems	3,429,831	(160,628)	3,269,203						
Plumbing	4,760,760	112,000	4,872,760						
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(504,500)	14,400,940						
Building Automation	2,899,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	559,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,789	7,742	5,569,532	35,000	127,000	15,000	57,500	50,000	50,000
Contingency	5,269,250	(89,678)	5,179,572						
Non-Building	1,444,050		1,444,050						
Releasables	788,230	92,652	880,882						
Bid Package #2	1,971,800		1,971,800						
C.B. Fee & Expenses	7,460,000	113,017	7,573,017						
C.B. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(299,922)	92,391,869	4,986,427	4,790,219	624,951	654,411	515,379	677,873
Workmans' Comp.	--			197,982	205,768	29,048	27,267	21,473	28,245
Revisions to B.P.'s			91,437	(219,253)	23,722	(25,306)			
Revised CCP			92,483,306	4,767,174	4,813,941	599,565	654,411	515,379	677,873

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT*

PAGE IV

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #25	B.P. #26	B.P. #27	B.P. #28	B.P. #29	B.P. #30
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	317,745		347,745				14,595		
Misc. Metals	871,650		871,650					20,000	
Int. Subdivision	6,316,114	(94,732)	6,221,382						
Finishes	3,603,337	(184,160)	2,819,177						
Equipment	3,572,015	(65,000)	3,507,015	920,159			128,330		
Conveying Systems	3,429,821	(160,628)	3,269,193		526,200	1,105,932			
Plumbing	4,700,760	112,000	4,812,760				4,000,080		
Fire Protection	1,064,680	(1,150)	1,063,530						997,078
Evac.	14,965,440	(564,500)	14,400,940					13,559,550	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	7,732	5,569,512	2,000			71,000	420,000	10,000
Contingency	5,269,250	(89,675)	5,179,575						
Rem-Building	1,444,050		1,444,050						
Rem-Subsides	788,230	92,652	880,882						
Std. Package #2	1,971,800		1,971,800						
C.M. Fee & Expenses	7,400,000	113,017	7,513,017						
C.M. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(299,922)	92,391,869	922,159	526,200	1,105,932	4,074,994	13,442,531	966,885
Workmans' Comp.	--			41,706	-0-	-0-	139,011	557,019	40,193
Revisions to B.P.'s			91,437	80,775	--	--	15,043	47,741	1,273
Revised CCP			92,483,306	1,002,934	526,200	1,105,932	4,090,037	13,490,272	968,158

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE V

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #31	B.P. #32	B.P.	B.P.	B.P.	BUDGET REMAINING
Excavation	1,437,615		1,437,615						18,066
Foundations	930,237		930,237						20,000
Structure	8,410,710	2,608	8,413,318						35,000
Exterior	5,761,165	(136,606)	5,624,559						-0-
Wrought Protection	614,395	10,970	625,365						63,996
Carpentry	347,745		347,745						6,201
Misc. Metals	871,650		871,650						56,850
Int. Subdivision	6,316,114	(94,732)	6,221,382						-0-
Plumbing	3,003,337	(184,160)	2,819,177						11,100
Equipment	3,572,015	(65,000)	3,507,015		83,335				120,491
Conveying Systems	3,429,821	(160,628)	3,269,193						-0-
Flushing	4,760,760	112,000	4,872,760		385,000				107,520
Fire Protection	1,064,680	(1,150)	1,063,530						-0-
HVAC	14,965,440	(564,500)	14,400,940						-0-
Building Automation	3,800,000	600,000	4,400,000	3,400,000					-0-
Electrical	10,067,282		10,067,282		9,385,491				95,771
Link Connections	276,630		276,630						276,000
Sitework	650,000	57,550	707,550						634,289
Renovations	292,715		292,715						60,000
General Conditions	5,561,780	7,732	5,569,512		127,400				4,171,800
Contingency	5,269,250	(89,675)	5,179,575						5,179,575
Non-building	1,444,050		1,444,050						1,056,050
Reimbursables	880,230	92,652	972,882						880,882
Bid Package #9	1,971,800		1,971,800						-0-
C.B. Fee & Expenses	7,400,000	113,017	7,513,017						7,513,017
C.B. Bond	525,000		525,000						525,000
TOTAL BUDGET	92,691,791	(299,922)	92,391,869	3,400,000	9,579,450				
Workman's Comp.	--			-0-	401,776				
Revisions to B.P.'s			91,437	(871,664)	20,600				20,891,621
Revised CCP			92,483,306	2,526,336	9,600,050				

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT *

APRIL 30, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #1 thru #7 Initial Construction Phase I	1,460,887	1,460,887	1,460,887	1,460,887	-0-	1,460,887	-0-
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	60,000	60,000	55,036	55,036	-0-	55,036	4,964
BP #9 - Rad. Ther. & Mas. Tower, Civ. Struct. & Bldg. Enc. Arkay Const. Co.	1,971,800	2,043,181	2,039,621	2,039,621	-0-	2,039,621	22,993
BP #10 - Rad. Ther. Masonic Tower-Elec. Hayes Cont., Inc.	546,884	664,077	424,461	432,337	11,876	436,337	227,740
BP #11 - Rad. Ther. Masonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,009	1,180,962	750,055	751,615	1,560	751,615	429,347
BP #12 - Rad. Ther. Masonic Tower-Arch. Knutson Const. Co.	428,667	533,863	581,159	588,975	7,816	588,975	(55,112)
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	116,707	276,229	276,229	-0-	276,229	(159,522)

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT*

APRIL 30, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	5,852,636	4,693,257	4,737,257	44,000	4,737,257	1,115,379
BP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,639,605	3,595,309	4,036,324	445,015	4,040,324	599,281
BP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,595,253	1,358,693	1,613,802	255,109	1,613,802	(18,549)
BP #17 - Unit J Material/Personnel Hoists Advance Equip.Co.	150,108	150,108	56,810	129,344	72,534	129,344	20,764
BP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,251,594	1,655,004	5,180,059	3,525,055	5,180,059	71,535
BP #19 - Struct.Studs Insul,Drywall & Plaster Olympic Wall Systems, Inc.	4,986,427	4,782,174	1,372,920	4,317,110	2,944,190	4,317,110	465,064
BP #20 - Interior General Const. Knutson Const.Co.	4,790,219	4,827,644	79,996	4,732,222	4,652,226	4,732,222	95,422

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT *

APRIL 30, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #21 - Acoustical Ceilings Acoustics Assoc., Inc.	624,951	599,565	1,872	499,220	497,348	499,220	100,345
BP #22 - Quarry Tile, Ceramic Tile, Terrazzo Epoxy Flooring Grazzini Bros. & Co.	654,411	654,411	-0-	652,365	652,365	652,365	2,046
BP #23 - Resilient Flooring, Carpet Architec. Sales of Minn., Inc.	515,379	515,379	-0-	497,050	497,050	497,050	18,329
BP #24 - Paint and Wall Finishes Julius B. Nelson & Son, Inc.	677,873	677,873	-0-	355,506	355,506	355,506	322,367
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,934	-0-	1,236,450	1,236,450	1,236,450	(233,516)
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	526,200	526,200	52,003	526,200	474,197	526,200	-0-
BP #27 - Material Transport System Mosler Systems Div.	1,105,932	1,105,932	-0-	1,105,932	1,105,932	1,105,932	-0-

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT*

APRIL 30, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,090,037	1,069,050	4,136,780	3,067,730	4,136,780	(46,743)
BP #29 - HVAC Axel Newman Htg. & Plumbing Co.	13,442,531	13,487,872	1,249,021	9,182,426	7,933,405	9,182,426	4,305,446
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	974,983	118,181	708,085	589,904	708,085	266,898
BP #31 - Bldg. Automation System Honeywell Inc.	2,526,336	2,526,336	23,670	2,526,336	2,502,666	2,526,336	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	9,600,309	739,439	6,413,400	5,673,961	6,413,400	3,186,909
Insurance Workmans' Comp.	2,823,678	2,900,663	469,103	2,823,678	2,354,575	2,354,575	76,985
Subtotals	70,621,505	71,925,560	22,121,776	61,027,777	38,900,470	61,022,246	10,903,314
Gen.Cond. & Reim.	6,350,010	6,350,010	1,010,669	6,350,010	5,339,341	6,350,010	-0-
Personnel & Fee	7,403,233	7,556,109	2,609,960	7,556,109	4,946,149	7,556,109	-0-
TOTALS	84,374,748	85,831,679	25,742,405	74,933,896	49,185,960	74,928,365	10,903,314

*Information obtained from the Gilbane-Mortenson
Monthly Report, May 1, 1984

UNIVERSITY OF MINNESOTA
TWIN CITIES

University Hospitals and Clinics
420 Delaware Street S.E.
Minneapolis, Minnesota 55455

June 7, 1984

TO: PLANNING AND DEVELOPMENT COMMITTEE, BOARD OF GOVERNORS

Clint Hewitt	Staff: Ed Howell
Lynn Hornquist	Nancy Janda
William Krivit, M.D.	Mark Koenig
John LaBree, M.D.	
Virgil Moline	
C. Edward Schwartz	
I. Dodd Wilson, M.D.	

FROM: Al Hanser, Committee Chair

The June, 1984 meeting of the Planning and Development Committee will be held:

Wednesday, June 13, 1984
10:30 A.M.
Dining Room III
University Hospitals

The agenda for the meeting is enclosed.

