

University of Minnesota

University Hospitals Renewal Project

297-79-0469

MAY 12 Recd
UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

April 1980

ALLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON

ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS

MONTHLY REPORT: NUMBER THREE
APRIL 1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	1
C. Action Plan - 60-Day Look Ahead	2
D. Action Plan Report - Past 30 Days	4
E. Design Progress Report	2
F. Construction Progress Report	N/A
G. Budget Control Report	1
H. Schedule Report	1
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	
- Schedules	4
- Project Directory	10
- Photos	3

NARRATIVE REPORT

Additional updates to the program space requirements have been periodically issued and incorporated into the schematic design work. Certain anxiety persists for the team for issues, such as bed count, program reductions, etc. Flexibility to accommodate minor changes is the goal in the design efforts.

We are at the point of closure on the Program/Block Schematic phase leading into more detail work of Schematic Plans; departmental layouts, building sections, systems analysis and selection, etc.

The next major transition is in August when the Schematic Plans turn to Design Development utilizing larger scale drawings, more detail, more precise estimates, etc. August is the point when the project really goes public with the submittal of the Certificate of Need Application.

ISSUES/PROBLEMS

A. Current Issues

- 1) The design issues as of April 29, 1980 concerning the Master Zoning/Program transition are:
 - a. Surgery/ICU
 - b. Radiology/Emergency Room
 - c. Cardio -
 - Cardio-Pulmonary Lab
 - Cardiac Cath Lab
 - Cardio-Vascular Radiology
 - d. Laboratories
 - e. Materials Services
 - f. OB/Labor-Delivery/ICU
 - g. Nursing Units
 - h. Unit K/E
 - i. Dialysis
 - j. Therapeutic Radiology

The team has scheduled the events necessary to hopefully provide solutions to the above space/relationship issues.

- 2) The issue (if any) concerning Departmental net/Departmental gross/ Building area will be further tested thru the schematic plan development for both new and renovated spaces.

B. Update on Issues

The strategy to deal with issues concerning C.O.N. are being established with the Hospital and Robert Douglass Associates personnel.

The events enumerated on the project schedule concerning C.O.N. submittal are current and still up to date as of this writing.

No change in Neighborhood groups, Park board, Financial responses have been noted since the March report.

C. Unresolved Problems

No problems have been noted to this writer that have not been scheduled for resolution.

ACTION PLAN - SIXTY DAY LOOK AHEAD

Week of May 5

- Complete final Review/Ratification Process.
- Document final Schematic Concepts.
- Begin 1/8" Scale Plan (new and renovated).
- Prepare 1st edition of C.O.N.

Week of May 12

- Present final Block Schematics.
- Start Gaming Plan with Hospital Planning following final program review with R.D.A.
- Evaluate M & E Systems Development.
- Start Schematic Block Estimate.
- Continue 1st Draft Edition of C.O.N.

Week of May 19

- Begin 1/16" Scale Study Model.
- Start exterior elevation "Massing Studies".
- Continue M/E Distribution Systems Concepts.
- Present Block Schematic Estimate.
- Complete first draft of C.O.N. document.
- Board of Governors review & approve Block Schematics Estimate.
- Incorporate Operation Indicators into Financial Model.
- Evaluate Schematic Plan Phase Schedule and update.

Week of May 26

- Memorial Day observed.
- Trial Layouts-Department planning.
- Refine M & E Systems space requirements.
- Team reviews of layouts.
- User reviews of layouts.
- Begin block sections & elevations.
- Continue systems concepts.
- Internal review of C.O.N. draft.
- Continue operation indicators effect in financial model.

Week of June 2

- Continue departmental planning.
- Sizing HVAC equipment.
- Continue departmental reviews.
- Start C.O.N. final draft.
- Final review & print financial position.

Action Plan - Sixty Day Look Ahead (Continued)

Week of June 9

- Freeze structural grid.
- Departmental review w/user refinement.
- C.O.N. to Board of Governors.
- B.O.G. to approve Block Schematics and Estimate.
- Board of Regents receive & approve project.

Week of June 16

- Architectural Planning Refinement.
- Review site materials & patterns.
- M/E/S Systems cost comparisons.
- Board of Governors start reviews of C.O.N. Documents.

Week of June 23

- Final Schematic planning review with users.
- Finalize struct framing.
- Preliminary exterior design review and costing.
- Exterior lighting concepts.
- Landscape exterior spaces.
- Board of Govenors continue C.O.N. review.

Week of June 30

- 4th of July Holiday.
- Final plan revisions based upon user reviews.
- Exterior design continues.
- Board of Govenors provide feed back of C.O.N. Document.

Week of July 7

- Final review/ratification of Schematic plans.
- Start Schematic plan estimate due on August 8, 1980.
- Start outline specification document.
- Complete exterior concept.
- Update C.O.N. Document.
- Late approval of project approval by Board of Regents.

Week of July 14

- Start documentation of final S.D. package.
- Continue Schematic design estimate.
- Printing C.O.N. Document.

Week of July 21

- Continue documentation of final S.D. package.
- Continue Schematic design estimate.

ACTION PLAN REPORT - PAST 30 DAYS

Week of March 31, 1980

- The monthly report for March was distributed.
- The variances between the Master Zoning estimate and the program estimate as described in G-M's letter dated March 3, 1980 were presented and discussed.
- The potential scope reductions from Master Zoning were reevaluated in terms of the program estimate and were presented and discussed as enumerated in G-M's letter dated April 2, 1980.
- The program space requirements were being evaluated and tested in accordance with the approval Master Zoning senerio beginning to point out design issues concerning space allocation and the limitations. This was the primary topic of the Thursday's team meeting.

Week of April 7, 1980

- The testing and evaluation of the program requirements started to produce significant issues causing delay in the block schematic development.
- The final bed count was fluctuating between the program statistics and the statistics of the Certificate of Need studies causing concern for the design team and the budget. Several meetings, including the regularly scheduled team meeting, were held with the project team to define the issue and determine what course of action was needed for resolution.
- On April 11, 1980 the first major review of the schematic development occurred at E/HOK's office with some 22 participants. Twelve issues and options were presented as enumerated in E/HOK's memo dated April 15, 1980. Two photographs of this effort are included in this report.

Action Plan Report - Past 30 Days (Continued)

Week of April 14, 1980

- G-M "staked" the site of their field office for mobilization the last week in April. Two options concerning location on the triangular space just south-east of the "J" building site, along River Road were identified.
- An estimate concerning adding two each 26 Bed Modules was provided and presented in G-M's letter dated April 15, 1980.
- Further evaluation of the potential cost reduction options that have either been absorbed into, or eliminated by, the project program were reported in G-M's letter dated April 26, 1980.
- The team met on April 16, 1980 to determine architectural, structural, mechanical and electrical implication on an early occupancy date for the Radiation Therapy department. The purpose being the current C.O.N., for the new Lin-Acc facility and the entire issue of construction/ Radiation Therapy interference in its present location.
- The Thursday team meeting dealt with the education and research space being identified by RDA for presentation on April 25, 1980 for a G-M estimate to be presented on May 1, 1980. Other discussion concerned itself with the need and timing of other consultants to the project.
- The Building Advisory Committee received an update by RDA, E/HOK and G-M. The project was noted to be approximately one week behind the anticipated schedule. A proposal concerning a wind analysis was received and discussed as well as the other consultant needs under consideration by the University/Hospital.
- The full team met again on April 16, 1980 to deal with the issues/basic direction "established" and the issues and options still under investigation.

Action Plan Report - Past 30 Days (Continued)

Week of April 21, 1980

- Nine of the team participants met on April 21, 1980 to again update the design/program efforts since April 16, 1980. Specifics concerning the issues and alternatives were much clearer through the development. Design Caveats were presented by Ms. Donna Ahlgren per E/HOK's request.
- On April 23, 1980, a seven step Review/Ratification Process was developed to bring closure to the Block Schematic design phase for new construction. The process put extreme demands upon the process but provided an excellent means of putting the new construction schematics back on schedule.
- The full team met on April 23, 1980 to continue input/exchange concerning the unresolved program/design issues. Specific actions required were identified as well as task responsibility was assigned.
- The Thursday team meeting centered around evaluation of the schematic review process, receiving Endoscopy and Nutrition programs, and the point that the education and research space enumerations would be received on May 1, 1980. A preliminary schedule concerning the early occupancy of the Radiation Therapy area was developed. A copy of the same is attached elsewhere in this report.

Week of April 25, 1980

- The Master Schedule for the final review/ratification process for block schematics is attached elsewhere in this report.
- The first scale model of the "J" unit was completed based upon the current state of the block schematics. A photo of the model is attached elsewhere in this report indicating scale and space relationship to the surrounding structures.

Action Plan Report - Past 30 Days (Continued)

Week of April 28, 1980

- The project's progress was noted to have a very good chance of making up the time loss noted in the middle of the month putting it right back on schedule, considering the presentation of the Block Schematic package to the Board of Governors on May 21, 1980 as a major milestone.

ARCHITECTS/ENGINEERS
DESIGN PROGRESS REPORT

April has been a month of questions and issues for the architects. As the month began we were in the process of continuing our program analysis and testing departmental areas in comparison to the master zoning effort completed back in early January. Concerns developed, and continue to be an issue in some areas, when final departmental programmed areas exceeded those used during master zoning. Efforts continue on the part of all concerned to resolve these questions and proceed with the schematic process.

On Friday, April 11, 1980 a meeting was established at the architects' offices to begin a review process with the hospital planning group in an effort to create what is meant to be a continuing informational dialog between the project team during the entire planning of the project. This first meeting included many of RDA's staff as well as G-M's representation and resulted in the architect's updating the project team to the issues that had arisen since master zoning. A second discussion was held on Wednesday, April 16, 1980 and a third meeting on Monday, April 21, 1980. It has taken these first few sessions for the informational interchange to begin within the project team, but we feel that the format established at the last meeting (April 23, 1980) when the team split up and aligned in small (3 - 4 person) groups has achieved a better result in allowing the thought process to "flow".

Page Two
Architects/Engineers
Design Progress Report
(continued)

The final week of April was spent meeting with the hospital and medical staff coordinating committees, the many ad hoc and task force committees and the small "decision" making group in order to "brief" the committees, "resolve" the issues with each department, and reach a "decision" on how we are to proceed in keeping with our schedule to complete block plan schematics by mid-May 1980.

BUDGET CONTROL REPORT

The \$229,067,000.00 program phase estimate reported in March is still the current project budget that the design efforts are based upon. Upon completion of the Block Schematic phase of the project, a new estimate will be prepared and scheduled for completion May 20, 1980.

Cost reduction options totalling approximately \$5,780,000.00 have been incorporated into or eliminated by the completion of the program phase of the project. Some 20 cost reduction options ranging from \$1,540.00 to \$14,625,560.00 have been estimated for potential scope/program reductions.

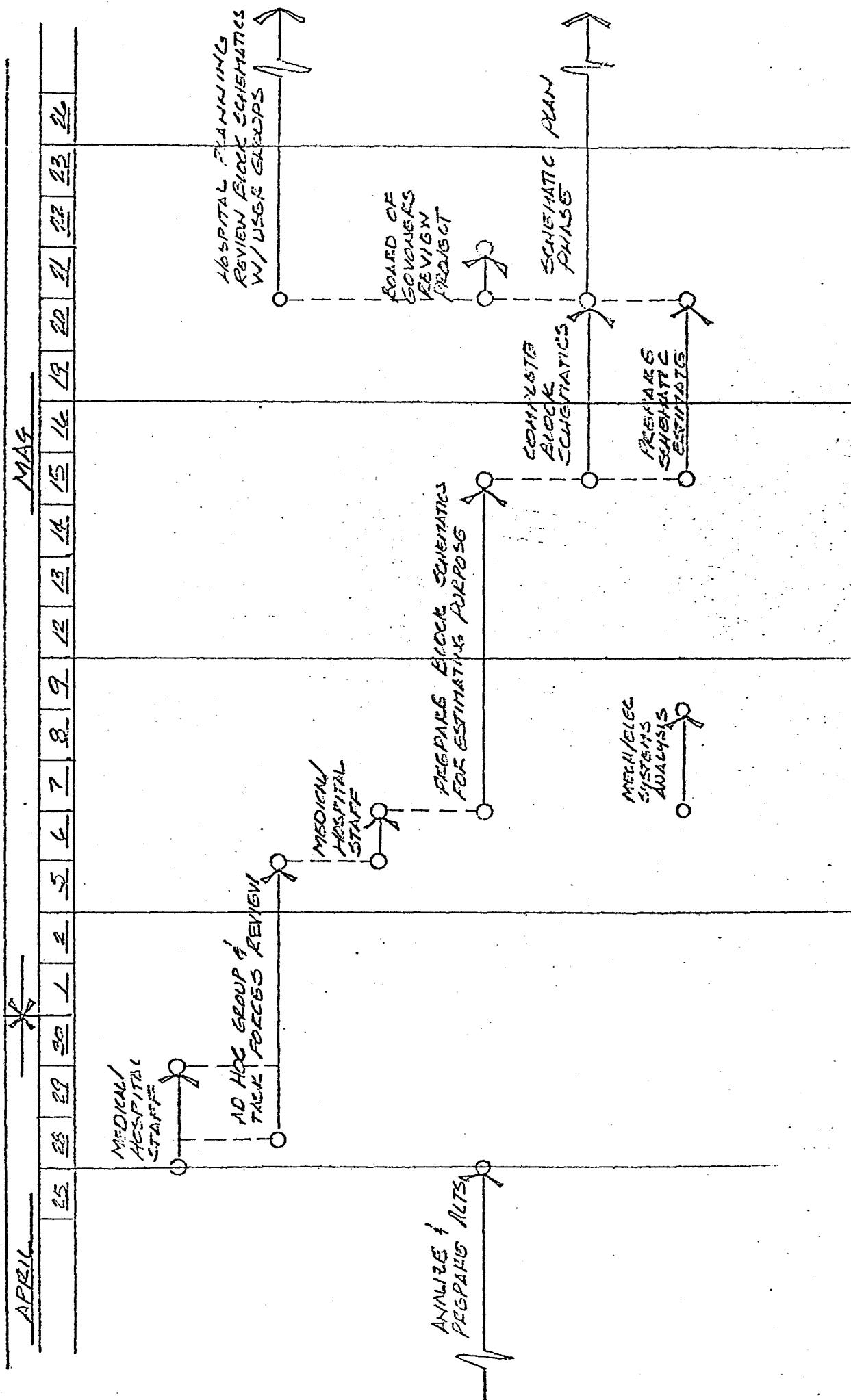
SCHEDULE REPORT

The project is still approximately on the original Design Phase Schedule. Extensive efforts have been given to assure the project stay on shcedule. The intense schedule of events developed to aid in the review/ratification process is attached herewith.

