



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

May 1, 1985

TO: Planning and Development Committee

Frank Cerra, M.D.
Clint Hewitt
B. Kristine Johnson
Geoff Kaufmann

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

FROM: Robert Latz, Committee Chair

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

Wednesday, May 8, 1985
10:00 a.m.

Conference Room

University of Minnesota Hospitals and Clinics Distribution Center
883 29th Avenue Southeast
Minneapolis

Mr. Virgil Moline has agreed to chair the meeting in my absence. The meeting will begin with a twenty minute tour of the Distribution Center and will conclude with a luncheon catered by the Lincoln Del.

We have arranged to use the Variety Club van for transportation from the Hospitals to the Distribution Center on that day. The van, which is labelled Sunshine Coach, will be waiting for you in the circle at the third floor lobby entrance of the Mayo building at 9:45 a.m. on Wednesday and will drop you off at the same location following the meeting.

Should you prefer to drive to the Distribution Center, parking is available and the attached map should assist you in finding your way.

cc: Greg Hart
Ed Howell
Nancy Janda
Mark Koenig
Ken Merwin

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PLANNING AND DEVELOPMENT COMMITTEE

BOARD OF GOVERNORS

Wednesday, May 8, 1985

10:00 a.m.

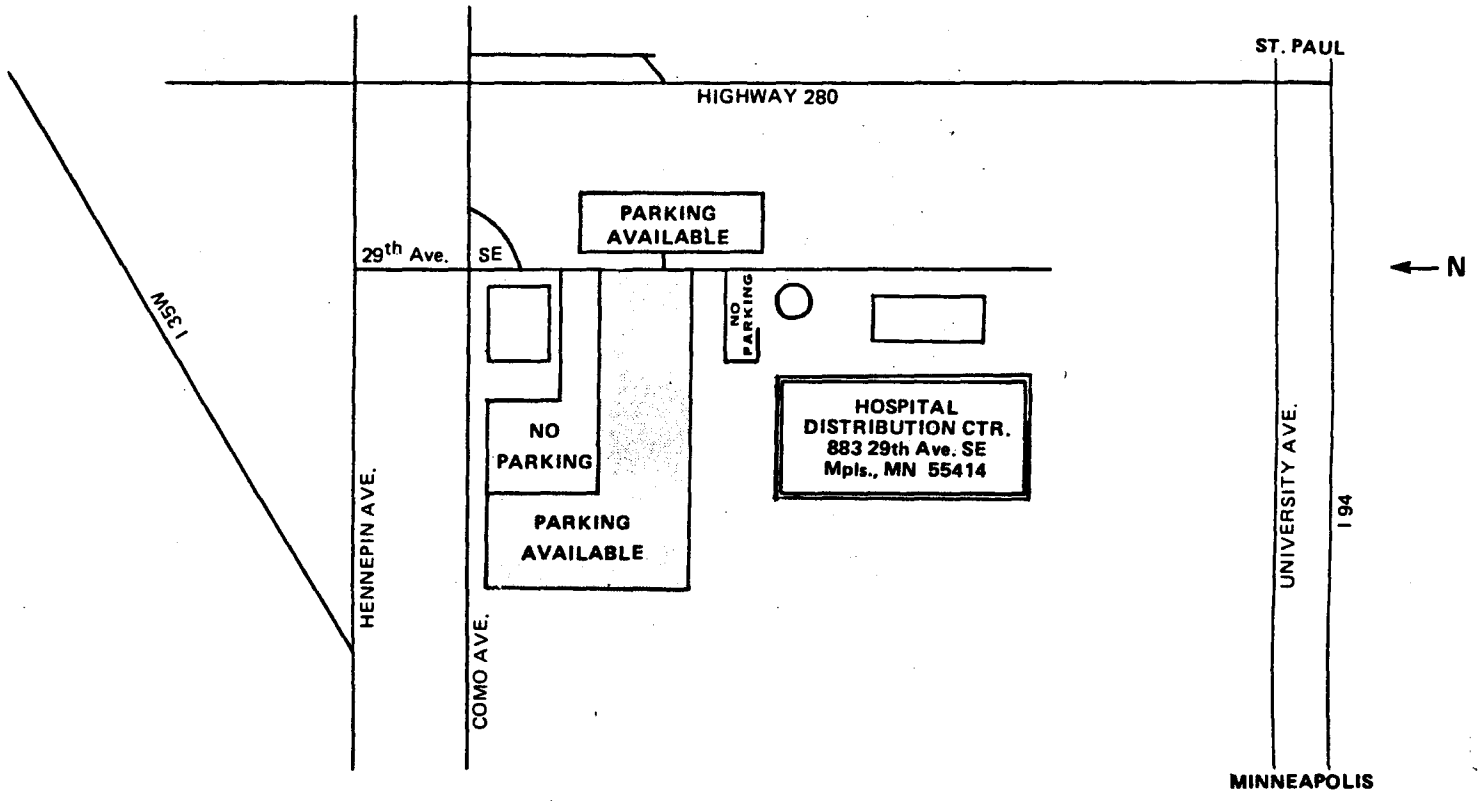
Conference Room
University of Minnesota Hospitals and Clinics Distribution Center
883 29th Avenue Southeast
Minneapolis

AGENDA

- | | | |
|-------|---|-------------|
| I. | <u>Distribution Center Tour</u>
- Mr. R. Edward Howell | Information |
| II. | <u>Approval of April 10, 1985 Minutes</u> | Approval |
| III. | <u>Quarterly Purchasing Report</u>
- Mr. R. Edward Howell | Endorsement |
| IV. | <u>Strategic Planning Internal Assessment</u>
- Mr. Geoff Kaufmann | Discussion |
| V. | <u>UMH&C Outreach Efforts</u>
- Dr. John LaBree and Mr. Geoff Kaufmann | Discussion |
| VI. | <u>Capital Campaign Planning</u>
- Mr. Ken Merwin | Information |
| VII. | <u>Clinical Program Development Fund</u>
- Mr. Greg Hart | Information |
| VIII. | <u>Unit J Update</u>
- Mr. Mark Koenig | Information |
| IX. | <u>Other</u> | |
| X. | <u>Adjourn for Lunch</u> | |

**DIRECTIONS AND PARKING LOCATIONS FOR THE HOSPITAL DISTRIBUTION CENTER
883 29th Ave. SE, Minneapolis, MN. 55414**

Use Como Parking Lot No. 2 on the west side of 29th Ave. SE just south of Como Avenue. **DO NOT** park in the Distribution Center's employee lot or University Printing's employee lot.



MINUTES

Planning and Development Committee

April 10, 1985

CALL TO ORDER:

Committee Chairman, Robert Latz, called the April 10, 1985 meeting of the Planning and Development Committee to order at 10:05 a.m. in Hospital Dining Room III.

Attendance: Present: Robert Latz, Chair
Frank Cerra, M.D.
Clint Hewitt
Geoff Kaufmann
John LaBree, M.D.
Virgil Moline
I. Dodd Wilson, M.D.

Absent: Kristine Johnson
C. Edward Schwartz

Staff: Nancy Janda
Mark Koenig
Lisa McDonald
Ken Merwin

Guest: Ron Werft

APPROVAL OF MINUTES:

The minutes of the March 13, 1985 meeting were approved as submitted.

LITHOTRIPTER PROGRAM UPDATE

Mr. Hart told the group that the Lithotripter is currently scheduled to be delivered in November. However, Dornier is open to moving the date forward to accommodate us when we're ready for delivery. The 4th floor of Mayo is being evaluated as a potential site for the Lithotripter.

He reported that a group of community urologists is investigating the possibility of buying a Lithotripter manufactured by a New York-based firm, MedStone. The MedStone machine has not yet been approved by the F.D.A., as Dornier's has. Blue Cross Blue Shield of Minnesota is expected to provide reimbursement for procedures conducted utilizing machines approved by the F.D.A.

He reports that interest from MedCenter in using the University's machine is strong, and that discussions are planned with Group Health and Share.

Mr. Latz suggested that we market our Lithotripter as the only F.D.A.-approved machine and stress that it costs less than invasive procedures.

STRATEGIC PLANNING STEERING COMMITTEE INTERNAL ASSESSMENT:

Mr. Kaufmann discussed the activity summaries contained in the mailing that members received prior to the meeting. Some of the specific points mentioned include: our market share is increasing but our ALOS is declining. Preliminary conclusions indicate that it may become necessary to use fewer buildings and develop new programs to stem decline. We also need to have more discussions with third-party payers.

He continued with a discussion of the Internal Assessment findings that were included in the mailing to committee members. Our image should stress professionalism and "caring".

Mr. Kaufmann also mentioned that the occupancy figures in the Star and Tribune did not reflect actual beds in use, but licensed capacity. It was suggested that the Council of Community Hospitals be contacted for a follow-up article.

"MINNESOTA CHILDREN'S HOSPITAL" AND NACHRI:

Mr. Kaufmann explained to the members that membership in NACHRI includes being a part of the Miracle Network that has been active in fund raising for children's hospitals nationally, including three Twin Cities children's hospitals. Referring to the handout, he informed the group that the U of M Hospitals meet all the medical staff requirements and either meet or can easily meet all of the requirements for membership. Areas that need to be addressed before considering membership are separation of facility, staff, and administration. Mr. Latz suggested that we quantify the benefits of being associated with NACHRI against the membership and organizational costs.

CAPITAL PRIORITIES AND CAMPAIGN:

Mr. Merwin reported that the University-wide capital campaign is moving ahead with Dr. Keller's endorsement. The list of proposed projects to be funded were reviewed. It was recommended that the list be revised and prioritized to reflect needs that would appeal more to philanthropists. All proposals are due by April 24, 1985. The Board of Governors will be asked to review the modified list at the April 24, 1985 meeting.

UNIT J UPDATE AND SAVINGS BUYOUT:

Mr. Koenig called the group's attention to the amendment to the construction agreement with Gilbane. The amendment will allow for early payout of the construction manager's portion of the Unit J savings. The members of the committee briefly discussed the incentives and disincentives to early payout.

Mr. Koenig also reported that bids on site work are due April 24 and that the clean-up package would be handled by the construction manager.

UMH&C MISSION REFORMATION TASK FORCE:

Mr. Kaufmann reported that the Mission Task Force is drafting a revision to the 1978 Mission Statement. The Statement will serve as a basis for defining strategies.

HELICOPTER UPDATE:

Mr. Werft told the members that an operating committee from St. Paul Ramsey, Abbott Northwestern, and the University Hospitals is meeting weekly working on details of the helicopter program. The name, Life 1 Minnesota, has been agreed upon. The schedule now stands that the helicopter will be here on June 1 and in service on June 15. It will be staffed mainly by critical care nurses.

Critical Care Services, Inc. will be run by a three-person board consisting of the CEOs from the hospitals. There will be one Medical Director from St. Paul Ramsey's Trauma Service and two Associate Directors from Abbott and UMHC that will be in charge of quality control.

An \$85,000 budget will be used to promote Life 1 via press releases, ads, videotape and a brochure that will be sent to all doctors, sheriffs, state police, and ERs.

There will be a temporary landing pad for the helicopter on top of Ramp B which will be completed on May 1. The permanent landing site will be on the roof of Unit J.

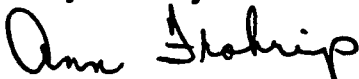
OTHER BUSINESS:

Dr. LaBree asked the group if the Directory of Services should be the primary mode of getting information of our services to the referring physicians or if there should be separate mailings from each service. It was suggested that a quarterly update be sent out regarding service changes and additions.

ADJOURNMENT:

There being no further business the meeting of the Planning and Development Committee was adjourned at 11:48 a.m.

Respectfully submitted,



Ann Frohrip
Secretary
Planning and Marketing



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

May 2, 1985

TO: Board of Governors Planning and Development Committee
FROM: Ed Howell *Ed Howell*
Associate Hospital Director
SUBJECT: Quarterly Purchasing Report

Attached is a copy of the Hospitals' purchasing activity report for the period February through April, 1985. You will note that while purchasing activity is consistent with previous recording periods the dollar value associated with these purchases is significantly elevated. This higher than average dollar value is due primarily to the acquisition of the computer support system which was previously approved by the Board of Governors.

If you have any questions or concerns regarding this report, please feel free to contact me.

EH/kj

attachment

UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
 ADMINISTRATIVE REPORT ON PURCHASING ACTIVITY

PERIOD FEBRUARY-APRIL 1985

I. PURCHASE ORDER ANALYSIS

<u>Range</u>	<u>Number of P.O.'s</u>	<u>Total Dollar Value</u>
\$0 - \$499	4,184	\$ 570,705.71
\$500 - \$1,999	921	\$ 959,412.99
\$2,000 - \$4,999	272	\$ 844,467.13
\$5,000 - \$9,999	118	\$ 836,446.23
\$10,000 - OVER	73	\$ 4,005,535.61
TOTAL PURCHASE ORDER	5,568	\$ 7,216,567.67

II. CONFIRMING ORDERS

<u>Range</u>	<u>Number of P.O.'s</u>	<u>Total Dollar Value</u>
\$0 - \$99	173	\$ 9,323.07
\$100 - \$499	229	\$ 59,249.23
\$500 - \$999	38	\$ 26,215.41
\$1,000 - \$1,999	25	\$ 36,265.39
\$2,000 - OVER	13	\$ 58,785.34
TOTAL CONFIRMING ORDERS	478	\$ 189,838.44
TOTAL	6,046	\$ 7,406,406.11

III. SET ASIDE AWARDS

(Attachment C)

IV. PURCHASE AWARDS TO OTHER THAN APPARENT LOW BIDDER

(Attachment A)

V. SOLE SOURCE

(Attachment B)

ATTACHMENT A

IV. PURCHASE AWARD TO OTHER THAN LOW BIDDER, \$5,000.00 OR MORE

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
1. H029322	Data Access/ CRT's	\$43,762.50	\$27,875.00	I.S.D.
	Reason: Protocol incorrect, insufficient pages, concatenation box not included and difference in format would require costly new programming.			
2. 85-439	Edward Don/China	\$7,314.25	\$6,904.00	Materials
	Reason: F.O.B. shipping point raised net cost above next lowest bidder.			
3. 85-426 Line #1	Carnegie Textile/ Bath Blankets	\$12,600.00	\$10,418.10	Materials
	Reason: Requested test sample not submitted.			
	Uniforms Mfg/Bath Blankets	\$12,600.00	\$11,188.80	Materials
	Reason: Blanket was not size and weight specified.			
	American Whitegoods/ Bath Blankets	\$12,600.00	\$11,692.80	Materials
	Reason: Blanket was too short after laundering.			
	Medline/Bath Blankets	\$12,600.00	\$10,584.00	Materials
	Reason: Blanket was not size and weight specified.			
4. 85-426 Line #2	Shirlike/Thermal Blanket	\$14,760.00	\$14,371.20	Materials
	Reason: Requested test sample not submitted.			
5. H026519	Stryker/Camera Systems	\$17,000.00	\$11,225.75	O.R.
	Reason: Size and weight incorrect, light source was not automatic and picture not as clear as specified equipment.			

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
6. H026460	K.C.F. Medical/ Ventilators	\$86,250.00	\$79,580.00	Cardio-Resp.
	Reason: Physician's preference, providing the hospital with a variety of ventilators that are both free standing and dependent upon additional support equipment.			
7. H027569	Puritan-Bennett/ Ventilators	\$65,544.00	\$52,830.00	Cardio-Resp.
	Reason: No pressure mode, rates not appropriate for neonates, oxygen analyzer does not meet specifications and carbon dioxide analyzer does not meet specifications.			
	Ohmeda/Ventilators	\$65,544.00	\$37,170.00	Cardio-Resp.
	Reason: Incompatible humidifier, peep range does not meet specifications, preset rate range less than specified, will not deliver volume-limited breaths to neonates and does not measure and display exhaled oxygen.			
8. 85-339 Line#5&6	James Phillips/Lab Supplies	\$29,123.30	\$24,732.12	Materials
	Reason: Testing samples were not submitted as requested.			
9. 85-345 Line #7	Whittaker/Biopsy Needles	\$6,923.00	\$1,645.00	Materials
	Reason: Fifteen gauge needle specified with sixteen gauge bid.			
	James Phillips/Biopsy Needles	6,923.00	5,152.00	Materials
	Reason: Fifteen Gauge needle specified with sixteen gauge bid.			
	Transhealth/Biopsy Needles	\$6,923.00	\$4,849.25	Materials
	Reason: Fifteen gauge needle specified with sixteen gauge bid.			
10. 84-683 Line #1	Graphic Controls/ Electrodes	\$13,000.00	\$12,500.00	Materials
	Reason: Tracing quality not as specified and gel stabilizing ring separated from the electrode when backing was removed.			
	Consolidated/ Electrodes	\$13,000.00	\$12,500.00	Materials
	Reason: Non-standard connection does not meet specifications.			
	Andover/ Electrodes	\$13,000.00	\$12,950.00	Materials
	Reason: Backing not cloth as specified and adhesive was too elastic.			

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
11. 85-439	Associated/Water Pitchers	\$9,622.80	\$9,490.80	Materials
Reason: Hinge will not withstand several openings.				
	Gentec/Water Pitchers James Phillips/Water Pitchers Redline/Water Pitchers Whittaker/Water Pitchers	\$9,622.80	\$8,313.36	Materials
Reason: Hinge will not withstand several openings. Spout top detatches easily and risk of loss into patient's drink is substantial.				
12. 85-406	Transhealth/ Electrodes	\$5,184.00	\$1,897.92	Labs
Reason: Does not have silver snap as specified.				
13. 85-422	American Hospital Supply/Bath Towel	\$22,385.00	\$21,010.00	Materials
Reason: Size of towel not adequate.				
	Am. Whitegoods/ Bath Towel	\$22,385.00	\$20,790.00	Materials
Reason: Manufacturer is unable to supply.				
14. H027148	E.I. DuPont de Nemours & Co./ Centrifuge	\$7,008.32	\$6,926.01	Labs
Reason: Manual controls were offered while digital were specified and maximum RPM's are only 3200 while 4200 were specified.				
15. H011912 Line #1	Endo-Tech/RIA Sets	\$5,720.00	\$4,875.00	Labs
Reason: Establishing new reference and control ranges would be cost prohibitive.				
	Diagnostic Products/ RIA Sets	\$5,720.00	\$5,200.00	Labs
Reason: Establishing new reference and control ranges would be cost prohibitive.				
	Cambridge Med/RIA Sets	\$5,720.00	\$5,200.00	Labs
Reason: Establishing new reference and control ranges would be cost prohibitive.				

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
15. (Continued)	Pantex/RIA Sets	\$5,720.00	\$1,820.00	Labs
	Reason: Establishing new reference and control ranges would be cost prohibitive.			
	Squibb/RIA Sets	\$5,720.00	\$2,080.00	Labs
	Reason: Establishing new reference and control ranges would be cost prohibitive.			
16. H026143	Fisher/Centrifuge	\$5,956.28	\$4,971.28	Labs
	Reason: Not frost free, rotor bowl not removable and dimensions are unacceptable.			
17. H026518	ACMI/Endoscope Pantax/Endoscope	\$8,800.00	\$7,000.00	Outpatient
	Reason: Optimum performance requires use of existing parts, adapters and accessories, per physician's preference.			
	Fujinon/Endoscope	\$8,800.00	\$7,900.00	Outpatient
	Reason: Optimum performance requires use of existing parts, adapters and accessories, per physician's preference.			
	Pentax/Endoscope	\$8,800.00	\$7,371.00	Outpatient
	Reason: Optimum performance requires use of existing parts, adapters and accessories, per physician's preference.			
18. 85-313 Line #6	Medox/Universal Circuit	\$9,735.00	\$5,742.00	Materials
	Reason: Segmented hose construction has high risk of valve disconnection and kinking.			
	Trimed/Universal Circuit	\$9,735.00	\$5,214.00	Materials
	Reason: Segmented hose construction has high risk of kinking. Exhalation valve causes indication to be greater than actual.			
	U.H.S./Universal Circuit	\$9,735.00	\$6,567.00	Materials
	Reason: No test sample submitted as requested.			
	AHS/Universal Circuit	\$9,735.00	\$5,156.25	Materials
	Reason: Joint gaskets may come off inadvertently. Exhalation valve causes indication to be greater than actual.			