AH/sds

Enclosure

C O N T E N T S

	<u>Page</u>
Agenda.....	1
Minutes May 9, 1984 Meeting.....	2 - 4
Renovation Renewal Committee Update.....	5 - 9
Unit J Progress Report.....	10 -40
Purchasing Update.....	41 - 43

PLANNING AND DEVELOPMENT COMMITTEE

BOARD OF GOVERNORS

Wednesday, June 13, 1984

Dining Room III

University Hospitals

10:30 A.M.

Agenda

- I. Minutes - May 9, 1984 (Approval)
- II. Renovation Renewal Committee Update (Information)
- Mr. C. Edward Schwartz
- III. Unit J Progress Report (Information)
- Mr. Mark Koenig
- IV. UMH&C Capital Gifts Planning Study (Information)
- Mr. Bruce Flessner, Mr. Ken Merwin
- V. Purchasing Update (Information)
- Mr. Ed Howell
- VI. Other

NOTE: PLEASE BRING THE BENTZ, WHALEY, FLESSNER CAPITAL GIFTS PLANNING STUDY THAT WAS DISTRIBUTED AT THE MAY 9TH MEETING

Minutes
Planning and Development Committee
Board of Governors
May 9, 1984

CALL
TO
ORDER:

Committee Chairman Al Hanser called the meeting of the Planning and Development Committee to order at 10:45 a.m., Wednesday, May 9, 1984, in Hospital Dining Room III.

ATTENDANCE:

Present: Al Hanser, Committee Chair
Lynn Hornquist
William Krivit, M.D.
John LaBree, M.D.
Virgil Moline
C. Edward Schwartz
I. Dodd Wilson, M.D.

Absent: Clint Hewitt

Staff: Greg Hart
Ed Howell
Nancy Janda
Mark Koenig

Guests: David Cost, Board Chair
Ken Merwin
Ron Werft
Steve Young, Robert Douglass Assoc.

APPROVAL
OF
MINUTES:

The committee seconded and passed a motion to approve the minutes of the April 11, 1984 meeting as written.

RENEWAL
&
RENOVATION
STEERING
COMMITTEE
REPORT:

Mr. Mark Koenig reviewed for the Committee the status of the bid packages, noting that 99% of all bid packages had been awarded. Only two packages, one for site work and one for final cleanup, are not yet awarded. Mr. Koenig also indicated that the new Radiation Therapy facility is scheduled for occupancy on August 1, 1984 and that the remainder of Unit "J" remains on schedule for substantial completion by March 1, 1986 and certified completion by December 1, 1986.

Mr. Hanser raised a current issue, for the Committee's information, as to whether the coaxial cable in Unit "J" would be most appropriately installed by the Northwestern Bell Telephone workers or by the Electric Repair and Construction workers. Although the telephone workers bid was well below that of the electrical workers, the electrical workers, on the national level, have been disputing the issuance of coaxial cable contracts to telephone workers.

SHELL
SPACE:

Mr. Mark Koenig presented background information and a proposed resolution for the allocation of unfinished shell space in Unit "J". He noted that on February 28th the Medical Staff Coordinating Committee recommended that the programs of Endoscopy and Cardiopulmonary Laboratories have priority for occupancy for that unfinished space.

Hospital Administration and Unit "J" planners, he added, have assisted the departments of Endoscopy and Cardiopulmonary Laboratories in the development of operational and functional programs and that schematic drawings indicate that these programs can be accommodated in the available space on level 1 of Unit "J". A couple of smaller areas on that same level have been reviewed by the Hospital Staff Coordinating Committee and have been recommended for assignment to the Departments of Nutrition and Materials Management. With that background, Mr. Koenig presented the following resolution for Planning and Development Committee endorsement:

RESOLUTION:

RESOLUTION

1. The allocation of Unit J shell space be accomplished in accordance with the schematic drawing dated May 8, 1984. Approximate assignments of space are as follows:

. Endoscopy	2930 NSF
. Cardiopulmonary Labs	6750 NSF
. Nutrition	1900 NSF
. Materials Management	500 NSF
. Therapeutic Radiology	200 NSF
. Pediatric Dialysis	1200 NSF
2. Detailed planning, departmental review and construction shall commence on all spaces listed, total planning and construction costs not to exceed \$2.4 million.

ENDORSEMENT:

The Committee seconded and passed a motion to endorse the resolution as written and will forward the resolution to the full Board for approval at their May 23rd meeting.

INSTITUTIONAL
OBJECTIVES:

Mr. C. Edward Schwartz introduced the Institutional Objectives for 1984-85 by noting that they had been reviewed and revised by several different Management and Medical Staff groups and that all of the Board Committees would have the opportunity for input before the full Board considered these objectives at their May meeting. Mr. Schwartz reviewed each of the major headings under which the objectives are categorized. Committee discussion followed regarding the importance of defining ourselves as an institution in a way that meets the needs of our patient population and referring physicians. The Committee recommended that an objective be added, that in essence, would provide patient activity targets for the respective Medical Staff departments and an incentive system to reward those departments that meet or exceed target levels. Mr. Schwartz agreed to draft such an objective.

ENDORSEMENT:

With that addition, the Planning and Development Committee seconded and passed the motion to endorse the 1984-85 Institutional Objectives.

FEASIBILITY
STUDY:
UNIT "J"
CAMPAIGN:

Mr. Ken Merwin distributed copies of final report developed by the Bentz, Whaley, Flessner Firm that assesses the University of Minnesota Hospitals and Clinics fundraising potential for Unit "J". In light of Mr. Flessner's inability to attend the Planning and Development Committee meeting, Mr. Merwin asked that the Committee members review the document before the June Committee meeting, at which time Mr. Flessner will make a formal presentation of findings.

EXTRACORPOREAL
LITHOTHRIPTER
STATUS
REPORT:

Mr. Greg Hart relayed to the Committee the outcome of his meeting in New Orleans with representatives of Dornier Corporation, manufacturer of the extracorporeal lithotripter. He indicated that as FDA approval of the lithotripter is not expected until late 1984 or early 1985, that the Dornier Corporation is not prepared to develop agreements for acquisition of this technology at present. He did note that the Dornier representatives are well aware of the continued interest on the part of the University Hospitals in obtaining a lithotripter and that Dr. Fraley would continue to communicate closely with the corporation.

ADJOURNMENT:

Due to time constraints, the Committee tour of the new Radiation Therapy facility was postponed and the meeting was adjourned at 12:50 p.m.

Respectfully submitted,



Nancy C. Janda
Executive Assistant
to the Board of Governors

UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
MAYO/VARIETY RENOVATION PROJECT
RENOVATION AND RENEWAL STEERING COMMITTEE

- Committee Membership
 - Mr. Cliff Fearing, Acting Chairman
 - Dr. David Brown
 - Dr. Thomas Ferris
 - Dr. Neal Gault
 - Mr. Greg Hart
 - Dr. Paul Quie
 - Ms. Barbara Tebbitt
 - Dr. Roby Thompson
 - Director of Planning & Marketing, Chairman

- Committee Charge
 - Develop planning assumptions and criteria for the Mayo/Variety Renovation Project.

 - Identify the cost savings derived from alternate uses of Unit J surplus funds. Assess the relative benefits of these cost savings against the cost savings produced from the renovation project, and recommend to the Hospital Director the appropriate use of the Unit J surplus.

 - Make recommendations to the Hospital Director on hospital requirements for and allocation of vacated space in Mayo and Variety Club Heart Hospital.

 - Make recommendations to the Hospital Director on quantity and location of hospital space to be relinquished to other Health Science departments, post renovation.

