

*Dept. Surgical Pathology*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

January 3, 1977

Mr. John Patterson  
The Architects Collaborative, Inc.  
46 Brattle Street  
Cambridge, Massachusetts 02138

SUBJECT: Surgical Pathology Renovation  
Jackson Hall

Dear John:

Attached please find review comments from this office, department/users of the complex, Engineering & Construction Division and Environmental Health. Please consider these comments and incorporate them in the contract documents.

Yours truly,

A handwritten signature in cursive script, reading "Paul J. Maupin", with a long horizontal line extending to the right.

Paul J. Maupin  
Health Sciences Planning Coordinator  
Health Sciences Planning Office

PJM:rm

cc: Lee Larson  
Tom Kyle  
Bruce Johnson



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

January 3, 1977

TO: Paul Maupin  
FROM: Tom Kyle *Tom*  
SUBJECT: Surgical Pathology

The following are my comments concerning the Surgical Pathology construction document review:

1. Finish - Hardware is to be written into the specifications as "Sargent # \_\_\_\_\_ or equal". The intent is to use the same hardware that was approved for Unit B/C and also installed under the current Mortuary Science renovation.
2. Dull chrome finish to be specified on all interior hardware.
3. Ceiling tile to have surface treatment that is washable.
4. This office recommends the use of sheet vinyl rather than tile in this bio-hazard area.
5. The specifications state that "The architects will select all colors". The Hospital does not concur and shall have approval authority for selection of paint colors, casework colors, and millwork stains and colors.
6. The general conditions must state that the Mortuary Science cooler and prep room in the basement will not be 'shut-down' (or out-of-service) for more than three full days to facilitate the installation of waste lines in the Surgical Pathology project.
7. During demolition all materials removed shall be removed from the building through the north windows of the first floor of Jackson Hall. Only new materials may be transported through the corridors.

8. The west door from the corridor into the renovation area shall be kept closed at all times during the construction period since it abuts the departmental offices.

TK:rm



UNIVERSITY OF MINNESOTA  
TWIN CITIES

University Hospitals  
Minneapolis, Minnesota 55455

December 3, 1976

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NOV 1976

UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES CENTER  
MINNEAPOLIS, MINN.

TO: Tom Kyle  
FROM: Lee Larson  
SUBJ: Owre Jackson, Millard Surgical Pathology Lab Project

Tom, attached are the final review comments from Ms. Joanne Samuelson. Please respond to these comments as soon as possible and incorporate them into the final bid documents. The hospital has no additional review comments to make. We would however, like to be informed of the review comments and modifications initiated by all other reviewers and have an opportunity to analyze any such modifications for operational impact on the laboratory functions.

Following that review, we are authorizing you to prepare the final bid documents and place the project out for bid. We understand that the current estimate of the total project cost is \$393,803 and we are prepared to fund the project with that amount when the low bidder has been selected. Should the successful low bid result in an increase to the total project cost which is significantly greater than the estimate we reserve the right to reconsider this decision.

Thank you.

Enc.

cc: Tom Jones  
Terry Duffy  
Joanne Samuelson  
Paul Maupin  
Jaun Rosai  
Wally Petrykowski  
Elana Livermore

UNIVERSITY OF MINNESOTA  
TWIN CITIES

Division of Surgical Pathology  
Department of Laboratory Medicine and Pathology  
Box 76, Mayo Memorial Building  
Minneapolis, Minnesota 55455

(612) 373-8760  
November 4, 1976

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U. OF M. HOSPITAL  
MAINTENANCE

REVIEW OF SURGICAL PATHOLOGY PLANS

JACKSON HALL 188-192-196-198A

Drawings: Sheet A-1

The fume hood in 196.1 will be used for processing possibly infectious specimens. This involves using alcoholic fixatives. Therefore this should be modified to include filters or something to remove the infectious material before it goes to the outside with the exhausted air. This was communicated to Tom Kyle by phone 11-1-76 so that he could inform Environmental Health and Safety to be aware of it in their review of the project.

Drawing #8: Room 188 West Wall

What is the line 1 ft. 6 in. in from the south end of the counter from countertop to ceiling? Open access is necessary to the end of the counter.

Drawing #20: Room 196.2 North

Drawing #21: Room 196.2 South

Drawing #22: Room 196.3 North

The desk-height drawer units in all three of these drawings should have pullouts for writing surfaces at the top.

Drawing #18: Room 196.1 North

See above comments concerning specifications for fume hood.