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
18. (Continued)	Whittaker/Universal Circuit	\$9,735.00	\$7,322.70	Materials
Reason: Segmented hose construction has high risk of kinking. Connections at valve disconnect easily.				
	Transhealth/Universal Circuit	\$9,735.00	\$5,560.00	Materials
Reason: Segmented hose construction has high risk of kinking. Connections at valve disconnect easily.				
19.85-461 Line #6	Medix/Collection Devices	\$7,536.00	\$7,392.00	Materials
Reason: Screw cap does not fit securely and graduated too close to the top of container.				
20. 85-452 Line #10	Abbott/Trays	\$12,083.50	\$11,325.60	Materials
Reason: Test samples were not received pursuant to bid specification time frame.				
21. H031533	Advanced Tech./ Ultrasound System	\$138,000.00	\$114,570.00	Radiology
Reason: Physician preference based upon: Awarded equipment has superior special resolution throughout the anatomic structure; awarded equipment has deeper penetration with superior resolution; awarded equipment detects more and smaller structures with less scatter echoes.				
22. H029219 Line #1	Engineering Dynamics/ Image Table	\$9,450.00	\$9,200.00	Radiology
Reason: Lower bid equipment does not have power tilt, is longer and less maneuverable, width allows less camera position flexibility and does not have a removable seat.				
23. 85-452 Line #14	AHS/Trays	\$23,892.48	\$18,702.72	Materials
Reason: Alternate does not contain removable inner tray and washed gauze ball sponges, as specified.				
	James Phillips/Trays	\$23,892.48	\$21,003.84	Materials
Reason: Alternate does not contain removable inner tray and washed gauze ball sponges as specified.				

<u>P.O. NUMBER</u>	<u>VENDOR/ITEM</u>	<u>TOTAL DOLLAR VALUE</u>	<u>DOLLAR VALUE LOW BID</u>	<u>DEPARTMENT</u>
24. 85-450 Line #2	Terumo/Dailysers	\$16,200.00	\$12,000.00	Nursing
Reason: Clearance rate is not equal to specification.				
25. 85-450 Line #1	Cobe/Capillary Dailysers	\$16,200.00	\$13,800.00	Nursing
Reason: Clearance rate is not equal to specification.				
26. 85-452	Key Medical/Venous Sets	\$7,056.00	\$5,670.00	Materials
Reason: Bid specifications required a complete listing of components, which the vendor failed to provide.				

ATTACHMENT B

V. SOLE SOURCE

<u>VENDOR</u>	<u>CONTRACT/P.O.#</u>	<u>VALUE</u>	<u>DEPARTMENT</u>	<u>PRODUCT</u>
N.C. Instruments	H027656	\$61,041.00	O.R.	Microscopes
N.C. Instruments	H027655	\$10,500.00	O.R.	Microscopes Modification
Medecron	H027651	\$3,150.00	O.R.	Table Modification
Codman	85-393	\$14,199.00	O.R.	Specialty Items
St. Jude	85-391	\$108,940.00	O.R.	Heart Valves
3M Ortho	85-409	Open	O.R.	Implants
Seamless	85-376	\$9,572.32	Materials	Surgeon's Gloves
Hexcell Med.	H028433	\$4,260.00	O.R.	Ligaments
Preferred Surgical	H028459	\$9,500.00	O.R.	Laser System
Radionics	H028460	\$2,514.98	O.R.	Parts
G.E. Medical	H029189	\$2,529.00	Radiology	Wheelchair
Radiation Product Design	H031690	\$3,633.00	Ther. Radiol.	Radiation Shields
Continental Healthcare	H031504	\$5,995.00	I.S.D.	Processor Board
Astrocom	H031505	\$5,180.00	I.S.D.	Modems
Microdata	H031550	\$13,896.00	I.S.D.	Processor
Pel Freeze	H031335	\$7,225.00	Labs	Rabbit Complement
Deco Guard	H031542	\$2,470.00	Maint. & Op.	Corner Guards

SET ASIDE REPORTING - COMMODITIES & SERVICES

Month: January 1985

Bid No. / Award No.	No. of Vendors Invited	No. of Bid Responses	Total \$ Award	Rebid \$ Award	S.E.D. VENDORS	Award Disposition	Remarks (listing of other bidders; basis for award)
H-07164			\$40.68			**Everything for the Office	
H-25683			\$ 1510.00			Sexton Data Prod.	
H-25780/Bid #89997	16	1	2012.00		SED Carpet List	Lakes' Enterprises	Low Bid
H-25984			124.31			Jameco Electronics	
H-26399			855.00			Lakes' Enterprises	
H-26418	19	2	809.00		SED Carpet List	Lakes' Enterprises	Midwest Interiors(no bid)
H-51706			62.70			Budget Paper	
H-91403			499.20			Budget Paper	
H-91403			2476.03			Budget Paper	
H-98272			1828.80			Budget Paper	
H-98850			353.60			Budget Paper	
H-25781			836.00			Lakes' Enterprises	
H-51732			640.00			Sexton Data	
H-98568			86.00			Sexton Data	
		TOTAL =	\$12,133.32			**Everything for the Office has since been removed from the SED listing.	

SET ASIDE REPORTING - COMMODITIES & SERVICES

Month: February 1985

Bid No. / Award No.	No. of Vendors Invited	No. of Bid Responses	Total \$ Award	Rebid \$ Award	S.E.D. VENDORS	Award Disposition	Remarks (listing of other bidders; basis for award)
H-24807			\$ 140.20			**Everything for the Office	
H-24808			5.18			"	
H-26648			27.72			"	
H-01945			108.18			"	
H-24588			269.25			"	
H-24815			30.65			"	
H-28028			19.95			"	
H-28026			109.91			"	
H-99219			1831.68			Budget Paper	
H-26418			809.00			Lakes' Enterprises	
H-26691			5960.00			Sexton Data	
H-26690			73.20			Sexton Data	
H-27979			284.40			Sexton Data	
H-51099			2222.72			Sexton Data	
		TOTAL =	\$11,892.04				

** Everything for the Office has since been removed from the SED list.

SET ASIDE REPORTING - COMMODITIES & SERVICES

Month: March 1985

Bid No. / Award No.	No. of Vendors Invited	No. of Bid Responses	Total \$ Award	Rebid \$ Award	S.E.D. VENDORS	Award Disposition	Remarks (listing of other bidders; basis for award)
H-24625			\$ 96.50			Lee Dental	
H-28536	8	1	1447.00		SED Office Supply List	Office Machine Sales	
H-51840			48.40			Budget Paper	
H-29411			350.00			Lakes' Enterprises	
H-29855			960.00			Lakes' Enterprises	
H-29869			171.50			Lee's Slipcover	
H-29890			264.20			G.Lee's Upholstery	
H-29883			914.30			Lee's Slipcover	
		TOTAL =	\$ 4,251.90				



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

Date: May 2, 1985
To: Planning and Development Committee Members
From: Geoff Kaufmann *GLK*
Subject: STRATEGIC PLANNING/INTERNAL ASSESSMENT

The April 19 meeting of the Strategic Planning Steering Committee focused on our current discussions with HMOs. The committee discussed major factors that UMHC should consider in evaluating potential relationships with HMOs.

Data contained in the following pages indicates the major sources of payment for our patients and an analysis of our medical staff. The financial data shows a wide distribution of payment with the major sources being commercial insurance, Medicare, Blue Cross, and medical assistance.

The medical staff analyses indicate that we have a very qualified staff; that our active staff are the primary admitters; that admissions per physician are declining; and that the age mix of our staff is generally favorable.

GLK:asf

Attachment

UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS
Source of Patients and Revenue By Payor Category
1982-84 Calendar Years

Category	1982		1983		1984		1984 Percent of Total Patients
	Patients	Average Hospital Change \$	Patients	Average Hospital Change \$	Patients	Average Hospital Change \$	
Medicare							
Over 65	3,864	\$ 5,753	3,938	\$ 6,827	3,955	\$ 7,333	20.3
Under 65	849	10,920	971	16,052	812	14,267	4.2
Blue Cross	2,867	5,194	2,700	7,107	2,544	7,888	13.1
Commercial Insurance	6,274	5,273	6,677	7,621	6,374	8,281	32.7
Medical Assistance	1,737	6,854	1,975	9,153	1,910	10,227	9.8
Public Health Service	242	7,721	224	8,892	163	11,024	0.8
Clinical Research Center	233	2,290	242	1,632	221	2,848	1.1
HMOs							
Group Health	915	2,379	850	2,831	576	3,832	3.0
HMOM	90	3,843	81	4,952	103	8,379	0.5
Share	45	3,622	69	5,315	116	12,302	0.6
Med Center	57	6,632	83	9,561	99	8,135	0.5
PHP	28	3,510	35	5,991	65	9,170	0.3
Coordinated HC	-	-	-	-	1	6,696	-
Subtotal HMOs	1,135		1,118		960		4.9
Workmen's Comp	327	3,076	360	3,949	336	4,082	1.7
Other	2,897		2,207		2,203		11.4
TOTAL	20,425	\$ 5,723	20,412	\$ 7,631	19,478	\$ 8,291	100.0

Note: MedCenter Health Plan includes Nicollet-Eitel Health Plan.
Medical Assistance includes Crippled Children's Services.

UMHC MEDICAL STAFF ANALYSIS

Medical staff data depicted in the following exhibits covers FY 1982-83 and the first 8 months of FY 1984, July - February.

MAJOR SUMMARY CONCLUSIONS FROM EXHIBITS 1 - 5

Exhibit 1

All of our active staff physicians are board certified compared to 66.5% board certified in the U.S. This fact could be useful to us as we assess quality issues in comparison with community physicians.

Exhibit 2 (a, b, c)

The active staff admits most of the patients to UMHC (97-98%) and has significantly more admissions per physician than the consulting staff. The average number of admissions per active staff physician has declined over the three-year period from 1982-84 as shown below:

Annual Admissions per Admitting Physician	
1982	83.6
1983	77.7
1984 (est.)	74.1

In order to increase admissions to UMHC we could do several things from a medical staff perspective:

- increase the number of active staff physicians
- increase the number of courtesy staff physicians
- encourage courtesy staff physicians to admit in greater numbers

Exhibit 3

The largest volume departments are internal medicine, general surgery, pediatrics and Ob/Gyn. These services comprise over half of the inpatient volume at UMHC. Admissions per admitting physician vary from near zero in services which don't traditionally admit patients to near 200 in many of the surgically-oriented departments. Admission levels per admitting physician have declined in most departments over the period 1982-84.

Exhibit 4

The frequency of discharges by the active medical staff varies considerably from zero to over 700. This data reflects the fact that certain physicians have patients admitted under their name, but are not actually the attending physician caring for all these patients. We will attempt to distribute this patient load for these selected physicians in our next data run. These physicians may include, but may not be limited to:

L. Adcock, Ob/Gyn	B. J. Kennedy, Internal Medicine
H. Buchwald, General Surgery	J. Najarian, General Surgery
D. Erickson, Neurosurgery	D. Sutherland, General Surgery
E. Fraley, Urology	T. Thompson, Pediatrics
T. Grage, Surgery	L. Twiggs, Ob/Gyn

EXHIBIT 1

ACTIVE STAFF CERTIFIED
BY SPECIALTY

SPECIALTY	TOTAL PHYSICIANS	PHYSICIANS CERTIFIED	PERCENT BOARD CERTIFIED	
			UMHC	U.S.
Family Practice	12	12	100.0	16.0
General Internal Medicine	86	86	100.0	56.0
Dermatology	5	5	100.0	75.1
Neurology	19	19	100.0	46.4
Physical Med & Rehab	8	8	100.0	64.0
General Surgery	21	21	100.0	63.6
Neurosurgery	8	8	100.0	61.9
Ophthalmology	11	11	100.0	71.8
Orthopedics	9	9	100.0	76.6
Otolaryngology	8	8	100.0	93.0
Urology	7	7	100.0	68.7
Obstetrics/Gynecology	15	15	100.0	66.0
Pediatrics	54	54	100.0	77.5
Psychiatry	21	21	100.0	46.4
Oral Surgery/Dentistry	17	17	100.0	0
Anesthesiology	15	15	100.0	55.5
Pathology	37	37	100.0	93.9
Radiation Therapy	4	4	100.0	0
Radiology	<u>22</u>	<u>22</u>	<u>100.0</u>	<u>92.5</u>
	379	379	100.0	66.5

INPATIENT ACTIVITY OF MEDICAL STAFF
 BY MEMBERSHIP CATEGORY
 FY 1984^a

<u>Membership Category</u>	<u>Number Physicians</u>	<u>Physicians Discharging</u>	<u>Patients Discharged</u>	<u>Percent Discharges</u>	<u>Discharging Physicians</u>
Active	379	229	11,941	98.6	52.1
Consulting	181	16	164	1.3	10.2
Emeritus	<u>5</u>	<u>0</u>	<u>0</u>	<u>.0</u>	<u>.0</u>
	565	245	12,105	100.0	49.4

^a1984 figures reflect only eight months of activity.

INPATIENT ACTIVITY OF MEDICAL STAFF
BY SPECIALTY
1982-84

Specialty	Number of Physicians Admitting Patients			Number of Patients Admitted			Percent of Total Admitted			Patients Per Admitting Physician		
	1982	1983	1984	1982	1983	1984 ^a	1982	1983	1984 ^a	1982	1983	1984 ^a
Family Practice	3	5	4	146	199	116	.7	1.0	.9	48.6	39.8	29.0
General Internal Medicine	49	53	56	3,012	3,205	2,530	16.2	17.2	21.1	61.4	60.4	45.1
Dermatology	5	5	5	106	106	42	.5	.5	.3	21.2	21.2	8.4
Neurology	11	16	14	822	837	530	4.4	4.5	4.4	74.7	52.3	37.8
Physical Med & Rehab	5	5	6	254	293	205	1.3	1.5	1.7	50.8	58.6	34.1
General Surgery	18	18	16	3,677	3,332	1,967	19.8	17.9	16.4	204.2	185.1	122.9
Neurosurgery	7	7	7	1,119	1,181	770	6.0	6.3	6.4	159.8	168.7	110.0
Ophthalmology	9	9	10	996	968	735	5.3	5.2	6.1	110.6	107.5	73.5
Orthopedics	7	7	8	1,048	1,089	733	5.6	5.8	6.1	149.7	155.5	91.6
Otolaryngology	8	8	7	1,021	980	484	5.5	5.2	4.0	127.6	122.5	69.1
Urology	3	6	7	725	843	576	3.9	4.5	4.8	241.6	140.5	82.2
Obstetrics/Gynecology	11	11	11	2,221	2,104	1,228	12.0	11.3	10.2	201.9	191.2	111.6
Pediatrics	44	48	47	2,408	2,421	1,367	13.0	13.0	11.4	54.7	50.4	29.0
Psychiatry	12	13	14	577	738	488	3.1	3.9	4.0	48.0	56.7	34.8
Oral Surgery/Dentistry	4	7	5	155	127	56	.8	.6	.4	38.7	18.1	11.2
Anesthesiology	2	2	0	2	2	0	.0	.0	.0	1.0	1.0	.0
Pathology	9	9	8	189	182	108	1.0	.9	.9	21.0	20.2	13.5
Radiation Therapy	3	1	1	5	2	1	.0	.0	.0	1.6	2.0	1.0
Radiology	<u>1</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>5</u>	<u>5</u>	<u>.0</u>	<u>.0</u>	<u>.0</u>	<u>3.0</u>	<u>2.5</u>	<u>1.6</u>
	211	232	229	18,486	18,614	11,491	100.0	100.0	100.0	87.6	80.2	52.1

^a1984 volumes reflect only eight months of activity.

ADMISSIONS BY AGE GROUP
FOR ADMITTING PHYSICIANS

Age Group In Years	Physicians Admitting		% of Admitting Physicians		Patients Admitted		Admissions/ Physician	
	1983	1984 ^a	1983	1984 ^a	1983	1984 ^a	1983	1984 ^a
26 - 30	7	8	3.0	3.5	340	335	48.5	41.8
31 - 35	46	50	19.8	21.8	2,424	1,727	52.6	34.5
36 - 40	55	54	23.7	23.6	4,213	2,715	76.6	50.2
41 - 45	34	35	14.7	15.3	2,457	1,307	72.2	37.3
46 - 50	39	37	16.8	16.2	4,102	2,509	105.1	67.8
51 - 55	19	17	8.2	7.4	1,768	1,235	93.0	72.6
56 - 60	21	18	9.1	7.9	2,538	1,612	120.8	89.5
61 - 65	8	8	3.4	3.5	726	470	90.7	58.7
66 - 70	3	2	1.3	.9	46	31	15.3	15.5
	232	229	100.0	100.0	18,614	11,941	80.2	52.1

^a1984 figures reflect only 8 months activity.



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

Date: May 2, 1985
To: Planning and Development Committee Members
From: Geoff Kaufmann *JK*
Subject: UMHC OUTREACH EFFORTS

The University of Minnesota Hospitals and Clinics are very active in their support of the health care system throughout the state and in our neighboring states. Our primary outreach activities can be summarized in several programmatic efforts including:

- Community Services
- Co-op Program
- Targeted Community Educational/Referral Support

Because of the importance of referral business to UMHC we actively support these efforts. Data contained in the following pages show referral activity as a result of our outreach efforts. In most communities throughout the state we are experiencing stable to declining referral volumes. This is consistent with very large declines in these areas in total admissions to all hospitals. From a market share perspective, we are actually gaining a larger portion of referral patients over previous years.

Discussion at the May 8 meeting will focus on our outreach efforts and plans.