A preliminary Schedule concerning the early occupancy of the Radiation Therapy unit is attached herewith.

UNIVERSITY OF MINNESOTA
PARTIAL SCHEMATIC PHASE SCHEDULE

4-24-80



MASTER SCHEDULE

MONDAY, 4/28

9 - 11 AM Presentation of master zoning issues

1:00 PM Radiology, BC 2-201

1:30 PM OR, DR III

2:30 PM Adult Beds - small group, 5112 Powell Hall

3:00 PM Therapeutic Radiology, 1020A Powell Hall

TUESDAY, 4/29

8:00 AM ER, ER Conference Room

10:00 AM Hospital Staff Coordinating Committee

1:00 PM Medical Staff Coordinating Committee

3:30 PM ICU-small group, 5112 Powell Hall

WEDNESDAY, 4/30

11:00 AM Pediatric Beds, Small Group, 5112 Powell Hall

3:00 PM Heart Cath & C-V Radiology, 5112 Powell Hall

4:00 PM Labs, D254 Mayo

THURSDAY, 5/1

12:30 PM NICU, Station 45 Conference Room

9:30 OB Small Group Task Force - Tentative *A. 12. 224*

FRIDAY, 5/2

7:00 AM ICU Task Force, Mayo B-507

7:30 AM Bed Module Task Force, DR III

1:00 OB Task Force, Tentative *DR III*

2:30 PM Dialysis, 5104 Powell Hall

3:00 PM Child Care Task Force, DR III

MONDAY, 5/5

9:00-11:00 AM Small Group Meeting - To be scheduled
DINING ROOM III

TUESDAY, 5/6

1:00 PM MSCC/HSCC, 555 Diehl Hall

MAY

SCHEDULE

M 5 Review and decisions from small decision group

T 6 Review and approve with HSCC and MSCC

W 7 Review and test any undecided issues (bed mod. conf.
radiol, etc.)
Program final coord. and "freeze" (J Bldg.)

T 8 " " " " " "

F 9 Final review and sign-off with small group (11:00 a.m.) +

S 10
S 11

M 12 Begin final plan documentation (graphics - text - etc.)
Mechanical & Electrical systems & sources.

T 13 " " " " " "

W 14 Begin interchange with estimators
incl. site devel.
structural
mechanical/electrical
Start Block Schematic Estimate (new construction)

T 15 Final program for renovations - needed for pricing

F 16 Start Block Schematic Estimate (renovation)

S 17
S 18

M 19 Documentation and estimating -- cont.

T 20 Complete block plans
Complete block estimate

W 21 Package to Board of Governors (R. Dickler)

UNIVERSITY of MINNESOTA
HOSPITALS RENEWAL PROJECT
PROJECT DIRECTORY

Building Committee/Offices

Mail Address/Phones (home phone)

Robert Dickler
Sr. Assoc. Director
University Hospitals

B-310 Mayo
Box 605 Mayo
420 Delaware, South East
Minneapolis, Minnesota 55455
373-8950 (890-6459)

Clinton Hewitt
Asst. V.P.
Physical Planning

340 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-2250 373-7725 (377-1153)

Cherie Perlmutter
Asst. V.P.
Health Sciences

432 Morrill Hall
100 Church Street South East
Minneapolis, Minnesota 55455
373-7610 (944-7941)

Paul Maupin
Coordinator, Health Sciences
Planning Office

4105 Powell Hall
500 Essex St. South East
Minneapolis, Minnesota 55455
376-5071 373-8981 (471-7485)

Al Eilers
Technical Consultant
Physical Planning

5101 Powell Hall
Box 723 Mayo
420 Delaware St. South East
Minneapolis, Minnesota 55455
373-8298 376-4575 (929-1052)

Donna Ahlgren
Hospital Planning Director

5114 Powell Hall
Box 723 Mayo
420 Delaware St. South East
Minneapolis, Minnesota 55455
376-4573 376-4575 (890-1313)

Warren Soderberg
Director
Physical Plant Operations

200 Shops Building
319 15th Avenue South East
Minneapolis, Minnesota 55455
373-4521 373-2039 (922-6314)

E.B. Merz
Asst. Supervising
Engineer, Mechanical

26 Folwell Hall
9 Pleasant St. South East
Minneapolis, Minnesota 55455
373-2049 373-4855

David Kerkow
Asst. Supervising
Engineer, Electrical

26 Folwell Hall
9 Pleasant St. South East
Minneapolis, Minnesota 55455
373-2037 373-4828

Howard Heck
Asst. Supervising
Engineer, Civil

26 Folwell Hall
9 Pleasant St. South East
Minneapolis, Minnesota 55455
373-4169 373-4417

Physical Planning

Gary Summerville
Executive Assistant
(to Clint Hewitt)
(Administration & Fiscal)

340 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-7726 373-7725

Laszlo Fulop
Director, Physical Planning
(Campus Master Plan,
Traffic Planning, Miss.
River Corridor, Etc.)

503 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-5758 373-5765

Greg Kittlesen
Asst. Director, Physical Planning
(Campus Master Plan,
Traffic Planning, Miss.
River Corridor, Etc.)

503 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-5765

Fran Trojanek
Landscape Architect
(Landscaping)

503 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-5765

Building Codes

Russell Smith
University Building Official

407 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-4522 373-4558

Ron Holden
Construction Superintendent
Building Official's Office

407 Morrill Hall
100 Church St. South East
Minneapolis, Minnesota 55455
373-4558 373-4522

Environmental Health and Safety

April 1, 1980

Donald Herron
Safety Officer
(Safety & N.F.P.A. Codes)

W-140 Boynton H.S.
410 Church St. South East
Minneapolis, Minnesota 55455
373-3283 373-3167

HOSPITAL PLANNING

Mail Address/Phones

Hospital Facilities Office
5111 Powell Hall

Box 723 Mayo
420 Delaware St. South East
Minneapolis, Minnesota 55455
376-4575

(Staff - All Box 723 Mayo)

Donna Ahlgren, Director
5114 Powell Hall

376-4573 or 376-4575
home: 890-1313

Cindy Forsman
5104 Powell Hall

376-1480 or 376-4575
home: 722-7976

Karen Ewing-Juul
5116 Powell Hall.

376-4574 or 376-4575
home: 474-7984

Mark Koenig
5103 Powell Hall

376-9159 or 376-4575
home: 729-5405

Greg Kujawa
5106 Powell Hall

373-9077 or 376-4575
home: 890-6453

<u>Department</u>	<u>Contact Person (All boxes Mayo)</u>	<u>Planning Representative</u>
Accounting & Budgeting	Nels Larson 376-2188/Box 704	Karen Ewing-Juul 376-4574
Administration	Ed Howell 373-8965/Box 707	Karen Ewing-Juul 376-4574
Anesthesia	Dr. Joseph Buckley 373-8826/Box 294	Greg Kujawa 373-9077
Biomedical Engineering	Tom O'Dea 376-1898/Box 163	Mark Koenig
Biomedical Graphics & Communication	Martin Finch 373-8824/Box 711	
Chaplaincy	Ken Siess 373-8696/Box 260	Mark Koenig
Central Communication Center	Phyllis Johnson 373-0101/CID	Karen Ewing-Juul 376-4574
Centralized Education Facility	Chuck McDonald 373-7761/500	Mark Koenig

HOSPITAL PLANNING
(Continued)

<u>Department</u>	<u>Contact Person (All Boxes Mayo)</u>	<u>Planning Representative</u>
Community Services	Cleo Issendorf 373-7623/457	Mark Koenig
Cystoscopy	Dr. Elwin Fraley LaVonne Harthun 373-9168/373-8783/394 Marilyn Lande 373-8794/700	Greg Kujawa
Environmental Services	Daryl Lameyer 373-8506/55	Mark Koenig
Home Health Services	Jane Alrick 376-5077/457	Karen Ewing-Juul 376-4574
Infection Control	Dr. Frank Rhame 376-5202/421	Cindy Forsman 376-1480
Hospital Laboratories	Donna Wieb 373-8619/198	Greg Kujawa 373-9077
Linen/Laundry	Dick Bailey 373-3402/714	Mark Koenig 376-9159
Maintenance & Engineering	Wally Petrykowski 373-8447/702	Mark Koenig 376-9159
Materials Services	Lou Vietti 376-4460/517	Karen Ewing-Juul 376-4574
Medical Records	John Dennis 373-8468/601	Karen Ewing-Juul 376-4574
Nursing Services	Barb Tebbitt Barb Peickert 373-8282/603	Cindy Forsman 376-1480
Nutrition	Edith Johnson 376-7530/84	Karen Ewing-Juul 376-4574
Operating Rooms	Marilyn Lande 373-8754/700	Greg Kujawa 373-9077
Operations Analysis	Bill Herrick 373-9185/507	Karen Ewing-Juul 376-4574
Outpatient Department (ER/EHS)	Bev Dorsey Nancy Omundson 373-8534&5/88	Karen Ewing-Juul 376-4574

HOSPITAL PLANNING
(Continued)

<u>Department</u>	<u>Contact Person (All boxes Mayo)</u>	<u>Planning Representative</u>
PAR	Kathy Mahan 373-8773/603	Greg Kujawa 373-9077
Patient Accounting and Admissions	Dan Rode 373-3638/602	Mark Koenig 376-9159
Patient Monitoring	Joe Marino 376-1044/14	Greg Kujawa 373-9077
Patient Relations	Kathy Countryman 373-8982/49	Cindy Forsman 376-1480
Personnel /Payroll	Elisabeth White 373-9827/500	Mark Koenig 376-9159
Pharmacy	Andrew Roberts 373-8526/611	Cindy Forsman 376/1480
Protection Services & Risk Management	Ron Klemz 373-8959/606	Mark Koenig 376-9159
Public Spaces	Greg Hart Dick Pierson 373-8961/607	Karen Ewing-Jull 376-4574
Public Relations & Health Sciences Information Office	Barbara Reynolds 373-8695/139	Mark Koenig
Radiology	Roger Mattson Tom Stone 373-8573/373-8719/292 Eugene Gedgaudas, M.D. 373-8601/292	Karen Ewing-Jull 376-4574
Rehabilitation Center	Dr. Glen Gullickson 373-8994/297	Karen Ewing-Juul 376-4574
Respiratory Therapy	Carter McComb 373-8700/247	Cindy Forsman 376-1480
Social Service	Robert Spano 373-8710/181	Mark Koenig
Therapeutic Radiology	Dr. Seymour Levitt Audrey Dyson 373-8680/494	Mark Koenig 376-9159
Volunteer Services	Roberta Collins 376-7523/48	Mark Koenig
Certificate of Need	Ron Werft 376-4427	Lee Larson 5108 Powell 373-8328

Robert Douglass Associates, Inc.