Drawing #19: Room 196.1 South

The 1 ft. 6 in. and three foot base cabinets were reversed on this plan, changing the location of the kneespace. It is not workable this way. The staining setup requires 42 inches in front of the staining trough. This would use up almost all of the kneespace, which is needed for coverslipping. Therefore this needs to be changed back.

Laboratory Fixtures and Trim: 15310

All items in this section which refer to the metal laboratory casework section list it as section 11610; it is 11611 in the book of specifications.

P.15310-3:

Trough sinks L-4 and L-5 should each contain a removeable drain stand 4 inches high to hold running water to that depth.

Metal Laboratory Casework: 11611

P.11611-4:

2.15 Stainless Steel Ventilated Benches

Does the "channel shape 1¼" high" refer to the bottom of that unit? The top

D. S. O # 71007

must be flush in front as shown in drawing #21.

P.11611-8:

2.8 Framed glass doors were specified; this has been changed to frameless in this section. Other laboratory areas have had problems with the frameless glass doors falling out to the extent that they had to be removed entirely because of the safety hazard. This leaves stored items much more accessible to dirt and dust.

P.11611-10:

2.12<sub>D</sub> Colors

This section states that color samples will be given to the architect for selection. We would like to participate in this selection.

2.12E The yellow fire retardant paint and red lettering refer to solvent storage cabinets only.

P.11611-12:

2.14 Solid modified epoxy resin tops

These should be resistant to xylene and stains as well as to the usual acids, alkalis and other solvents.

Sheet M-1 Plumbing plan:

The following items may be complete on the plans as shown but I was not sure so include them here. These are the required facilities in the locations listed:

Room 192 Laboratory:

4 Island sinks: Hot, cold and deionized water

Room 192.2 Reagent Room:

Sink north wall: Hot, cold and deionized water

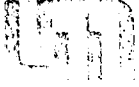
Hood north wall: Cold water, gas, vacuum

Room 196.1 Laboratory:

Sink south wall: Hot, cold and deionized water

Trough: Cold water

Reviewed by Joanne Samuelson  
Surgical Pathology



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Division of Surgical Pathology  
Department of Laboratory Medicine and Pathology  
Box 76, Mayo Memorial Building  
Minneapolis, Minnesota 55455

(612) 373-8760

11-29-76

Surgical Pathology Jackson Hall Remodelling Project

Additional Review Comment - based on requirements by Div. of Environmental Health and Safety:

Move one solvent storage cabinet from east wall 192.2 Reagent Room to east wall 192 Laboratory in location marked "refrigerator". Move refrigerator to "freezer" location. Move freezer to southwest corner 188 to west of cryostat.

Joanne Samuelson

Surg. Path.

1-10-1965

Considerations for protection of instrumentation and use of Jackson Hall, rooms 96 and 98 during remodeling occurring on the first floor of Jackson Hall (Surgical Pathology).

1. Darkroom  
Cover all cabinets and counters (drawers) with plastic.
2. Philips Room  
Cover all cabinets, gas tanks, microscopes, and darkroom with plastic.
3. Make partition by hanging plastic, etc. . . so as to permit access to print washer, ultra cold freezer, negative storage areas, etc. in room 96a and to the AEI in room 96b. Also a partition should prevent dust from entering room 98.
4. Philips Scope
  - a. 1 day for check by service engineer before work is initiated.
  - b. 1 day for check after work is completed.
  - c. Guarantee of correcting any impairment of microscope caused by construction/remodeling must include cost of parts and service engineer time.

David W. Roberts





THE ARCHITECTS COLLABORATIVE INC.

JEAN B. FLETCHER 1945 1965  
WALTER GROPIUS 1945 1969  
NORMAN FLETCHER  
JOHN C. HARKNESS  
SARAH P. HARKNESS  
LOUIS A. McMILLEN

11 November 1976

RICHARD BROOKER  
ALEX CVIJANOVIĆ  
HERBERT GALLAGHER  
WILLIAM J. GEDDIS  
ROLAND KLUPER  
PETER W. MORTON  
H. MORSE PAYNE  
ERNEST L. BIRDSALL  
TREASURER

Mr. Tom Kyle  
Health Sciences Planning Office  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

ROBERT F. CRANE  
HOWARD ELKUS  
ALLISON GOODYIN  
BASIL HASSAN  
JOHN HAYES  
JOSEPH HOSKINS  
LEONARD NOTKIN  
RICHARD SABIN  
DAVID SHEFFIELD