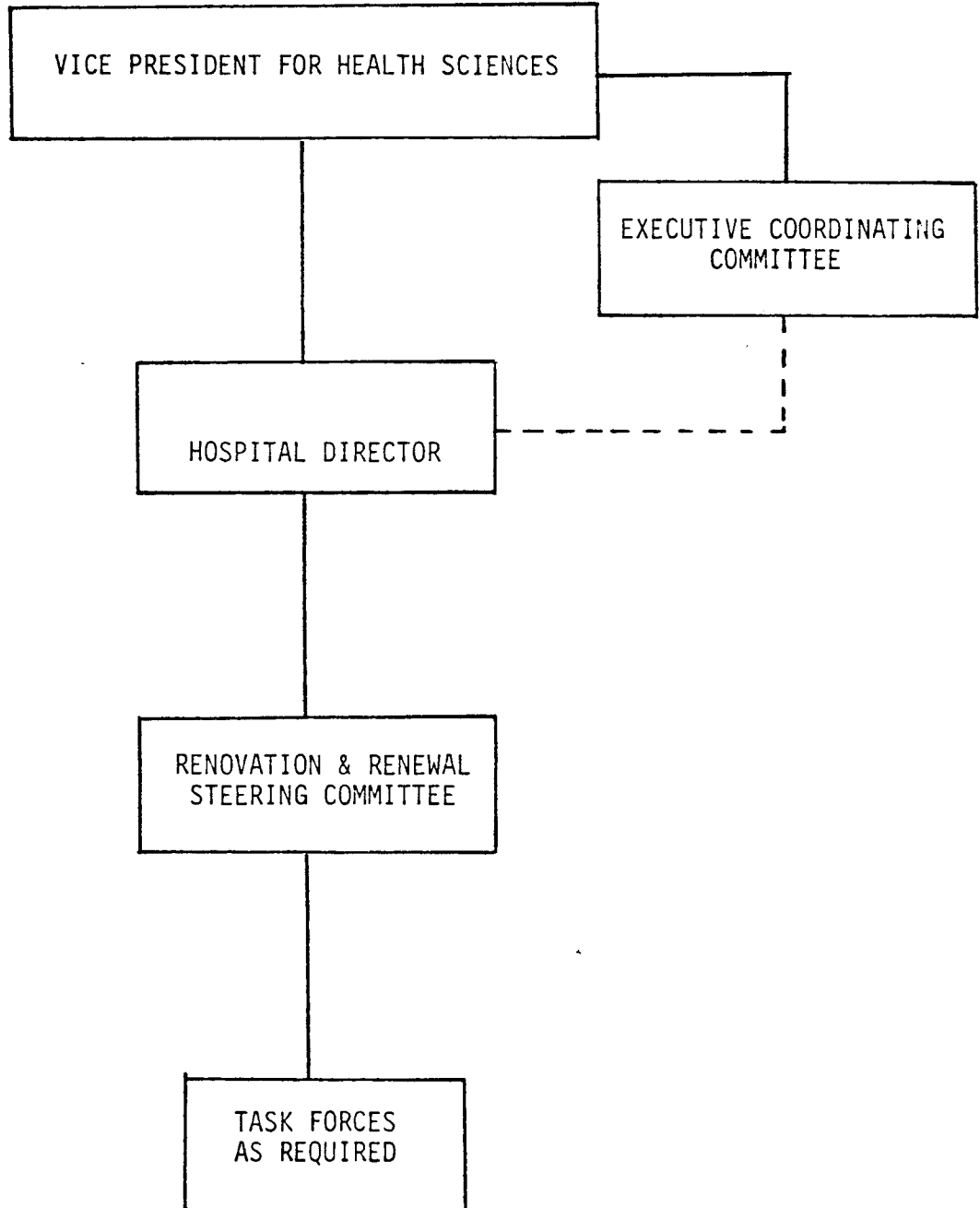
 - Develop a renovation master plan which is cost justified in terms of operating efficiency at a cost not to exceed \$8 million.

 - Should renovation proceed, monitor the renovation process through completion.

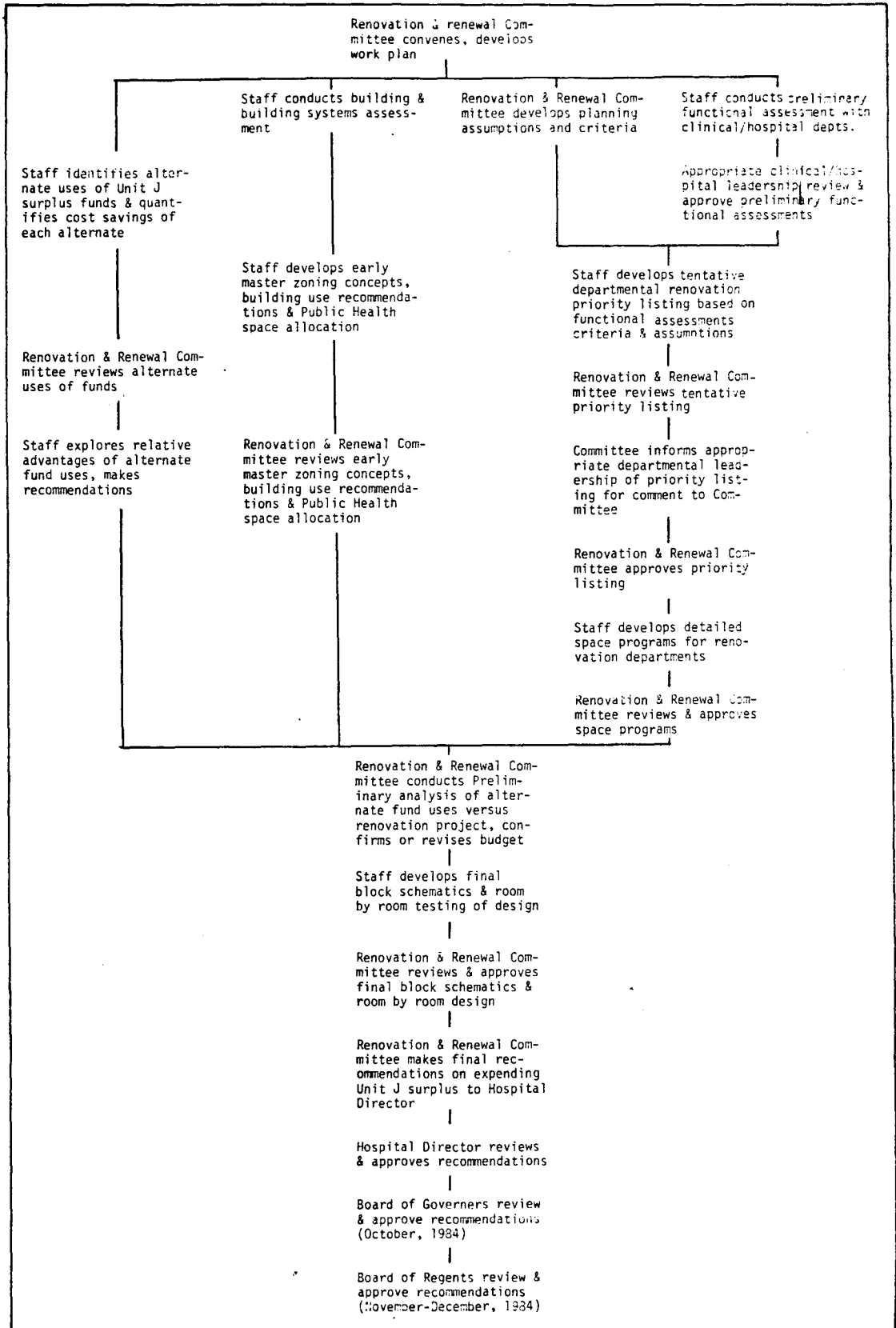
UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS

MAYO/VARIETY RENOVATION PROJECT

PROPOSED ADVISORY COMMITTEE STRUCTURE



UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
MAYO/VARIETY RENOVATION PROJECT
PROPOSED WORK PLAN



UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
MAYO/VARIETY RENOVATION PROJECT
PROPOSED PLANNING ASSUMPTIONS

- Budget
 - The budget of this Renovation Project is \$8 million. The budget must accommodate all building and non-building costs including essential equipment.
- Scope
 - Renovation/relocation is confined exclusively to Mayo (Levels 1 to 7), Variety Club Heart Hospital (Levels 1 to 3), Boynton (4), and KE (1).
 - Renovation planning and programming will be limited to only those departments anticipated to reside in the space described above.
 - We assume that programs/services will continue to operate at levels consistent with current utilization.
 - The Hospitals' target is to permanently vacate 70,000 square feet in Mayo and/or Variety through the occupancy of Unit J and the renovation of existing spaces.
 - Project funds will be used to renovate Hospital space only. Non-hospital space will be improved or relocated only if it is displaced for the benefit of Hospital space.
- Schedule
 - Renovation planning (through preliminary schematic design) must be accomplished by November 1.
 - Major renovation begins second quarter of 1986.
 - Most renovation will be completed by 1988.
 - Planning horizon is 1990.
- General Assumptions
 - The Hospital will have first priority for space vacated by the Unit J move.
 - Remodeling funds will be used in a manner that maximizes benefit to the largest number of departments. No one or two departments will receive all funds.
 - Proposed functions moving to VCHH will be reviewed with the Variety Club.
 - The renovation master plan must be cost justified in comparison to alternate uses of Unit J surplus funds.
 - Criteria will be developed to determine the necessity to renovate each department.

UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
MAYO/VARIETY RENOVATION PROJECT
PROPOSED CRITERIA FOR DETERMINING DEPARTMENTAL PRIORITIES

- Purpose - The objective of establishing criteria is to assign one of the renovation categories listed below to each hospital department and to rank each department within that category. The goal of this renovation project will be to meet the needs of all departments in Category A and accommodate as many departments in Category B as resources will allow.
 - Category A - Departments for which renovation or relocation is considered imperative by the Committee.
 - Category B - Departments for which renovation or relocation is desirable but not considered imperative at this time by the Committee. (Departments will be prioritized within this category).
 - Category C - Departments whose current space is deemed by the Committee to be adequate at this time.
- Criteria - Each department will be measured against the criteria below to determine its category and ranking.
 - The department can demonstrate a significant enhancement to patient care, increased operating efficiency or increased ability to generate revenue resulting from the investment of remodeling funds, an increment of space or the same quantity of space in a different location.
 - The department's ability to compete in the market place is enhanced through the investment of renovation funds, an increment of space, or the same quantity of space in a different location.
 - The department is severely compromised in terms of functional efficiency in existing facilities because of 1) space, 2) design/layout, 3) location (affinities), 4) expandability, 5) building systems, 6) safety codes or regulations.
 - The department is currently residing in temporary quarters outside the hospital and relocation to the hospital will increase operating efficiency.
- Other Considerations - The categorization and ranking of departments will not be the only factors in determining renovation priorities. Many other conditions and circumstances may, and most likely will, dictate a departure from preliminary priority listing prior to establishment of the final master plan. Several of these conditions are stated below:
 - A department is displaced by another higher priority department.
 - A department's relocation is dictated by a phasing schedule.
 - The renovation needs of many lower priority departments may be met at the same cost as one "high-priority" department. In total the grouping of departments may have a higher priority than the original "high priority" department.