GLK:asf

Attachment

PHYSICIAN REFERRAL REPORT

7/1/84 - 12/31/84

CO-OP COMMUNITIES

	<u>1985</u>	<u>1984</u>	<u>PERCENT CHANGE</u>
APPLETON	2	2	0
CANBY	11	10	+10
GRACEVILLE	2	7	-350
GRANITE FALLS	19	19	0
MADISON-DAWSON	5	9	-44
MONTEVIDEO	20	29	-31
ORTONVILLE	<u>15</u>	<u>17</u>	<u>-12</u>
	74	93	-20

FORMER CO-OP COMMUNITIES

	<u>1985</u>	<u>1984</u>	<u>PERCENT CHANGE</u>
AITKIN	13	21	-38
BIG FORK	1	2	-50
CROSBY	25	37	-32
DEER RIVER	5	11	-55
MELROSE	11	7	+57
ONAMIA	19	14	+35
PAYNESVILLE	<u>2</u>	<u>9</u>	<u>-78</u>
	76	101	-25

TARGETED COMMUNITIES

	<u>1985</u>	<u>1984</u>	<u>PERCENT CHANGE</u>
ABERDEEN*	57	NA	NA
ALEXANDRIA	33	41	-19
BEMIDJI	57	49	+16
BRAINERD	58	74	-21
GRAND RAPIDS	54	55	-2
HIBBING	63	63	0
MANKATO	108	113	-4
MARSHALL	28	26	+8
WILLMAR	67	102	-34
VIRGINIA	<u>101</u>	<u>110</u>	<u>-8</u>
	569**	633	-10

* Aberdeen is newly targeted community; data is only for 2nd Quarter

** Total does not include Aberdeen

OTHER COMMUNITIES

	<u>1985</u>	<u>1984</u>	<u>PERCENT CHANGE</u>
CROOKSTON	2	2	0
DULUTH	77	92	-16
FAIRMONT*	6	NA	NA
LA CROSSE*	5	NA	NA
LITTLE FALLS	38	47	-19
LITTLE FORK	24	13	+85
MENOMONIE*	8	NA	NA
NEW ULM	32	67	-52
ST. CLOUD	117	136	-14
SLEEPY EYE	18	21	-14
WILLISTON*	<u>16</u>	<u>NA</u>	<u>NA</u>
	308**	378	-19

* Data for 2nd Quarter of FY 1985

** Total does not include Fairmont, LaCrosse, Memomonie, and Williston

PHYSICIAN REFERRALS TO IN-PATIENT SERVICES
 (EXCLUDES INTERNAL REFERRALS AND
 MULTIPLE ADMISSIONS FROM ONE REFERRAL)
 7/1/84 THROUGH 12/31/84

<u>SERVICE</u>	<u>FY TO DATE 1985</u>			<u>FY TO DATE 1984</u>			<u>PERCENT CHANGE</u>		
	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER
<u>SURGERY</u>									
Red	16	51	24	23	48	25	-30	+6	-4
Orange	21	27	29	19	38	21	+11	-29	+38
White	28	59	24	11	57	28	+155	+3	-14
Purple	20	45	18	23	44	24	-13	+2	-25
Blue	33	27	21	33	23	24	0	+17	-12
Peds Blue	4	1	1	4	1	4	0	0	-75
Peds Orange	8	16	10	7	18	16	-14	-11	-38
Peds Green	5	26	9	11	25	13	-55	-4	-31
<u>TOTAL SURGERY</u>	135	252	136	131	254	155	+3	-1	-12
		(522)			(540)			(-3)	
<u>MEDICINE</u>									
Yellow A	8	11	4	8	4	5	0	+175	-20
Yellow B	7	8	2	7	19	7	0	-58	-71
Green	12	29	33	19	23	12	-36	+26	+175
Purple	12	3	2	9	6	5	+33	-50	-60
Red A	13	24	5	30	17	5	-57	+41	0
Red B	7	14	2	19	6	5	-63	+133	-60
White A	25	33	16	24	28	12	+4	+18	+33
White B	34	33	15	26	20	10	+30	+65	+50
Rose A	9	14	1	10	8	4	-11	+75	-75
Rose B	8	5	3	8	4	4	0	+25	-25
Blue	18	29	20	24	51	14	-25	-43	+43
<u>TOTAL MEDICINE</u>	153	203	103	186	186	83	-18	+9	+24
		(459)			(455)			(+1)	

<u>SERVICE</u>	<u>FY TO DATE 1985</u>			<u>FY TO DATE 1984</u>			<u>PERCENT CHANGE</u>		
	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER
<u>OBSTETRICS</u>									
<u>TOTAL OBSTETRICS</u>	10	56 (70)	4	13	58 (77)	6	-23	-3 (-9)	-33
<u>PSYCHIATRY</u>									
Adult Psychiatry	38	27	12	33	29	11	+15	-7	-8
Peds Psychiatry	4	5	1	7	4	1	-43	+25	0
<u>TOTAL PSYCHIATRY</u>	42	32 (87)	13	40	33 (85)	12	+5	-3 (+2)	+8
<u>NEUROLOGY</u>									
Adult Neurology	21	59	20	35	80	25	-40	-26	-20
Peds Neurology	5	14	7	6	14	13	-17	0	-46
Epilepsy	11	6	13	13	6	11	-15	0	+18
<u>TOTAL NEUROLOGY</u>	37	79 (156)	40	54	100 (203)	49	-31	-21 (-23)	-18
<u>PEDIATRICS</u>									
General	113	211	125	91	260	127	+24	-18	-1
Newborn	8	23	1	6	13	2	+33	+77	-50
<u>TOTAL PEDIATRICS</u>	121	234 (481)	126	97	273 (499)	129	+25	-14 (-3)	-2
<u>TOTAL PM&R</u>	29	35 (77)	13	12	27 (42)	3	+142	+30 (+83)	+333
<u>TOTAL CRC</u>	14	14 (37)	9	20	16 (51)	15	-30	-12 (-27)	-40
<u>TOTAL GYNECOLOGY</u>	22	16 (44)	6	94	119 (234)	21	-77	-86 (-81)	-71

<u>SERVICE</u>	<u>FY TO DATE 1985</u>			<u>FY TO DATE 1984</u>			<u>PERCENT CHANGE</u>		
	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER
<u>NEUROSURGERY</u>									
Adult Neurosurgery	117	112	60	99	138	77	+18	-19	-22
Peds Neurosurgery	8	11	10	14	21	12	-43	-48	-17
<u>TOTAL NEUROSURGERY</u>	125	123	70	113	159	89	+11	-23	-21
		(318)			(361)			(-12)	
<u>ORTHOPAEDICS</u>									
Adult Orthopaedics	98	81	39	66	87	41	+48	-7	-5
Peds Orthopaedics	9	12	4	9	7	5	0	+71	-20
<u>TOTAL ORTHOPAEDICS</u>	107	93	43	75	94	46	+43	-1	-7
		(243)			(215)			(+13)	
<u>UROLOGY</u>									
Adult Urology	49	88	35	35	90	36	+40	-2	-3
Peds Urology	5	10	8	12	13	7	-58	-23	+14
<u>TOTAL UROLOGY</u>	54	98	43	47	103	43	+15	-5	0
		(195)			(193)			(+1)	
<u>OPHTHALMOLOGY</u>									
Adult Ophthalmology	98	120	116	96	108	78	+2	+11	+49
Peds Ophthalmology	14	8	14	12	14	9	+17	-43	+55
<u>TOTAL OPHTHALMOLOGY</u>	112	128	130	108	122	87	+4	+5	+49
		(370)			(317)			(+17)	
<u>OTOLARYNGOLOGY</u>									
Adult Otolaryngology	66	86	37	58	107	35	+14	-20	+5
Peds Otolaryngology	8	20	12	10	27	20	-20	-26	-40
<u>TOTAL OTOLARYNGOLOGY</u>	74	106	49	68	134	55	+8	-21	-11
		(229)			(257)			(-11)	
<u>DERMATOLOGY</u>									
<u>TOTAL DERMATOLOGY</u>	11	5	2	14	8	4	-21	-37	-50
		(18)			(26)			(-30)	

<u>SERVICE</u>	<u>FY TO DATE 1985</u>			<u>FY TO DATE 1984</u>			<u>PERCENT CHANGE</u>		
	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER	METRO	OUTSTATE	OTHER
<u>MASONIC</u>									
Medicine	66	118	76	58	114	59	+13	+4	+29
Gynecology	116	123	27	94	119	21	+23	+3	+29
<u>TOTAL MASONIC</u>	182	241	103	152	233	80	+20	+3	+29
		(526)			(465)			(+13)	
<u>TOTAL HOSPITAL</u>	1228	1715	890	1224	1919	877	0	-10	+1
		(3833)			(4020)			(-4)	

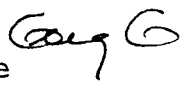


UNIVERSITY OF MINNESOTA
TWIN CITIES

Center for Health Services Research
420 Delaware Street S.E., Box 729
Minneapolis, Minnesota 55455
(612)-376-1895

DATE: April 4, 1985

TO: University of Minnesota Hospitals and Clinics
Administration

FROM: Greg Gifford 
Research Associate
Center for Health Services Research

RE: Physician referrals update

Attached are the summary tables and figures for the reported physician referral rates from Minnesota communities and admissions per referring physician ratios across UMHC service category updated with the data for the 2nd quarter 1984-85.

Substantial net reductions in reported physician referred admissions were registered during the 2nd quarter of this fiscal year from the previous two quarters in virtually all services. Over the three quarters tracked thusfar, the total number of reported physician referred admissions steadily declined from 2,227 for the 4th quarter 83-84 to 2,185 for the 1st quarter 84-85 to 1,843 during the 2nd quarter 84-85.

While referral rates to UMHC over the nine month period appear to be declining at an accelerating rate (i.e., from five of the seven regions in Minnesota), I would hesitate to call this a long-term trend until rates can be compared from one year to the next. For instance, some of the variation in referral rates may be due to seasonal fluctuations in the utilization of services. That is, the more rapid decline in referral rates during the last three months of 1984 may have been due to significant numbers of people postponing elective procedures until after the holiday season.

When the data becomes available, at your request I will assemble another update with the data for the 3rd quarter.

cc: Cliff Fearing
Greg Hart
Geoff Kaufmann
John Labree
Ed Schwartz

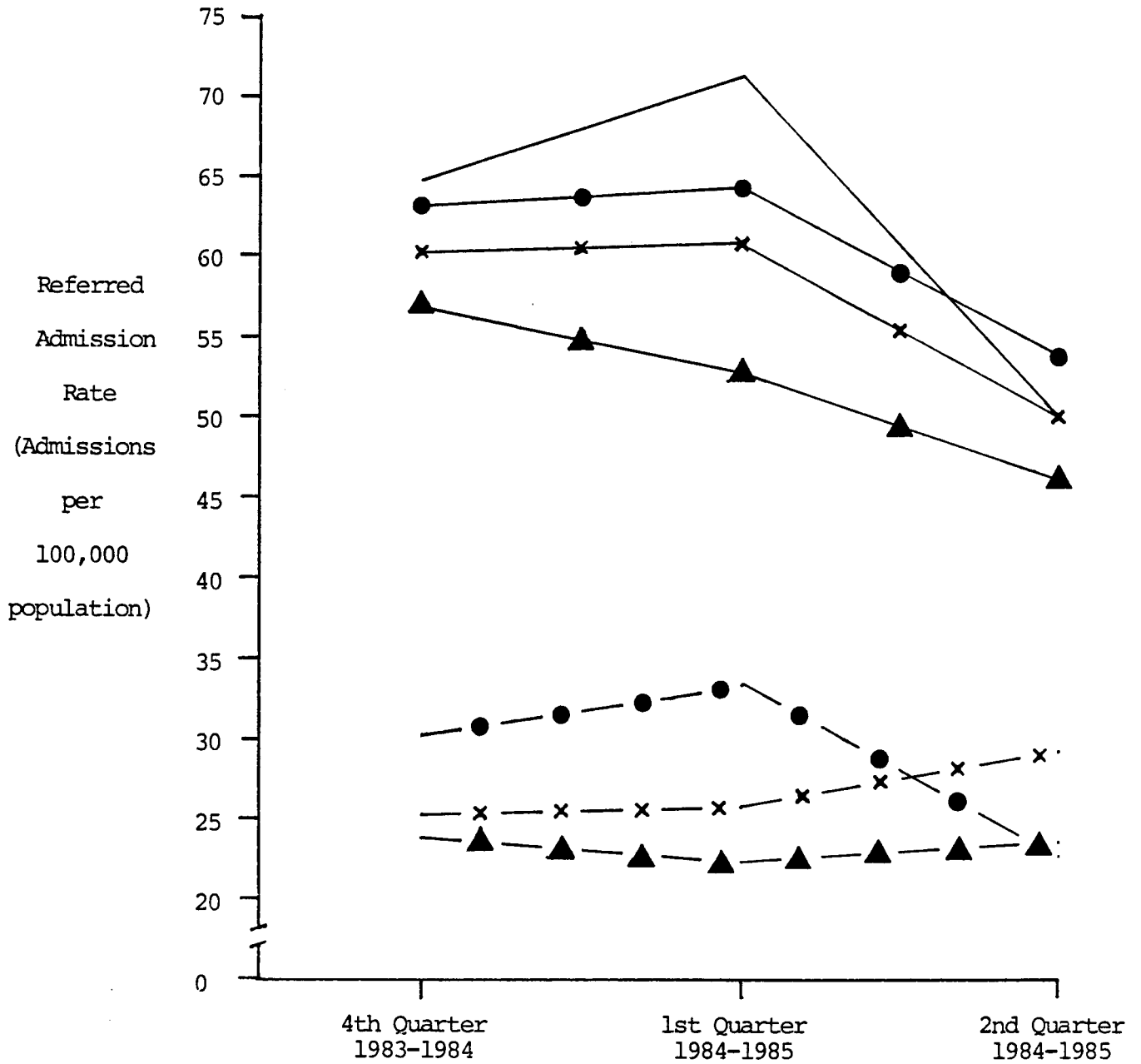
Table 5
Referred Admission Rates
by Health Service Area

Health Service Area		4th Quarter 1983-1984	1st Quarter 1984-1985	2nd Quarter 1984-1985	3rd Quarter 1984-1985	4th Quarter 1984-1985
1	Referred Admissions	42	43	49		
	Estimated '84 Pop. *	166393	166393	166393		
	Rate **	25.24	25.84	29.45		
=====						
2	Referred Admissions	222	245	173		
	Estimated '84 Pop.	343141	343141	343141		
	Rate	64.70	71.40	50.42		
=====						
3	Referred Admissions	66	73	49		
	Estimated '84 Pop.	213530	213530	213530		
	Rate	30.91	34.19	22.95		
=====						
4	Referred Admissions	289	298	242		
	Estimated '84 Pop.	481535	481535	481535		
	Rate	60.02	61.89	50.26		
=====						
5	Referred Admissions	1174	1091	946		
	Estimated '84 Pop.	2047062	2047062	2047062		
	Rate	57.35	53.30	46.21		
=====						
6	Referred Admissions	336	343	287		
	Estimated '84 Pop.	532082	532082	532082		
	Rate	63.15	64.46	53.94		
=====						
7	Referred Admissions	98	92	97		
	Estimated '84 Pop.	410090	410090	410090		
	Rate	23.90	22.43	23.65		
=====						

* The 1984 population estimates were derived by adding (subtracting) the product of 1982 population estimates and estimates of the percent change from 1980-82 to (from) the 1982 population estimates (Source: Population Notes, MN State Planning Agency, Office of Demographer, September, 1983).
 ** Referred admission rate per 100,000 population.

Figure 1

Trends in Referred Admission Rates
by
Health Service Area *



Legend: Health Service Area

- x — x 1
- 2
- ● — ● 3
- x — x 4
- ▲ — ▲ 5
- ● — ● 6
- ▲ — ▲ 7

* Note: The geographical boundaries of the Health Service Areas in Minnesota are indicated on the following map.

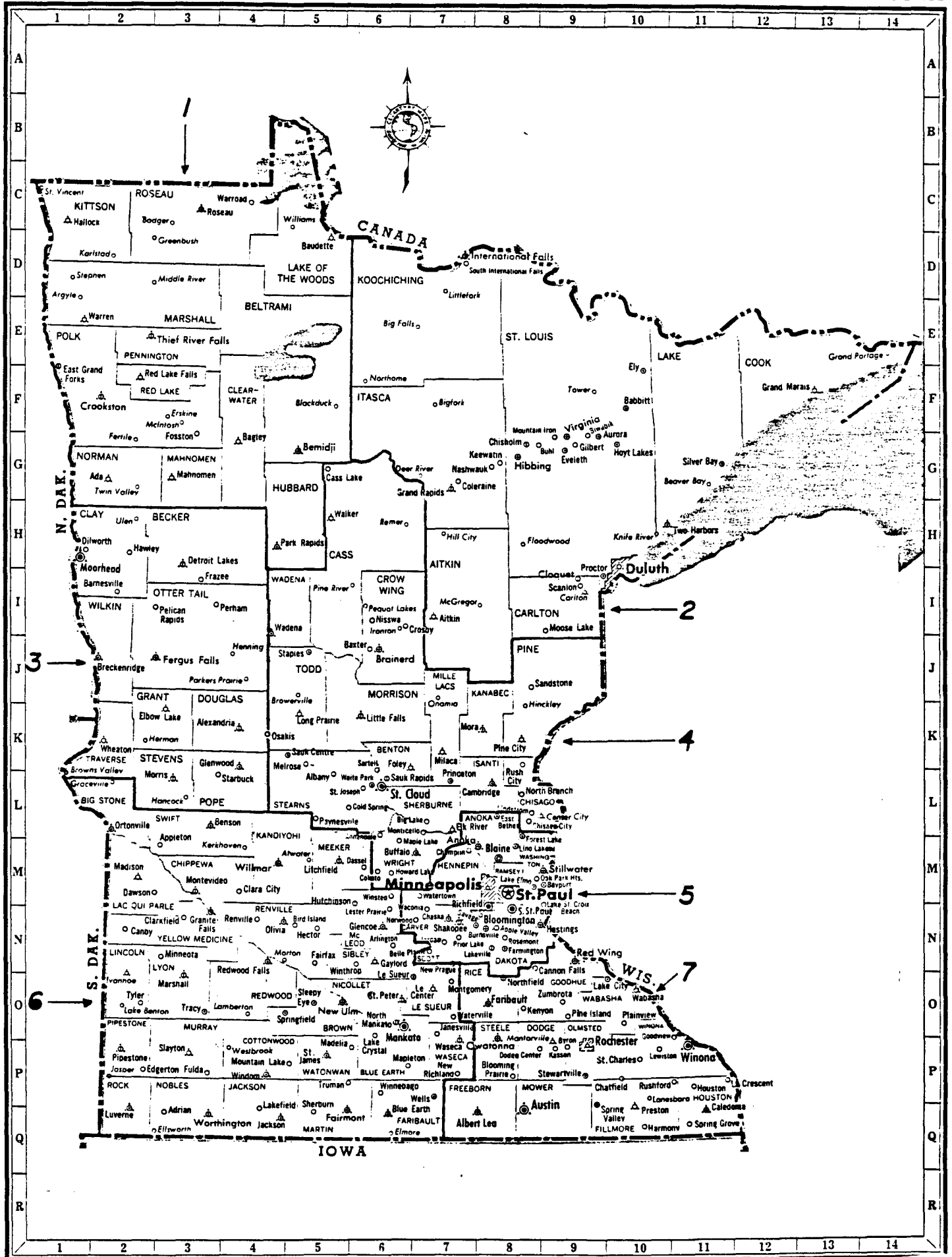


Table 6

Referred Admissions Per Referring Physician
by Health Service AreaUniversity of Minnesota Hospitals and Clinics
Across All Services

Health Service Area		4th Quarter 1983-1984	1st Quarter 1984-1985	2nd Quarter 1984-1985	3rd Quarter 1984-1985	4th Quarter 1984-1985
1	Referred Admissions	42	43	49		
	Referring Physicians	32	32	39		
	Ratio *	1.313	1.344	1.256		
=====						
2	Referred Admissions	222	245	173		
	Referring Physicians	143	157	124		
	Ratio	1.552	1.561	1.395		
=====						
3	Referred Admissions	66	73	49		
	Referring Physicians	49	48	36		
	Ratio	1.347	1.521	1.361		
=====						
4	Referred Admissions	289	298	242		
	Referring Physicians	205	206	173		
	Ratio	1.410	1.447	1.399		
=====						
5	Referred Admissions	1174	1091	946		
	Referring Physicians	795	756	656		
	Ratio	1.477	1.443	1.442		
=====						
6	Referred Admissions	336	343	287		
	Referring Physicians	249	242	206		
	Ratio	1.349	1.417	1.393		
=====						
7	Referred Admissions	98	92	97		
	Referring Physicians	72	71	75		
	Ratio	1.361	1.296	1.293		
=====						

* Ratio refers to the ratio of referred admissions to referring physicians.
As the proportion of referring physicians from a given area accounting for multiple admissions increases, the ratio increases.