Regarding: Surgical Pathology Remodeling  
Proposed Deduct Alternates

Dear Tom:

QAZI B. AHMED  
ROBERT BARNES  
KENDALL P. BATES  
SERGIO BERIZZI  
SERGE CVIJANOVIĆ  
ROYSTON DALEY  
ROBERT DEWOLFE  
GREGORY DOWNES  
GAIL HAVIARAS  
THOMAS LARSON  
RALPH MONTGOMERY  
PERRY NEUBAUER  
MICHAEL PRODANOU  
RICHARD PUFFER  
WALTER ROSENFELD  
JOHN J. SCOTT  
EDMUND SUMMERSBY  
KENNETH TAYLOR  
MALCOLM TICKNOR  
ROBERT TURNER  
ROBERT WILSON  
LAURENCE ZUELKE

The attached is a list of proposed deduct alternates for the Surgical Pathology Remodeling Project equal to approximately 10% of the construction budget as required.

As you know they must be incorporated into the construction documents for bidding after the University's review and approval.

We would appreciate your help in expediting this process and the current contract drawing review so that we may bid the project at the earliest possible date.

Very truly yours,

THE ARCHITECTS COLLABORATIVE, INC.

John M. Patterson  
ljg

cc: Paul Maupin  
HSAE

Enclosure

TAC/HSAE

11 November 1976

PROPOSED SURGICAL PATHOLOGY - DEDUCT ALTERNATES

1. Delete fume hood, cabinet, and associated ductwork from Room 192.2 .....\$ 5,000.
2. Delete ventilating bench and ductwork from Room 196.1 .....\$ 4,000.
3. Defer work in offices and screening Rooms 196, 196.3, 198.1, 198.2, and 198.3 .....\$ 8,000.
4. Delete vinyl asbestos tile from floors .....\$ 1,800.
5. Delete suspended acoustical tile ceilings and use pendant light fixtures .....\$ 3,000.

---

\$21,800.



THE ARCHITECTS COLLABORATIVE INC.

JEAN B. FLETCHER  
1945 1965  
WALTER GROPIUS  
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NORMAN FLETCHER  
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RICHARD SABIN  
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SERGE CVIJANOVIĆ  
ROYSTON DALEY  
ROBERT DE WOLFE  
GREGORY DOWNES  
GAIL HAVIARAS  
THOMAS LARSON  
RALPH MONTGOMERY  
PERRY NEUBAUER  
MICHAEL PRODANOU  
RICHARD PUFFER  
WALTER ROSENFELD  
JOHN J. SCOTT  
DMUND SUMMERSBY  
KENNETH TAYLOR  
MALCOLM TICKNOR  
ROBERT TURNER  
ROBERT WILSON  
LAURENCE ZUELKE

27 October 1976

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Regarding: JOML - Surgical Pathology Remodeling  
University of Minnesota

Dear Paul:

Enclosed are five review sets of Contract Documents for the Surgical Pathology Remodeling Project: three for the Health Sciences Planning Office, one for Mr. Larson and one for Mr. Hendricks.

We are also delivering four sets to Mr. Kopietz for engineering and construction review.

We would like to receive all review comments by 5 November 1976, if possible, to expedite the bidding process.

Please advise us if additional copies are required.

Sincerely,

THE ARCHITECTS COLLABORATIVE, INC.

John M. Patterson  
ljg

cc: Paul Kopietz - w/4 sets  
HSAE

PROBABLE COSTS - SURGICAL PATHOLOGY

20 October 1976

## I. CONSTRUCTION

A.	General & Special Conditions	\$ 44,130
B.	Demolition & Removal	\$ 11,290
C.	New Construction	\$ 66,010
D.	Plumbing & Process Piping	\$ 42,570
E.	HVAC	\$ 32,710
F.	Electrical	\$ 23,940
		<u>\$220,650</u>

## II. PROFESSIONAL SERVICES

A.	Architectural & Engineering Fees	
	1. Basic Services (15%)	\$ 33,098
	2. Reimbursable	\$ 2,655
	3. Consultants	\$ 1,500
B.	Testing & Balancing Consultant	\$ 5,000
C.	University of Minnesota	
	1. Supervision (1.25% x Construction Cost)	\$ 2,758
	2. Miscellaneous Engineering	\$ 1,500
	3. Activation & Incidentals	\$ 1,000
	4. Health Sciences Planning Office (1.25 x Construction Cost)	\$ 2,758
		<u>\$ 50,269</u>