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

JUNE 1, 1984

- CONTENTS -

	<u>Page</u>
Overview	1
Summary of Construction Activities	2-3
Contract Award Summary	4-8
Construction Schedule	9-13
Construction Progress Report	14-20
Project Budget	21
Budget Distribution Report	22-26
Budget Control Report	27-30

Cover Photo: Ribbon Cutting by Dr. Neal Vanselow and Dr. Seymour Levitt following the Dedication Ceremony for the Department of Therapeutic Radiology, May 22, 1984.

OVERVIEW

BID PACKAGE STATUS

Contracts awarded to date	30
Bid packages cancelled	2
Bid packages currently out for bid	0
Bid packages left to bid	2
<u>Total packages to be bid</u>	<u>34</u>

SCHEDULE STATUS

	Original Substantial Completion Date	Original Certified Completion Date	Approved Schedule Extension (Days)	Current Substantial Completion Date	Current Certified Completion Date
Radiation Therapy	Jan.1,1984	Jan.1,1984	58	Feb.29,1984	Feb.29,1984
Unit J	Mar.1,1984	Dec.1,1986	0	Mar.1,1986	Dec.1,1986

BUDGET STATUS

	Total Budget	Estimated Work/Fee to Date	Committed to Date	Percentage of Budget Committed	Paid to Date	Percentage of Budget Paid	Over(Under) Estimate	Percentage Over(Under) Estimate
Building Costs	\$ 93,392,592	\$ 86,703,410	\$ 75,887,234	81.3%	\$ 29,216,483	31.3%	(\$10,816,176)	(12.5%)
Non-Building Costs	\$ 31,909,974	\$ 15,084,370	\$15,084,370	47.3%	\$ 11,842,053	37.1%	-	-
TOTAL	\$125,302,566	\$101,787,780	\$ 90,971,604	72.6%	\$ 41,058,536	32.8%	(\$10,816,176)	-

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

JUNE 1, 1984

CONSTRUCTION ACTIVITIES

- . The Department of Therapeutic Radiology held its dedication and ribbon cutting ceremony on May 22, 1984. An open house followed with departmental personnel conducting tours of the area with explanations of their operations. Tours continued for Hospital staff through the following day.

Calibration of the Varian & Philips linear accelerators continue as scheduled. Departmental physicists anticipate completion of calibration of both machines before August 1, 1984. Patient treatment in the new department is scheduled for early August, 1984.

Planning has begun for the construction of the treatment room to house the Hyperthermia unit that is temporarily set up in the third linear accelerator room in Unit J. Construction is scheduled to be completed in the Fall of 1984.

- . Plans are being developed for the shell space on Level One. Cardio-pulmonary Laboratories, Endoscopy, Materials Management and the Nutrition storeroom are scheduled for those areas. Construction documents have been developed for the Pediatric Dialysis unit in the Level Four shell space. Construction of these areas will be in conjunction with Unit J and will be completed in 1986 with the remainder of the building.
- . The construction of the Magnetic Resonance Imaging (MRI) suite is on schedule. Rough in work is proceeding, studs are being erected, electrical service piping is progressing, and ducting has been installed and tested.
- . Roofing is now 99 percent complete. The remainder of the roofing will be completed as the brick scaffolding is removed from the east face of Unit J.
- . Window installation is complete on the northwest section of the building on Levels Six and Seven; Level Five is in process.
- . Brick work is 75 percent complete to date. The major portion of the remaining work is on the east and south elevations. Brickwashing is taking place on both the northwest and southwest elevations.
- . Door frames have been delivered to the job site. The layout for the entire building is complete and installation is underway.
- . The pneumatic tube horizontal system is currently being installed as is the beginning stages of the material transport system.
- . Medical gas lines and water mains are being installed on Levels One, Two, Three and Four. Rain water piping is being insulated.
- . HVAC work is currently 27 percent complete. Insulation is being added to all risers and overhead ductwork as it is installed. Heating and cooling mains are being installed on Levels Two, Four and Five. Installation of the cooling tower has also started.

- . Fire protection work continues on Level One with the installation of sprinkler mains and branch lines. All fireproofing is complete to date except for 50 percent of Level Three.
- . Building enclosure is progressing from Level Eight down to accommodate interior sheetrock installation. Interior studs are scheduled to begin during June on Level Four.
- . Elevators #15, #16 and #17 are substantially complete; #15 is being used temporarily as the construction material and personnel hoist.
- . Average daily on-site manpower for May was 184 persons.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Construction Fence	1	\$ 26,571	\$ 25,168	\$ (1,403)	A-1 Excavating \$ 760		Crowley Fence Company St. Paul, Mn.
Preconstruction Work	2	240,487	126,300	(114,187)	SACO \$ 3,800		Sheehy Construction Company St. Paul, Mn.
Apartment Building Demolition	3	9,240	9,240	-0-	Roy-A1 \$ 300		A. Kamish & Sons St. Paul, Mn.
Powell Hall Demolition	4	365,936	348,975	(16,961)	Roy-A1 \$11,000		Controlled Demolition Baltimore, Maryland
Mass Excavation	5	1,358,671	935,050	(423,621)	Texture Master \$29,000	A-1 Excavating M.A.C. Trucking Jewat Trucking	Carl Bolander & Sons Minneapolis, Mn.
Cancelled	6						
Cancelled	7						
Temporary Power Substation	8	61,768	51,166	(10,602)	Gombolt Electric Inc. \$51,166		Gombolt Electric, Inc. Minneapolis, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Radiation Therapy & Masonic Tower, Civil, Structural and Building Enclosure	9	\$2,000,000	\$1,971,800	\$(28,200)	Bay Mills \$16,900 Economy Concrete Placer \$12,510 Allied Steel \$11,127.28	Dunsheath Construction \$50,000	Arkey Construction Co. Minneapolis, Mn.
Radiation Therapy & Masonic Tower, Electrical	10	\$ 546,884	\$ 308,668	\$(238,216)	Barber Electric Company \$529.72 Reco Supply Lampco Supply \$733.90 M&M Electric, Inc \$14,736.48 Total-\$16,000	Barber Electric Company \$1,992.27 M&M Electric Company \$4,373.52 Total-\$6,365.79	Hayes Contractors, Inc. Minneapolis, Mn.
Radiation Therapy & Masonic Tower Mechanical	11	\$1,119,016	\$ 682,000	\$(437,016)	Sarah, Inc. \$35,000	Sarah, Inc. \$39,342.11	Axel Newman Heating & Plumbing Company St. Paul, Mn.
Radiation Therapy & Masonic Tower Architectural	12	\$ 444,233	\$ 468,440	+\$ 24,207	TCM Construction \$25,840		Knutson Construction Minneapolis, Mn.
Drilled Piers	13	\$ 117,450	\$ 271,991	+\$154,541	Allied Steel & Engineering \$9,100 Infield Welding \$4,825.00		Layne Minnesota Company Minneapolis, Mn.
Structural Steel	14	\$5,720,738	\$4,600,000	\$(1,120,738)	S.L.K. Construc. Co., Inc. \$242,950.00	S.L.K. Construc. Co., Inc. \$485,389.00	L.L. LeJeune Co. Minneapolis, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Foundations and Concrete	15	\$4,142,700	\$3,529,700	\$ (613,000)	Allied Steel \$56,500 E-Con Placer \$65,000 Infield Welding \$165,000 Battle Electric \$ 4,797 Bay Mills Construction & Supply \$ 15,600 Thermal & Moisture Protection \$ 95,000		Lovering Associates, Inc. St. Paul, Mn.
Elevators	16	\$1,591,451	\$1,610,000	\$ + 13,549			Gust Lagerquist & Sons, Inc. Minneapolis, Mn.
Construction Hoisting	17	\$ 150,108	\$ 129,344	\$ (20,764)	Infield Welding \$ 22,500		Advance Equipment Company Minneapolis, Mn.
Building enclosure	18	\$5,375,243	\$5,061,600	\$ (313,643)	Quality Materials, Inc. \$91,000 Battle Crane Service \$30,000 Infield Welding \$20,000 So. Side Plumbing & Heating \$125,000		Lovering Associates, Inc. St. Paul, Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (379,267)	Lance Service, Inc. \$53,000 T.C.M. Construction \$262,500	Allied Steel & Engineering \$800.00 S.L.K. \$97,544.00	Knutson Construction Minneapolis, Mn.
Acoustical Ceilings	21	\$ 598,065	\$ 497,720	\$ (127,231)	Glanton Construction \$25,000		Acoustics Associates Minneapolis, Mn.
Quarry Tile, Ceramic Tile, Terrazzo & Epoxy Flooring	22	\$ 654,411	\$ 652,365	\$ (2,046)	H.E.R. Construction Svcs Inc., \$326,000	H.E.R. Construction Svcs Inc., \$326,365	Grazzini Brothers & Co. Bloomington, Mn.
Resilient Flooring & Carpet	23	\$ 513,379	\$ 497,050	\$(18,329)	Information Not Yet Available		Architectural Sales of Minnesota, Inc. New Hope, Mn.
Paint & Wall Finishes	24	\$ 677,873	\$ 355,506	\$(322,367)		TCM Construction Company \$17,775.00	Julius B. Nelson & Son, Inc. Minneapolis, Mn.
Kitchen Equipment	25	\$ 922,159	\$1,236,450	\$ 314,291	Lang Custom Metals \$65,898.00		Aslesen's Minneapolis, Mn.
Pneumatic Tube System (PTS)	26	\$ 500,000	\$ 441,000	\$ (59,000)	Wilson Electric \$22,200.00		Quantum Industries, Inc. Santa Rosa, Ca.
Material Transport System (MTS)	27	\$1,500,000	\$1,350,000	\$ (150,000)	Wilson Electric \$55,000.00		Mosler-An American Standard Company Wayne, New Jersey