April 1, 1980

R.D.A.
1020 Holcombe, Suite 1600
Houston, Texas 77030
713-795-0044

R.D.A.
5113 Powell Hall
500 Essex St. South
Minneapolis, Minnesota 55455
373-9075

Douglass-Tronnes-Moser
Suite 229 Park Plaza
2829 University Avenue S.E.
Minneapolis, Minnesota 55414
~~378-2250~~
373-9075 (campus)
(Han Tronnes)
(Dennis Moser)

612-378-2250

Management - Merlin Olson, Bob Douglas

Team I - Patient Care Services

Jim Pickren
John Peters

Team II - Diagnostic & Therapeutic Services

Sam Catli
Sandra Coykendall
Hans Tronnes

Team III - Administrative & Support Services

Paul Kiene
Carol Philipson
Harry Stille
Joe Wright

Technical Support

Charles Cadenhead
George Gleason
Al Learmonth
Darlene Ware

Home Phones:

Merlin Olson-----713-358-4006
Han Tronnes-----612-920-4006
Dennis Moser-----612-922-5178

ELLERBE/HOK TEAM PARTICIPANTS

Donald C. G. Nelson, Ellerbe
Principal-in-Charge

Ellerbe Architects
One Appletree Square
Bloomington, MN 55420
612-853-2226
715-549-6970 (home)

Ronald T. Cannamore, Ellerbe
Project Director

E/HOK
100 University Ave. S.E.
Minneapolis, MN 55414
612-378-3320
612-894-1624 (home)

Donald Berry, HOK
Associate Project Director

E/HOK
100 University Ave. S.E.
Minneapolis, MN 55414
612-378-3319
612-340-9027 (Mpls. home)
314-367-6624

Gyo Obata, HOK
Design Director

Hellmuth, Obata & Kassabaum
100 North Broadway
Saint Louis, Missouri 63102
314-421-2000

Dennis Walsh, Ellerbe
President

Ellerbe Associates
One Appletree Square
Bloomington, MN 55420
612-853-2350
612-926-5212 (home)

Duane Ramseth, Ellerbe
Medical Facilities Planner

E/HOK
100 University Ave. S. E.
Minneapolis, MN 55414
612-378-3315
612-341-2411 (home)

Jody Taylor, HOK
Medical Facilities Planner

Hellmuth, Obata & Kassabaum
100 North Broadway
Saint Louis, Missouri 63102
314-421-2000
314-721-7409 (home)

Ray Brovold, Ellerbe
Medical Facilities Planner

E/HOK
100 University Ave. S. E.
Minneapolis, MN 55414
612-378-3310
612-690-2216 (home)

Hank Winkelman, HOK
Project Designer

E/HOK
100 University Ave. S. E.
Minneapolis, MN 55414
612-378-3315
612-340-9028 (Mpls. home)
713-667-6249

John Waugh, Ellerbe
Project Designer

E/HOK
100 University Avenue S.
Minneapolis, MN 55414
612-378-3315
612-374-3374 (home)

Don Chapman, Ellerbe
Engineering Service Coordinator

Ellerbe Architects
One Appletree Square
Bloomington, MN 55420
612-853-2333
612-484-9586 (home)

Wing Lam, Gillum Associates
Structural Engineer

Jack D. Gillum Associates
100 North Broadway
Saint Louis, Missouri 63101
314-421-5073
314-839-0198 (home)

Bob Jenson, Ellerbe
Civil Engineer

Ellerbe Architects
One Appletree Square
Bloomington, MN 55420
612-853-2215
612-938-3824 (home)

Wes Horner, HOKA
Site Planner

Hellmuth, Obata & Kassabaum
100 North Broadway
Saint Louis, Missouri 63101
314-421-2000
314-432-4509 (home)

Bill Murray, Ellerbe
Mechanical Engineer

Ellerbe Architects
100 University Ave. S. E.
Minneapolis, MN 55414
612-378-3307
612-784-7490 (home)

Ron Strandlund, Ellerbe
Electrical Engineer

Ellerbe Architects
One Appletree Square
Bloomington, MN 55420
612-853-2182
612-432-6138 (home)

Tom Bachman, Ellerbe
Progressing and Distribution
Systems Engineer

Ellerbe Architects
One Appletree Square
Bloomington, MN 55420
612-853-2067
612-831-6757 (home)

Bruce Sprenger
Project Architect

E/HOK
100 University Ave. S. E.
Minneapolis, MN 55414
612-853-3322
612-644-3529 (Home)

GILBANE MORTENSON

Thomas F. Gilbane, Jr.
J-V Principle

M. A. Mortenson, Jr.
J-V Principle

William J. Newton
Construction Executive

Thomas McCune
Deputy Construction Executive

Ramon M. Lopez
Project Manager

Roger Helgeson
Coordinator

Thomas J. Barnes
Chief Estimator

Campus Office: 5100 Powell
373-8327 376-4575

Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-831-8455

M. A. Mortenson Company
P.O. Box 710
700 Meadow Lane North
Minneapolis, Minnesota 55440
612-377-2630
home: 612-926-0802

Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-871-2609

M. A. Mortenson Company
P.O. Box 710
700 Meadow Lane North
Minneapolis, Minnesota 55440
612-377-2630
home: 612-473-3245

Gilbane Building Company
Lake Placid Olympic
Winter Games
Town Hall
301 Main Street
Lake Placid, New York 12946
518-653-4211
home: 518-523-9471

M. A. Mortenson Company
P.O. Box 710
700 Meadow Lane North
Minneapolis, Minnesota 55440
612-377-2630
home: 612-861-6032

Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-241-3998

Gilbane-Mortenson
(Continued)

Joseph W. Holmes
Chief Mechanical/Electrical Engineer

Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-526-4948

John Sanner
Chief Scheduler

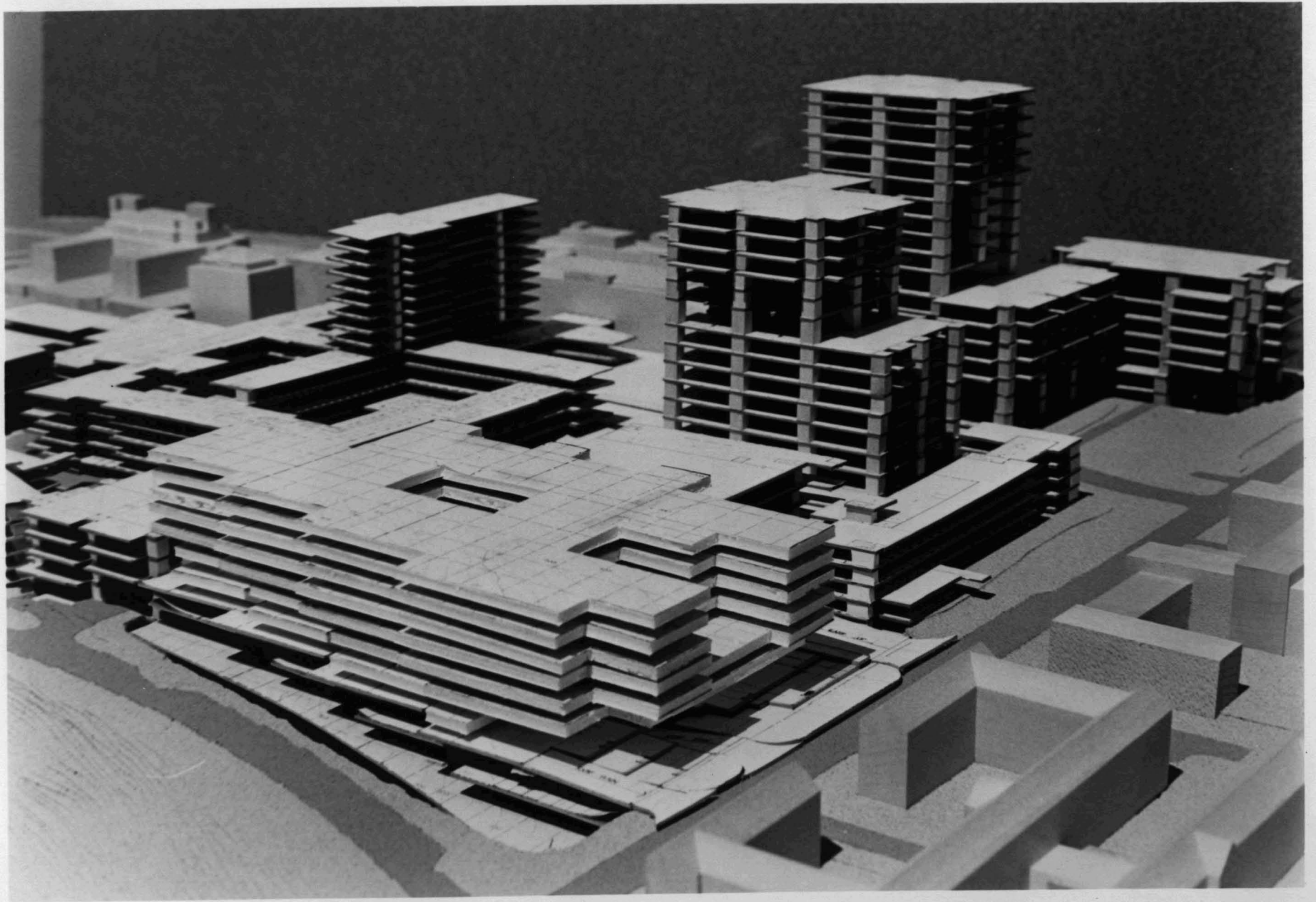
Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-251-4616

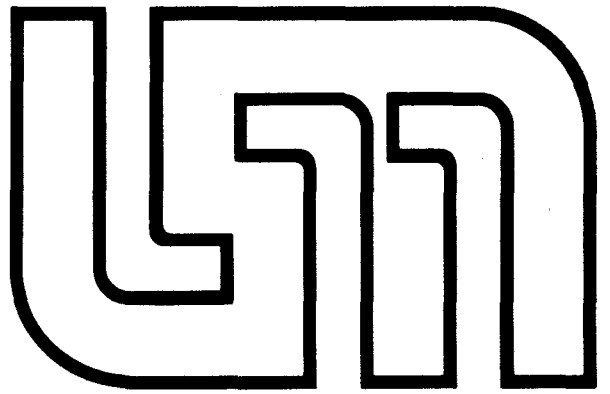
Thomas Kauker
Estimator

Gilbane Building Company
1717 East Ninth Street
Cleveland, Ohio 44114
216-771-6100
home: 216-835-0934









University of Minnesota

University Hospitals Renewal Project

297-79-0469

June 1980

**ELLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON**

**ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS**

MONTHLY REPORT: NUMBER FIVE
JUNE 1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	1
C. Action Plan - Sixty Day Look Ahead	2
D. Action Plan - Past Thirty Days	2
E. Design Progress Report	2
F. Construction Progress Report	N/A
G. Budget Control Report	1
H. Schedule Report	1
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	N/A

NARRATIVE REPORT

The project is moving from a time of blocks and parameters into a time when specifics can be delineated and quantified on paper. Alternatives will appear for evaluation and decision by the team and the Hospital/University.

The Schematic Plan Phase will complete approximately on time and the Design Development Phase will produce larger scale drawings for evaluation of alternates. The outline specification describing the building will be tested and evaluated throughout the D.D. phase.

Value Engineering/Value Management will compare first cost and life cycle costing for the initial selections of systems and materials. The contents and timing of the early bid packages will be studied throughout this phase also.

The project is in the process of public exposure through releases to both local and outstate groups and concerns. The submittal of the Certificate of Need Application and its timely acceptance is very important to maintain the project schedule.

ISSUES/PROBLEMS

A. Current Issues

- 1) The potential delay in completing Unit 'F' could delay the start of the 'J' Building by delaying the move of the occupants of Powell Hall to Unit 'F'.

Phase occupancy of Unit 'F' is being evaluated by that project team to hopefully accomodate the Powell Hall occupants.

- 2) The ultimate resolution to the building to building links analysis has not been reached. This is a potential item for cost reduction via deductive alternates for bid packages.
- 3) Radiation Therapy may potentially change the location from level 01 to level 1. The purpose being potential cost saving and constructability.
- 4) The user review of the schematic planning efforts has extended beyond the original anticipated date. Therefore, the schematic plan documents are somewhat behind but are scheduled for final completion on time. The result of the slow down in schematic plans is the delay in completing the schematic plan estimate. The schematic plan estimate will be complete prior to final submittal time of the Certificate of Need, which is the logic set up in March.

B. Update on Issues

- 1) The square footage of the project is still fluctuating due to slight program changes, and the link decisions as reported last month.
- 2) Based upon square foot costs, the project cost is still a moving target based upon the square footage fluctuations.
- 3) The submittal of the Certificate of Need was brought back on the original schedule for submission in the middle of August.
- 4) Code restrictions are becoming clearer on the new facility but remain questionable in the renovated spaces.

C. Unresolved Problems

This Team does not know of any problem that does not have a plan for resolution.

ACTION PLAN - SIXTY DAY LOOK AHEAD

- Week of June 30
- 4th of July Holiday.
 - Continue plan review w/users.
 - Start site usage evaluation.
 - Layout structural grid.
 - Develop type spaces.
- Week of July 7
- Freeze Structural grid.
 - Start Schematic plan estimate due on August 14, 1980.
 - Start outline specification document.
 - Continue exterior concept.
 - Continue C.O.N. application document.
- Week of July 14
- Final review/ratification of Schematic plans.
 - Structural systems analysis
 - Start documentation of final S.D. package.
 - Continue schematic design estimate.
 - Continue C.O.N. Document.
- Week of July 21
- Update Block Schematic Estimate.
 - Continue documentation of final S.D. package.
 - Continue C.O.N. Document.
 - Continue schematic design estimate.
 - M & E utility source & systems.
 - Complete outline spec.
- Week of July 28
- Continue documentation of final S.D. package.
 - Continue S.D. plan estimate.
 - Review outline specification.
 - Continue C.O.N. application document.
 - Complete schedule for design development phases.
- Week of August 4
- Finalize documentation of final schematic plan package.
 - Continue schematic plan estimate.
 - Complete C.O.N. submittal document.
 - Complete S.D. massing model.
- Week of August 11
- Present schematic plan package to owner.
 - Initiate wind analysis
 - Submit C.O.N. application.
 - Start design development phase.
 - Identify value management areas.

Action Plan - Sixty Day Look Ahead (continued)

Week of August 18

- Begin enlargement of floor plans.
- Continue value management efforts.
- Prepare C.O.N. amendment (if req'd)
- Complete schematic plan estimate.

Week of August 25

- Continue D.D. floor plan enlargement.
- Continue V.E.
- Struct frame decision.
- Exterior material decision.