## III. SPECIAL CHARGES

A.	SAC Charge	\$ 500
B.	Permits (.002 x Construction Cost)	\$ 441
C.	Construction Contingency (5% x Construction Cost)	\$ 11,033
D.	Prorated Costs	
	Air Handling Unit (33%)	\$ 9,490
	Distribution Systems	\$ 22,600
	Corridor Ceiling	\$ 3,000
		<u>\$ 47,064</u>

## IV. FURNISHINGS &amp; EQUIPMENT

A.	Group II Equipment	\$ 59,670
B.	Group II Furnishings	\$ 14,110
C.	Temporary Window A.C. Units	\$ 2,040
		<u>\$ 75,820</u>

PROJECT TOTAL\$393,803

UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Laboratory Medicine and Pathology  
Medical School  
Box 609 Mayo Memorial Building  
Minneapolis, Minnesota 55455

November 29, 1976

RECEIVED

DEC 1 1976

UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES  
PLANNING OFFICE

Dr. Stanley Erlandson  
Department of Anatomy  
98 Jackson Hall

Dear Stan:

This is in regard to the problem that will be created for your electron microscopic operation during the remodeling of the first floor Jackson Hall for the construction of a new Laboratory of Cytology and Histology. By this letter, I would like to confirm the promise I made verbally that you and your technician Chris Moos will have access to the Phillips 201 C electron microscope that our Department operates in the basement of Diehl Hall, during the time of the construction in which drilling will make the operation of your own electron microscope impossible. It is understood that this will involve only the use of the electron microscope for observation and taking photographs, but that all the operations concerning with preparation of the specimen, developing of the negatives and printing will still be done in your Laboratory. Regarding the time that you could use our microscope, this will be available to you all working days after 5:00 PM, unless one of us needs it for some urgent circumstances on a given evening, which is very unlikely. It is also possible that you and your technician may use it sometime during working hours, but this will have to be arranged on a daily basis according to the schedule. I suggest that for the details of the operation you contact directly Dr. Richard Sibley, who is in charge of the EM operation of the Phillips 201.

Sincerely yours,

Juan Rosai, M.D.  
Professor of Laboratory Medicine  
and Pathology  
Director of Anatomic Pathology

JR/mfb

cc: Dr. Sibley  
Dr. Brunning  
Mr. Thomas Kyle  
Dr. Smithberg

ROUTE SLIP

~~W. FORSLUND~~

~~R. SWANSON~~

~~L. SATORIUS~~

~~T. KYLE~~

~~G. ZAWORSKI~~

~~R. MERCER~~

~~J. MCLEAN~~

UNIVERSITY OF MINNESOTA

UNIV. HEALTH SERVICE  
ENV. HEALTH & SAFETY  
410 CHURCH STREET S. E.  
MINNEAPOLIS, MN. 55455

RECEIVED

NOV 16 1976

November 12, 1976

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Kopietz, Director, Engineering and Construction, 26 Folwell  
t Bank Campus

From: Gustave Scheffler, Assistant Director, Department of Environmental  
Health and Safety, Boynton Health Service

Subject: Minnesota Clean Indoor Air Act, New and Remodeled Buildings

All existing University buildings, except those used for residence  
purposes, have now been provided with permanent signs indicating compliance  
with the Minnesota Clean Indoor Air Act and indicating areas where smoking  
is permitted. Additional "No Smoking" signs have also been placed in corridors  
to serve as reminders.

In regard to new buildings or those that receive major remodeling, proper  
signs should be posted when construction is completed. It is suggested that  
the project engineer contact Mr. Lee Meyer, Interior Design, when work is  
nearing completion, and he will provide the necessary signs and designate  
the locations where they should be posted.

Project engineers should also be advised to stop any installation of  
permanent ash receptacles in buildings now being constructed and in future  
construction, if this is missed when plans are reviewed. The areas in which  
smoking will be permitted are so limited that portable ash receptacles will  
serve the purpose.

GS:le

cc: Mr. Jack Garatz  
Mr. Lee Meyer  
Mr. Lazlo Fulop  
Mr. Paul Maupin

*JH 1115 - surgical unit*  
RECEIVED

NOV 9 1976

UNIV. OF MINN.  
HEALTH SERVICE  
PLANNING OFFICE

November 4, 1976

Memorandum

To: E.A. Kogl, University Building Code Official, 321 Morrill Hall

From: G.L. Scheffler, Assistant Director, Department of Environmental Health and Safety, Boynton Health Service

Subject: Review of Plans and Specifications for Surgical Pathology Renovation, Jackson-Owre-Millard-Lyon Complex

The review of the plans and specifications indicate the following changes are necessary or desirable for the safe and healthful use of the facility. An additional copy is provided for forwarding to the architect.