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Plumbing, Medical Gas	28	\$4,074,994	\$4,125,000	\$ 50,006	Sarah Incorporated \$ 88,500.00 Ed Anderson Insulation \$ 241,200.00		Harris Mechanical St. Paul, Mn.
H.V.A.C.	29	\$13,442,531	\$9,083,000	\$(4,359,531)	A-1 Excavating, Inc. \$260,082.00 R&S Heating & A/C, Inc. \$195,595.97	Ed Lacy, Inc. \$293,807.00 Environmental Systematics \$353,571.00	Axel Newman Heating & Plumbing St. Paul, Mn.
Fire Protection Sprinklers	30	\$ 966,885	\$ 706,716	\$(260,169)		Sarah Contracting, Inc. \$70,000	Carlson Auto Fire Protection Co. St. Paul, Mn.
Building Automation	31	\$ 3,400,000	\$2,526,336	\$(873,664)	Tim's Electric, Inc. \$ 40,000.00 Ed Barber Electric Supply, Inc. \$ 86,350.00		Minneapolis Honeywell, Inc. Mpls., Mn.
Electric & Temporary Electric	32	\$ 9,787,301	\$6,392,800	\$(3,394,501)	Wilson Electric		Commonwealth Electric, Mpls., Mn.

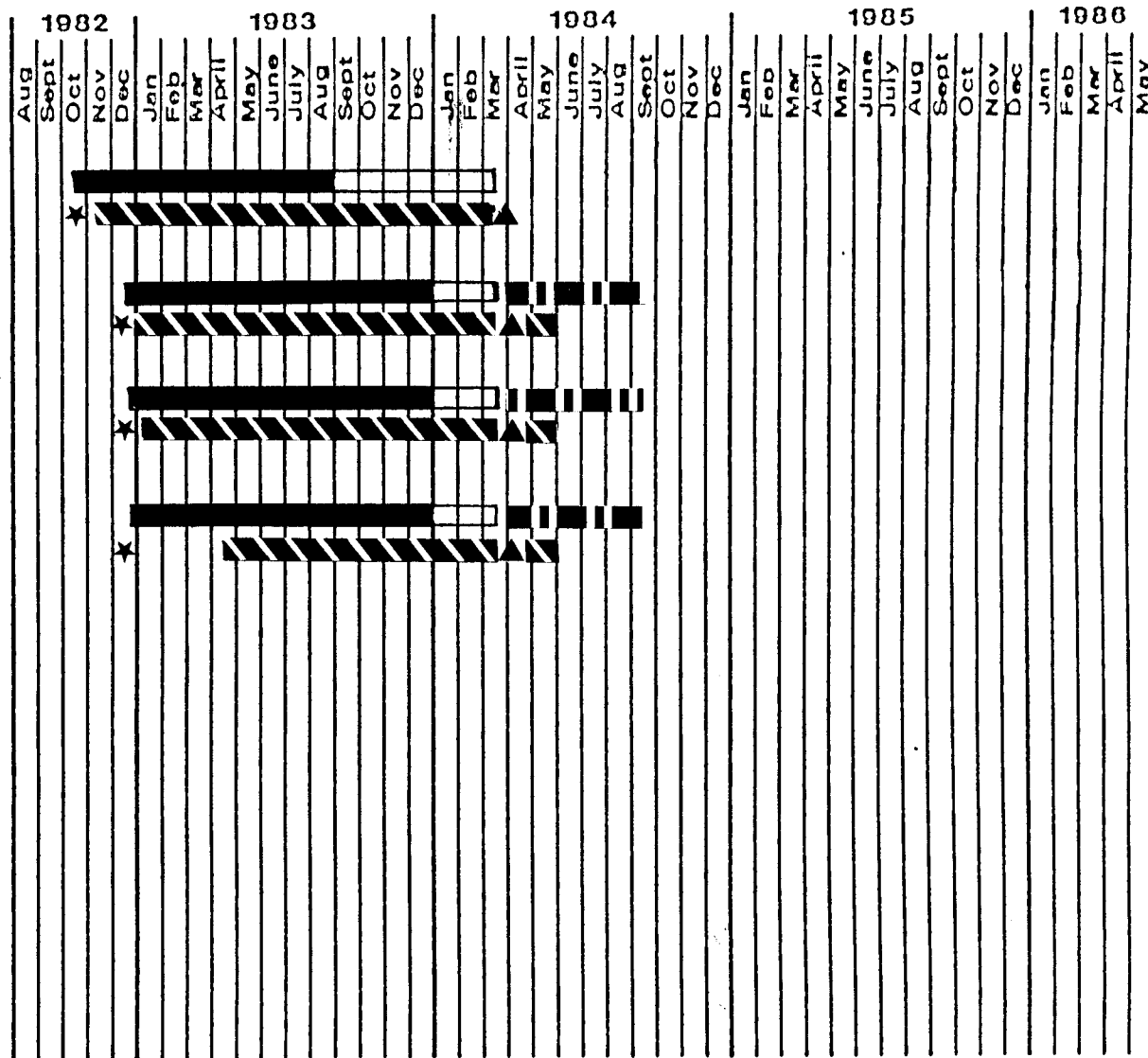
UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS RADIATION THERAPY CONSTRUCTION SCHEDULE

**BID PACKAGE 9
STRUCTURE, BLDG. ENCLOSURE**

**BID PACKAGE 10
ELECTRICAL WORK**

**BID PACKAGE 11
MECHANICAL WORK**

**BID PACKAGE 12
INTERIOR CONSTRUCTION**



Construction Schedule
 Work in Progress
 Schedule Revision

Contract Awarded
 Work Completed
 MRI Construction Schedule

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONSTRUCTION PROGRESS REPORT

Bid Package #1-8

Contract Awards	\$1,512,053.00	
Total Cost	1,515,923.00	100% Complete

- Bid Package #1 - Project Fence.
- Bid Package #2 - Modifications to K/E Unit, Mayo Unit, Masonic Memorial Hospital, Diehl Hall and Site Work to accommodate new construction.
- Bid Package #3 - Demolition and removal of apartment building.
- Bid Package #4 - Implosion of Powell Hall and adjustments at interface points.
- Bid Package #5 - Mass excavation, sheeting and shoring, removal and modification of site utilities.
- Bid Package #6 - Drilled Piers - (Cancelled).
- Bid Package #7 - Temporary Electrical Sub-station - (Cancelled).
- Bid Package #8 - Temporary Electrical Sub-Station Installation.

Bid Package #9 - Radiation Therapy - Civil and Structural

Contractor: Arkey Construction Company, Minneapolis, Minnesota

Contract Award	\$1,971,800.00	Cost To Date	\$2,039,621.00
Net Changes	67,821.00	100% Complete	
Total Cost	2,039,621.00		

Scope of Work: This contract is Drilled Piers, Foundations, Concrete Walls, Masonic Tower, Nuclear Slabs, Slabs on Grade and Supported Slabs, Demolition and Modifications to connect New Masonic Tower to existing and adding elevators at Masonic Tower.

The work is complete. Contract is closed.

Bid Package #10 - Radiation Therapy - Electrical

Contractor: Hayes Electrical Division, Minneapolis, Minnesota

Contract Award	\$308,666.00	Cost To Date	\$438,046.00 (R.T.)
Net Changes	259,774.00		29,094.00 (NMR)
Total Cost	568,440.00		

Scope of Work: Electrical Installation for Radiation Therapy.

Seventy-six (76) Change Estimates have been issued to date of which Fifty-four (54) have resulted in Change Orders to Bid Package #10 Contract, totaling \$259,774.00; of which \$130,394.00 is for NMR electrical work.

The work under Bid Package #10 for Therapeutic Radiology is complete except for punchlist items and changes that the Owner has requested. Final inspection has been completed and Certificate of Substantial Completion issued.

NMR electrical work is proceeding on schedule. Rough in work is proceeding as studs are erected and the electric service piping is complete.

Bid Package #11 - Radiation Therapy - Heating and Plumbing

Contractor: Axel Newman Heating and Plumbing Company, Minneapolis, Minnesota

Contract Award	\$682,000.00	Cost To Date	\$755,680.00 (R.T.)
Net Changes	277,756.00		108,628.00 (NMR)
Total Cost	959,756.00		

Scope of Work: Heating and plumbing for Radiation Therapy.

Fifty-three (53) Change Estimates have been issued to date of which Forty-four (44) have resulted in Change Orders to Bid Package #11 Contract, totaling \$277,756.00, of which \$200,000.00 is for NMR Mechanical work.