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

MAY 1, 1985

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UNIVERSITY HOSPITALS RENEWAL PROJECT

OVERVIEW

BID PACKAGE STATUS

Contracts awarded to date	30
Bid packages cancelled	2
Bid packages currently out for bid	0
Bid packages awaiting award approval	1
Bid packages left to bid	1
<hr/>	
Total packages to be bid	34

SCHEDULE STATUS

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

HOSPITAL RENEWAL PROJECT

BUDGET STATUS REPORT

	CURRENT BUDGET	COMMITTED TO DATE	ESTIMATED TO COMPLETE	PREDICTED FINAL COST	PAID TO DATE	FINAL COST (OVER) UNDER BUDGET
Building Cost	\$ 98,510,922	\$ 76,854,141	\$ 6,981,287	\$ 83,835,428	\$ 53,664,968	\$ 14,675,494
Non-Building Cost	27,834,569	17,183,116	10,651,453	27,834,569	14,403,185	- 0 -
TOTAL	\$126,345,491	\$ 94,037,257	\$ 17,632,740	\$111,669,997	\$ 68,068,153	\$ 14,675,494
Less MRI Cost	\$ (1,042,925)	\$ (1,042,925)	\$ - 0 -	\$ (1,042,925)	\$ (1,042,925)	\$ - 0 -
Unit J Budget	\$125,302,566	\$ 92,994,332	\$ 17,632,740	\$110,627,072	\$ 67,025,228	\$ 14,675,494

Percent of Funds Committed 84%

Percent of Work Paid to Date 61%

Percent (Over)/Under Budget 14%

UNIVERSITY HOSPITALS RENEWAL PROJECT
PROGRESS REPORT
MAY 1, 1985
CONSTRUCTION ACTIVITIES

- . Gilbane-Mortenson completed Bid Package closeout procedures with the trade contractors assigned to Bid Packs #10, #11, and #12. To date the work of eleven of the Project's 34 bid packages has been completed and the appropriate contractor contracts have been closed out. Two of the original 34 bid packages were cancelled.
 - . Bids on the sitework Bid Pack were opened on April 24, 1985. Gilbane-Mortenson is awaiting bid approval from the University before awarding the contract. This work is scheduled to begin early in May.
 - . Work on the northwest corner of Unit J and its connections to Mayo and the K.E. building continues. Fireproofing of this area has now been completed.
 - . Quarry tile installation in the first floor kitchen area has been completed. Ceiling and sheet rock installation will now be started, followed by the installation of the kitchen equipment.
 - . Construction is progressing in the Materials Distribution Department on Level One. The loading dock area has been waterproofed and the overhead doors are scheduled to be installed.
 - . Work continues in the bed floors. Level Four ICU sliding glass doors have been installed. Floor finishes are 99% complete, wall finishes 100% complete. The initial punchlist for Level Four is scheduled for May, providing outstanding electrical work is complete.
- Levels 5, 6 and 7 are progressing at various levels of completion behind Level Four.
- . Steel stud installation has been completed and sheetrocking has started in the 8th floor Cafeteria. The dining area curtain wall has been completed.
- Sixteen trade contractors are now active on site. Average manpower during April was 268 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 HOSPITAL 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 \$733.90 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 HOSPITAL 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	\$ + 18,549			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 HOSPITAL RENEWAL PROJECT

CONTRACT AWARD SUMMARY

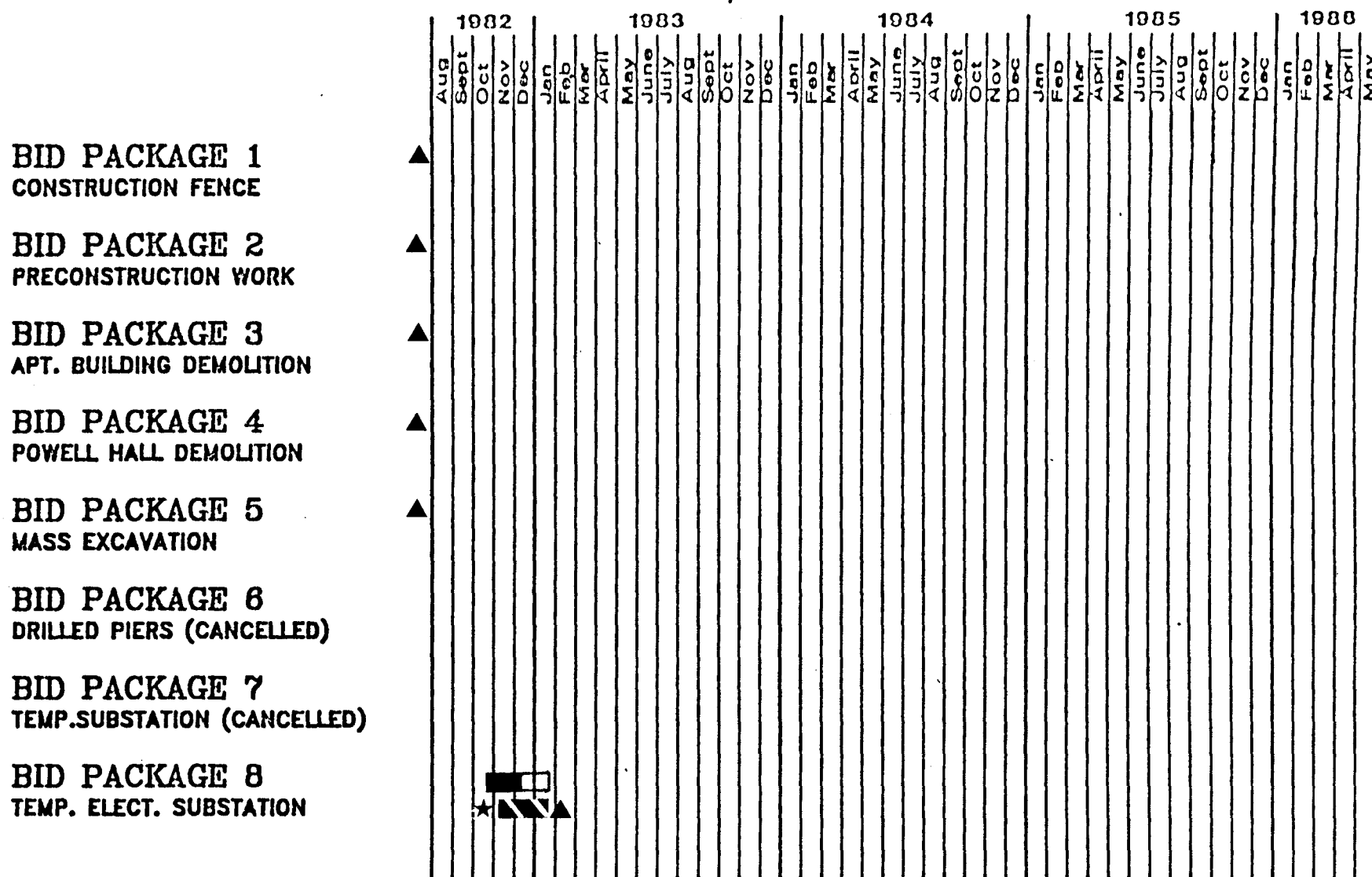
DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (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	\$ 515,379	\$ 497,050	\$(18,329)	F.S. Foster & Assoc., Inc. \$26,000.00		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 HOSPITAL 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 UNIT J CONSTRUCTION SCHEDULE



Construction Schedule
 Work in Progress
 Schedule Revision

★ Contract Awarded
 ▲ Work Completed

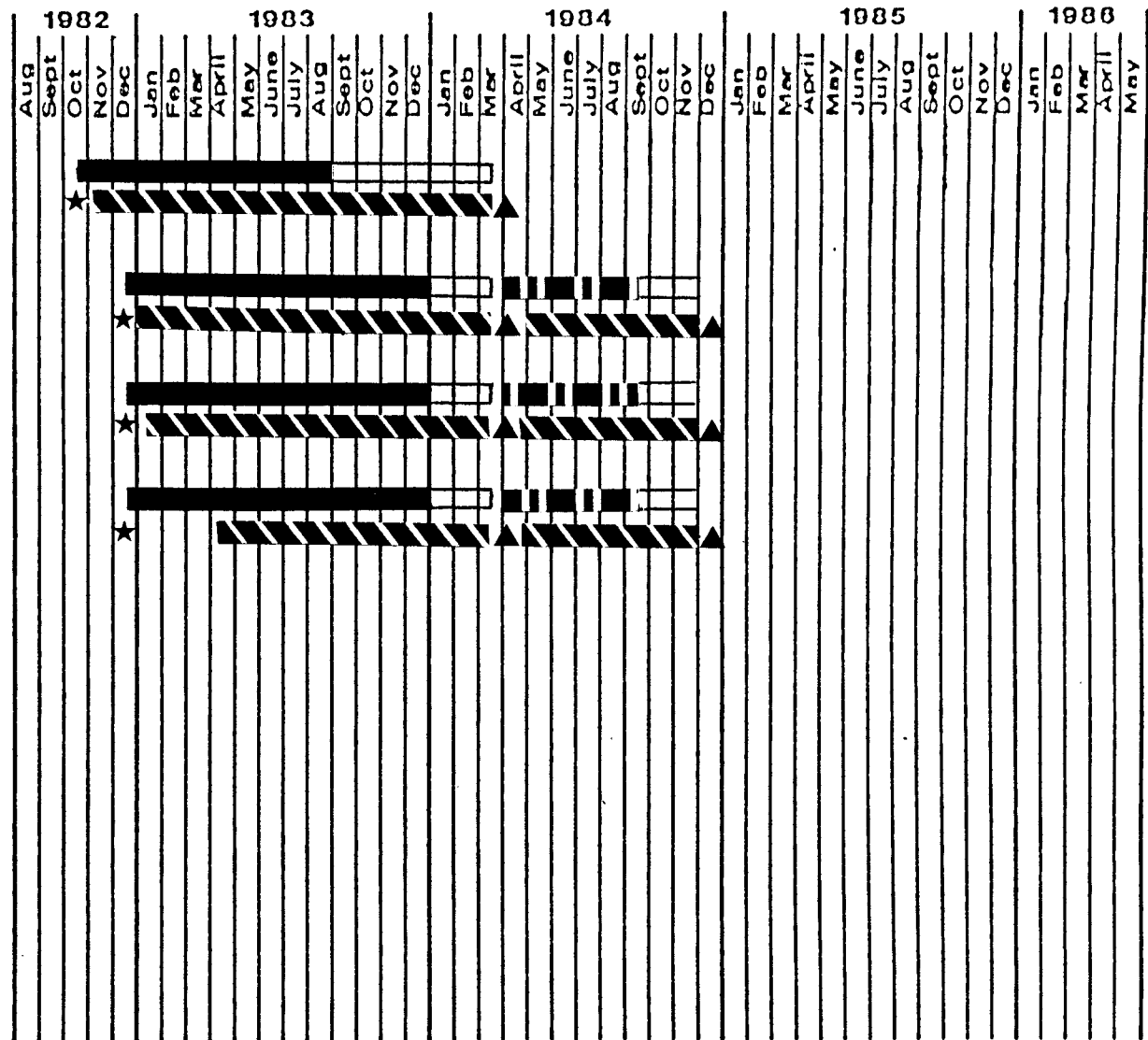
UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS RADIATION THERAPY CONSTRUCTION SCHEDULE

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

**BID PACKAGE 10
ELECTRICAL WORK**

**BID PACKAGE 11
MECHANICAL WORK**

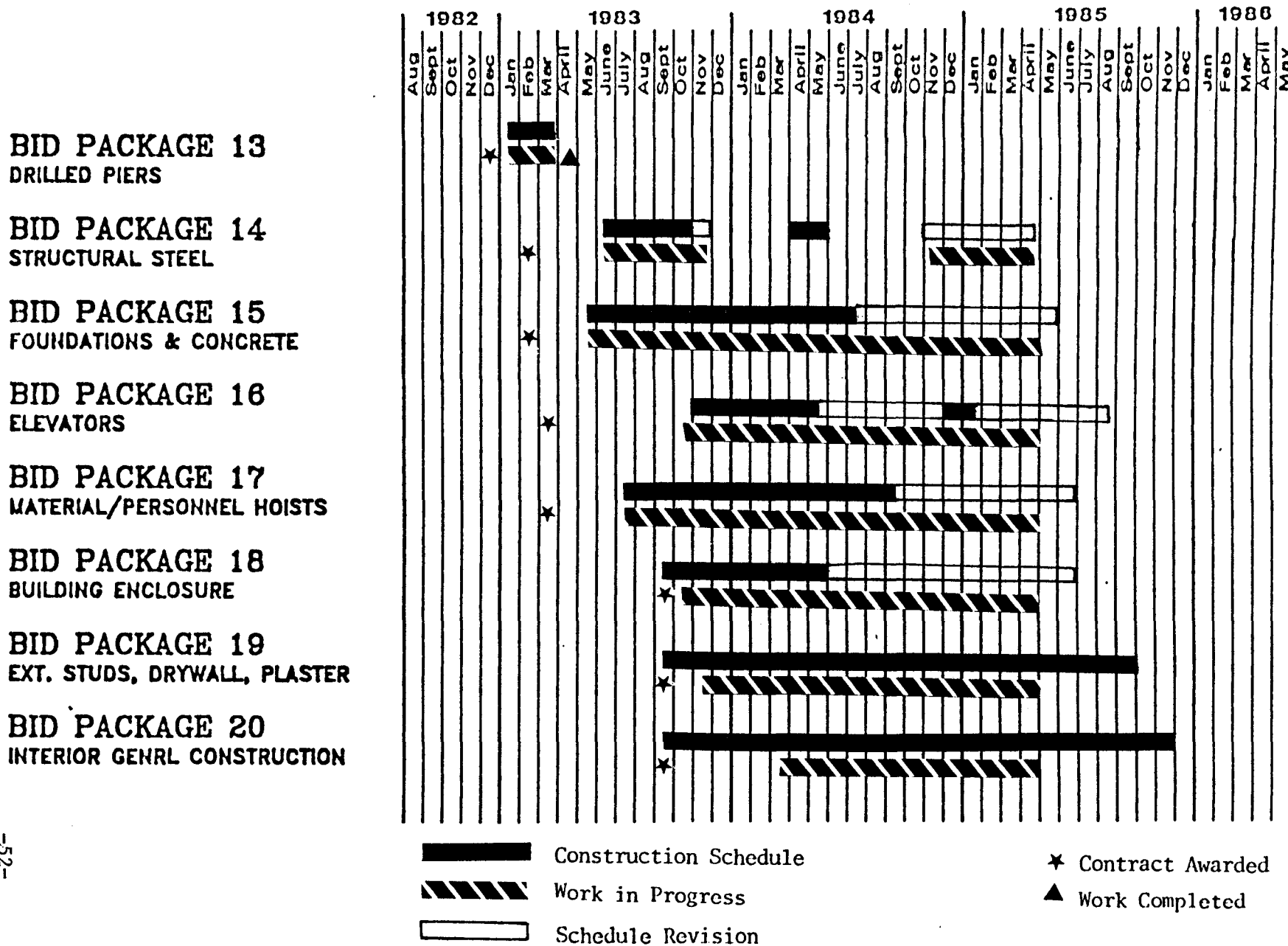
**BID PACKAGE 12
INTERIOR CONSTRUCTION**



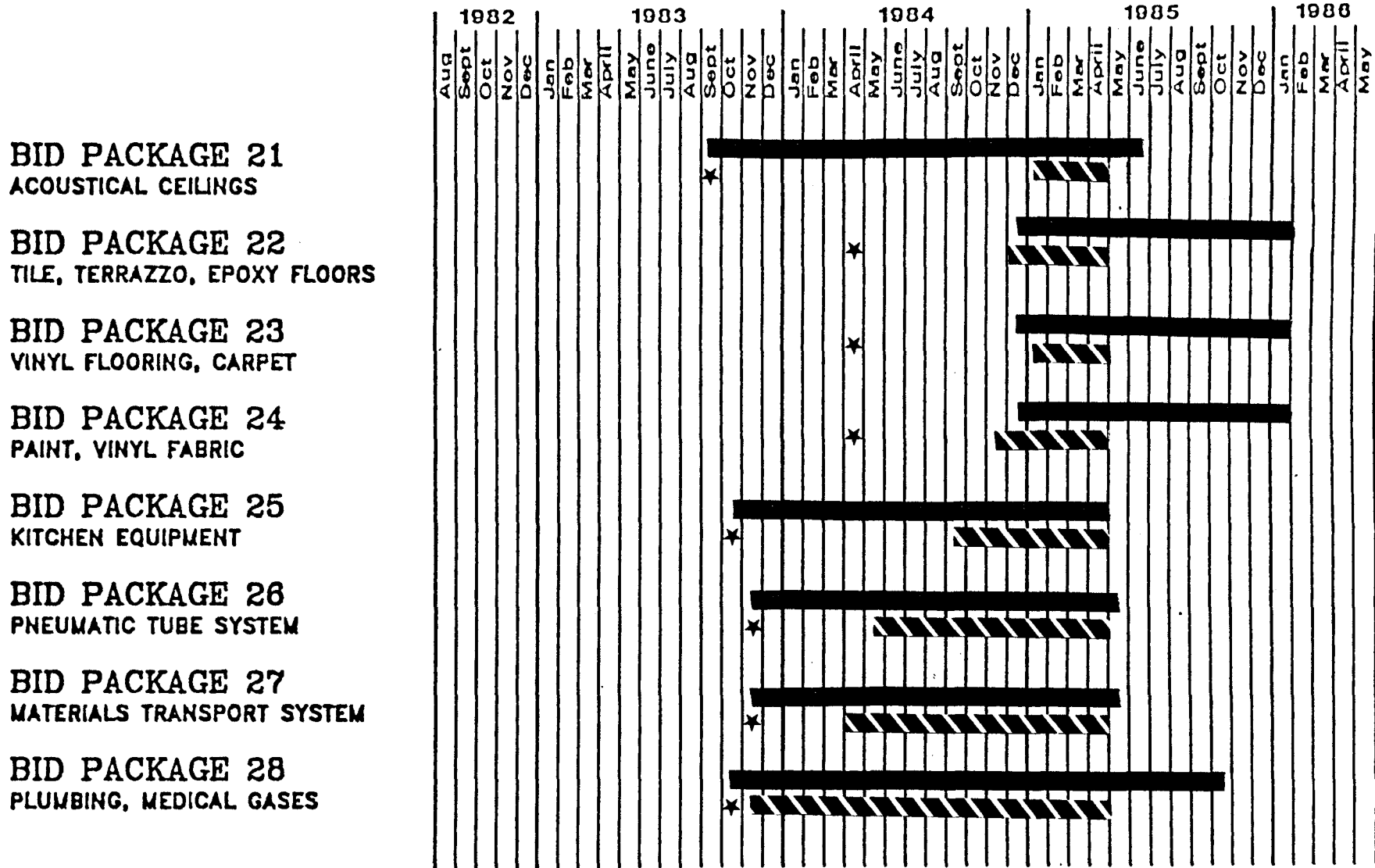
Construction Schedule
 Work in Progress
 Schedule Revision