1. The door to Room 196.2 must be side-hinged swinging type, NFPA 101, Section 5-1202.
2. The two egress doors from Room 188 must be relocated to provide at least 19 feet distance between these egresses, UBC Section 3302(c).
3. Transfer grills through partitions between Room 192 and Room 188 and 192.2 and through partition between Rooms 196 and 196.1 must be provided with combination fire and smoke dampers SBC 8592(3)(b) and NFPA 90A 1976 Sec. 3.3.2.2.2.
4. The transfer grill and duct system from the corridor to Room 188 and from corridor to Room 196.1 can only be allowed if sufficient make-up is provided to the corridor. An additional damper is required when transfer duct penetrates wall to Room 188. All dampers must be combination smoke and fire dampers.
5. The pipe chases between rooms and corridors that are to house fume hood ducts shall be treated in the same manner as to be done elsewhere in the JOML remodeling.
6. Fume hood ducts must be of stainless steel fabricated and assembled in accordance with University standards for fume hood ducts.

E. A. Kogl

-2-

November 4, 1976

7. To provide proper removal of toxic and flammable vapors, the canopy hood in Room 188 should be redesigned to provide slotted ventilation at rear of bench in a manner similar to that for dip tanks as illustrated in the American Conference of Governmental Industrial Hygienists Manual of Recommended Practices for Industrial Ventilation.

8. University standards limit volumes of flammable liquids in one room to 15 gallons or less and only one solvent storage cabinet is required in Room 192.2. The two additional cabinets shown should be deleted.

9. All solvent storage cabinets should have all exposed exterior surfaces painted with yellow fire retardant paint and have "Flammable Storage" lettered in red on front.

10. Rooms 196.2 and 198.3 should be provided with access to the corridor that goes through only one adjoining room which has direct access to the corridor UBC Section 3302(e).

GLS:pjc

cc. Paul Maupin ✓  
Paul Kopietz  
Evan Herz  
Harvey Jaeger






UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Schedule*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

January 14, 1977

TO: Clinton Hewitt  
Eugene Kogl  
Paul Kopietz  
Vic Scott  
Bill Bowen  
Gus Scheffler  
Tom Kyle

FROM: Paul Maupin 

SUBJECT: JOML-B Remodeling Project  
Schedule

The architects have submitted the attached revised project schedule for Phase B of the JOML remodeling project. Please review its content and submit your comments to this office.

We have asked Vic Scott to schedule the ROFEC review on campus rather than in Chicago due to the large number of University personnel and architects who have participated on this portion of the project. The ROFEC review will be held in 4112 Powell Hall.

PJM:rm

Attachment

THE ARCHITECTS COLLABORATIVE, INC.  
HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC

UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES EXPANSION

RECEIVED

JAN 11 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

MEETING NOTES:

DATE: 4 January 1977  
SUBJECT: JOML-B - Schedule  
NOTES BY: Bruce Johnson  
PRESENT: ✓ Paul Maupin, HSPO; John Patterson, TAC;  
Duane Blanchard and Bruce Johnson, HSAE.