Final inspection has been completed and Certificate of Substantial Completion issued for work in Radiation Therapy. NMR work is on schedule with underground work complete, duct work installed and tested and Med Gas and water being piped.

Bid Package #12 - Radiation Therapy - Architectural and Specialties

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$468,440.00	Cost To Date	\$588,631.00 (R.T.)
Net Changes	426,793.00		51,532.00 (NMR)
Total Cost	895,233.00	98.7% Complete	

Scope of Work: Furnish and install interior finishes and specialty architectural items within Radiation Therapy.

Eight-two (82) Change Estimates have been issued to date of which Sixty-seven (67) have resulted in Change Orders to Bid Package #12 Contract, totaling \$426,793.00, of which \$299,992.00 is for NMR Architectural Work.

The Therapeutic Radiology work under Bid Package #12 is complete except for punch-list items and changes that the Owner has requested. Certification of Substantial Completion has been issued.

Knutson has completed the concrete work and required demolition, and started stud work ahead of schedule for the NMR Change Order.

Bid Package #13 - Drilled Piers (Main Structure)

Contractor: Layne Minnesota, Minneapolis, Minnesota

Contract Award	\$271,991.00	Cost To Date	\$276,288.00
Net Changes	4,237.00	100% Complete	
Total Cost	276,228.00		

The work is complete. Contract is closed and final payment has been made.

Bid Package #14 - Structural Steel (Main Structure)

Contractor: L. L. LeJeune Company, Minneapolis, Minnesota

Contract Award	\$4,600,000.00	Cost To Date	\$4,704,552.00
Net Changes	138,390.00	99.1% Complete	
Total Cost	4,738,390.00		

Scope of Work: Furnish, fabricate and erect all structural steel and metal deck for the project.

Bid Package #14 - Structural Steel (Main Structure) - Cont'd

Twenty-nine (29) Change Estimates have been issued to date. Twenty-three (23) Change Estimates have resulted in a net increase totaling \$138,390.00.

The work under Bid Package #14 is complete with the exception of the new construction work at the northwest corner of Unit J. Reduction of retention has been approved. Certificate of Substantial Completion has been issued.

Bid Package #15 - Foundations and Concrete (Main Structure)

Contractor: Lovering Associates, Incorporated, Minneapolis, Minnesota

Contract Award	\$3,561,700.00	Cost To Date	\$3,663,495.00
Net Changes	489,703.00	91% Complete	
Total Cost	4,051,403.00		

Scope of Work: To furnish materials and labor to install Foundations and Concrete remaining for Unit J. Includes Drilled Piers, Pile Caps, Grade Beams, Reinforcing Steel, Concrete, Forms, Slabs on Grade and Concrete Slabs on Deck, Ramps, Excavation, Backfill and Renovations at K/E Building.

Seventy-Five (75) Change Estimates have been issued to Bid Package #15. Sixty-four (64) Change Estimates resulted in Change Orders increasing their contract by \$489,703.00.

The work under Bid Package #15 is nearing substantial completion. Work remaining is the installation of the planters on the north and south elevations. Fire-proofing is complete except for 50% of the third floor which is now in progress.

Bid Package #16 - Elevators

Contractor: Gust.Lagerquist & Sons, Inc., Minneapolis, Minnesota

Contract Award	\$1,610,000.00	Cost To Date	\$1,430,720.00
Net Changes	5,129.00	89% Complete	
Total Cost	1,615,129.00		

Scope of Work: Furnish and install all elevators and lifts in Unit J.

With the installation of Cars #15, #16 and #17 complete, the work forces have been working on all remaining elevators. All rails both for cars and counter-weights are now installed. All car platforms have been installed. All cable has been installed. They are now installing door floor tracks and door frames.

Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis, Minnesota

Contract Award	\$129,344.00	Cost To Date	\$70,017.38
Net Changes	-0-	54% Complete	
Total Cost	129,344.00		

Removed material hoist from inside of Unit J and are now using elevator #15 in addition to the material hoist on the exterior of the east face of Unit J.

Bid Package #18 - Building Enclosure

Contractor: Lovering Associates, Incorporated, St. Paul, Minnesota

Contract Award	\$5,170,600.00	Cost To Date	\$2,428,335.00
Net Changes	41,700.00	47% Complete	
Total Cost	5,212,300.00		

Scope of Work: Building Enclosure.

Roofing is now 99% complete. Block walls are being installed as needed by other Trade Contractors. Window installation is now complete at Levels 6 and 7, Area C. Windows are now being installed at Level 5, Area C. Roof parapet and window sill precast is 90% complete. Brick is now 75% complete with the remaining major brick work to take place on the east and south elevation. Brick washing is taking place on both north and south elevations.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Minnesota

Contract Award	\$4,302,110.00	Cost To Date	\$1,661,770.00
Net Changes	15,000.00	39% Complete	
Total Cost	4,317,110.00		

Scope of Work: Structural Studs, Insulation, Drywall and Plaster.

The work is doing very well. The installation of the exterior studs is now substantially complete with remaining work to take place at Stair C. Now that door frames have arrived on the jobsite, all electrical rooms can be studded and sheetrocked. The closing up of mechanical shafts has started on 8th, 7th and 6th floors.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$4,719,875.00	Cost To Date	\$95,227.00
Net Changes	40,232.00	2% Complete	
Total Cost	4,760,107.00		

Scope of Work: Interior General Construction.

The work under this Bid Package is now under way with door frame installation. Door frame layout is now completed. Missing information requested on Request For Clarification #398, April 13, 1984 will impact this Trade Contractor's work.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustic Associates, Minneapolis, Minnesota

Contract Award	\$499,220.00	Cost To Date	\$1,872.00
Net Changes	-0-	1% Complete	
Total Cost	499,220.00		

Scope of Work: Acoustical Ceilings.

Submittal process and shop drawings are complete.

Bid Package #22 - Quarry Tile, Ceramic Tile Terrazzo and Epoxy Flooring

Contractor: Grazzini Brothers and Company, Minneapolis, Minnesota

Contract Award	\$652,365.00	Cost To Date	\$ -0-
Net Changes	-0-	0% Complete	
Total:	652,365.00		

A preconstruction Conference was held in May. The Trade Contractor is proceeding with submittal requirements.

Bid Package #23 - Resilient Flooring and Carpet

Contractor: Architectural Sales of Minnesota, Minneapolis, Minnesota

Contract Award	\$497,050.00	Cost To Date	\$ -0-
Net Changes	-0-	0% Complete	
Total	497,050.00		

A Preconstruction Conference was held in May. The Trade Contractor is proceeding with submittal requirements.

Bid Package #24 - Paint and Wall Finishes

Contractor: Julius B. Nelson and Son, Inc., Minneapolis, Minnesota

Contract Award	\$335,506.00	Cost To Date	\$ -0-
Net Changes	-0-	0% Complete	
Total	355,506.00		

A Preconstruction Conference was held in May. The Trade Contractor is proceeding with submittal requirements.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Minnesota

Contract Award	\$1,236,450.00	Cost To Date	\$ -0-
Net Changes	-0-	0% Complete	
Total Cost	\$1,236,450.00		

Scope of Work: Food Service Equipment

Shop drawings have been submitted and approved for equipment on Level One. Level Eight shop drawings have also been submitted and approved.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

Contract Award	\$526,200.00	Cost To Date	\$61,873.00
Net Changes	-0-	12% Complete	
Total Cost	526,200.00		

Scope of Work: Furnish and install Pneumatic Tube System

The work under this Bid Package is now underway. The Pneumatic Tube Horizontal System is now being installed.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

Contract Award	\$1,105,932.00	Cost To Date	\$112,116.00
Net Changes	-0-	10% Complete	
Total Cost	1,105,932.00		

Scope of Work: Furnish and install Material Transport System.

The work under this Bid Package is now underway. The installation of the Material Transport System has just gotten started.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award	\$4,125,950.00	Cost To Date	\$1,448,051.00
Net Changes	14,069.00	35% Complete	
Total Cost	4,140,019.00		

Scope of Work: Furnish and install plumbing and Medical Gases.

The work under this Bid Package is continuing. Rain water piping is being insulated. The oxygen is being installed from the Variety Hospital. Med gas, acid waste and water mains are being installed on Levels One, Two, Three and Four. Waste and vent branches are being installed at One, Two, Four and Five. Core drilling is now taking place on 7th and 8th Levels with carrier installation following.

Bid Package #29 - Heating, Ventilation and Air Conditioning

Contractor: Axel Newman Heating and Plumbing Company, St. Paul, Minnesota

Contract Award	\$9,105,400.00	Cost To Date	\$2,487,040.00
Net Changes	79,795.00	27% Complete	
Total Cost	9,185,195.00		

The work under this Bid Package is going very well. Duct insulation is taking place on all risers, also on overhead duct work on Levels One and Four. Duct work is now complete on Level One and substantially complete on Level 4-C. Duct work is being installed on Levels 2-C and Basement. Heating and cooling mains are being installed on Levels Two, Four and Five. Pipe insulation is taking place on Levels One, Four and Basement. The installation of the VanPacker stack is now complete. The installation of the cooling tower has also started.