★ 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

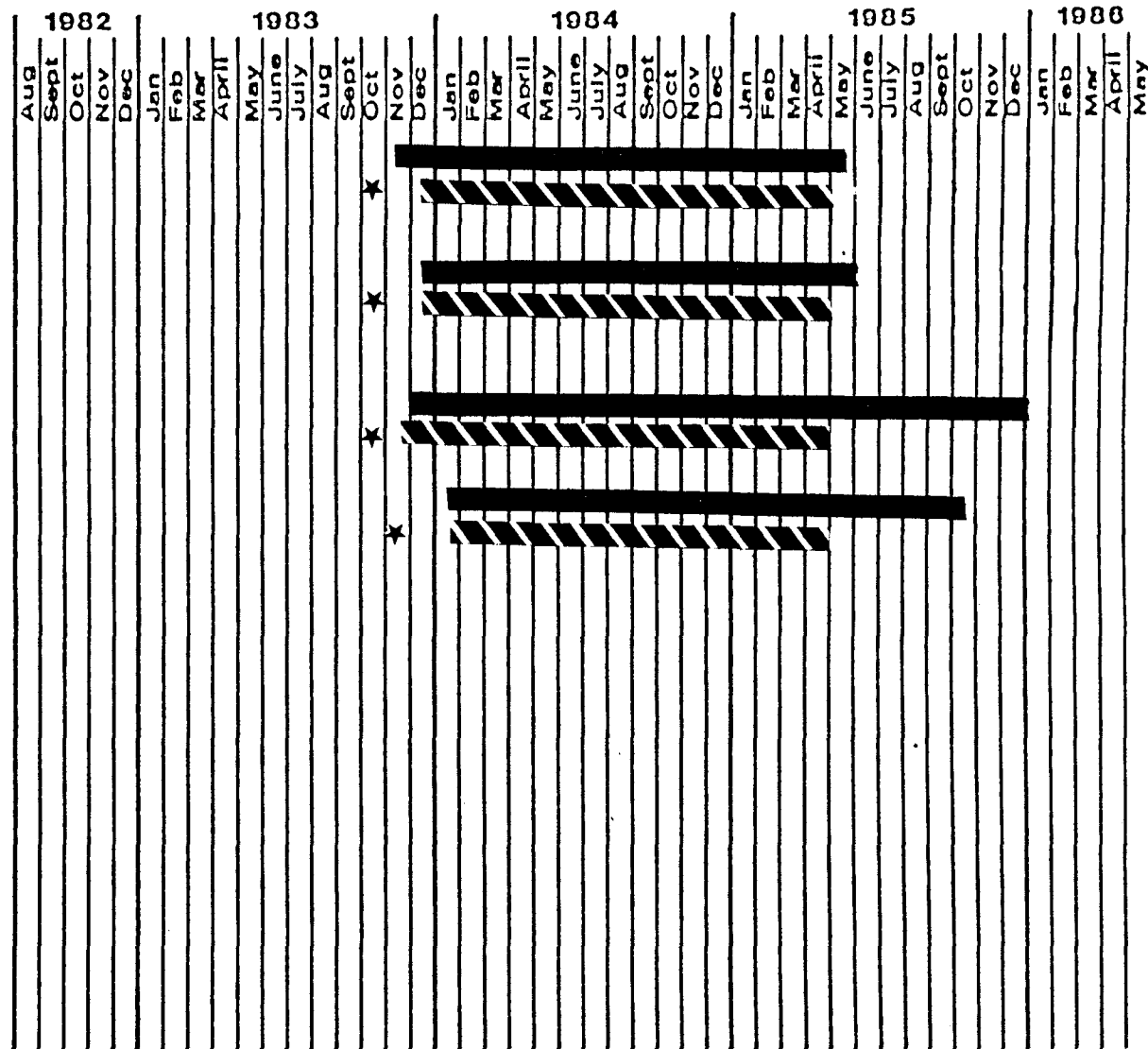
BID PACKAGE 30
FIRE PROTECTION SYSTEM



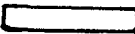
BID PACKAGE 31
BUILDING AUTOMATION SYSTEM

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

MAY 1, 1985

Bid Packages #1-13 - Work Completed

Contract Awards	\$5,214,950	NMR \$935,617
Total Cost	\$6,869,741	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 & Structural
- Bid Package #10 - Radiation Therapy - Electrical
- Bid Package #11 - Radiation Therapy - Heating & Plumbing
- Bid Package #12 - Radiation Therapy - Architectural & Specialties
- Bid Package #13 - Drilled Piers (Main Structure)

Bid Package #14 - Structural Steel (Main Structure)

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

Contract Award	\$4,600,000.00	Cost To Date: \$4,769,193.00
Net Changes	177,493.00	99% Complete
Total Cost	4,777,493.00	

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

Remaining work in Area D is being coordinated with Bid Package #15. Progress occurred during April.

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

Contractor: Lovering Associates, Incorporated, Richfield, Minnesota

Contract Award	\$3,561,700.00	Cost To Date: \$4,098,609.00
Net Changes	575,992.00	99% Complete
Total Cost	4,137,692.00	

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.

The work is substantially complete. Work remaining is the installation of the planters on the north elevation and completion of work in Area D. Progress occurred in this area during April.

Bid Package #16 - Elevators

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

Contract Award	\$1,610,000.00	Cost To Date	\$1,822,113.00
Net Changes	235,884.00	98% Complete	
Total Cost	1,845,884.00		

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

The final wiring is now being installed for call buttons, indicating lights and the annunciator panel. Elevators #6 and #12 which are to be installed under a Change Order, have been delivered. Elevator equipment is in place in Penthouse. The base contract work is substantially complete. Final testing will occur in May, 1985.

Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis, Minnesota

Contract Award	\$129,344.00	Cost To Date	\$152,192.00
Net Changes	35,848.00	92% Complete	
Total Cost	165,192.00		

Elevators #15 and #17 are being used as temporary hoists. The exterior hoist now serves 6th through 8th floors.

Bid Package #18 - Building Enclosure

Contractor: Lovering Associates, Incorporated, Richfield, Minnesota

Contract Award	\$5,170,600.00	Cost To Date	\$5,302,194.00
Net Changes	322,543.00	96% Complete	
Total Cost	5,493,143.00		

Scope of Work: Building Enclosure

Block walls are being installed to completion. Brick work is complete. Caulking of the brick control joints is substantially complete. Curtain wall installation is substantially complete and glazing is taking place. Work is proceeding on 3rd floor concourse and Level 2 north elevation.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Minnesota

Contract Award	\$4,302,110.00	Cost To Date	\$4,180,369.00
Net Changes	376,753.00	87% Complete	
Total Cost	4,778,863.00		

Scope of Work: Structural studs, insulation, drywall and plaster.

The installation of exterior studs are now complete on all levels except 3AB. Sheet rock is now complete on all levels except 3ABC. Tape and sanding is now complete on Levels B, 2, 4, 5 and 7C. Tape and sanding is now taking place on Levels 1 and 7AB.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$4,719,875.00	Cost To Date	\$2,939,394.00
Net Changes	516,219.00	56% Complete	
Total Cost	5,236,094.00		

Scope of Work: Interior General Construction

Door frames are complete on all levels except 3AB. Door frames are being installed on Level 3AB. Millwork and casework are complete on Levels 1, 4 and 5 with installation now taking place on Level 2C and 6C. Hollow metal doors are being installed throughout the building. Aluminum sliding doors are installed on Level 4C. Wood doors are installed on Level 4. Handrails and bumper rails are complete on Level 4 and are being installed on Level 5C.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustic Associates, Minneapolis, Minnesota

Contract Award	\$499,220.00	Cost To Date	\$179,752.00
Net Changes	4,630.00	35% Complete	
Total Cost	503,850.00		

Scope of Work: Acoustical Ceilings

The installation of the ceiling grid is now complete on Levels 2C, 4 and 5. Ceiling grid is being installed on Levels 1, 2C, 5AB and 6C. Ceiling tile is complete on Level 4C.

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

Contractor: Grazzini Brothers & Company, Minneapolis, Minnesota

Contract Award	\$652,365.00	Cost To Date	\$262,619.00
Net Changes	18,798.00	39% Complete	
Total Cost	671,163.00		

Ceramic tile is now complete on Levels 1, 4 and 5C and is now being installed on Level 5A, B and 6C. Quarry tile is complete on Level 1 kitchen area.

Bid Package #23 - Resilient Flooring and Carpet

Contractor: Architectural Sales of Minnesota, Minneapolis, Minnesota

Contract Award	\$497,050.00	Cost To Date	\$98,077.00
Net Changes	5,987.00	19% Complete	
Total Cost	503,037.00		

Floor tile installation is complete on Level 4C. Floor tile is being installed on Level 4AB and 5C.

Bid Package #24 - Paint and Wall Finishes

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

Contract Award	\$355,506.00	Cost To Date	\$122,046.00
Net Changes	29,128.00	32% Complete	
Total Cost	384,634.00		

Prime and first coat of paint has been completed on Level 1, 2C, 4, 5 and 6. Painting is taking place on Levels 2AB and 7. Finish paint and vinyl wall covering is complete on Level 4. Finish paint and vinyl wall covering is in progress on Level 5C.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Minnesota

Contract Award	\$1,236,450.00	Cost To Date	\$489,593.00
Net Changes	480.00	39% Complete	
Total Cost	1,236,930.00		

Scope of Work: Food service equipment

Kitchen hoods are being installed on Level 8.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

Contract Award	\$526,200.00	Cost To Date	\$320,760.00
Net Changes	93,945.00	52% Complete	
NMR	21,175.00	Cost To Date	19,578.00(NMR)
Total Cost	641,320.00	90% Complete	

Scope of Work: Furnish and install Pneumatic Tube System.

The Pneumatic Tube System has been completed on all levels as far as possible at this time.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

Contract Award	\$1,105,932.00	Cost To Date	\$631,291.00
Net Changes	162,275.00	50% Complete	
Total Cost	1,268,207.00		

Scope of Work: Furnish and install Material Transport System.

The basic installation is complete except for Level 3 which is now in progress. Access to Material Transport System is being reviewed with the University.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award	\$4,125,950.00	Cost To Date	\$4,542,574.00
Net Changes	727,840.00	93% Complete	
NMR	2,960.00	Cost To Date	1,752.00 (NMR)
Total Cost	4,856,750.00	58% Complete	

Scope of Work: Furnish and install plumbing and medical gases.

Water mains and branches are now complete. The Medical Gas System is complete. Harris is installing plumbing fixtures and accessories on Level 5A, B, C. Level 4 is complete.

Bid Package #29 - Heating, Ventilation and Air Conditioning

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

Contract Award	\$9,105,400.00	Cost To Date	\$8,585,464.00
Net Changes	538,482.00	89% Complete	
Total Cost	9,643,882.00		

Duct work is complete. Heating and cooling piping is 99% complete. Air handling units are 99% complete on Level 8 and Basement. Chillers are set in place and are piped. All circulating and heating pumps are installed and connected. Radiant coiling panels are complete on Level 4C and 5C. Radiant ceiling panels are being installed on Level 5A/B.

Bid Package #30 - Fire Protection System

Contractor: Carlson Automatic Fire Protection Company, Burnsville, Minnesota

Contract Award	\$706,941.00	Cost To Date	\$691,528.00
Net Changes	57,311.00	90% Complete	
NMR	32,662.00	Cost To Date	25,535.00 (NMR)
Total Cost.	796,914.00	78% Complete	

Fire Protection System is complete except for Level 3 where final trim at heads is being installed as ceiling tile is completed.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Edina, Minnesota

Contract Award	\$2,526,336.00	Cost To Date	\$1,026,989.00
Net Changes	137,747.00	38% Complete	
Total Cost	2,664,083.00		

Honeywell has completed all electrical rough-in and wire pulling on Levels 4 and 5. Electrical rough-in is taking place on Levels 6A,B and 7A,B. Wire pulling is now taking place on Level 6C. Mechanical piping is now complete on Levels 4 and 5. Mechanical piping is being installed on Levels 6AB, 7AB, 2AB and Level 8.

Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Minnesota

Contract Award	\$6,413,400.00	Cost To Date	\$5,458,090.00
Net Changes	380,187.00	80% Complete	
Total Cost	6,793,587.00		

Scope of Work: Unit J Electrical Work

Electrical in wall conduit is now complete. Above ceiling conduit is now complete on Levels 4 and 5 and is now being installed on Levels 5A,B and 6C. Wire pulling is complete on Level 4C and has started on Levels 5 and 6. Headwall units have been installed on Levels 4 through 6C. All headwall units have been received on site.

Bid Package #33 - Sitework

Letter requesting approval to award sent to the University.

Bid Package #34 - Final Clean Up

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROJECT BUDGET SUMMARY

	<u>Original Budget</u>	<u>Revisions to Budget</u>	<u>Current Budget</u>
Building Costs	\$ 92,691,791	\$ 5,819,131	\$ 98,510,922
Non-Building Costs	32,610,775	(4,776,206)	27,834,569
Project Budget	<u>\$ 125,302,566</u>	<u>\$ 1,042,925</u>	<u>\$ 126,345,491</u>
Less NMR Costs	<u>- 0 -</u>	<u>(1,042,925)</u>	<u>(1,042,925)</u>
Unit J Project Budget	\$ 125,302,566	\$ - 0 -	\$ 125,302,566

UNIVERSITY HOSPITALS RENEWAL PROJECT

BUILDING COST BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Building Costs	\$ 69,671,681	\$ (68,694,100)	\$ 977,581
Construction Manager General Conditions	5,561,780	(1,744,056)	3,817,724
Construction Manager Contingency	5,269,250	(91,338)	5,177,912
Construction Manager Non-Building Costs	1,444,050	(465,452)	978,598
Construction Manager Reimbursables	788,230	(19,277)	768,953
Radiation Therapy B.P.#9	1,971,800	(1,971,800)	-0-
Construction Manager Fee/Personnel Expenses	7,460,000	-0-	7,460,000
Construction Manager Bond	525,000	-0-	525,000
Building Cost Distribution to B.P.'s & Workmans' Compensation	-0-	72,986,023	72,986,023
 CHANGE ORDER DISTRIBUTION (Through C.O.#)			
Bid Packages: Unit J	-0-	2,804,565	2,804,565
Reimbursables	-0-	281,741	281,741
Construction Manager Fee: Unit J	-0-	386,766	386,766
Bid Packages: NMR	-0-	996,767	996,767
Construction Manager Fee: NMR	-0-	79,742	79,742
SHARED SAVINGS CREDIT TO C.C.P. (C.O. #154 10,100,000 - 3,000,000 from contingency, 1,130,000 from B.P.#14, 4,000,000 from B.P.#29 & 1,970,000 from B.P.#32)	-0-	(10,100,000)	(10,100,000)
CONSTRUCTION MANAGER'S SHARE OF SAVINGS (C.O.#155)	-0-	1,269,500	1,269,550
 TOTAL CERTIFIED CONSTRUCTION PRICE	 \$ 92,691,791	 \$ (4,280,869)	 \$88,410,922

UNIVERSITY HOSPITALS RENEWAL PROJECT

NON-BUILDING COST BUDGET

	ORIGINAL BUDGET	REVISIONS TO BUDGET	CURRENT BUDGET
Owner's Contingency	\$ 2,257,004	\$ 6,750,893	\$ 9,007,897
Site Work	2,139,764	(200,000)	1,939,764
Architect/Engineering Fee	7,260,327	107,276	7,367,603
Owner's Consultants	1,938,539	101,448	2,039,987
Insurance, Fees, Permits, Expenses	2,535,336	630,540	3,165,876
Communication Systems	1,000,000	(489,264)	510,736
Moveable Equipment/Furniture	13,250,000	-0-	13,250,000
Remodeling Costs	1,677,000	-0-	1,677,000
Prior Construction Manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805	-0-	52,805
TOTAL NON-BUILDING COSTS	\$32,610,775	\$ 6,750,893	\$39,361,668

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT
APRIL 30, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #1 thru #7 Initial Construction Phase I	1,446,340	1,446,340	1,446,340	1,446,340	-0-	1,446,340	-0-	-0-
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	60,000	60,000	55,036	55,036	-0-	55,036	4,964	-0-
BP #9 - Rad. Ther. & Mas. Tower, Civ. Struct. & Bldg. Enc. Arkay Const. Co.	1,971,800	2,062,114	2,039,621	2,039,621	-0-	2,039,621	22,493	-0-
BP #10 - Rad. Ther. Masonic Tower-Elec. Hayes Cont., Inc.	546,884	1,003,551	776,094	776,094	-0-	776,094	227,457	-0-
BP #11 - Rad. Ther. Masonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,009	1,529,985	1,101,432	1,101,432	-0-	1,101,432	428,553	208
BP #12 - Rad. Ther. Masonic Tower-Arch. Knutson Const. Co.	428,667	1,097,370	1,160,443	1,160,443	-0-	1,160,443	(63,073)	1,701
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	188,118	276,229	276,229	-0-	276,229	(88,111)	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT
APRIL 30, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	4,791,055	4,769,193	4,777,493	5,000	4,782,493	8,562	-0-
BP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,738,972	4,098,609	4,137,692	180,000	4,317,692	421,280	-0-
BP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,847,335	1,822,113	1,845,884	-0-	1,845,884	1,451	-0-
BP #17 - Unit J Material/Personnel Hoists Advance Equip. Co.	150,108	185,956	152,192	165,192	-0-	165,192	20,764	-0-
BP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,610,526	5,302,194	5,493,143	30,000	5,523,143	87,383	-0-
BP #19 - Struct. Studs Insul, Drywall & Plaster Olympic Wall Systems	4,986,427	5,210,909	4,180,369	4,778,863	25,000	4,803,863	407,046	-0-
BP #20 - Interior General Const. Knutson Const. Co.	4,790,219	5,329,576	2,939,394	5,236,094	45,000	5,281,094	48,482	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT
APRIL 30, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #21 - Acoustical Ceilings Acoustics Assoc., Inc.	624,951	610,735	179,752	503,850	-0-	503,850	106,885	-0-
BP #22 - Quarry Tile, Ceramic Tile, Terrazzo Epoxy Flooring Grazzini Bros. & Co.	654,411	673,209	262,619	671,163	-0-	671,163	2,046	-0-
BP #23 - Resilient Flooring, Carpet Architectural Sales of Minn., Inc.	515,379	526,886	98,077	503,037	-0-	503,037	23,849	-0-
BP #24 - Paint and Wall Finishes Julius B. Nelson & Son, Inc.	677,873	692,011	122,046	384,634	-0-	384,634	307,377	-0-
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,777	489,593	1,236,930	(637)	1,236,293	(233,516)	-0-
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	526,200	641,320	340,338	641,320	-0-	641,320	-0-	-0-
BP #27 - Material Transport System Möller Systems Division	1,105,932	1,268,207	631,291	1,268,207	-0-	1,268,207	-0-	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

APRIL 30, 1985 (Through C.O.#155)

<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>	<u>NON-BUDGET COMMITTED</u>
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,650,366	4,544,326	4,856,750	255,000	5,111,750	(461,384)	179,290
BP #29 - HVAC Axel Newman Heating & Plumbing Co.	13,442,531	9,831,768	8,585,464	9,643,882	30,000	9,673,882	157,886	150,000
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	1,072,842	717,063	796,914	-0-	796,914	275,928	-0-
BP #31 - Bldg. Automation System Honeywell, Inc.	2,526,336	2,670,353	1,026,989	2,664,083	-0-	2,664,083	6,270	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	8,040,847	5,458,090	6,793,587	406,900	7,200,487	840,360	-0-
MAVO Systems Asbestos Removal		3,564	-0-	3,564	-0-	3,564	-0-	
Unpurchased		977,581	-0-	-0-	1,000,581	1,000,581	(23,000)	
Insurance Workmans' Comp.		2,900,663	630,932	2,900,663	-0-	2,900,663	-0-	
General Conditions		3,817,724	435,446	435,446	2,047,883	2,483,329	1,334,395	
Contingency		2,177,912	-0-	-0-	2,177,912	2,177,912	-0-	

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT
APRIL 30, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
Non-Bldg. Cost		978,598	200,238	200,238	509,912	710,150	268,448	
Reimbursables	788,230	1,050,694	343,184	343,184	262,736	605,920	444,774	
Personal & Fee	7,460,000	9,196,058	5,721,293	9,196,058	-0-	9,196,058	-0-	
Bond	525,000	525,000	521,075	521,075	6,000	527,075	(2,075)	
TOTALS		<u>88,410,922</u>	<u>60,427,075</u>	<u>76,854,141</u>	<u>6,981,287</u>	<u>83,835,428</u>	<u>4,575,494</u>	



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

June 7, 1985

TO: Planning and Development Committee Members

Frank Cerra, M.D.