Week of September 1

- Start C.O.N. approval period.
- Continue D.D. plans.
- Continue V.E. efforts.
- Begin user group reviews.
- M & E systems decision.

Week of September 8

- Continue user reviews.
- Continue V.E. efforts.
- Large scale building studies.
- Building sections.

Week of September 15

- Start structural detail concepts.
- Continue V.E. efforts.
- Continue user group reviews.

ACTION PLAN - PAST THIRTY DAYS

Week of June 2

- Departmental Planning continued developing input for schematic plans.
- An analysis of the Building Links along with the estimated costs for each Link was prepared.
- The Project Team Meeting centered around, SF adjustments, code compliance procedures, deductive alternates, C.O.N. application, and schematic plan phase schedule.
- The Building Advisory Committee received an update from RDA on their final program resolutions, Certificate of Need progress, and Dietary and Materials Handling consultant selections. E/HOK's reported on initiation of Schematic plan development, and review of the Block Schematics by the Board of Governors Planning and Development Committee. G-M's reported upon the completion of the Block Schematic estimate, the outstanding issues concerning the block schematics, and a general review of the upcoming scheduled events. Mr. Dickler reported on the media briefings and other community briefings along with Health Board updates, etc.

The Building Advisory Committee received a copy of the Block Schematic Estimate Sheet from Mr. Eilers. Paul Maupin reported that the completion of Unit 'F' is somewhat behind due to the electrical strike and may cause complications to starting the New 'J' Building on time.

Week of June 9

- The departmental review with the user groups continued.
- The departmental group square footage was still fluctuating.
- The completion of the first draft of the C.O.N. was postponed until July.
- Work continued on the Link Analysis.
- The Project Team Meeting centered around reviewing the new departmental square footage allocation, C.O.N. application efforts required of the teams, and updating the Block Schematics estimate based upon updated square footages.
- No Building Advisory Meeting held.

Action Plan - Past Thirty Days (continued)

Week of June 16

- The Site Utilization Study began.
- Architectural planning continued towards completed schematic plans.
- Mechanical and Electrical systems were being defined and developed.
- The Team Meeting project dealt with the revised Block Schematic estimate dated June 19, 1980, the link analysis, code compliance, design development phase schedule, systems cost comparisons and Radiation Therapy Space allocation.
- The Building Advisory Committee had reports from RDA on their continued effort in the design process, on Service Direction and CHI Systems (food service and material services consultants) efforts and Certificate of Need accomplishments. E/HOK's report indicated the progress of the schematic design schedule to complete mid August. G-M's report on the impact of the site utilization and on the events of the schematic plan estimate.

Week of June 23

- Schematic planning reviews with the user groups continued.
- Work continued on the building model for massing evaluation.
- The initial design development phase schedule was started. Concurrent new and renovation design development activities was questioned.
- The Project Team Meeting concentrated on schedule for the schematic plan estimate, link analysis, potential additional floors, stat labs and ICU program adjustments, and the need for elevator/transportations studies.
- The site utilization plan presented was again discussed with the University.

DESIGN PROGRESS REPORT

A summary of the activities for the month of June could be that we have all (hospital planning staff included) been involved in one continuous meeting that has endured from beginning to end of the month. The meeting(s) have been necessary however, and have resulted in a departmental planning effort that could not have progressed to the level of completeness that it has without the total cooperation of everyone involved in planning the project. The result of all these meetings is that we feel we are still on schedule for completion of Schematic Design by early August, 1980.

The first part of the month was spent reviewing the bed module planning and the Department of Surgery. This time was also spent "blocking out" elevation and model studies, in an effort to think about the building mass, and its relation to the surrounding medical campus and the river corridor.

Later in the month, we began an intense effort with the structural and mechanical engineers to begin to incorporate a framing grid into the floor plans that would carry down through all floor levels without disrupting departmental planning that had evolved to this point. A similar effort is also underway with regard to mechanical and electrical disciplines and their requirements (i.e. shafts, clearances, etc.).

Design Progress Report (continued)

June also saw accomplished a review of Block Schematics for the entire project (new and renovated construction) by both medical staff and hospital staff coordinating committees. The project was also presented to the full Board of Governors for the University, and given their approval and direction to proceed. Next month will bring the same presentation to the Board of Regents with hopefully the same results.

The architects held a meeting in their offices on June 24, 1980 with Messrs Hewitt, Dickler, Walsh, Obata, and others for the purpose of reviewing and updating the project with Mr. Hewitt. The meeting progressed smoothly and without consequence, but with good exchange of ideas on the project development. Another meeting, similar in nature, will be conducted early in July to review any major issues requiring discussion before final documentation begins on the schematic presentation.

BUDGET CONTROL REPORT

The May 20, 1980 Block Schematic Estimate indicated the project to be \$232,350,000.00. Subsequent adjustments to that number could be made to incorporate fluctuations in square footage changes through the Schematic Plan development including items such as minor program changes and the link analysis.

The Schematic Plan Estimate will be the next primary update and evaluation of the project budget.

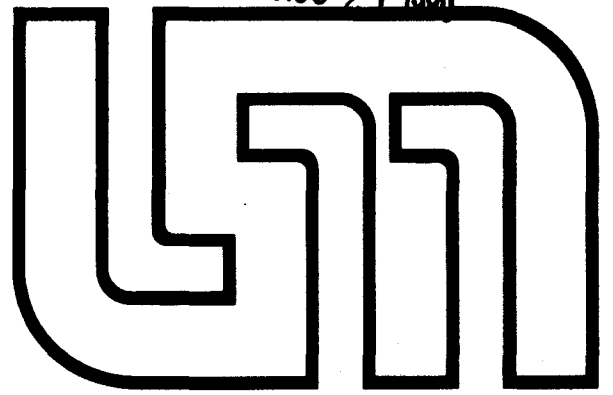
SCHEDULE REPORT

The project is essentially back on schedule as it was developed in January. The progress of the Schematic Planning and Certificate of Need Application has taken much effort and may detailed scheduled activities.

Certain departments require more than two or three meetings as reported last month and will actually extend beyond the July 15 completion date.

The detailed Design Development schedule will be developed the week of July 28, 1980.

AUG 21 1980



University of Minnesota

University Hospitals Renewal Project

297-79-0469

July 1980

**ELLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON**

**ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS**

MONTHLY REPORT: NUMBER SIX
JULY-1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	1
C. Action Plan - Sixty Day Look Ahead	2
D. Action Plan - Past Thirty Days	2
E. Design Progress Report	2
F. Construction Progress Report	N/A
G. Budget Control Report	1
H. Schedule Report	1
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	
Schedule of Events	1

NARRATIVE REPORT

This project team has been very busy this last month delineating many conversations and decisions on a set of drawings. The Estimators have been equally busy taking that information off in terms of quantities of doors, lineal feet of partitions, cubic yards of concrete, etc.

The area of the schematic plans have been calculated for both the new construction and renovated spaces. This area summary is approximately what was considered to be the project during both the program and block schematic phases.

Larger scale drawings are being developed for more detailed evaluation of the space by the department users thru the Design Development Phase. Alternatives to materials, systems and methods will be evaluated in terms of costs, utility, constructibility, etc.

ISSUES/PROBLEMS

A. Current Issues

1. The resolution for the ultimate location of Radiation Therapy has not been reached. In an effort of expediting the completion of the Schematic Documents and the C.O.N. Application, the issue has been set aside. The team anticipates a solution early in the D.D. phase.
2. Certain pressures are being given for more space within the 'J' Building. In that the building perimeter is fixed, the only way to accomplish that would be to "squeeze it in". This will affect the design process as well as a potential of increasing costs within the space affected, due to the intensity of finishes etc.

B. Update on Issues

1. The potential delay in completing unit 'F' will not affect the Powell Hall occupants in that their area will be complete January 1, 1981.
2. The building to building links issue has a tentative solution. Tentative, in that the Links are a potential for deductive alternates should the need arise.
3. The Radiation Therapy location issue is updated as noted above. Any impact by the V.A. is still unknown.
4. The critical events in the schedule have been maintained at the expense of reshuffling certain work activities.

C. Unresolved Problems

The team is not aware of any problems that do not have a plan for resolution.

ACTION PLAN - SIXTY DAY LOOK AHEAD

- Week of August 4
- Finalize documentation of final schematic plan package.
 - Continue schematic plan estimate.
 - Complete C.O.N. submittal document.
 - Complete S.D. massing model.
- Week of August 11
- Present schematic plan package to owner.
 - Initiate wind analysis consultant selection.
 - Complete C.O.N. application.
 - Start design development phase.
- Week of August 18
- Begin enlargement of floor plans.
 - Submit C.O.N. Application.
 - Complete schematic plan estimate.
 - Start detailed D.D. phase schedule.
- Week of August 25
- Continue D.D. floor plan enlargement.
 - Identity V.E. areas.
 - Struct frame decision.
 - Exterior material decision.
 - Identify and quantify vacated space.
 - Continue D.D. Phase Schedule.
- Week of September 1
- Labor Day observed.
 - Start C.O.N. approval period.
 - Continue D.D. plan development.
 - Continue V.E. efforts.
 - Begin user group reviews.
 - M & E systems evaluation.
 - Complete detailed D.D. phase schedule.
- Week of September 8
- Continue user reviews.
 - Continue V.E. efforts.
 - Large scale building studies.
 - Building sections.
 - Temporary parking facilities for students.
- Week of September 15
- Start structural detail concepts.
 - Continue V.E. efforts.
 - Continue user group reviews.
 - Set up site offices.

Action Plan - Sixty Day Look Ahead (continued)

Week of September 22

- Continue D.D. Plans.
- Continue user group reviews.
- Refine elevation studies.
- Develop wall sections.
- Start to define bid packages.

Week of September 29

- Continue D.D. Planning.
- Continue user reviews.
- Integrate materials handling syst.
- Start to develop General Conditions.

ACTION PLAN - PAST THIRTY DAYS

Week of June 30

- The work week was shortened by the 4th of July holiday. The planning team continued review meetings with the user groups. The schedule of events concerning the development of the Certificate of Need Application was finalized and distributed by the University.

The Team Meeting primarily dealt with the link analysis prepared in June.

The Building Advisory Committee heard reports from RDA on the Dietary, Materials Management and C.O.N. efforts. E/HOK updated the group on their C.O.N. efforts, the schematic design efforts and on establishing review procedures with the University. The oxygen tank, River Road traffic, curb cuts on River Road appear to be the potential issues that are being dealt with between the University and the Park Board. Unit 'F' was reported to be complete on January 1, sufficient enough to allow the School of Nursing to move from its Powell Hall location. G-M reported on the site utilization study in progress. Impact of the new project on the campus traffic was discussed. The Wind Analysis consultant was discussed for receiving additional proposals. The apartment house purchase was scheduled for the Board of Regents approval in July. The decision concerning exterior materials rests with the Building Advisory Committee.

Week of July 7

- Intensive efforts continued to complete the schematic plan documentation. The estimators and designers met to discuss the estimating schedule, the contents of the documents to be received, and the structural systems being considered. The Schedule of Events dated July 10, 1980 was developed to conclude the Schematic Design Phase and initiate the Design Development Phase of the project.

Action Plan - Past Thirty Days (Continued)

A meeting was held with the University code officials to bring them up to date with the project. E/HOK's memo dated July 11, 1980, summarizes the meeting.

The first draft of the C.O.N. was distributed for the team's comments the following week. The first schematic plans were issued for the estimators to start their square footage analysis.

The team meeting dealt with the schedule of events noted above. Discussion developed around the pros and cons of the design development being carried out concurrently for both new and renovated space.

The Building Advisory Committee was updated on the design efforts and the possibility of the Radiation Therapy changing levels. G-M presented the schedule to complete the schematic plan estimate. The M & E systems for all of Mayo was discussed and resolved that only the work in the vicinity of the renovation would be dealt with in this project. Other M & E needs must come from other projects and needs. G-M again stressed the need for a decision on the site utilization office.

Week of July 14

- The first draft of the C.O.N. was reviewed by the team members and comments were returned. E/HOK held a review session of the design progress introducing a curved south facade to the building.

A joint meeting with E/HOK, G-M and the Physical Plant Engineers brought the University Engineers up to date with the project. The meeting brought up several issues enumerated in E/HOK's memo dated July 18, 1980. A meeting was held similar to the meeting with the Physical Plant Engineers with the fire department staff and University code staff to receive input into the design process. The team meeting revolved around certain questions concerning programmed locations as well as the feasibility of certain links.

Action Plan - Past Thirty Days (continued)

The Building Advisory Committee's report from RDA included an update on the nutrition and material consultants. E/HOK pointed out the need for an elevator vertical transportation study. G-M's report indicated that quantity survey had begun this week on the new building work.

Week of July 21

-Final documentation of the schematic plans continued in full swing as did the quantity survey estimating effort. The outline specification was completed and reviewed. Current price indexes were developed according to the outline specifications. E/HOK, G-M and University engineers met to update and resolve the issues raised at the previous meetings.

Intensive detailed scheduling between design and estimating efforts initiated the completion of the schematic plan estimate for August 19, 1980. The design development phase schedule effort was set for the week of August 18, 1980 to avoid conflict with the C.O.N., Design documentations and estimating efforts in progress.

The team meeting concerned itself with the current schedule for estimating and graphics. Project team communication and responsibility was discussed with the need for further attention to keep the project moving at its rapid pace.

Several meetings were held concerning the site utilization but without closure to the issue. Many concerns pertaining to the adjacent housing and its traffic were dealt with.