Bid Package #30 - Fire Protection System

Contractor: Carlson Automatic Fire Protection, Burnsville, Minnesota

Contract Award	\$706,947.00	Cost To Date	\$145,376.00
Net Changes	22,128.00	20% Complete	
Total Cost	729,075.00		

Installation of sprinkler mains and branch lines continues on First Floor. Non-approval of shop drawings is delaying this work.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Minneapolis, Minnesota

Contract Award	\$2,526,336.00	Cost To Date	\$33,260.00
Net Changes	-0-	1% Complete	
Total Cost	2,526,336.00		

Hoffman Electric is installing conduit for Honeywell as needed.

Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Minnesota

Contract Award	\$6,413,400.00	Cost To Date	\$952,339.00
Net Changes	-0-	15% Complete	
Total Cost	6,413,400.00		

The work under this Bid Package is going very well. They are ahead of schedule in many activities and are currently installing feeder and branch conduit on Levels Two through Eight. Trench duct on all of Second Floor is now 98% complete. Trench duct on Floor Three is complete.

Bid Package #33 - Sitework (sidewalk pavers, bike racks, driveways, planters), finish grading, removal of site fence, patch asphalt.

Bid Package #34 - Final clean up.

UNIVERSITY HOSPITALS RENEWAL PROJECTPROJECT BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Building Costs	\$ 69,671,681	\$ 3,333,855	\$ 73,005,536
Construction Manager General Conditions	5,561,780	(1,382,577)	4,179,203
General Manager Contingency	5,269,250	(89,675)	5,179,575
Construction Manager Non-Building Costs	1,444,050	(388,000)	1,056,050
Construction Manager Reimbursables	788,230	92,652	880,882
Contracted Radiation Therapy Work	1,971,800	(1,971,800)	0
Construction Manager Fee/Personnel Expense	7,460,000	180,372	7,640,372
Construction Manager Bond	525,000	0	525,000
Revisions to Bid Packages	0	925,974	925,974
TOTAL CERTIFIED CONSTRUCTION PRICE	<u>\$ 92,691,791</u>	<u>\$ 700,801</u>	<u>\$ 93,392,592</u>
<u>NON-BUILDING COSTS</u>			
Owner's Contingency	\$ 2,257,004	\$ (700,801)	\$ 1,556,203
Site Work	2,139,764		2,139,764
Architect/Engineering Fee	7,260,327		7,260,327
Owner Consultants	1,938,539		1,938,539
Insurance, Fees, Permits, Expenses	2,535,336	150,000	2,685,336
Communication Systems	1,000,000		1,000,000
Moveable Equipment & Furniture	13,250,000		13,250,000
Remodeling Costs	1,677,000		1,677,000
Prior Construction Manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805		52,805
TOTAL NON-BUILDING COST	<u>\$ 32,610,775</u>	<u>\$ (700,801)</u>	<u>\$ 31,909,974</u>
TOTAL PROJECT BUDGET	<u>\$ 125,302,566</u>	<u>0</u>	<u>\$ 125,302,566</u>

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE I

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. # 1-5	B.P. #8	B.P. #9	B.P. #10	B.P. #11	B.P. #12
Excavation	1,437,615		1,437,615	935,000					
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745						21,225
Misc. Metals	871,650		871,650						10,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						239,157
Finishes	3,003,337	(184,160)	2,819,177						80,645
Equipment	3,572,015	(65,000)	3,507,015						107,440
Conveying Systems	3,429,821	(160,638)	3,269,193						
Plumbing	4,760,760	112,000	4,872,760					288,960	
Fire Protection	1,064,680	(1,150)	1,063,530					66,452	
HVAC	14,965,440	(564,500)	14,400,940					841,390	
Building Automation	2,800,090	600,000	3,400,090						
Electrical	10,067,282		10,067,282				586,018		
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715	123,665					
General Conditions	5,561,780	15,126	5,576,906	27,753	63,600				
Contingency	5,259,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050	388,000					
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800			1,971,800			
C.M. Fee & Expenses	7,460,000	180,372	7,640,372						
C.M. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(225,173)	92,466,618	1,474,418	60,000	1,971,800	546,884	1,119,009	428,667
Workmans' Comp.	--			-0-	3,600	-0-	39,134	77,793	29,800
Revisions to B.P.'s			925,974	--	--	131,360	213,058	374,527	402,586
Revised CCP			93,392,592	1,474,418	60,000	2,103,160	759,942	1,493,536	831,253

*Information obtained from Gilbane-Mortenson Monthly Report
June 1, 1984.

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE II

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #13	B.P. #14	B.P. #15	B.P. #16	B.P. #17	B.P. #18
Excavation	1,437,615		1,437,615	38,000		446,549			
Foundations	930,237		930,237	67,060		843,177			
Structure	8,410,710	2,608	8,413,318		5,772,397	2,605,921			
Exterior	5,761,165	(136,606)	5,624,559						4,299,676
Moisture Protection	614,395	10,970	625,365			68,580			492,789
Carpentry	347,745		347,745						72,966
Misc. Metals	871,650		871,650		396,000				45,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						293,931
Finishes	3,003,337	(184,160)	2,819,177						139,882
Equipment	3,572,015	(65,000)	3,507,015						
Conveying Systems	3,429,821	(160,628)	3,269,193				1,637,061		
Plumbing	4,760,760	112,000	4,872,760			91,200			
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550			73,261			
Renovations	292,715		292,715			109,050			
General Conditions	5,561,780	15,126	5,576,906	20,000	12,500	123,000	20,700	154,750	10,500
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.H. Fee & Expenses	7,460,000	180,372	7,640,372						
C.H. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(225,173)	92,466,618	117,450	5,717,330	4,142,700	1,591,451	150,108	5,133,135
Workmans' Comp.	--			7,810	463,567	218,038	66,310	4,642	211,609
Revisions to B.P.'s			925,974	69,257	129,580	338,200	730	52,297	148,900
Revised CCP			93,392,592	186,707	5,846,910	4,480,900	1,592,181	150,108	5,282,035

*Information obtained from Gilbane-Mortenson Monthly Report
June 1, 1984.

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE III

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #19	B.P. #20	B.P. #21	B.P. #22	B.P. #23	B.P. #24
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559	1,310,226	14,657				
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745	12,823	219,933				
Misc. Metals	871,650		871,650	20,000	323,800				
Int. Subdivision	6,416,114	(94,732)	6,321,382	3,486,112	2,163,337				138,845
Finishes	3,033,337	(184,160)	2,849,177	320,248		638,999	624,178	486,852	517,273
Equipment	3,572,015	(65,000)	3,507,015		2,147,260				
Conveying Systems	3,429,821	(160,628)	3,269,193						
Plumbing	4,760,760	112,000	4,872,760						
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,760	15,126	5,576,906	35,000	127,000	15,000	57,500	50,000	50,000
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	180,372	7,640,372						
C.M. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(225,173)	92,466,618	4,986,427	4,790,219	624,951	654,411	515,379	677,873
Workmans' Comp.	--			197,982	205,768	29,048	27,267	21,473	28,245
Revisions to B.P.'s			925,974	(219,253)	51,607	(25,386)			
Revised CCP			93,392,592	4,767,174	4,841,826	599,565	654,411	515,379	677,873

*Information obtained from Gilbane-Mortenson Monthly Report
June 1, 1984.

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE IV

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #25	B.P. #26	B.P. #27	B.P. #28	B.P. #29	B.P. #30
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745				14,595		
Misc. Metals	871,650		871,650					20,000	
Int. Subdivision	6,416,114	(94,732)	6,321,382						
Finishes	3,003,337	(184,160)	2,819,177						
Equipment	3,572,015	(65,000)	3,507,015	920,159			128,330		
Conveying Systems	3,429,821	(160,628)	3,269,193		526,200	1,105,932			
Plumbing	4,760,760	112,000	4,872,760				4,000,080		
Fire Protection	1,064,680	(1,150)	1,063,530						997,078
HVAC	14,965,440	(564,500)	14,400,940					13,559,550	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	15,126	5,576,906	2,000			71,000	420,000	10,000
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	180,372	7,640,372						
C.M. Bond	525,000		525,000						
TOTAL BUDGET	92,691,791	(225,173)	92,466,618	922,159	526,200	1,105,932	4,074,994	13,442,531	966,885
Workmans' Comp.	--			41,706	-0-	-0-	139,011	557,019	40,193
Revisions to B.P.'s			925,974	80,775	--	--	15,043	45,791	22,263
Revised CCP			93,392,592	1,002,934	526,200	1,105,932	4,090,037	13,488,322	989,148

*Information obtained from Gilbane-Mortenson Monthly Report
June 1, 1984.