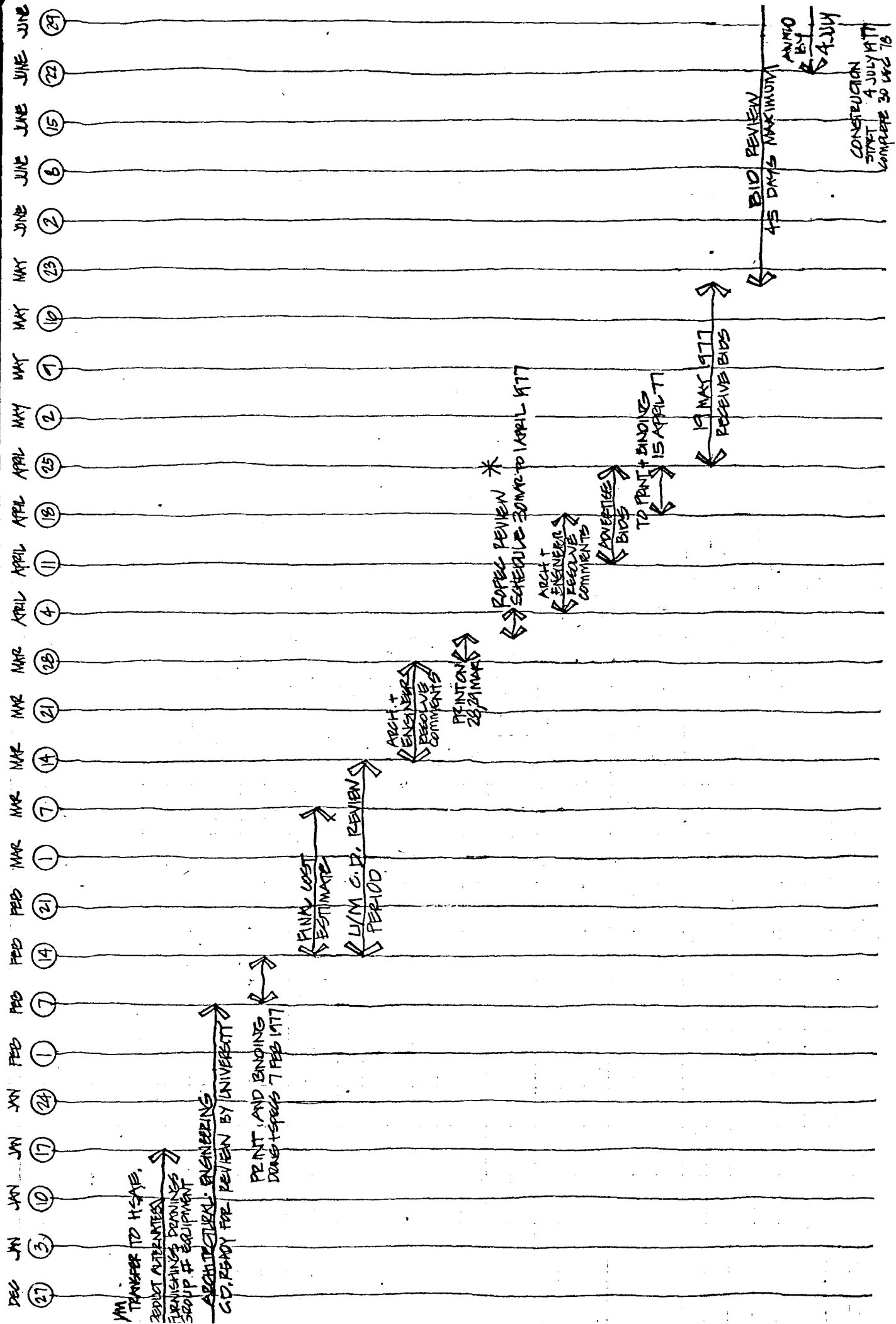
1. Discussed time schedule for completion of JOML as prepared by HSAE. Paul said University will transmit to HSAE all Group II Equipment requirements and the interior furnishing plans with telephone, clocks, etc. by January 17, 1977. The list of deduct alternates will be transmitted by January 10, 1977.
2. It was agreed that with these documents delivered 2 weeks later, HSAE will revise the time schedule accordingly. Sequencing and time periods were agreed upon as per the time schedule.
3. Revised schedule is enclosed. Paul Maupin will deliver to proper U/M personnel to keep all advised of the schedule, and contact ROFEC to arrange review meetings in Minneapolis if possible.
4. Architects explained immediate problem of laminar flow hoods and air quantities being determined by Mechanical engineers. Paul Maupin said to use Unit K/E as example since it is the opinion of University to have all laminar flow hoods ducted to exterior for safety.
5. Discussed Architect's concern over inability of Health Science Plant Services to cut holes in walls to verify location of plumbing and electrical risers requiring connections. Paul Maupin agreed that the Architects are to use their best judgement from the existing plans and if actual conditions vary it will be resolved by change orders later.