Clint Hewitt

B. Kristine Johnson

Geoff Kaufmann

John LaBree, M.D.

Virgil Moline

C. Edward Schwartz

I. Dodd Wilson, M.D.

FROM: Robert Latz, Committee Chair

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

Wednesday, June 12, 1985

10:00 a.m.

Dining Room III

The agenda and the background materials for our meeting are enclosed. I will look forward to seeing you on Wednesday.

cc: Ann Frohrip
Greg Hart
Ed Howell
Nancy Janda
Mark Koenig
Lisa McDonald
Ken Merwin

PLANNING AND DEVELOPMENT COMMITTEE

BOARD OF GOVERNORS

Wednesday, June 12, 1985
10:00 a.m.
Dining Room III

AGENDA

- | | |
|--|-------------|
| I. <u>Approval of May 8, 1985 Minutes</u> | Approval |
| II. <u>Strategic Planning Update</u>
- Mr. C. Edward Schwartz
- Mr. Geoff Kaufmann | Discussion |
| III. <u>Development Update</u>
- Mr. Ken Merwin | Information |
| IV. <u>Clinical Research Center</u>
- Mr. Mark Koenig | Information |
| V. <u>Psychiatry Remodeling</u>
- Mr. Mark Koenig | Information |
| VI. <u>Unit J Update</u>
- Mr. Mark Koenig | Information |
| VII. <u>Capital Budget</u>
-Mr. C. Edward Schwartz | Endorsement |

MINUTES

Planning and Development Committee

May 8, 1985

CALL TO ORDER:

Acting Chariman, Virgil Moline, called the May 8, 1985 meeting of the Planning and Development Committee to order at 10:03 a.m. in the Conference Room at the Hospital Distribution Center.

Attendance: Present: Virgil Moline, Acting Chair
Frank Cerra, M.D.
Clint Hewitt
Kristine Johnson
Geoff Kaufmann
John LaBree, M.D.
I. Dodd Wilson, M.D.

Absent: Robert Latz
C. Edward Schwartz

Staff: Ed Howell
Nancy Janda
Mark Koenig
Ken Merwin

DISTRIBUTION CENTER TOUR

Mr. Howell gave a brief introduction to the tour of the Hospital Distribution Center. The Center was constructed in 1978 at a cost of \$1.5 million and is a distribution center, not a warehouse. Supplies are not stored on this site, only delivered there and then sent to requesting departments at the hospital on a daily basis. This is also the facility where they open the bids. Mr. Howell said that several other institutions had toured the Distribution Center with the idea of using it as a model.

Mr. Lou Vietti, Director of Materials Management, led the tour and explained the operation of the Center. He showed the group the layout of the Center and explained how supplies are stocked and pulled from bins for distribution to the hospital. The bulk of the operation is run by computer and the Center is staffed by 11½ people.

QUARTERLY PURCHASING REPORT

Mr. Howell explained that the purchasing activity was consistent with previous reporting periods but that the dollar value was significantly higher because of the acquisition of the computer support system. Ms. Johnson moved that the Report be approved; Dr. Wilson seconded the motion.

STRATEGIC PLANNING INTERNAL ASSESSMENT

Mr. Kaufmann reported to the committee that the Strategic Planning Steering Committee's last meeting on May 3 was spent mainly discussing the Hospital's discussions with HMOs. The next meeting will be devoted mainly to the external assessment. Discussion of the five exhibits contained in the mailing followed with these points being made: Commercial insurance provides most of the patients at UMHC (32.7%) with HMOs sending only 5% of the patients. Reasons for this are that there are few formal contracts with the HMOs and that the perception is that we are not low cost and that HMOs prefer to refer their patients to what they perceive as low-cost facilities. The medical staff data show that all physicians on the active staff at UMHC are certified in their respective specialties but does not show where physicians are certified in more than one specialty. The active staff admits most of the patients (98.5% in 1984 based on 8 months of data) but physicians have fewer patients. Mr. Kaufmann stated that there was a need to get further data from departments where patients are admitted under the chairman's name rather than the actual attending physician's name. The highest admitters are those physicians between the ages of 40 and 60 years.

There was a detailed analysis of the five exhibits in the last handout for the Strategic Planning Steering Committee members. This data will be shared with the medical staff in each department.

Mr. Kaufmann also reported that IMI Research had been hired to do a Community Baseline Image Study. They are experienced in the local health care environment having done 14 studies in the past 20 months.

The Strategic Planning Steering Committee meets nearly every two weeks and there is a high level of interest among the members of the committee as evidenced by participation at the meetings and with outside assignments.

UMHC OUTREACH EFFORTS

Mr. Kaufmann explained that the primary activities of Outreach are community services, the coop program, and education and referral support. He stated that education and referral are extremely important, especially out-state.

Dr. LaBree gave a brief background of the Outreach program. He said that the initial contact was with hospitals in Minnesota but that particular effort was not very successful because UMHC physicians were dealing with patients in the hospital with no personal contact with the patient's physician. This approach is still being used, but we are now approaching clinics around the state, notably in Mankato, Bemidji, Grand Rapids, and Virginia. This approach is working better because the UMHC physician works with both the patient and his/her physician in a clinic setting rather than in a hospital. Dr. LaBree said that this will take time but that referrals from these clinics are rising.

Updated data was distributed and discussed. This data shows that we are maintaining numbers of patient referrals even in the face of declining admissions and patient days. This means that we are getting a larger part of the market share from a shrinking market.

Dr. LaBree also reported that we are sending out survey letters to referring physicians asking about their perception of communications with UMHC. Most letters are positive; Dr. LaBree is dealing with the negative responses and the letters are being forwarded to heads of departments involved in the survey. So far, letters have been sent for surgery, pediatrics, and OB/Gyn.

CAPITAL CAMPAIGN PLANNING

Mr. Merwin reported that they are now working with a rough list and that it will take about a month to match moneys available to need. He said that a week ago a group of major donors were given a tour of Unit J and that he felt it was very successful.

CLINICAL PROGRAM DEVELOPMENT FUND

Dr. Wilson reported on this topic in the absence of Mr. Hart. He said that an eight-member committee decided on the allocation of funds. There were a number of proposals and the committee first reviewed them in pairs and then with the entire committee. A brief discussion was held on some of the projects submitted.

UNIT J UPDATE

Mr. Koenig said that Bid Package 33 for landscaping has been assigned. To date, 11 of 33 bid packages have been closed. Sixteen trade contractors are now active on the site (17 with the landscaping package) and there was an average of 268 persons at work on the site during April. The work on Unit J continues to be under budget and it is expected that it will be completed under budget. Some of the problems encountered in Unit J were discussed.

OTHER BUSINESS

Ms. Janda reminded the committee that there will be a joint meeting of the Planning and Development Committee and the Finance Committee on May 22 at 9:30 a.m. However, Planning and Development committee members do not need to attend until 11:00 a.m.

Mr. Koenig reported that the temporary site for the helicopter on Ramp B has the ability to land a helicopter although there are still a few minor things to finish. The permanent site on the roof of Unit J is still in the engineering stage, but they still plan to have it operational on schedule.

Mr. Kaufmann reported that the 10th Annual Trustee Conference is being held today at the Radisson Plaza Hotel in St. Paul and that there will be 160-170 persons in attendance from around the state.

ADJOURNMENT

There being no further business the meeting of the Planning and Development Committee was adjourned at 11:35 a.m.

Respectfully submitted,

Ann S. Frohrip

Ann S. Frohrip
Senior Secretary
Planning and Marketing



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

Date: June 5, 1985
To: Planning and Development Committee Members
From: Geoff Kaufmann
Subject: STRATEGIC PLANNING UPDATE

Discussions proceed with HMOs in Minnesota including Share, Group Health, and Primary Care Network. These discussions are both specific (focused on product lines) and general in scope (including broad conversations of referred care, primary care, and joint venture relationships). In addition, discussions are proceeding with greater Minnesota clinic groups regarding contracts for their referral business.

The last meeting of the Strategic Planning Steering Committee focused on a service-by-service analysis and included such topics as inpatient and outpatient trends; profile of the medical staff; referral volume; patient origin; market share; major programs; a strengths, weaknesses, opportunities, and threats analysis; and major issues. This study will be the topic of the next meeting as well.

Attached for your information is a market share analysis by hospital in the Metro area. This analysis shows how powerful UMHC is in attracting patients from greater Minnesota and out of state.

GLK:asf

Attachment

MARKET SHARE REPORT
June 5, 1985

Hospital	Metro			Non-Metro			Out of State			Grand Total		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
Abbott-Northwestern	7.1	7.0	7.0	15.1	11.1	15.6	10.7	11.1	10.7	8.0	8.0	7.9
Methodist	6.6	7.2	7.0	6.7	7.2	8.3	2.9	2.8	2.3	6.4	6.9	6.9
North Memorial	6.1	6.8	6.9	4.4	4.6	4.3	1.9	2.3	1.7	5.7	6.4	6.4
UNIVERSITY OF MINNESOTA	3.0	3.1	3.3	22.0	22.1	23.4	26.7	29.1	28.9	5.8	6.1	6.2
Fairview Southdale	6.9	7.4	6.5	2.4	2.3	2.9	2.2	2.3	1.9	6.3	6.7	6.0
Fairview Minneapolis	4.9	5.0	6.0	1.7	1.6	2.2	2.2	2.2	2.2	4.5	4.3	5.5
Hennepin County	5.2	5.4	5.9	2.2	2.5	2.6	2.7	2.2	3.1	4.8	5.0	5.5
MMC	5.3	5.2	4.9	6.7	6.5	6.0	3.6	3.3	2.9	5.4	5.2	4.9
Unity	4.3	4.1	4.4	2.9	2.3	2.5	.6	.9	.9	4.0	2.7	4.1
St. Mary's	4.3	4.2	3.9	3.9	5.0	3.3	5.0	5.0	5.0	4.3	4.2	3.9
Mercy	3.8	3.8	3.7	4.9	5.1	4.4	.7	.6	.5	3.7	2.9	3.6
Minneapolis Children's	1.4	1.3	1.3	2.4	1.3	2.3	1.2	1.3	1.1	1.5	1.4	1.4
ST. PAUL HOSPITALS												
United	4.9	4.9	5.4	2.0	5.7	2.3	6.0	5.7	6.4	4.7	4.7	5.2
Ramsey	NA	NA	4.9	NA	NA	2.4	NA	NA	6.9	NA	NA	4.8
St. Joseph's	3.8	3.9	3.7	1.7	1.6	1.5	4.2	2.9	2.9	3.6	3.9	3.5
St. John's	3.7	3.7	3.6	.7	.7	.5	2.1	1.7	1.6	3.4	3.4	3.3
Bethesda	NA	NA	2.5	NA	NA	.6	NA	NA	1.1	NA	NA	2.3
Children's	2.2	2.1	2.3	.9	.9	1.0	1.9	2.4	2.5	2.1	2.0	2.2
Mounds Park	1.4	1.3	1.3	.6	.6	.5	2.1	1.6	1.1	1.3	1.2	1.3

NA = Not available.

SOURCE: Council of Community Hospitals.

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

JUNE 1, 1985

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Budget Control Report	32

UNIVERSITY HOSPITALS RENEWAL PROJECT

OVERVIEW

BID PACKAGE STATUS

Contracts awarded to date	31
Bid packages cancelled	2
Bid packages currently out for bid	0
Bid packages awaiting award approval	0
Bid packages left to bid	1
<hr/>	
Total packages to be bid	34

SCHEDULE STATUS

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

HOSPITAL RENEWAL PROJECT

BUDGET STATUS REPORT

	CURRENT BUDGET	COMMITTED TO DATE	ESTIMATED TO COMPLETE	PREDICTED FINAL COST	PAID TO DATE	FINAL COST (OVER) UNDER BUDGET
Building Cost	\$ 98,985,069	\$ 78,368,992	\$ 6,125,095	\$ 84,494,087	\$ 58,101,309	\$ 14,490,982
Non-Building Cost	27,360,422	17,272,677	10,087,745	27,360,422	14,674,259	- 0 -
TOTAL	\$126,345,491	\$ 95,641,669	\$ 16,212,840	\$111,854,509	\$ 72,775,568	\$ 14,490,982
Less MRI Cost	\$ (1,042,925)	\$ (1,042,925)	\$ -0-	\$ (1,042,925)	\$ (1,042,925)	\$ - 0 -
Unit J Budget	\$125,302,566	\$ 94,598,744	\$ 16,212,840	\$110,811,584	\$ 71,732,643	\$ 14,490,982

Percent of Funds Committed 86%

Percent of Work Paid to Date 65%

Percent (Over)/Under Budget 13%

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

JUNE 1, 1985

CONSTRUCTION ACTIVITIES

- . S, L & K Corporation began work on Bid Pack #33, Sitework in May. The curb and gutter along the south and east sides of Unit J were removed. The new curb, gutter and sidewalk elevations have been staked out.
- . Work continues on Unit J, Level One, Area D (Pharmacy and connecting links to K.E., B.C. and Mayo). Waterproofing on top of the tunnel to BC is complete. Mechanical and electrical work has been started in this area.
- . Mechanical work is 99% complete in the Basement. Electrical conduit systems are 60% complete; wire pulling is 25% complete.
- . Installation of kitchen equipment has begun on First floor. The sheetrock ceilings and ceiling tile are complete. Installation of electrical conduit and light fixtures has been completed; wire pulling is 50% complete.
- . Millwork and casework is currently being installed on Level Two. Ceramic tile installation is nearing completion. The primer and first coat of paint has been applied to most areas. Installation of the large revolving doors at the main entrance was started.
- . Sheetrock installation on Level three is 75 percent complete. Inwall items of work are ongoing. Steel stud installation in the surgery areas has been completed.
- . Work on Level Four is substantially complete. The Construction Manager began his punchlist on May 23, 1985 for the entire level.
- . Wall and floor finishes are complete in the west half of Level Five (Area C). Bumper rails, doors and ceiling tile have been installed. Floor finishes in the remainder of Level Five are 90% complete, wall finishes 20% complete.
- . Installation of millwork for the patient rooms on Level Six has been completed. The headwalls have been installed in all rooms in Areas A and B (north east and southeast quadrants).
- . Work on Level Seven follows progress on Level Six. Ceiling grid edge molding is installed; grid installation has started. Headwall units are 90% installed in Area C. Prime and first coat of paint has been completed.
- . Sheetrock on Level Eight is 95% complete, taping has started. The elevated floor sections have been installed in the dining room. The curtain wall in the dining area is completed.
- . The emergency water supply was successfully tested on May 30, 1985.
- . Seventeen trade contractors were active on site in May. Average manpower was 250 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 HOSPITAL 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 HOSPITAL RENEWAL PROJECT

CONTRACT AWARD SUMMARY

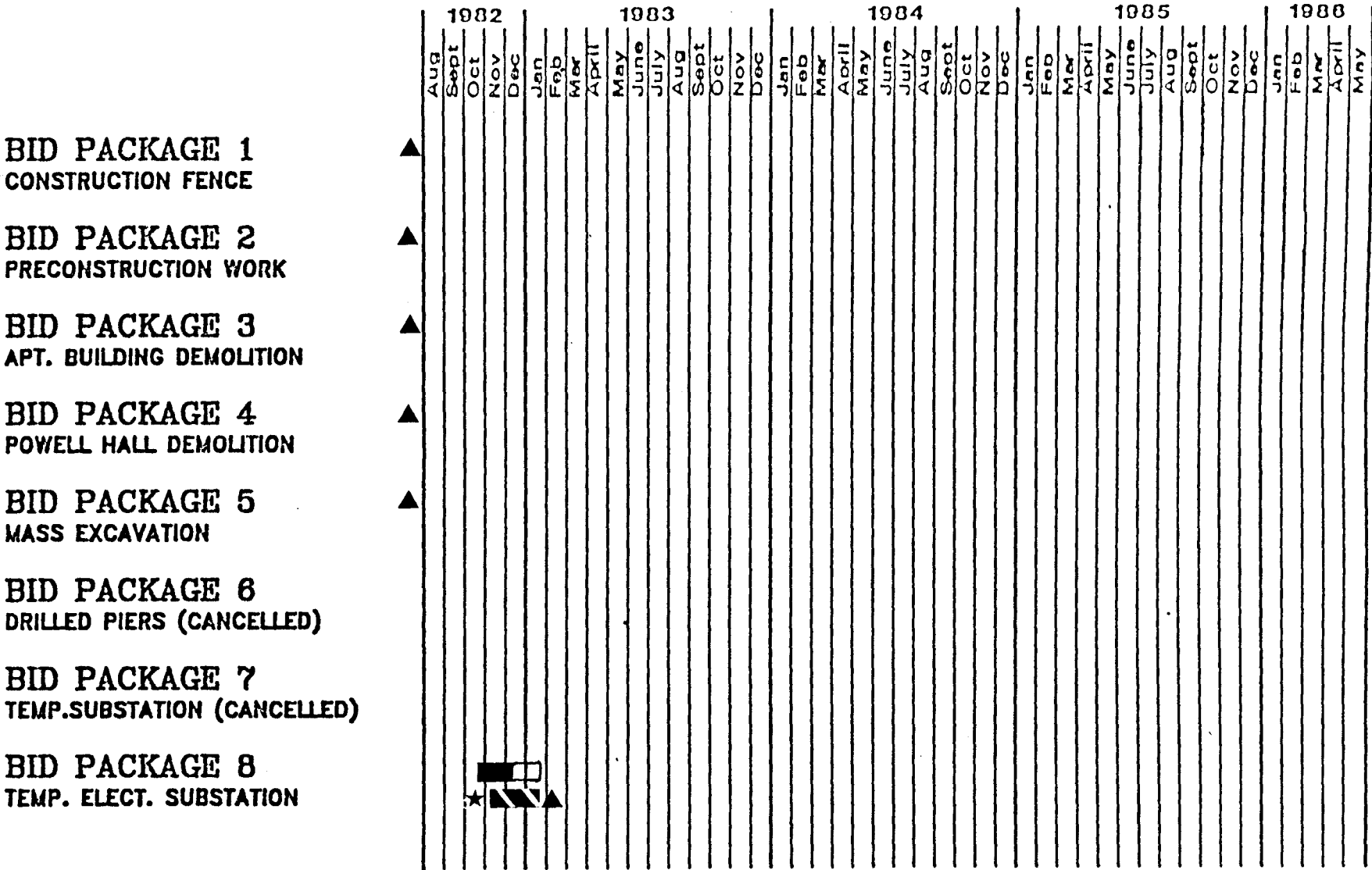
DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (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	\$ 515,379	\$ 497,050	\$(18,329)	F.S. Foster & Assoc., Inc. \$26,000.00		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 HOSPITAL 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.
Sitework	33	\$ 732,410	\$ 695,000				S,L&K Corporation St. Paul, Mn.

UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS UNIT J CONSTRUCTION SCHEDULE



Construction Schedule	Contract Awarded
Work in Progress	Work Completed
Schedule Revision	

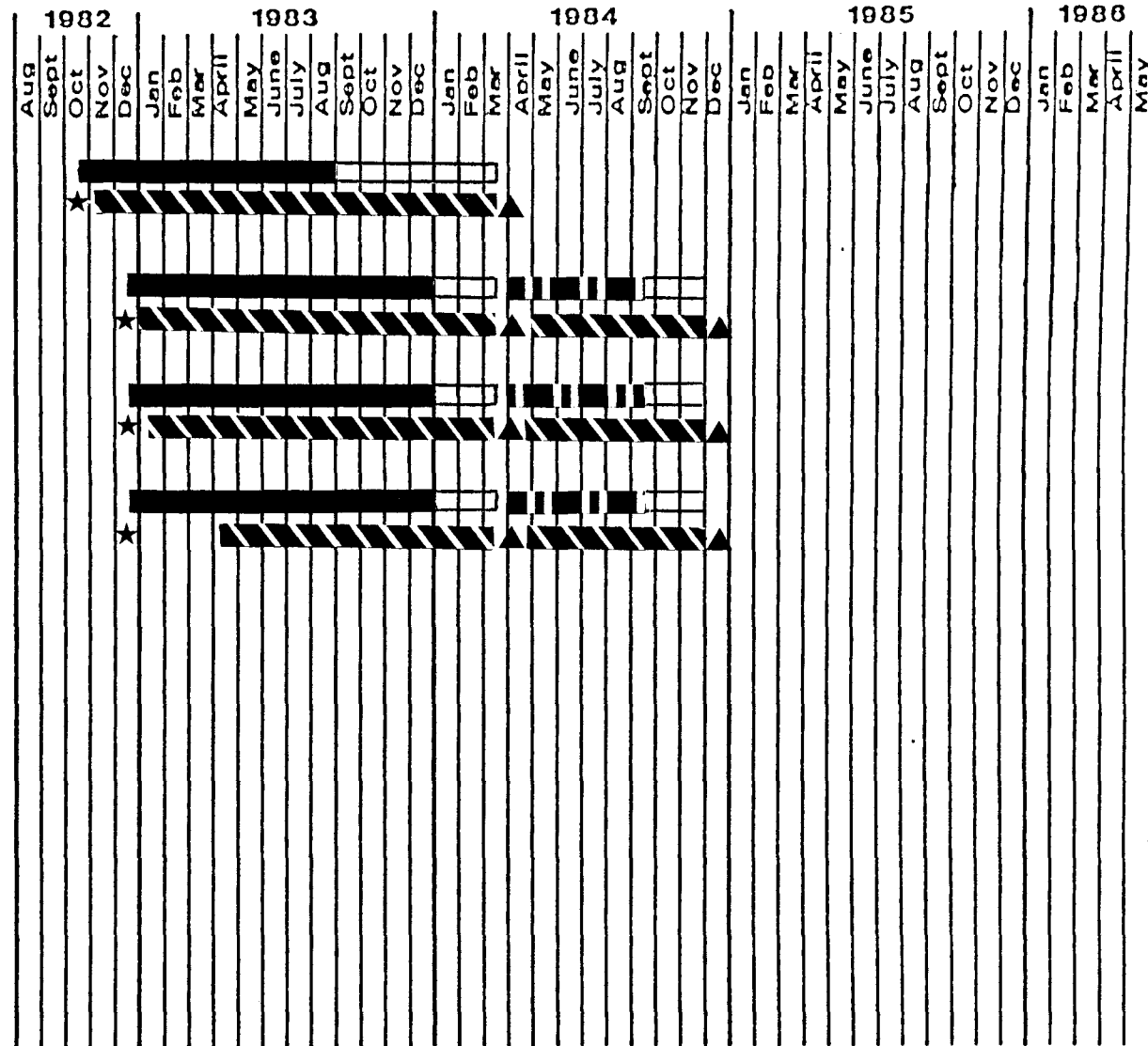
UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS RADIATION THERAPY CONSTRUCTION SCHEDULE



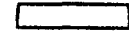
**BID PACKAGE 9
STRUCTURE, BLDG. ENCLOSURE**




**BID PACKAGE 10
ELECTRICAL WORK**

**BID PACKAGE 11
MECHANICAL WORK**

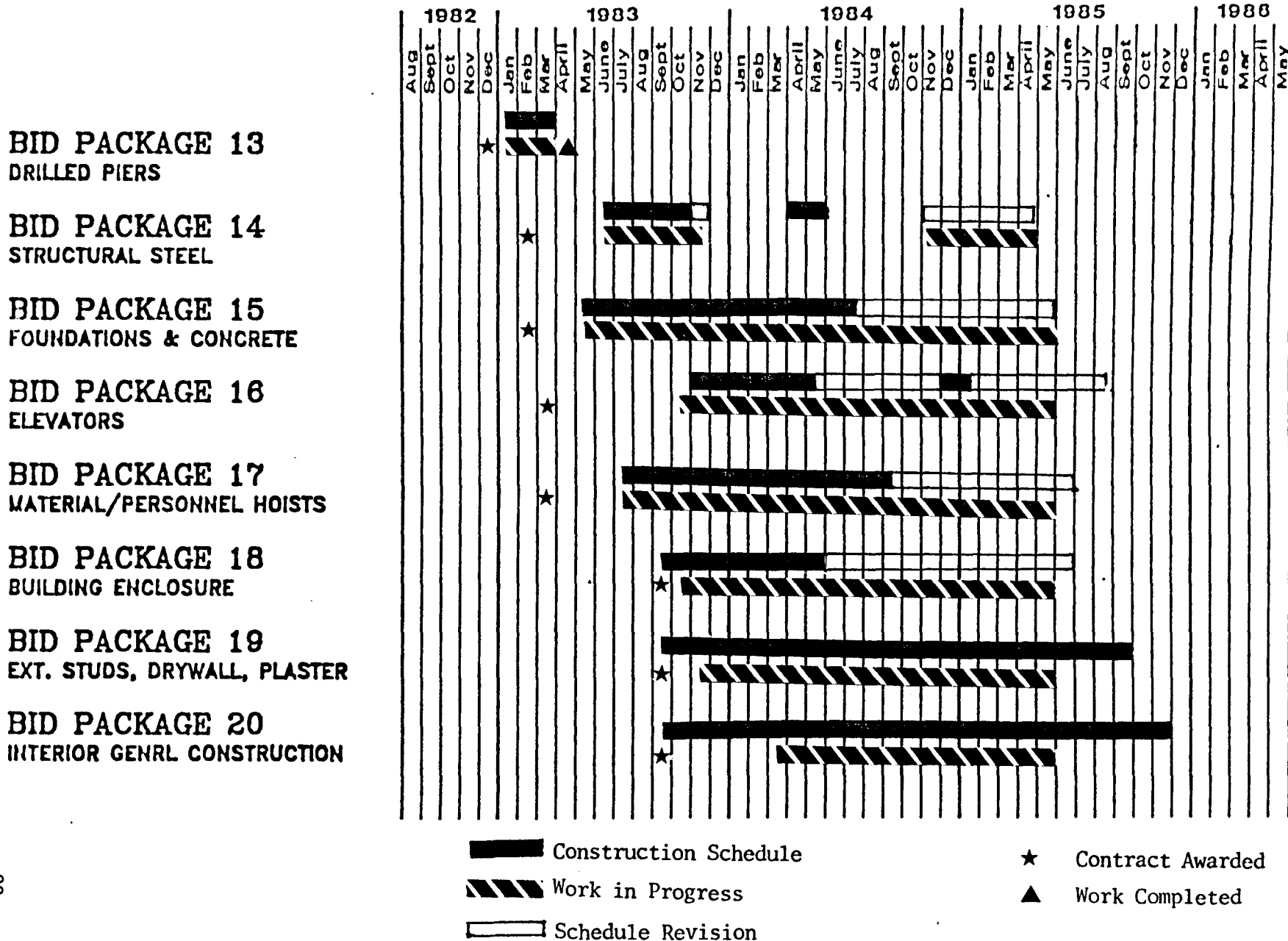
**BID PACKAGE 12
INTERIOR CONSTRUCTION**



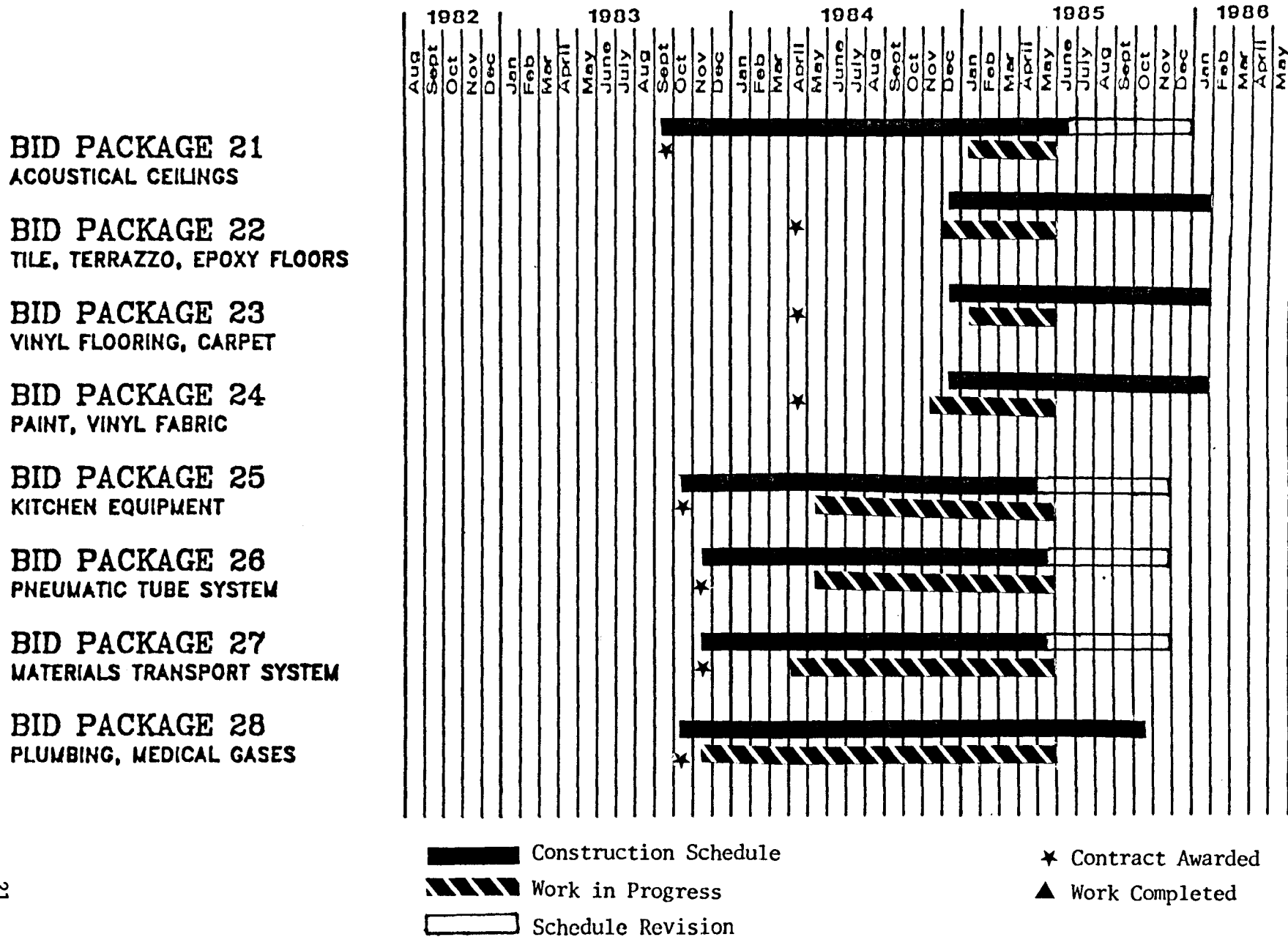
 Construction Schedule
 Work in Progress
 Schedule Revision

 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



UNIVERSITY OF MINNESOTA HOSPITALS AND CLINICS UNIT J CONSTRUCTION SCHEDULE

BID PACKAGE 29
HEAT, VENT, AIR CONDITIONING

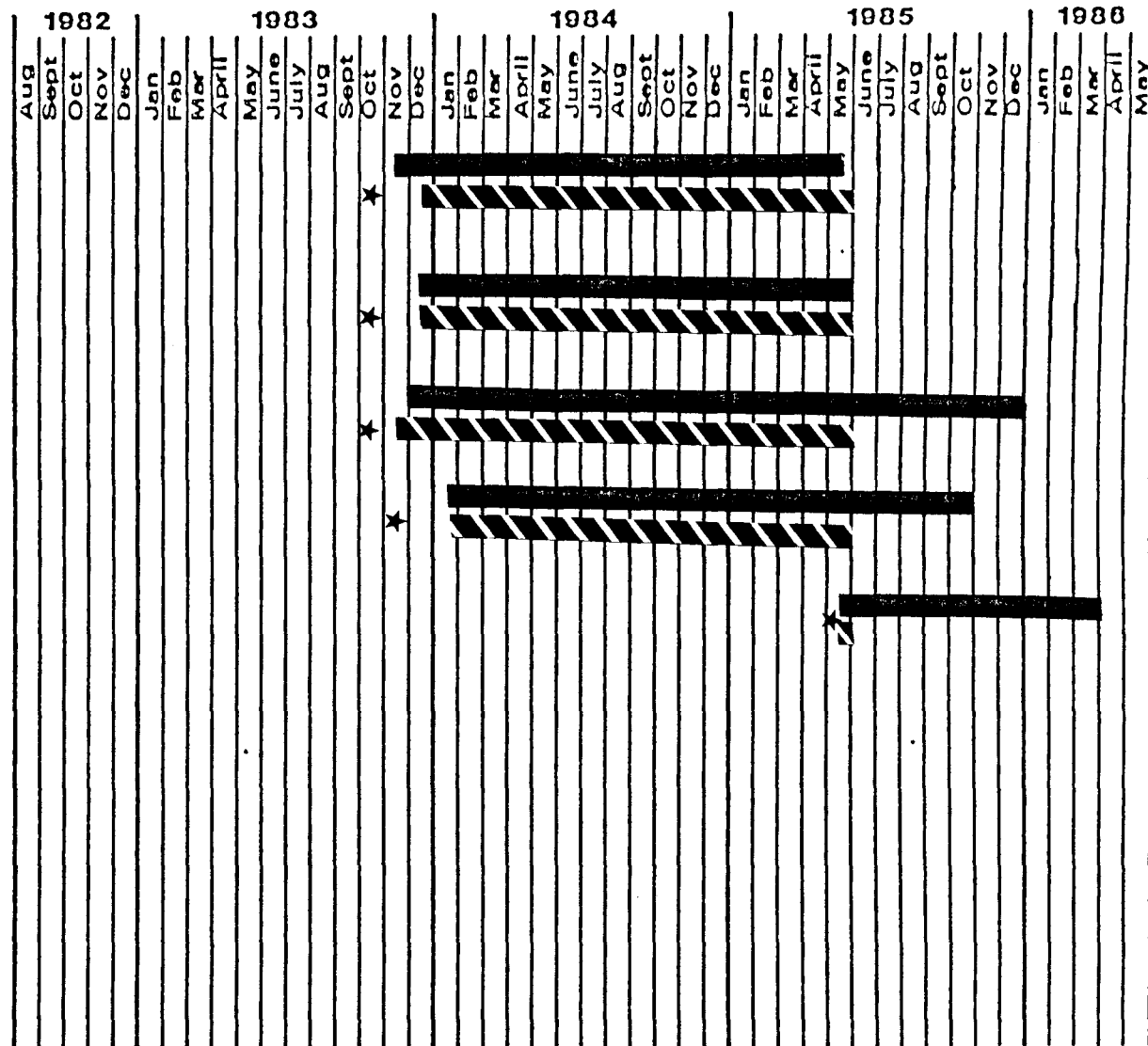
BID PACKAGE 30
FIRE PROTECTION SYSTEM

BID PACKAGE 31
BUILDING AUTOMATION SYSTEM

BID PACKAGE 32
ELECTRICAL

BID PACKAGE 33
SITWORK

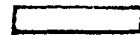
BID PACKAGE 34
FINAL CLEAN UP



Construction Schedule



Work in Progress



Schedule Revision

★ Contract Awarded

▲ Work Completed

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONSTRUCTION PROGRESS REPORT

MAY 1, 1985

Bid Packages #1-13 - Work Completed

Contract Awards	\$5,214,950	NMR \$935,617
Total Cost	\$6,869,741	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 & Structural
- Bid Package #10 - Radiation Therapy - Electrical
- Bid Package #11 - Radiation Therapy - Heating & Plumbing
- Bid Package #12 - Radiation Therapy - Architectural & Specialties
- Bid Package #13 - Drilled Piers (Main Structure)

Bid Package #14 - Structural Steel (Main Structure)

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

Contract Award	\$4,600,000.00	Cost To Date	\$4,769,193.00
Net Changes	177,493.00	99% Complete	
Total Cost	4,777,493.00		

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

The work in this Bid Package is substantially complete. Final inspection has been requested.

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

Contractor: Lovering Associates, Incorporated, Richfield, Minnesota

Contract Award	\$3,561,700.00	Cost To Date	\$4,123,556.00
Net Changes	575,992.00	99% Complete	
Total Cost	\$4,137,692.00		

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.

The work is substantially complete.

Bid Package #16 - Elevators

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

Contract Award	\$1,610,000.00	Cost To Date	\$1,827,201.00
Net Changes	235,884.00	98% Complete	
Total Cost	\$1,845,884.00		

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

The contract work is substantially complete. Floor tile installation, final clean up and testing remain to complete this contract.

Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis, Minnesota

Contract Award	\$129,344.00	Cost To Date	\$152,192.00
Net Changes	35,848.00	92% Complete	
Total Cost	\$165,192.00		

Elevators #15 and #17 are being used as temporary hoists. The exterior hoist now serves 6th through 8th floors.

Bid Package #18 - Building Enclosure

Contractor: Lovering Associates, Incorporated, Richfield, Minnesota

Contract Award	\$5,170,600.00	Cost To Date	\$5,343,872.00
Net Changes	333,266.00	97% Complete	
Total Cost	\$5,503,866.00		

Scope of Work: Building Enclosure.

Block walls are complete. Brick work is complete. Caulking of the brick control joints is substantially complete. Curtain wall installation is substantially complete and glazing is taking place. Work is proceeding on 3rd Floor concourse and Level 2 north elevation.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Minnesota

Contract Award	\$4,302,110.00	Cost To Date	\$4,412,536.00
Net Changes	490,995.00	92% Complete	
Total Cost	\$4,793,105.00		

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

The installation of interior studs is now complete. Sheet rock, taping and sanding is now complete on all levels except Levels 2 and 3. Tape and sanding is now taking place on Level 3C.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$4,719,875.00	Cost To Date	\$3,600,815.00
Net Changes	577,919.00	68% Complete	
Total Cost	\$5,297,794.00		

Scope of Work: Interior General Construction

Door frames are now complete. Millwork and casework are complete on Levels 1, 2C, 4, 5 and 6C with installation now taking place on Levels 2AB and 6AB. Hollow metal doors are being installed throughout the building. Wood doors are installed on Level 4 and 5C. Handrails and bumper rails are complete on Level 4 and 5C.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustic Associates, Minneapolis, Minnesota

Contract Award	\$499,220.00	Cost To Date	\$264,775.00
Net Changes	4,630.00	52% Complete	
Total Cost	\$503,850.00		

Scope of Work: Acoustical Ceilings

The installation of the ceiling grid is now complete on Levels 2C, 4, 5 and 6. Ceiling grid is being installed on Levels 1, 2AB and 7. Ceiling tile is complete on Level 4C and being installed on Level 5AB.