Week of July 28

-The estimators continued their quantity survey and the designers continued the schematic plans. The team was scheduled to review the second draft of the C.O.N. but will review the final draft the first week in August instead.

Another site utilization plan was presented for ratification of the understanding by the housing department.

Action Plan - Past Thirty Days (continued)

The team meeting identified questions of square footage to be included in Masonic and Children's Hospital for this project. Pressure's for additional space in 'J' have been heard and will be dealt with on an individual basis in that the perimeter of the building is now fixed. The square footage of the vacated space in Mayo will be identified and quantified after the schematic plan estimate is complete. The Building Advisory Committee received an update from E/HOK on design efforts, various meetings, and delivery of the schematic plan estimate. G-M reported that the schematic plan estimate would still be August 19, 1980. Mr. Dickler updated the group on C.O.N. progress for completion August 15, 1980 and submittal pending the outcome of the August 19, 1980 estimate.

DESIGN PROGRESS REPORT

The month of July proceeded as a continuation of the many departmental meetings that had begun in June. Concern develops over the location of Therapeutic Radiology. The construction team suggests that possible reductions to construction time and perhaps project cost may be gained if this department is relocated to level 1 in lieu of 01. The Radiology department however, points out that for clearly identifiable patient circulation routing and privacy for Therapeutic Radiology from materials handling, they prefer to remain on level 01. By the end of this month, after several meetings and efforts by the project team to resolve the matter, the architects are directed by Mr. Dickler to leave Therapeutic Radiology on level 01 as had been approved by the hospital during the master zoning effort.

There have been several separate meetings held this month with key people and groups to introduce and to review the potentials of the project:

a) Met with University fire safety officials (Russ Smith, Ron Holden, Don Herron) to review exiting and fire safety for occupants of new facility.

b) A final schematic design meeting with Messrs Obata, Hewitt and Dickler to discuss and resolve any last minute issues of concern to the project, prior to final completion and documentation of schematics.

c) The architects met with Al Eilers to review information to be included in our outline specification which will be a part of the schematic design package. Al identified for us, the standards of quality of materials and their uses as required by the University.

d) Two (2) meetings were held this month with University engineering department to orient them to project and also to answer questions generated by Ellerbe/HOK engineering staff.

e) We also reviewed the project this month with the Minneapolis fire marshal, looking for any input or corrective comments he would make in regard to new or renovated work.

The Architects continued their efforts this month in support of development of Certificate of Need documents. We have been part of the team reviewing the first and final drafts of the written C.O.N. report and have also been heavily involved in revising the Block Schematic drawings to reflect the present day schematic planning. This corrective work to the C.O.N.

drawings will affect our ability to complete our schematic design documents on the date we had intended, but should cause a "slip" of no more than a few days. Our schematic design package has been developed to a much higher degree of completion and refinement than is normal at this stage of architectural planning and design. This increased degree of completion is beneficial to all concerned, especially to the project cost estimating efforts.

In order to meet future schedule milestones, we intend to progress directly into the design development phase immediately following the completion of the schematic design.

BUDGET CONTROL REPORT

The Block Schematic Estimate indicated the project to be \$232,350,000.00. This is the amount that has been utilized in the C.O.N. documents.

The \$232,350,000.00 will be utilized in the C.O.N. application unless the Schematic Plan Estimate of August 19, 1980 is substantially or uncomfortably different. A decision will be made on August 19, 1980 if a different project cost will be utilized.

SCHEDULE REPORT

The project is on the schedule developed in January. Certain departments were not resolved in accordance with the schedule causing adjustments in subsequent events to stay on schedule.

The Schedule of Events, dated July 10, 1980, indicate the C.O.N. to be submitted August 15, 1980. The submittal will not occur until the estimate is complete on August 19, 1980.

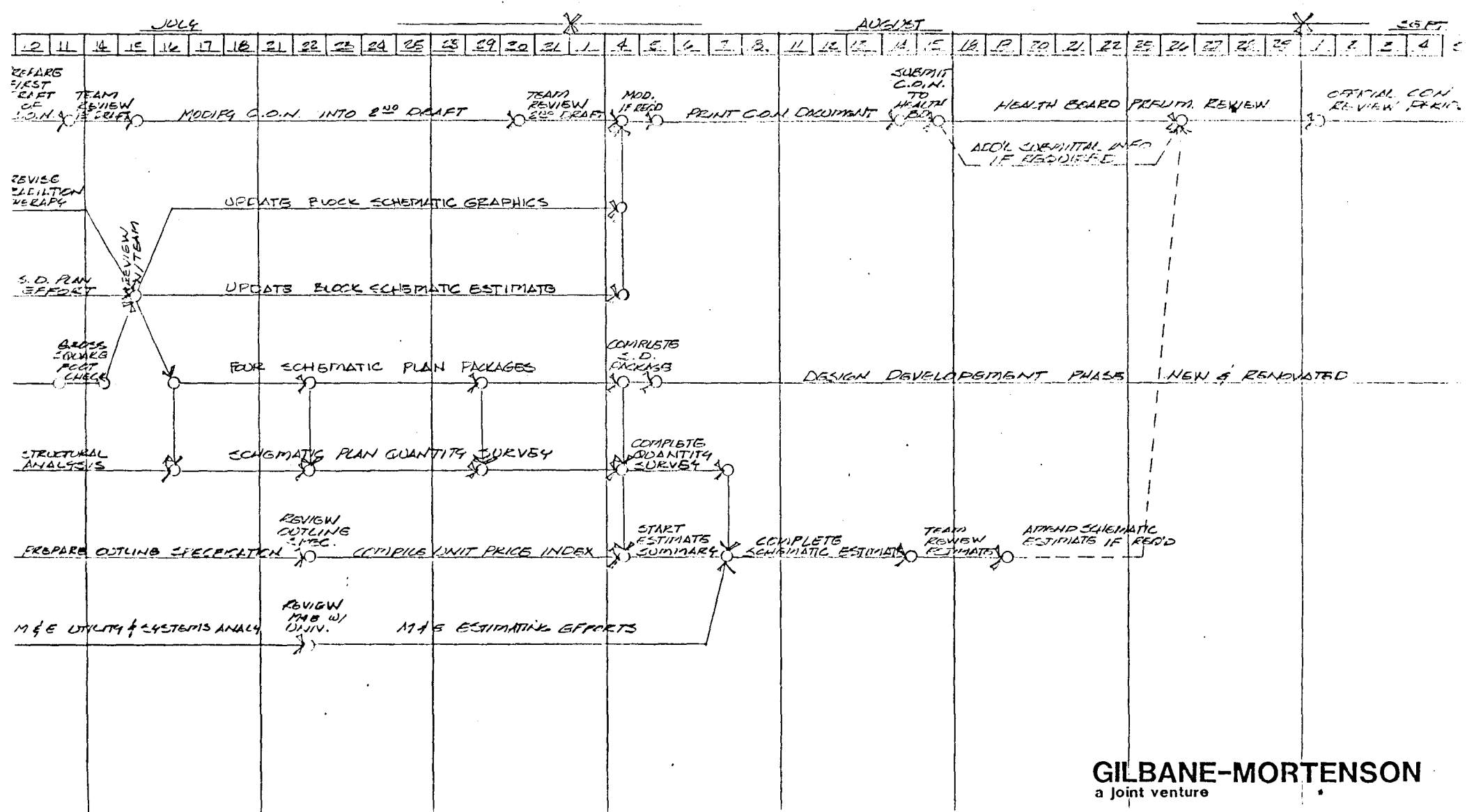
A detailed Design Development Phase Schedule will be developed starting the week of August 18, 1980. Currently, Design Development is scheduled to overlap with contract documents and complete March 1, 1981.

UNIVERSITY of MINNESOTA

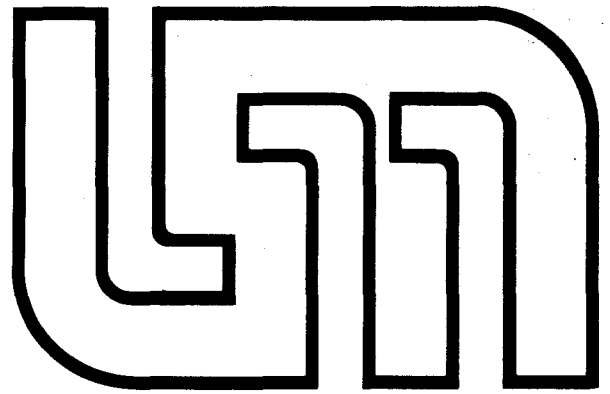
UHRP 297-79-0469

SCHEDULE of EVENTS

JULY 10, 1980



SEP 26 1980



University of Minnesota

University Hospitals Renewal Project

297-79-0469

August 1980

**ELLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON**

**ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS**

MONTHLY REPORT: NUMBER SEVEN
August 1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	1
C. Action Plan - Thirty Day Look Ahead	1
D. Action Plan - Past Thirty Days	3
E. Design Progress Report	2
F. Construction Progress Report	N/A
G. Budget Control Report	1
H. Schedule Report	1
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	N/A

NARRATIVE REPORT

The Schematic Design Phase is complete. Design Development was allowed to begin on schedule. Design Development was scheduled in March of 1980 to complete March 1, 1981. The detailed Design Development schedule will determine if it is possible or even necessary to complete the D.D. phase by March 1, 1981.

The project area grew from the Block Schematics by 35,480 square feet of new construction and 19,189 square feet of renovated space. The Estimated Project Cost grew from the Block Schematic Estimate by \$1,171,700.00

The Certificate of Need Application has been submitted. Final ratification of the project is scheduled and anticipated about January 1, 1981.

ISSUES/PROBLEMS

A. Current Issues

1. The identification of tasks such as site mobilization, services relocation, traffic routing, etc., have been raised but no clear vehicle to resolve this type of issue seems to exist.

The University is in process of identifying a means of tracking this type of issue. Close coordination between the Project Team and the University Networks will be essential to maintain the anticipated schedule.

2. The Certificate of Need Application utilized the Block Schematic Estimate amount approximated at \$232,500,000.00. The Schematic Plan Estimate considered more architectural gross square footage for an Estimated Project Cost of \$233,525,700.00, or an approximate \$1.2 million dollar increase.

B. Update on Issues from Last Month

1. The resolution as to the ultimate location of Radiation Therapy is scheduled for the 3rd week in September.
2. We are not aware of any additional square footage requirements that have not been accomodated in the Schematic Plans.

C. Unresolved Problems

We are not aware of any unresolved problems that do not have a plan for resolution.

ACTION PLAN - THIRTY DAY LOOK AHEAD

Week of September 1

- Labor Day observed.
- Start C.O.N. approval period.
- Continue D.D. plan development.
- Continue V.E. efforts.
- M & E systems evaluation.
- Continue detailed D.D. phase schedule.

Week of September 8

- Begin user group reviews.
- Continue V.E. efforts.
- Large scale building studies.
- Start building sections.
- Construct temporary parking facilities for students.
- Radiation Therapy locations study/ decision

Week of September 15

- Start structural detail concepts.
- Continue V.E. efforts.
- Continue user group reviews.
- Update drawings for group reviews.
- Continue D.D. phase schedule.
- Continue temporary parking relocation.
- Start contract document phase schedule.

Week of September 22

- Continue C.D. phase schedule.
- Continue D.D. plan development.
- Continue user group reviews.
- Refine elevation studies.
- Develop wall sections.
- Start to define bid packages.

Week of September 29

- Continue D.D. planning.
- Continue user reviews.
- Integrate materials handling system.
- Start to develop General Conditions.
- Continue C.D. phase schedule.

Week of October 5

- G-M start site mobilization.
- Start utilizing automated schedule.

ACTION PLAN - PAST THIRTY DAYS

Week of August 4, 1980

- E/HOK completed the schematic plan documents for estimating purposes.
- G-M continued the schematic plan estimate efforts.
- The User Group Meetings completed their schematic phase activities.
- The regularly scheduled Team and Building Committee meetings were canceled.
- The team reviewed the last draft of the C.O.N. document.
- Extensive effort was expended by E/HOK to produce the graphics for the C.O.N. document.

Week of August 11, 1980

- E/HOK concentrated on producing the final Schematic Plans and outline specifications.
- G-M finalized the Schematic Plan estimate and reviewed the estimate with the team.
- The regularly scheduled Team Meeting dealt with;
 - . Receiving the draft copy of the Environmental Impact Statement for review of the team.
 - . G-M distributed the updated site utilization sketches. The site work for the parking lot would be performed by the University in September.
 - . Established the D.D. scheduling activities.
 - . Resolved the team meetings to be at 9:30 in lieu of 8:30.
 - . Established the Schematic Plan Estimate review events.
 - . G-M & E/HOK requested 2 copies of the current University General Conditions and Specifications for first bid package about the first of the year.
 - . Identified the oxygen tank at the Southwest corner of Masonic as an early work item as well as fire hydrants, etc.
 - . The apartment building purchase is to be presented to the Board of Regents in their September meeting.