cc: All Present

T.A.C. THE ARCHITECTS COLLABORATIVE  
 H.S.A.E. HEALTH SCIENCE ARCHITECTS - ENGINEERS

TIME SCHEDULE  
 5 JAN 77

JOML - B  
 JACKSON ONIPE MILLARD  
 COMPLEX REMODELING  
 HEALTH SCIENCES EXPANSION  
 UNIVERSITY OF MINNESOTA



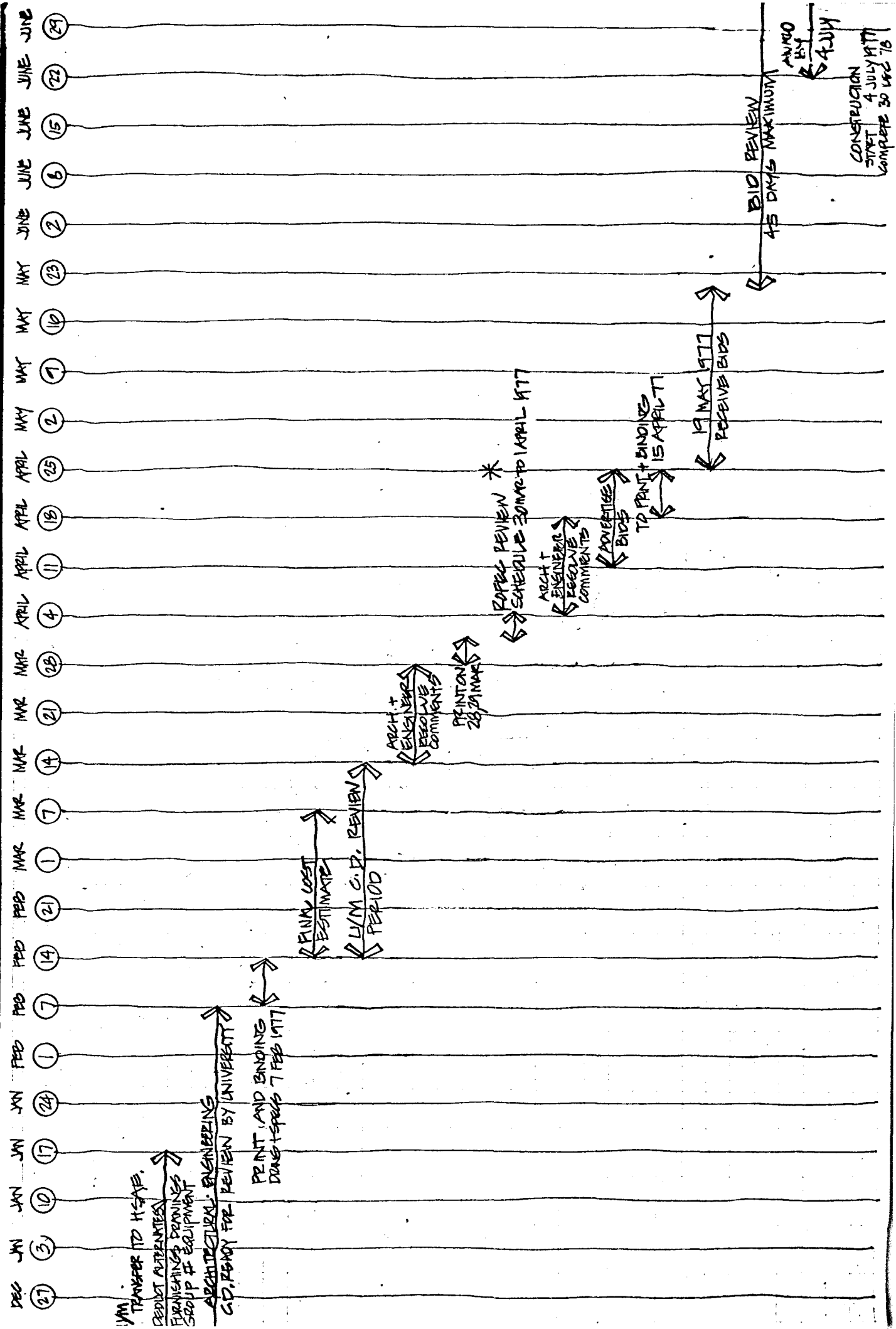
T.A.C. THE ARCHITECTS COLLABORATIVE

H.S.A.E. HEALTH SCIENCE ARCHITECTS - ENGINEERS

# TIME SCHEDULE

5 JAN 77

JOML - B  
JACKSON ONEBE MILLARD  
COMPLEX REMODELING  
HEALTH SCIENCES EXPANSION  
UNIVERSITY OF MINNESOTA



JOML-Anatomy



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

February 2, 1977

TO: Donald Robertson  
FROM: Tom Kyle  