UNIVERSITY HOSPITALS RENEWAL PROJECT II
BUDGET DISTRIBUTION REPORT *

PAGE V

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #31	B.P. #32	B.P.	B.P.	B.P.	BUDGET REMAINING
Excavation	1,437,615		1,437,615						18,066
Foundations	930,237		930,237						20,000
Structure	8,410,710	2,608	8,413,318						35,000
Exterior	5,761,165	(136,606)	5,624,559						-0-
Moisture Protection	614,395	10,970	625,365						63,996
Carpentry	347,745		347,745						6,203
Misc. Metals	871,650		871,650						56,850
Int. Subdivision	6,416,114	(94,732)	6,321,382						-0-
Finishes	3,003,337	(184,160)	2,819,177						11,100
Equipment	3,572,015	(65,000)	3,507,015		83,335				120,491
Conveying Systems	3,429,821	(160,628)	3,269,193						-0-
Plumbing	4,760,760	112,000	4,872,760		385,000				107,520
Fire Protection	1,064,680	(1,150)	1,063,530						-0-
HVAC	14,965,440	(564,500)	14,400,940						-0-
Building Automation	2,800,000	600,000	3,400,000	3,400,000					-0-
Electrical	10,067,282		10,067,282		9,385,491				95,771
Link Connections	276,000		276,000						276,000
Sitework	650,000	57,550	707,550						634,289
Renovations	292,715		292,715						60,000
General Conditions	5,561,780	15,126	5,576,906		127,400				4,179,203
Contingency	5,269,250	(89,675)	5,179,575						5,179,575
Non-Building	1,444,050		1,444,050						1,056,050
Reimbursables	788,230	92,652	880,882						880,882
Bid Package #9	1,971,800		1,971,800						-0-
C.M. Fee & Expenses	7,460,090	180,372	7,640,372						7,640,372
C.M. Bond	525,000		525,000						525,000
TOTAL BUDGET	92,691,791	(225,173)	92,466,618	3,400,000	9,579,450				
Workmans' Comp.	--			-0-	401,776				
Revisions to B.P.'s			925,974	(873,664)	20,600				20,966,370
Revised CCP			93,392,592	2,526,336	9,600,050				

*Information obtained from Gilbane-Mortenson Monthly Report
June 1, 1984.

XI-5

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT *
MAY 31, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #1 thru #7 Initial Construction Phase I	1,460,887	1,460,887	1,460,887	1,460,887	-0-	1,460,887	-0-
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	60,000	60,000	55,036	55,036	-0-	55,036	4,964
BP #9 - Rad. Ther. & Mas. Tower, Civ. Struct. & Bldg. Enc. Arkay Const. Co.	1,971,800	2,062,614	2,039,621	2,039,621	-0-	2,039,621	22,993
BP #10 - Rad. Ther. Masonic Tower-Elec. Hayes Cont., Inc.	546,884	796,357	438,046	568,440	-0-	568,440	227,917
BP #11 - Rad. Ther. Masonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,009	1,498,322	755,680	959,756	110,000	1,069,756	428,566
BP #12 - Rad. Ther. Masonic Tower-Arch. Knutson Const. Co.	428,667	840,131	588,631	895,233	-0-	895,233	(55,102)
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	188,118	276,229	276,229	-0-	276,229	(88,111)

*Information obtained from Gilbane-Mortenson Monthly Report.

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT *
MAY 31, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	5,853,769	4,704,552	4,738,390	-0-	4,738,390	1,115,379
BP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,652,954	3,663,495	4,051,403	20,500	4,071,903	581,051
BP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,596,580	1,430,720	1,615,129	-0-	1,615,129	(18,549)
BP #17 - Unit J Material/Personnel Hoists Advance Equip.Co.	150,108	150,108	70,017	129,344	-0-	129,344	20,764
BP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,283,835	2,428,335	5,212,300	-0-	5,212,300	71,535
BP #19 - Struct.Studs Insul,Drywall & Plaster Olympic Wall Systems, Inc.	4,986,427	4,782,174	1,661,770	4,317,110	15,000	4,332,110	450,064
BP #20 - Interior General Const. Knutson Const.Co.	4,790,219	4,855,529	95,227	4,760,107	-0-	4,760,107	95,422

*Information obtained from Gilbane-Mortenson Monthly Report.

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT *
MAY 31, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #21 - Acoustical Ceilings Acoustics Assoc., Inc.	624,951	599,565	1,872	499,220	-0-	499,220	100,345
BP #22 - Quarry Tile, Ceramic Tile, Terrazzo Epoxy Flooring Grazzini Bros. & Co.	654,411	654,411	-0-	652,365	-0-	652,365	2,046
BP #23 - Resilient Flooring, Carpet Architec. Sales of Minn., Inc.	515,379	515,379	-0-	497,050	-0-	497,050	18,329
BP #24 - Paint and Wall Finishes Julius B. Nelson & Son, Inc.	677,873	677,873	-0-	355,506	-0-	355,506	322,367
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,934	-0-	1,236,450	-0-	1,236,450	(233,516)
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	526,200	526,200	61,873	526,200	-0-	526,200	-0-
BP #27 - Material Transport System Mosler Systems Div.	1,105,932	1,105,932	112,116	1,105,932	-0-	1,105,932	-0-

*Information obtained from Gilbane-Mortenson Monthly Report.

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT*
MAY 31, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,090,037	1,448,051	4,140,019	35,000	4,175,019	(84,982)
BP #29 - HVAC Axel Newman Htg. & Plumbing Co.	13,442,531	13,491,091	2,487,040	9,185,195	2,000	9,187,195	4,303,896
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	995,979	145,376	729,075	-0-	729,075	266,904
BP #31 - Bldg. Automation System Honeywell Inc.	2,526,336	2,526,336	33,260	2,526,336	-0-	2,526,336	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	9,629,513	952,339	6,413,400	29,204	6,442,604	3,186,909
Insurance Workmans' Comp.	2,823,678	2,900,663	490,552	2,823,678	-0-	2,823,678	76,985
Subtotals	70,621,505	72,797,291	25,400,725	61,769,411	211,704	61,981,115	10,816,176
Gen.Cond. & Reim.	6,350,010	6,350,010	1,030,008	6,350,010	-0-	6,350,010	-0-
Personnel & Fee	7,403,233	7,556,109	2,785,750	7,556,109	-0-	7,556,109	-0-
TOTALS	84,374,748	86,703,410	29,216,483	75,675,530	211,704	75,887,234	10,816,176

*Information obtained from Gilbane-Mortenson Monthly Report.

UNIVERSITY OF MINNESOTA
TWIN CITIES

University Hospitals and Clinics
420 Delaware Street S.E.
Minneapolis, Minnesota 55455

June 7, 1984

TO: Board of Governors
Planning and Development Committee

FROM: Ed Howell ^{REN}
Associate Hospital Director

RE: Quarterly Purchasing Activity Report

Attached is a copy of the first quarterly Purchasing Activity Report. As indicated at the March meeting, the figures contained within this report are less than would be experienced during a normal purchasing period due to implementation of decentralized purchasing activity.

The Purchasing Activity Report which will be presented at the August meeting should more closely resemble normal values of activity.

EH/sk

Enclosure

UNIVERSITY OF MINNESOTA
TWIN CITIES

University Hospitals and Clinics
Materials Management Department
Box 517 Mayo Memorial Building
420 Delaware Street S.E.
Minneapolis, Minnesota 55455
(612) 376-4460

UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
ADMINISTRATIVE REPORT ON PURCHASING ACTIVITY
PERIOD OF FEBRUARY - APRIL, 1984

I. PURCHASE ORDER ANALYSIS

<u>Range</u>	<u>Number of P.O.'s</u>	<u>Total Dollar Value</u>
\$0 - \$499	3,917	\$ 566,434.85
\$500 - \$1,999	819	\$ 846,289.46
\$2,000 - \$4,999	264	\$ 826,089.99
\$5,000 - \$9,999	102	\$ 696,078.35
\$10,000 - OVER	44	\$ 808,098.98
Total Purchase Orders		\$3,742,991.63

II. CONFIRMING ORDERS

<u>Range</u>	<u>Number of P.O.'s</u>	<u>Total Dollar Value</u>
\$0 - \$99	191	\$ 9,990.71
\$100 - \$499	283	\$ 88,233.92
\$500 - \$999	31	\$ 27,367.28
\$1,000 - \$1,999	19	\$ 32,415.33
\$2,000 - OVER	11	\$ 46,575.00
Total Confirming Orders		\$ 204,582.24
Total Purchase & Confirming Orders		\$3,947,573.87

III. SET ASIDE AWARDS

<u>Category</u>	<u>Vendor</u>	<u>Total Dollar Value</u>
Carpeting	Lake's Enterprises	\$ 1,410.96

IV. PURCHASE AWARDS TO OTHER THAN APPARENT LOW BIDDER

<u>P.O. Number</u>	<u>Vendor</u>	<u>Total Dollar Value</u>	<u>Dollar Value Low Bid</u>	<u>Department</u>
a. H-004091	Ames Color File	\$ 560.00	\$ 495.00	Materials
b. H-004018	Bann	\$ 4,175.00	\$ 3,995.00	Materials
c.	American	\$ 1,725.00	\$ 1,500.00	Materials
d. H-006633	Applied Comm.	\$18,000.00	\$14,775.00	Computer Services
e. H-004033	Wahl & Wahl	\$ 1,175.00	\$ 802.00	Nursing
f. H-004033	Wahl & Wahl	\$ 1,175.00	\$ 750.00	Nursing

ADMINISTRATIVE REPORT ON PURCHASING ACTIVITY
FEBRUARY-APRIL 1984
Page Two

- a. Low bid did not meet bid specifications.
- b. Low bid could not meet delivery date requirements.
- c. Low bid was rejected due to tearing of handles during evaluation.
- d. Low bid was rejected because modem would not operate at required speed over the required distance. *did not meet specs*
- e. Low bid was rejected since it did not contain distinct features requested on the specified typewriter.
- f. Same as letter "e." above.

LV/lj