Action Plan - Past Thirty Days (continued)

- Week of August 11, 1980 (con't) - The Building Advisory meeting dealt with:
- . E/HOK's report on delivery of the Schematic Plan Documents on August 15, 1980. The documents would need to be reviewed by the Hospital Planning Office as well as departmental personnel. A note was made to review the distilled water systems by the University prior to completing the Contract Documents.
 - . G-M's report indicated the Schematic Plan Estimate would be complete for the team review on August 15, 1980 in lieu of August 19, 1980 as previously scheduled. The Design Development Phase Schedule was reported to start the following week.
 - . Mr. Petrykowski was to pursue the provision of oxygen and natural gas services to Masonic Hospital.
 - . Investigation of site utilities could occur after the apartment building purchase was finalized.
 - . Mr. Eilers would make contact to arrange for the team parking in the Masonic/Powell lot.
 - . The University would start construction of the dormitory parking lot after September 1, 1980. The University Engineering department would provide the estimate of costs to the Hospital.
 - . The Wind Study Consultant Proposals have been issued.
 - . The site work will be reviewed with the park board by the University.

Week of August 18, 1980

- G-M provided the formal Schematic Plan Estimate.
- The C.O.N. document was submitted.
- E/HOK and G-M spent the entire week developing the Design Development phase schedule.
- No Team Meeting was held due to scheduling and vacation activities.
- No Building Advisory Committee Meeting was held.

Action Plan - Past Thirty Days (continued)

Week of August 25, 1980

- E/HOK made preparation for the design development 1/8" scale drawings.
- E/HOK and G-M spent the entire week developing the Design Development phase schedule.
- No Team meeting was held.
- No Building Advisory Committee meeting was held.

DESIGN PROGRESS REPORT

E/HOK

This month was spent in final meetings with several of the hospital departments to determine planning conclusions allowing closure on the Schematic Design phase. Final documentation began around the first of the month, with submittal of six (6) sets of full size drawing reproductions and six (6) sets of outline specifications turned over to the University (Clint Hewitt) on Friday, August 15, 1980. This fulfilled our contractual obligations and set the stage to complete additional graphic modifications and subsequent full scale printing and distribution to the hospital planning group, Robert Douglass Associates, Gilbane/Mortenson, etc.

Immediately upon completion of Schematic submittals, we began planning our tasks for the Design Development phase. Several meetings were held with Gilbane/Mortenson in an effort to outline the many and various steps to be accomplished during Design Development. These meetings included all disciplines of the design team and the information thus gathered hopefully can be charted into a satisfactory schedule that all will be able to follow right on into Contract Documents.

BUDGET CONTROL REPORT

The August 19, 1980 Schematic Plan Estimates indicate an estimated Project Cost of Two Hundred Thirty Three Million Five Hundred Twenty Five Thousand Seven Hundred Dollars (\$233,525,700.00).

The following delineates the historical cost comparrisons:

	<u>Schematic Plan</u> <u>August 19, 1980</u>	<u>Block Schematic</u> <u>May 20, 1980</u>	<u>Program</u> <u>March 26, 1980</u>
<u>Estimated Costs</u>			
New Construction	\$118,773,900.00	\$123,210,535.00	\$117,613,000.00
Renovation	\$ 45,609,800.00	\$ 39,436,465.00	\$ 42,020,000.00
Subtotal	<u>\$164,383,700.00</u>	<u>\$162,647,000.00</u>	<u>\$159,633,000.00</u>
Non-Building	\$ 69,142,000.00	\$ 69,707,000.00	\$ 69,434,000.00
Total	<u>\$233,525,700.00</u>	<u>\$232,354,000.00</u>	<u>\$229,067,000.00</u>

Square Footage (Architectural Gross)

New Construction	775,479 S.F.	739,999 S.F.	725,090 S.F.
Renovations	337,774 S.F.	356,963 S.F.	336,960 S.F.

Escalation

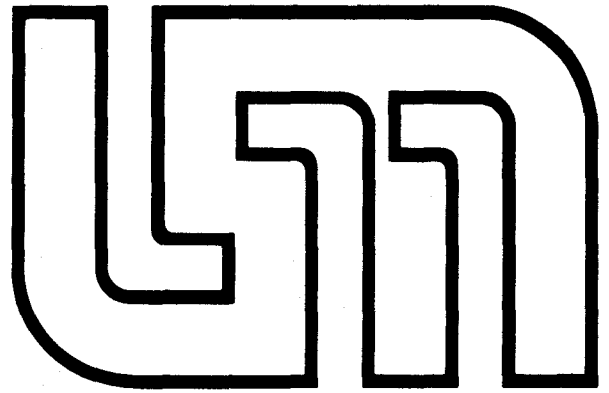
1980	15%	15%	15%
1981	12%	12%	12%
1982	10%	10%	10%
1983	8%	8%	8%
1984	8%	8%	8%
1985	8%	8%	8%

SCHEDULE REPORT

The Certificate of Need Application, the completion of the Schematic Design Phase and the Schematic Plan Estimate were all completed in August as originally scheduled.

The project's schedule will increase in intensity of activities throughout the Design Development, Contract Document and Construction phases of the project. The Design Development Phase Schedule is being automated on a Critical Path Network and has in excess of 1600 design activities alone!

The Contract Document Schedule and a first cut at the Construction Phase Schedule will be developed in September and early October to determine their inter-relationships with the current Design Development Phase.



University of Minnesota

University Hospitals Renewal Project

297-79-0469



September 1980

**ELLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON**

**ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS**

MONTHLY REPORT: NUMBER EIGHT
SEPTEMBER 1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	2
C. Action Plan - Sixty Day Look Ahead	2
D. Action Plan - Past Thirty Days	4
E. Design Progress Report	2
F. Construction Progress Report	N/A
G. Budget Control Report	1
H. Schedule Report	1
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	N/A

NARRATIVE REPORT

The Automated Design Development Phase schedule indicates problems in completing the D.D. phase by March 1, 1981 in accordance with a bar chart manual schedule developed in March 1980. The project team is determining adjustments to the logic to maintain the start of demolition and construction as originally scheduled.

Extensive efforts are being spent in evaluating the Schematic Plan documents in terms of the program requirements. This process will continue thru the initial stages of the Design Development Phase. Numerous cost studies are being prepared to respond to both Certificate of Need and Design issues.

The Certificate of Need review is in process with weekly hearings with the Health Board Project Review Committee.

ISSUES/PROBLEMS

A. Current Issues

1. Design/program issues surfaced in September are:
 - . Nutrition schematic plans
 - . Alteration of existing tunnel to B/C
 - . Inclusion of two story space, floors 3 and 4
 - . Aerial bridge on floor 5, J to Mayo
 - . Potential for vibration of mechanical systems on floor 6 and their impact on OR's
 - . Alteration of bed count and mix of single/doubles on bed modules
 - . Location of fire fighter stairway and fire control center
 - . Access to Masonic alley following stairway construction
 - . Use of existing rooms versus renovation of space in Mayo and resulting square footage/cost implications
 - . Process for addressing program net to schematic net square footage

2. Team Identified issues are:
 - . Scope reduction/cost saving potentials
 - . Other consultants interface/timing
 - . Pre construction issues
 - . Health Board potentials

ISSUES/PROBLEMS (Continued)

B. Update on Last Months Issues

1. The formal and informal communication networks are being solidified. Without contract definition of responsibility for all consultants/disciplines, certain hesitance exists with the University and Consultant staffs.
2. The C.O.N. progress has been reported to be on schedule and without major program issues arising. The financial issue of the C.O.N. project budget varying from the schematic estimate still exists.

ACTION PLAN - SIXTY DAY LOOK AHEAD

Week of September 29, 1980

- C.O.N. review process.
- Refine Nursing floors @ 1/16" scale.
- Start 1/8" studies of Nursing floors.
- Refine design grid lines.
- View D.D. phase schedule.
- Provide input for C.D. phase schedule.
- Identify budget cut potential.
- Continue Group I meetings

Week of October 6, 1980

- Design progress evaluation with design principles.
- Continue D.D. phase schedule evaluation
- Analysis of energy conservation option.
- Evaluate temporary utility relocation.
- Estimate budget cuts.
- Analyze Energy Generator Systems.
- C.O.N. review process.
- Analyzing structural system.

Week of October 13, 1980

- Begin Group I second round meetings.
- Begin Group II meetings
- Site development design coordination.
- C.O.N. approval process.
- Begin collection of room data sheets from user groups.
- Identify structural soil test boring location.
- 1/8" scale studies on level 2 and 4.
- 1/8" scale studies of level 1.
- Evaluate utilities/tunnel to B/C.
- Continue group I and II meetings.

Week of October 20, 1980

- Continue C.O.N. Review process.
- Begin final 1/8" layouts of Group I departments.
- Continue Group II meetings.
- Start Group II 1/8" scale studies.
- Continue exterior elevation studies.
- Engineering tour of facilities.
- Refining M & E shaft requirements/location.
- Develop chiller layout
- Develop fire management and building automation system.
- Establish cooling tower requirements.
- Determine transformer location.
- Explore framing conditions on upper level.
- Develop mock up plans.

ACTION PLAN - SIXTY DAY LOOK AHEAD (Continued)

Week of October 27, 1980

- Continue C.O.N. review process.
- Study alternate structural systems.
- Continue 1/8" drawings Group I areas.
- Begin fenestration type studies.
- Finalize tunnel locations.
- Complete mock up plans.
- Start preliminary plumbing riser designs.
- Continue schedule development.

Week of November 3, 1980

- Preliminary mock up structure.
- Modify mock up drawings.
- Begin 1/8" scale studies for Group II.
- Start second meetings for Group II.
- Continue exterior studies.

Week of November 10, 1980

- Continue C.O.N. approval process.
- Start mock up construction.
- Finalize sprinkler/detection areas.
- Evaluating structural systems estimates.
- Continue 1/16" models study.
- Continue interior finish criteria.
- Continue User Group Meetings.

Week of November 17, 1980

- Continue C.O.N. approval process.
- Finalize structural systems selection.
- Begin Group III meetings.
- Continue 1/8" studies Group II.
- Continuing Group I meeting
- 1/4" plan studies.

Week of November 24, 1980

- Thanksgiving observed
- Start 1/8" studies Group III.
- Continue Group II 1/8" studies.
- Continue Group I 1/8" studies.
- Exterior model studies.

ACTION PLAN - PAST THIRTY DAYS

Week of September 1, 1980

- Labor Day Holiday was observed.
- The Team Meeting items discussed:
 - . Decision to delay D.D. for renovation until after C.O.N. and Legislative actions.
 - . Established cycle for User Group Meetings.
 - . The Materials Management and Food Service reports were to be available.
- The Building Advisory Committee dealt with:
 - . Update from RDA on C.O.N. work, and Material Service Consultants, and Dietary Consultants.
 - . Update from E/HOK on S.D. phase activities, wind analysis, SEMPAC open house.
 - . Update from G-M on Radiation Therapy alternative locations, Powell Hall demolition issues, early construction issues, scheduling activities, and the G-M mobilization to the site.
 - . Update from Mr. Dickler on C.O.N. review process, Senate Finance Committee Education Division Meeting, and the Board of Governors direction that a worst case Financial Scenario be pursued.
- The D.D. Schedule was being developed.
- C.O.N. application was being reviewed.

Week of September 8, 1980

- The team held a D.D. Scheduling Meeting at G-M to bring planning group up-to-date on the project schedules.
- Another Team D.D. Scheduling Meeting was held at G-M to discuss:
 - . Starting time of D.D.
 - . Finishing S.D. Phase.
 - . Sequence for review with departments.
 - . User group alignment.
 - . Completion of the D.D. Phase.
 - . Establish content of D.D. Meetings
 - . Review of S.D. in renovated spaces with user groups.
 - . Radiation Therapy location.
 - . Sequence and priority user group meetings.

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of September 8, 1980
(continued)

- G-M presented estimate on Radiation Therapy alternative locations.
- No Team or Building Advisory Meetings.

Week of September 15, 1980

- G-M started establishing alignment of Bid Packages.
- Initial meetings with G-M and E/HOK to establish the C.D. phase schedule were held.
- G-M presented cost estimate on elevator deduct.
- The Team Meeting dealt with:
 - . Alternate locations of Radiation Therapy.
 - . Existing angled link at Level 1.
- The Building Advisory Committee dealt with:
 - . E/HOK update on square footage analysis between program and schematic drawings with the Hospital Planning Group, the numbers of elevators proposed by the Hospital, coordinating CHI and SDI as well as other consultants.
- G-M update on pre construction activities, D.D. phase scheduling, C.D. phase scheduling.
- Other discussions were held on a emergency water system, K/E chillers, C.O.N. process and on mock ups for the "J" project.

Week of September 22, 1980

- G-M presented a list of early construction planning issues to University Engineering for consideration.
- Hospital Facilities presented a list of designs/program issues to the Team for consideration.
- The first automated D.D. Phase Schedule was run and provided to E/HOK for review.
- The Team met to respond to the Health Boards request on increasing Neonatal ICU beds.
- In lieu of the Team Meeting, University of Minnesota Engineering met with E/HOK and G-M to discuss:

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of September 22, 1980
(continued)

- . Design activities/documents to date.
- . Project schedule.
- . Establish a document review procedure.
- . G-M pre construction issue letter.
- G-M and E/HOK met concerning scheduling the C.D. phase.