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

Contractor: Grazzini Brothers and Company, Minneapolis, Minnesota

Contract Award	\$652,365.00	Cost To Date	\$362,732.00
Net Changes	18,798.00	54% Complete	
Total Cost	\$671,163.00		

Ceramic tile is now complete on Levels 1, 2, 4, 5 and 6C and is now being installed on Level 6AB.

Bid Package #23 - Resilient Flooring and Carpet

Contractor: Architectural Sales of Minnesota, Minneapolis, Minnesota

Contract Award	\$497,050.00	Cost To Date	\$108,074.00
Net Changes	5,987.00	22% Complete	
Total Cost	\$503,037.00		

Floor tile installation is complete on Level 4C. Floor tile is being installed on Level 4AB and 5C.

Bid Package #24 - Paint and Wall Finishes

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

Contract Award	\$355,506.00	Cost To Date	\$157,566.00
Net Changes	29,128.00	41% Complete	
Total Cost	\$384,634.00		

Prime and first coat of paint has been complete on Level 1, 2C, 4, 5, 6 and 7. Painting is taking place on Levels 2AB and 7. Finish paint and vinyl wall covering is complete on Level 4 and 5C. Finish paint and vinyl wall covering is in progress on Level 5AB.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Minnesota

Contract Award	\$1,236,450.00	Cost To Date	\$589,616.00
Net Changes	480.00	48% Complete	
Total Cost	\$1,236,930.00		

Scope of Work: Food Service Equipment

Kitchen hoods are installed on Level 1 and 8. Kitchen equipment is being installed on Level 1.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

Contract Award	\$526,200.00	Cost To Date	\$323,737.00
Net Changes	96,945.00	52% Complete	
NMR	21,175.00	Cost To Date	\$ 19,578.00 (NMR)
Total Cost	\$644,320.00	90% Complete	

Scope of Work: Furnish and install Pneumatic Tube System.

The Pneumatic Tube System has been completed on all levels as far as possible at this time.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

Contract Award	\$1,105,932.00	Cost To Date	\$658,291.00
Net Changes	162,275.00	52% Complete	
Total Cost	\$1,268,207.00		

Scope of Work: Furnish and install Material Transport System.

The basic installation is complete except for Level 3 which is now in progress. Access to Material Transport System is being reviewed and coordinated with the University.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award	\$4,125,950.00	Cost To Date	\$4,649,894.00
Net Changes	851,427.00	93% Complete	
NMR	2,960.00	Cost To Date	\$ 1,752.00 (NMR)
Total Cost	\$4,980,337.00	58% Complete	

Scope of Work: Furnish and install plumbing and medical gases.

Water mains and branches are now complete. The Medical Gas System is complete. Harris is installing plumbing fixtures and accessories on Level 5AB and 6ABC. Level 4 and 5C are complete.

Bid Package #29 - Heating, Ventilation and Air Conditioning

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

Contract Award	\$9,105,400.00	Cost To Date	\$8,912,486.00
Net Changes	600,482.00	92% Complete	
Total Cost	\$9,705,882.00		

Duct work is complete. Heating and cooling piping is 99% complete. Air handling units are 99% complete on Level 8 and Basement. Chillers are set in place and are piped. All circulating and heating pumps are installed and connected. Radiant ceiling panels are complete on Level 4C and 5 and 6C. Radiant ceiling panels are being installed on Level 6AB.

Bid Package #30 - Fire Protection

Contractor: Carlson Automatic Fire Protection Company, Burnsville, Minnesota

Contract Award	\$706,941.00	Cost To Date	\$725,219.00
Contract Award	73,176.00	93% Complete	
NMR	32,662.00	Cost To Date	\$ 32,662.00 (NMR)
Total Cost	\$812,779.00	78% Complete	

Fire Protection System is complete except for final trim at heads which are being installed as ceiling tile is completed.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Edina, Minnesota

Contract Award	\$2,526,336.00	Cost To Date	\$1,392,550.00
Net Changes	156,043.00	52% Complete	
Total Cost	\$2,682,379.00		

Honeywell has completed all electrical rough-in and wire pulling on Levels 4, 5 and 6. Electrical rough-in is taking place on Levels 7AB and 8AB. Wire pulling is now taking place on Level 7C. Mechanical piping is now complete on Levels 4, 5 and 6C. Mechanical piping is being installed on Levels 6AB, 7AB, 2AB and Level 8.

Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Minnesota

Contract Award	\$6,413,400.00	Cost To Date	\$5,724,958.00
Net Changes	784,373.00	80% Complete	
Total Cost	\$7,197,773.00		

Scope of Work: Unit J Electrical Work

Electrical in-wall conduit is now complete. Above ceiling conduit is now complete on Levels 4 and 5 and is now being installed on Levels 5AB and 6ABC. Wire pulling is complete on Level 4C and 5C has started on Levels 5AB and 6C. Headwall units have been installed on Levels 4 through 7C. All headwall units have been received on site.

Bid Package #33 - Sitework

Contractor: S, L & K Corporation, St. Paul, Minnesota

Contract Award	\$695,000.00	Cost To Date	\$	-0-
Net Changes	-0-	0% Complete		
Total	\$695,000.00			

Scope of Work: Unit J sitework, including remaining demolition and dirtwork, waterproofing, site concrete work, all curb and gutter work and all planting, including seed and sod.

The Trade Contractor has mobilized and is currently working on site.

Bid Package #34 - Final Cleanup

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROJECT BUDGET SUMMARY

	<u>Original Budget</u>	<u>Revisions to Budget</u>	<u>Current Budget</u>
Building Costs	\$ 92,691,791	\$ 6,293,278	\$ 98,985,069
Non-Building Costs	32,610,775	(5,250,353)	27,360,422
Project Budget	<u>\$ 125,302,566</u>	<u>\$ 1,042,925</u>	<u>\$ 126,345,491</u>
Less NMR Costs	<u>-0-</u>	<u>(1,042,925)</u>	<u>(1,042,925)</u>
Unit J Project Budget	\$ 125,302,566	\$ -0-	\$ 125,302,566

6-1-85

UNIVERSITY HOSPITALS RENEWAL PROJECT

BUILDING COST BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	MAY 31, 1985 ORIGINAL BUDGET	REVISIONS TO BUDGET	CURRENT BUDGET
Building Costs	\$ 69,671,681	\$ (69,453,669)	\$ 218,012
Construction Manager General Conditions	5,561,780	(1,757,776)	3,804,004
Construction Manager Contingency	5,269,250	(106,380)	5,162,870
Construction Manager Non-Building Costs	1,444,050	(465,452)	978,598
Construction Manager Reimbursables	788,230	(19,277)	768,953
Radiation Therapy B.P.#9	1,971,800	(1,971,800)	-0-
Construction Manager Fee/Personnel Expenses	7,460,000	-0-	7,460,000
Construction Manager Bond	525,000	-0-	525,000
Building Cost Distribution to B.P.'s and Workmans' Compensation	-0-	73,774,354	73,774,353
<u>CHANGE ORDER DISTRIBUTION</u> (Through C.O.#157)			
Bid Packages: Unit J	-0-	3,336,183	3,336,183
Reimbursables	-0-	281,741	281,741
Construction Manager Fee: Unit J	-0-	429,295	429,295
Bid Packages: NMR	-0-	996,767	996,767
Construction Manager Fee: NMR	-0-	79,742	79,742
<u>SHARED SAVINGS CREDIT TO C.C.P.</u> (C.O.#154)	-0-	(10,100,000)	(10,100,000)
CONSTRUCTION MANAGER'S SHARE OF SAVINGS (C.O.#155)	-0-	1,269,550	1,269,550
TOTAL CERTIFIED CONSTRUCTION PRICE	\$ 92,691,791	\$ (3,706,722)	\$88,985,069

UNIVERSITY HOSPITALS RENEWAL PROJECT

NON-BUILDING COST BUDGET

	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Owner's Contingency	\$ 2,257,004	\$ 6,750,893	\$ 9,007,897
Site Work	2,139,764	(200,000)	1,939,764
Architect/Engineering Fee	7,260,327	107,276	7,367,603
Owner's Consultants	1,938,539	101,448	2,039,987
Insurance, Fees, Permits, Expenses	2,535,336	630,540	3,165,876
Communication Systems	1,000,000	(489,264)	510,736
Moveable Equipment/Furniture	13,250,000	-0-	13,250,000
Remodeling Costs	1,677,000	-0-	1,677,000
Prior Construction Manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805	-0-	52,805
TOTAL NON-BUILDING COSTS	<u>\$32,610,775</u>	<u>\$ 6,750,893</u>	<u>\$39,361,668</u>

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

MAY 31, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #1 thru #7 Initial Construction Phase I	1,446,471	1,446,471	1,446,471	1,446,471	-0-	1,446,471	-0-	-0-
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	60,000	60,000	55,036	55,036	-0-	55,036	4,964	-0-
BP #9 - Rad. Ther. & Mas. Tower, Civ. Struct. & Bldg. Enc. Arkay Const. Co.	1,971,800	2,062,114	2,039,621	2,039,621	-0-	2,039,621	22,493	-0-
BP #10 - Rad. Ther. Masonic Tower-Elec. Hayes Cont., Inc.	546,884	1,003,551	776,094	776,094	-0-	776,094	227,457	-0-
BP #11 - Rad. Ther. Masonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,009	1,529,985	1,101,432	1,101,432	-0-	1,101,432	428,553	208
BP #12 - Rad. Ther. Masonic Tower-Arch. Knutson Const. Co.	428,667	1,097,370	1,160,443	1,160,443	-0-	1,160,443	(63,073)	1,701
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	188,118	276,229	276,229	-0-	276,229	(88,111)	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

MAY 31, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	5,921,055	4,769,193	4,777,493	5,000	4,782,493	1,138,562	-0-
BP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,738,972	4,123,556	4,137,692	180,000	4,317,692	421,280	-0-
BP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,847,335	1,827,201	1,845,884	1,000	1,846,884	451	604
BP #17 - Unit J Material/Personnel Hoists Advance Equip. Co.	150,108	185,956	152,192	165,192	-0-	165,192	20,764	-0-
BP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,621,249	5,343,872	5,503,866	30,000	5,533,866	87,383	-0-
BP #19 - Struct. Studs Insul, Drywall & Plaster Olympic Wall Systems	4,986,427	5,222,267	4,412,536	4,793,105	10,000	4,803,105	419,162	-0-
BP #20 - Interior General Const. Knutson Const. Co.	4,790,219	5,404,978	3,600,815	5,297,794	40,000	5,337,794	67,184	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

MAY 31, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #21 - Acoustical Ceilings Acoustics Assoc., Inc.	624,951	611,631	264,775	503,850	896	504,746	106,885	-0-
BP #22 - Quarry Tile, Ceramic Tile, Terrazzo Epoxy Flooring Grazzini Bros. & Co.	654,411	679,696	362,732	671,163	6,487	677,650	2,046	-0-
BP #23 - Resilient Flooring, Carpet Architectural Sales of Minn., Inc.	515,379	527,450	108,074	503,037	564	503,601	23,849	-0-
BP #24 - Paint and Wall Finishes Julius B. Nelson & Son, Inc.	677,873	692,011	157,566	384,634	3,500	388,134	303,877	-0-
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,777	589,616	1,236,930	(637)	1,236,293	(233,516)	-0-
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	526,200	644,320	343,315	644,320	-0-	644,320	-0-	-0-
BP #27 - Material Transport System Mosler Systems Division	1,105,932	1,266,428	658,291	1,268,207	(1,779)	1,266,428	-0-	-0-

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

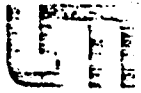
MAY 31, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,975,688	4,651,646	4,980,337	250,000	5,230,337	(254,649)	38,290
BP #29 - HVAC Axel Newman Heating & Plumbing Co.	13,442,531	14,013,768	8,912,486	9,705,882	30,000	9,735,882	4,277,886	30,000
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	1,088,707	757,881	812,779	-0-	812,779	275,928	-0-
BP #31 - Bldg. Automation System Honeywell, Inc.	2,526,336	2,688,649	1,392,550	2,682,379	-0-	2,682,379	6,270	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	10,038,142	5,724,958	7,197,773	65,000	7,262,773	2,775,369	-0-
BP #33 - Sitework S, L & K	644,389	644,389	-0-	695,000	-0-	695,000	(50,611)	-0-
MAVO Systems Asbestos Removal		3,564	3,564	3,564	-0-	3,564	-0-	
Unpurchased		218,012	-0-	-0-	241,012	241,012	(23,000)	
Insurance Workman's Comp.		2,900,663	630,932	2,900,663	-0-	2,900,663	-0-	
General Conditions		3,804,004	469,057	469,057	1,918,034	2,387,091	1,416,913	

GILBANE-MORTENSON
UNIVERSITY OF MINNESOTA
BUDGET CONTROL REPORT

MAY 31, 1985

<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>	<u>NON-BUDGET COMMITTED</u>
Contingency		5,162,870	-0-	-0-	2,162,870	2,162,870	3,000,000	
Non-Bldg. Cost		978,598	207,696	207,696	502,454	710,150	268,448	
Reimbursables	788,230	1,050,694	365,707	365,707	224,694	590,401	460,293	
CM Share of Savings		1,269,550	1,269,550	1,269,550	450,000	1,719,550	(450,000)	
Personal & Fee	7,460,000	7,969,037	5,721,293	7,969,037	-0-	7,969,037	-0-	
Shared Savings Credit to CCP		(10,100,000)	-0-	-0-	-0-	-0-	(10,100,000)	
Bond	525,000	525,000	521,075	521,075	6,000	527,075	(2,075)	
TOTALS		<u>88,985,069</u>	<u>64,197,455</u>	<u>78,368,992</u>	<u>6,125,095</u>	<u>84,494,087</u>	<u>4,490,982</u>	



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

June 6, 1985

TO: Planning and Development Committee
FROM: C. Edward Schwartz
Hospital Director
SUBJECT: 1985-86 Capital Expenditure Budget.

The capital expenditure budget for 1985-86 is \$10,681,000. Included in this budget are \$5,667,000 in replacement equipment and minor remodeling projects with purchase costs of less than \$600,000; \$2,314,000 in special remodeling projects and \$2,700,000 for replacing and enhancing our Heart Catherization equipment.

We are proposing that \$3,014,00 of the 1985-86 expenditures be purchased from prior years funded depreciation and that \$7,667,000 be funded through 1985-86 depreciation of \$7,422,400 and \$244,600 from other 1985-86 cash flows. The \$3,014,000 represents special remodeling projects of \$2,314,000 and \$700,000 for Heart Catherization equipment enhancements.

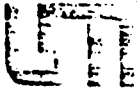
The attached schedule represents a two year historical overview of capital expenditures, the budget year proposal and four future year projections of capital requirements.

By approving this budget you are approving our 1985-86 budget only. Secondly, the Heart Catherization equipment purchase and the Epilepsy remodeling programs will be brought back for specific approval to the Finance and Planning and Development Committees during 1985-86 since they exceed \$600,000. This budget is provided to you for your endorsement at this time.

/jem

UNIVERSITY OF MINNESOTA HOSPITALS & CLINICS
LONG-RANGE FINANCIAL PLAN
CAPITAL EXPENDITURE TIMING REPORT

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>TOTAL</u>
I. CAPITAL EXPENDITURES								
Equipment	\$ 4,548,000	\$ 4,697,000	\$ 5,514,890	\$ 3,698,504	\$ 6,306,953	\$ 6,892,493	\$ 8,225,247	\$39,883,087
Remodeling	398,000	406,000	152,110	410,000	410,000	410,000	410,000	2,596,110
NET CAPITAL EXPENDITURES	<u>\$ 4,946,000</u>	<u>\$ 5,103,000</u>	<u>\$ 5,667,000</u>	<u>\$ 4,108,504</u>	<u>\$ 6,716,953</u>	<u>\$ 7,302,493</u>	<u>\$ 8,635,247</u>	<u>\$42,479,197</u>
II. MAJOR CAPITAL EXPENDITURES								
REMODELING								
Unit BC Expansion(Shell Space)	\$ 161,000	\$ 0	\$ 539,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 700,000
Lipic Clinic Purchase	0	0	350,000	0	0	0	0	350,000
MRI - Remodeling	75,000	1,005,000	0	0	0	0	0	1,080,000
Mayo Remodeling (General)	0	0	0	0	1,000,000	1,000,000	1,000,000	3,000,000
Mayo Remodeling (Obstetrics)	0	0	0	1,000,000	1,000,000	0	0	2,000,000
Mayo Remodeling (Equipment)	0	0	0	250,000	250,000	0	0	500,000
Epilepsy Remodeling	0	0	600,000	600,000	0	0	0	1,200,000
CRC Remodeling	0	0	325,000	0	0	0	0	325,000
Lithotripter Remodeling	0	300,000	0	0	0	0	0	300,000
Unit J Program Additions	0	0	500,000	0	0	0	0	500,000
SUBTOTAL	<u>\$ 236,000</u>	<u>\$ 1,305,000</u>	<u>\$ 2,314,000</u>	<u>\$ 1,850,000</u>	<u>\$ 2,250,000</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>	<u>\$ 9,955,000</u>
EQUIPMENT								
Linear Accelerator	\$ 0	\$ 608,125	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 608,125
Heart Cath Enhancements	0	0	700,000	0	0	0	0	700,000
Heart Cath Replacements	0	0	2,000,000	0	0	0	0	2,000,000
Diagnostic Radiology - MRI	1,886,000	0	0	0	0	0	0	1,886,000
Lithotripter (Equipment)	0	1,500,000	0	0	0	0	0	1,500,000
Data Processing AGF Computer	0	2,331,225	0	0	0	0	0	2,331,225
SUBTOTAL	<u>\$ 1,886,000</u>	<u>\$ 4,439,350</u>	<u>\$ 2,700,000</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 9,025,350</u>
TOTAL MAJOR CAPITAL EXPENDITURES	<u>\$ 2,122,000</u>	<u>\$ 5,744,350</u>	<u>\$ 5,014,000</u>	<u>\$ 1,850,000</u>	<u>\$ 2,250,000</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>	<u>\$ 18,980,350</u>
GRAND TOTAL	<u>\$ 7,068,000</u>	<u>\$10,847,350</u>	<u>\$10,681,000</u>	<u>\$ 5,958,504</u>	<u>\$ 8,966,953</u>	<u>\$ 8,302,493</u>	<u>\$ 9,635,247</u>	<u>\$ 61,459,547</u>



UNIVERSITY OF MINNESOTA
TWIN CITIES

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

June 6, 1985

TO: Planning and Development Committee
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Hospital Director
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Data Processing A9F Computer	0	2,331,225	0	0	0	0	0	2,331,225
SUBTOTAL	\$ 1,886,000	\$ 4,439,350	\$ 2,700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,025,350
TOTAL MAJOR CAPITAL EXPENDITURES	\$ 2,122,000	\$ 5,744,350	\$ 5,014,000	\$ 1,850,000	\$ 2,250,000	\$ 1,000,000	\$ 1,000,000	\$ 10,980,350
GRAND TOTAL	\$ 7,068,000	\$10,847,350	\$10,681,000	\$ 5,958,504	\$ 8,966,953	\$ 8,302,493	\$ 9,635,247	\$ 61,459,547