Week of September 29, 1980

- Hospital Facilities issued an outline schedule to the User Group department heads.
- G-M prepared a preliminary structural frame cost analysis for the Structural Engineers.
- E/HOK held a meeting with University Plant Engineering for a schematic review.
- E/HOK and G-M met with Al Eilers and the Structural Engineers to outline the preliminary early construction and demolition schedule.
- G-M prepared a schedule of values/cash flow projection for the University insurance carriers.
- A budget cut workshop was held to identify potential scope reduction items with E/HOK, Hospital Facilities office, RDA and G-M/
- The Team Meeting dealt with:
 - . The \$15,000,000. potential cut list.
 - . Radiation Therapy approved on Level 1.
 - . Full service station lab on Level 6.
 - . EMG on Level 2
 - . Program/S.D. net square foot analysis
 - . Group I and II scheduling activities.
 - . 4th floor B.C. mock up space.
 - . Neonatal ICU expansion
 - . Hospital boiler vs central University steam.
- The Building Advisory dealt with:
 - . E/HOK update on meetings with University Engineering and State Department of Health.

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of September 29, 1980
(continued)

- . G-M update on scheduling activities and front end documents for bid packages.
- . Other discussion held on the mock up rooms procedure, Powell Hall Material Salvage, and emergency water source.
- The full team met to discuss design issues enumerated in the Hospital Facilities office memo of September 23, 1980.

DESIGN PROGRESS REPORT.

E/HOK

September has seen the architects and engineers going through an effort of re-thinking and reviewing the Schematic Design documents. Along with the hospital planning group and the construction managers, we have found several issues and areas of the building that warrant a "second look" before proceeding further with Design Development. Other tasks this month have included a reassessment and evaluation of our staffing and/or consultant needs. The potential need for external expertise in the fields of vibration/acoustics and lighting design are just two of several disciplines which will be vital to the development of this project.

At mid-month, we had the first meeting with Gilbane/Mortenson to begin discussion of tasks required to do Construction Documents. This process was a continuation of the Design Development scheduling effort.

An "Open House" was held at the architects' office on the evening of September 23, 1980 for the purpose of exposing the project to the various community committees which make up the SEMPACC group. Our doors were "open" from 4:00 to 7:00 p.m. that evening, and it is hoped that those who participated were favorably impressed and convinced that the new project would not in any way severely impact their neighborhoods.

Late in the month, several meetings were held with the "University Engineers" group to review Schematic Design and also to maintain a critically necessary dialogue with them which is most important through the duration of this project. One of the most significant and important aspects resulting from these meetings was the identification of Dave Kerkow as the team leader and coordinator for this group. Dave will be a valuable addition to the team, and will allow us all a central source for questions/concerns/information when dealing with issues involving University Plant Management.

Other meetings this month included a Fire Management session with University code people coupled with a preliminary review of the project with a representative from the State Board of Health. It was interesting to note that the Health Board could not give us any official comments until after approval of the Certificate of Need. It was good to get their viewpoint and comments however, and should help to direct us in our efforts to continue development of the project.

BUDGET CONTROL REPORT

The cost estimators have been developing "what if" estimates to accomodate Certificate of Need and design issues.

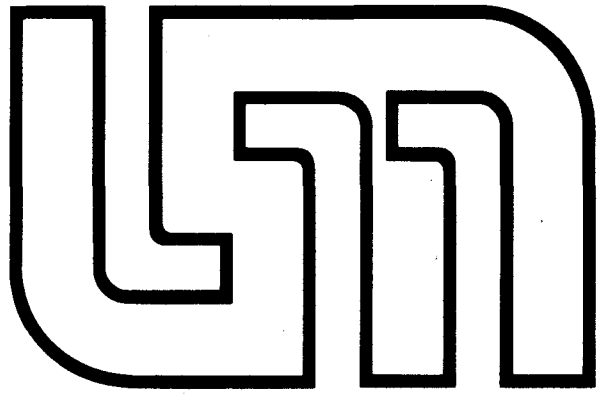
The estimated project cost from the Schematic Plan Estimate has not been changed by the numerous above cost studies. The Schematic Plan Estimate indicated an estimated \$233,525,700.00 project cost.

SCHEDULE REPORT

The automated Design Development Phase schedule indicates completion of the D.D. phase July 24, 1981. The schedule of Events revised March 19, 1980 indicated a March 1, 1981 completion for the Design Development Phase.

It is reasonable that not all of the Design Development Activities need to be complete by March 1, 1981 to maintain a July 1981 construction start. The team is in the process of evaluating the critical items necessary to allow the demolition and construction activities to proceed uninterrupted as originally scheduled.

It is also reasonable that the D.D. process for new construction will complete somewhat prior to the July 1981 date. The finite detail of task identification along with somewhat excessive durations for each task extend the automated schedule beyond what seems reasonable.



University of Minnesota

University Hospitals Renewal Project

297-79-0469



October 1980

ELLERBE/HELLMUTH, OBATA & KASSABAUM
ROBERT DOUGLASS ASSOCIATES
GILBANE/MORTENSON

ARCHITECTS/ENGINEERS
HOSPITAL CONSULTANTS
CONSTRUCTION MANAGERS

MONTHLY REPORT: NUMBER NINE
OCTOBER 1980

UNIVERSITY OF MINNESOTA
UNIVERSITY HOSPITALS
RENEWAL PROJECT

PROJECT NO. 297-79-0469

<u>Contents</u>	<u>Pages</u>
A. Narrative Report	1
B. Issues/Problems	2
C. Action Plan - Sixty Day Look Ahead	2
D. Action Plan - Past Thirty Days	4
E. Design Progress Report	3
F. Construction Progress Report	N/A
G. Budget Control Report	3
H. Schedule Report	2
I. Financial Report	N/A
J. Purchasing Report	N/A
K. Owner Status Report	N/A
L. Appendices	N/A
List of Planning Representatives	5

NARRATIVE REPORT

The team has struggled in identifying means of maintaining the original intended schedule. The accomplishments necessary to allow construction to begin July 1, 1981 appear possible to meet.

Outside complication to assuring a July 1, 1981 construction start stems from the uncertainty of the C.O.N. and legislative review processes. Start of salvage of materials and demolition may be delayed until after the legislative review is complete. The design process may be constrained by the C.O.N. review requirements.

ISSUES/PROBLEMS

A. Current Issues

1. Elevator requirements for Unit "J" and Masonic
2. Certificate of need issues
3. No strike clause
4. Emergency fire and domestic deep well
5. D.D. Phase schedule/review meeting status
6. Vacating Essex Street by City
7. Powell Hall material salvage
8. Demolition start/Legislative approval
9. Fire management/building automation systems
10. Mock-up space and construction

B. Update on last months issues

- . Nutrition schematic plans:
Resolution thru D.D. Phase activities
- . Alteration of existing tunnel to B/C:
Additional complications due to previous planning
for transportation system. No resolution yet
- . Inclusion of two story space, floors 3 and 4:
No further action taken
- . Aerial bridge on floor 5, J to Mayo:
Further design considerations on level 5 renovated
Mayo necessary
- . Potential for vibration of mechanical systems on
floor 6 and their impact on OR's:
The Structural Engineers will consider
- . Alteration of bed count and mix of single/doubles on
bed modules:
Will evolve out of C.O.N. and D.D. Phase activities

ISSUES/PROBLEMS (Continued)

- . Location of fire fighter stairway and fire control center:
Mr. Dickler will coordinate with necessary concerned parties
- . Access to Masonic alley following stairway construction:
Resolution thru design process concerning site planning
- . Use of existing rooms versus renovation of space in Mayo and resulting square footage/cost implications:
Will evolve with renovation design development process.
- . Process for addressing program net to schematic net square footage:
Evolving with D.D. plan reviews
- . Scope reduction/cost saving potential:
Dependent on C.O.N. and Legislating review requirements.
- . Other consultants interface/timing:
In process, no final resolution
- . Pre construction issues:
In process, no final resolution
- . Health Board potentials:
In process, no resolution

ACTION PLAN - SIXTY DAY LOOK AHEAD

- Week of November 3, 1980
- Continue exterior studies as plans continue to refine
 - Continue to develop M & E shafts in plan development
 - Continue Group I and II user group review meetings
 - Evaluate alternative structural systems design
 - C.O.N. review process
 - Issue request for proposal for soils investigation
- Week of November 10, 1980
- Review proposals for soils investigation
 - Continue C.O.N. approval process
 - Price alternate structural systems
 - Continue Group I and II user group review meetings
 - Continue D.D. and early C.D. scheduling activities
- Week of November 17, 1980
- Continue C.O.N. review process
 - Price and evaluate alternative structural systems
 - Finalize elevator requirements
 - Continue Group I and II user group review meetings
 - Initiate mock up drawings
- Week of November 24, 1980
- Thanksgiving observed
 - Present structural systems for University/Hospital selection
 - Continue exterior materials study
 - Begin Group III user group review meetings
 - Initiate C.D. package for demolition
- Week of December 1, 1980
- Receive directive from University/Hospital concerning structural systems selection
 - Continue 1/8" scale partition layout
 - Continue Group I, II and III user group meetings
 - Continue exterior elevator studies
 - Continue room name/number assignments
 - Design Director project review
 - Initiate casework/millwork design

ACTION PLAN - SIXTY DAY LOOK AHEAD (Continued)

Week of December 8, 1980

- Continue 1/8" scale partition studies
- Continue room name/number assignments
- Continue Mechanical and Electrical system studies
- Continue casework/millwork design
- Complete exterior elevation studies and propose material usages
- Continue interior elevation studies
- Develop demolition contract drawings
- Refine structural D.D. drawings
- Continue user group reviews

Week of December 15, 1980

- Complete 1/8" scale partition studies
- Continue Mechanical and Electrical systems studies
- Continue casework/millwork design
- Evaluate constructability and estimate exterior material alternatives
- Continue interior elevation studies and building sections
- Continue demolition contract drawings
- Continue user group review

Week of December 22, 1980

- Christmas Holidays observed
- Minor 1/8" scale plan modification
- Continue Mechanical and Electrical systems studies
- Continue casework/millwork design
- Continue exterior materials estimate
- Continue interior elevation studies
- Continue demolition contract drawings
- Continue user group reviews

Week of December 29, 1980

- New Year's Holiday observed
- Minor 1/8" scale plan modification
- Continue Mechanical and Electrical systems design
- Room data sheet information 95% complete
- Continue exterior materials estimate
- Continue D.D. structural estimate
- Complete D.D. for structural systems
- Complete demolition contract documents
- Continue user group review

ACTION PLAN - PAST THIRTY DAYS

Week of October 6, 1980

- G-M received approval and moved the first mobil office unit to the site.
- G-M and E/HOK worked on both the D.D. and C.D. phase schedules.
- E/HOK designers worked with the design director to evaluate the exterior design and patient levels.
- The Structural Engineers established a preliminary structural concrete scheme for pricing.
- 1/8" scale planning continued.
- Design and cost evaluation of scope reduction items from the previous week.
- The Team Meeting dealt with:
 - . temporary and permanent site lighting
 - . G-M's site mobilization
 - . E/HOK's site prep drawings
 - . relocation of Masonic oxygen tank
 - . Health Board C.O.N. issues and schedule
 - . domestic and fire line well and pump
 - . project schedule
 - . mock ups
 - . scope reduction issues
 - . Unit "F" complete February 3, 1981
 - . Powell Hall demolition in March
- No Building Advisory Meeting held.

Week of October 13, 1980

- E/HOK and University Engineering met to review the schematic site plan with the Minneapolis Water Department.
- G-M priced deleting O.R. options.
- E/HOK developed soils investigation package.
- E/HOK returned automated D.D. schedule to G-M with comments.
- Room numbering drawings were submitted to the University for review.
- The Design Team participated in planning refinements on level 1, surgery and the bed modules.
- Introduce E/HOK Interior Designers into project.
- Structural studied adjusted S.D. plans for framing impact.

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of October 13, 1980
(continued)

- The Team Meeting dealt with:
 - . Al Eilers request that G-M recommend a position on a "no strike agreement"
 - . Materials Handling and Food Service Consultants
 - . Establishing an on going issues list
 - . E/HOK report on relocating utilities
 - . apartment building purchased
 - . demolition package scope
- The Building Advisory Committee dealt with:
 - . E/HOK's report on design activities
 - . G-M's report on defining the C M role with University Engineering, site mobilization, mock up proposal, estimating options and scheduling activities
 - . other discussions centered on Powell Hall material salvage, emergency deep well, and "no strike agreement"
 - . Bob Dickler's report pointed out that the apartment building purchase had been finalized, as well as an update on C.O.N. activities. Cost options were requested for C.O.N. consideration
 - . Paul Maupin stated that Nursing will move from Powell Hall to Unit F, late in December, 1980

Week of October 20, 1980

- The team met to update the D.D. phase schedule and to identify a means of keeping the project on schedule. E/HOK worked developing design activities while G-M developed early bid package/construction activity timing.
- G-M provided cost estimates concerning C.O.N. issues.
- G-M worked with the University in developing the project insurance program.
- The elevation grid lines were established.
- Level 2 User Group Meetings started.
- Surgery Task Force met with the designers.
- 1/8" scale studies included Neonatal I.C.U and lab areas.
- E/HOK received a directive from the University concerning elevator criteria.

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of October 20, 1980
(continued)

- Levels 1, 2, 5 and 6 drawings were in process of being updated from previous meetings.
- The Design Team initiated their floor plan status narrative.
- The Team Meeting dealt with:
 - . the University/Hospital proposal concerning elevators
 - . Health Board C.O.N. issues
 - . MIT commissioning to do wind analysis
 - . closing of the plaza between Mayo and Diehl
 - . Powell Hall residents relocation and material auction
 - . SDI and CHI's proposals and phase I reports
 - . User group meetings
 - . Masonic utilities
 - . E/HOK outline for a deep well/G-M pricing
 - . Fire Management Task Force Meeting
- No Building Advisory Committee Meeting held.
- G-M provided their proposal to construct the mock up space on a direct cost basis.
- G-M received, compiled, and forwarded competitive proposals on the C M office complex.
- G-M provided to the Architects/Engineers an outline of the early bid packages.
- G-M re-evaluated the start of demolition confirming March 1, 1981 as an optimum start date.
- E/HOK and G-M participated in a presentation of an alternate structural system for the project.

Week of October 27, 1980

- Architects and Engineers evaluated the vertical shaft requirements.
- 1/16" scale model was being developed.
- 1/8" drawings were being updated from design input.
- A time line was developed and proposed to the University for the selection of the structural system.

ACTION PLAN - PAST THIRTY DAYS (Continued)

Week of October 27, 1980
(continued)

- The Project Team Meeting dealt with:
 - . University review of site utilization with the Minneapolis Street and Traffic Department
 - . Health Board C.O.N. Review Committee preliminary recommendation
 - . soils investigation package
 - . conflict and establishment of the East property line
 - . schedule for selection of structural system
 - . upcoming meeting on quantity of elevators
 - . updated User Group review meetings
- The Building Advisory Committee dealt with
 - . E/HOK's report on:
 - . soils investigation package
 - . East property line establishment
 - . Otis elevator information
 - . D.D. phase scheduling efforts
 - . MIT wind study proposal
 - . G-M's report on:
 - . proposal to construct mock up
 - . proposal for C M office complex
 - . scheduling efforts
 - . structural system selections
 - . bid package outline
 - . demolition start date/salvage
 - . Bob Dickler's report on:
 - . preliminary recommendation from Health Board Review Committee
 - . Paul Maupin's concern on impact of straightening the K-E/BC tunnel
 - . Environmental Health and Safety's letter on the emergency well
 - . first cost and operating costs of a Hospital Contained Boiler
 - . Project Scope reduction estimate

DESIGN PROGRESS REPORT

E/HOK

Late last month, the architects (Ellerbe/HOK) received our Letter of Authorization from the University to proceed with the Design Development phase of the Renewal Project. This approval was eagerly received and appreciated by both firms.

Early in October we participated in two work sessions with the Hospital. One session attempted to identify potential cost reductions to the project in the range of fifteen million dollars (\$15,000,000.00). This may be necessary if the HSA were to approve the project but limit or reduce the budget. A list of options were identified, and associated savings were to be established by Gilbane/Mortenson. The second meeting, held the following day, was to review a list of 10 to 12 University issues/questions of concern to the design of the project. These were discussed and resolved satisfactorily.

A two (2) day work session was held in St. Louis to review and update Mr. Obata on the status of the project. He continues in his efforts to study and refine the exterior design and detailing of the building as dictated by the internal space planning.

An issue of building "AIR RIGHTS" infringement into the required construction setback as called for in the local zoning ordinance was discovered by the design team and presented to Clint Hewitt

for resolution. Clint felt there should be no problem however, as the University owned all properties adjacent to our site. He will confirm with the appropriate city officials and get back with us.

At mid-month, a group from the hospital representing the surgical department along with Ellerbe/HOK took a trip to Rochester, Minnesota to view the elaborate surgical suite at St. Mary's Hospital. The main element of interest to the group was the surgical procedure rooms utilizing the "laminar air flow" system for room decontamination. The system was explained and demonstrated to us quite clearly as was the entire suite. It was a most interesting and informative trip.

15 yrs
old.
denson
mm
New?

Another project issue this month receiving much interest and discussion, is the elevating requirement for the new project. The architects have participated in several sessions with elevator manufacturers' representatives and with the Hospital Planning Group in efforts to resolve the questions that exist in elevator quantity and criteria for the project. The closing of this month indicated that we were quite close to resolution of most questions from all concerned.

One final happening this month was the convening of the planning group representing the Hospital's Board of Governors at the offices of Ellerbe/HOK. The meeting allowed them to review the project first hand, see the model as it has been developed, and raise any questions that might be of concern to them at this time. I believe it was a very satisfactory session for all concerned.

BUDGET CONTROL REPORT

The estimated project cost from the Schematic Plan Estimate has not been changed by the several C.O.N. Budget Studies nor by Scope Reduction Studies.

A preliminary listing of bid packages was developed to optimize cost advantage and to evaluate upcoming market conditions.

The preliminary list indentified to date is:

Relocation of site utilities and temporary services

Demolition

Mass excavation/sheeting/shoring

Underpinning

Caissons

Substructure concrete with appropriate excavation
and fill

Strucutral steel - fabrication

Structural steel - erection and deck

Superstructure concrete

Precast concrete or masonry exterior/interior/paving

Waterproofing

Backfill and rough grade

Miscellaneous metals

Fireproofing

Fixed and vented sash

BUDGET CONTROL REPORT (Continued)

Store front, curtain wall, skylights, louvers
Caulking
Overhead doors
Metal soffits
Roofing and flashings
Drywall
Hollow metal frames, interior doors, hardware
Automatic door equipment (F & I)
Interior glass and glazing
Ceramic and quarry tile
Vinyl, carpet and conductive flooring
Painting and wall covering
Special coatings
Acoustical ceilings
Radiant ceilings
Lab casework
Carpentry and millwork
Pneumatic tube system
Dumb waiters
Elevators and cart lifts
MTS system
Mechanical - piping trades
Mechanical - sheetmetal
Temperature controls

BUDGET CONTROL REPORT (Continued)

Electrical

Building automation system

Security system

Nurse call system

Paging system

Doctor's register

Toilet partitions

Lockers and locker room benches

Toilet accessories

Dock levelors and bumpers

Building equipment accessories

Medical equipment

Radiation therapy - general construction

Radiation therapy - mechanical

Radiation therapy - electrical

Building signage

Balancing

Finish grading and sitework

Landscaping

Paving

SCHEDULE REPORT

The schedule published for the C.O.N. agenda topics is:

1. October 15 Discussion of costs plus state and Metro perspective
2. October 22 Discussion of potential issues in areas such as psychiatry, surgery, radiology, dialysis and PM & R
3. October 29 Discussion of size as affected by need, historical trends, program requirements and programmatic volume projections. Further discussion on costs, psychiatry, dialysis, surgery, radiology (if necessary)
4. November 5 Action by Review Committee
5. November 19 Public Hearing (5:00 p.m.)
6. November 24 Discussion by Human Resources Committee
7. December 1 Action by Human Resources Committee
8. December 4 Action by Metropolitan Council

A very Preliminary Construction Schedule dated October 21, 1980 is attached. The schedule represents the status of planning based upon the current knowledge of the project and the project schedule developed in March of 1980.

An Early Construction Documents Schedule is attached. The schedule outlines document review and estimating, preparation of bid packages, the bid period, contract awards and on site start of activity.

SCHEDULE REPORT (Continued)

Preliminary milestone events in the design activities are:

- | | | | |
|----|---------------|--|-----------------|
| 1. | ARCHITECTURE: | complete Design Development phase activities | April 6, 1981 |
| 2. | SITE/CIVIL: | complete Design Development phase activities | April 6, 1981 |
| | | complete Demolition Package | January 1, 1981 |
| 3. | STRUCTURAL: | complete Design Development phase activities | April 6, 1981 |
| | | start Construction Documents | January 1, 1981 |
| | | complete Structural Construction Documents | July 6, 1981 |
| 4. | MECHANICAL: | complete Design Development phase activities | April 6, 1981 |
| 5. | ELECTRICAL: | complete Design Development phase activities | April 6, 1981 |

Department

Accounting & Budgeting

Administration

Anesthesia

Bed Modules

Biomedical Engineering

Biomedical Graphics &
Communication

Chaplaincy

Central Communication
Center

Centralized Education
Facility

Clinical Research Center

Community Services

Cystoscopy

Contact Person

Nels Larson
6-2188/704

Ed Howell
3-8965/707

Dr. Joseph Buckley
3-8826/294

Barbara Tebbitt
3-8282/603
Jim Dahling
3-8282/603

Tom O'Dea
6-1898/163

Martin Finch
3-8824/711

Ken Siess
3-8696/260

Phyllis Johnson
3-0101/CID

Chuck McDonald
3-7761/500
Cleo Issendorf
3-7623/457
Diane Bartels
3-8282/603

Dr. Frederick Goetz
3-8705/93

Cleo Issendorf
6-7623/457

Marilyn Lande
3-8754/700
Dr. Elwin Fraley
LaVonne Harthun
3-9168/3-8783/394

Planning
Representative
(All Box 723)

Mark Koenig
6-9159

Mark Koenig
6-9159

Greg Kujawa
3-9077

Becky LeVasseur
6-1480

Mark Koenig
6-9159

Mark Koenig
6-9159

Karen Ewing-Juul
6-4574

Mark Koenig
6-9159

Mark Koenig
6-9159

Mark Koenig
6-9159

Greg Kujawa
3-9077

Department

Endoscopy

Environmental Services

Heart Cath Lab

Home Health Services

Hospital Laboratories

ICUs

Infection Control

Labor & Delivery

Linen/Laundry

Maintenance & Operations

Material Services

Contact Person

Dr. Steve Gilberstadt
3-9140/36

Greg Hart
3-8961/607

Daryl LaMeyer
3-8506 or 6-4295/55

Dr. Yang Wang
3-8945/83
Donna Wieb
3-8619/198
Dr. Ellis Benson
3-8627/198
Al Dees
3-8961/607

Jane Alrick
6-5077/457

Donna Wieb
3-8619/198

Jim Dahling
3-8282/603
Dr. Shelley Chou
3-8785/96

Dr. Frank Rhame
6-5202/421

Dr. Preston Williams
3-7694/395
Dr. Marilyn Joseph
3-5293/395

Dick Bailey
3-3402/714

Wally Petrykowski
3-8447/702

Lou Vietti
6-4460/517

Planning
Representative
(All Box 7)

Mark Koenig
6-9159

Mark Koenig
6-9159

Karen Ewing-Juul
6-4574

Karen Ewing-Juul
6-4574

Greg Kujawa
3-9077

Becky LeVasseur
6-1480

Greg Kujawa
3-9077

Mark Koenig
6-9159

Karen Ewing-Juul
6-4574

Mark Koenig
6-9159

Karen Ewing-Juul
6-4574

<u>Department</u>	<u>Contact Person</u>	<u>Planning Representative</u> (All Box 723)
Medical Records	John Dennis 3-8468/601	Karen Ewing-Juul 6-4574
Neonatal ICU	Dr. Ted Thompson 6-3171/39 Linda Mertensotto 3-8345/Sta.68	Mark Koenig 6-9159
Nursing Administration	Barb Tebbitt Jim Dahling Diane Bartels 3-8282/603	Mark Koenig 6-9159
Nursing Services	Barb Tebbitt Jim Dahling 3-8282/603	Becky LeVasseur 6-1480
Nutrition	Edith Johnson 6-7530/84	Karen Ewing-Juul 6-4574
Operating Rooms	Marilyn Lande 3-8754/700	Greg Kujawa 3-9077
Operations Analysis	Bill Herrick 3-9185/507	Karen Ewing-Juul 6-4574
Outpatient Department (ER/EHS)	Dr. Dan Hankins 3-8542/710 Bev Dorsey Nancy Omundson 3-8534&5/88	Mark Koenig 6-9159
PAR	Kathy Mahan 3-8773/603	Greg Kujawa 3-9077
Patient Accounting & Admissions	Dan Rode 3-3638/602	Mark Koenig 6-9159
Patient Monitoring	Joe Marino 6-1044/14	Greg Kujawa 3-9077
Patient Relations	Kathy Countryman 3-8982/49	Mark Koenig 6-9159

Department

Contact Person

Planning
Representative
(All Box 723)

Patient Services

Ken Siess
3-8696/260
Kathy Countryman
3-8982/49

Mark Koenig
6-9159

Personnel/Payroll

Elisabeth White
3-9827/500

Mark Koenig
6-9159

Pharmacy

Andy Roberts
3-8526/611

Mark Koenig
6-9159

Protection Services &
Risk Management

Ron Klemz
3-8959/606

Mark Koenig
6-9159

Psychiatry

Mike Nemcek
6-7414/393

Mark Koenig
6-9159

Public Spaces

Greg Hart
Dick Pierson
3-8961/607

Mark Koenig
6-9159

Public Relations & Health Sciences
Information Office

Barb Reynolds
3-8965/139

Mark Koenig
6-9159

Radiology

Dr. Eugene Gedgaudas
3-8601/292
Pat Skundberg
3-8604/292
Roger Mattson
3-8573/292
Tom Stone
3-8719/292

Karen Ewing-Juul
6-4574

Rehabilitation Center & Rehab Child Care
and Variety OT - Psych

Dr. Glenn Gullickson
3-8994/297
Jacqueline Zschokke
3-9073/297

Karen Ewing-Juul
6-4574

Respiratory Therapy

Carter McComb
3-8700/247

Greg Kujawa
3-9077

Department

Social Service

Therapeutic Radiology

Transplant Office

Volunteer Services

*Acting-Department Head

Contact Person

Robert Spano
3-8710/181

Dr. Seymour Levitt
3-8680/494
Audrey Dyson
3-7587/494

Dr. John Najarian
3-8808/195
Cindy Forsman
3-8654/116

*Connie Bicanick
6-7523/48

Plan
Representative
(All Box 723)

Mark Koenig
6-9159

Mark Koenig
6-9159

Becky LeVasseur
6-1480

Mark Koenig
6-9159