SUBJECT: Jackson Hall Renovation

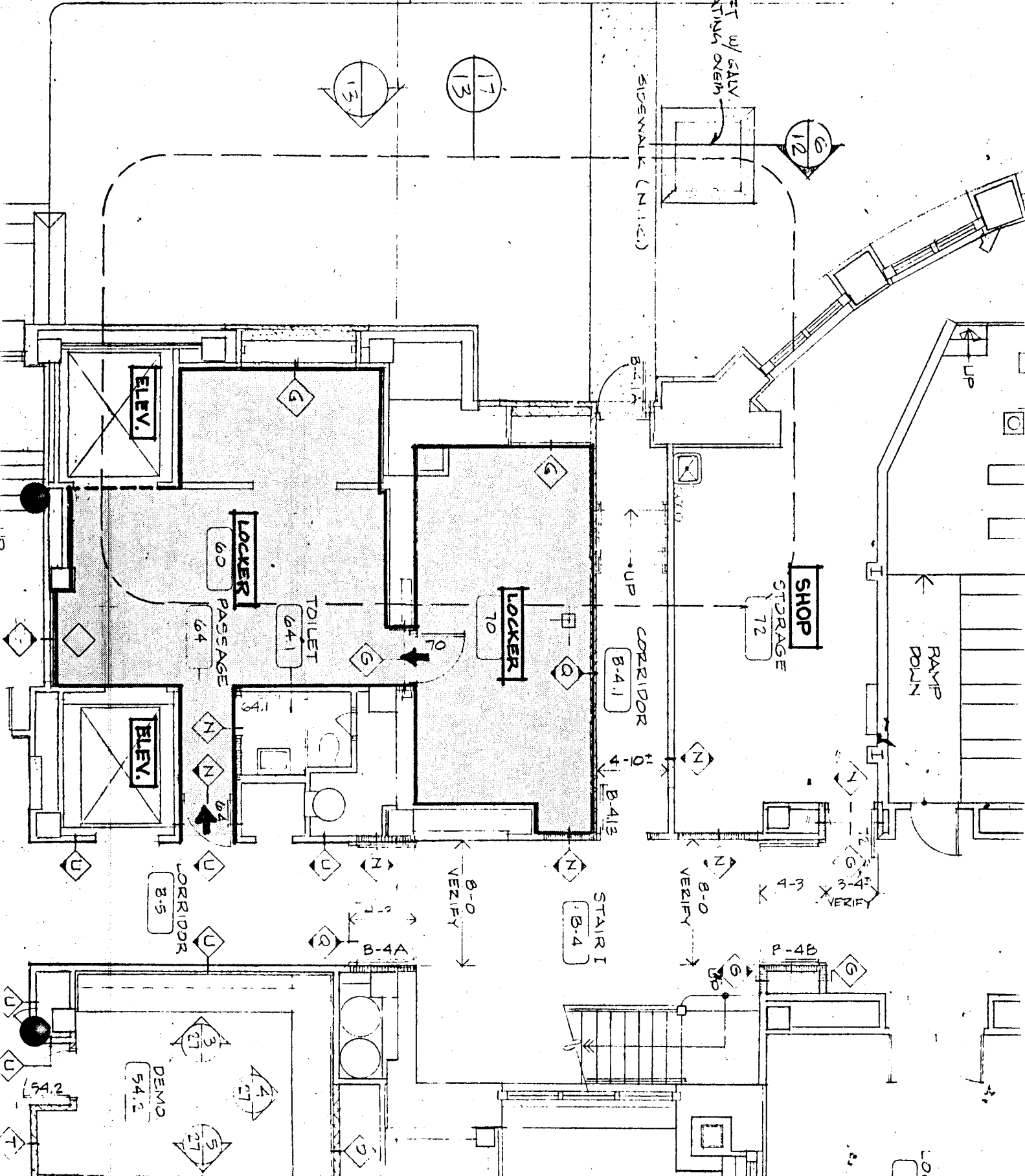
In the planning documents for Jackson Hall, room #72 is to remain a shop and storage area, and room #70 exits into room #60 (see attached for clarification). The areas on the second floor that are labeled unassigned are for architectural use; rooms 215, 232 and 251 Owre are shown on the space assignment charts of July, 1975 as assigned to the Department of Anatomy. None of the rooms mentioned in this memo are scheduled to be renovated in this phase of the JOML Complex remodeling.

TK:rm

cc: Dr. Morris Smithberg  
Gordon Herbst  
Paul Maupin

JACKSON JURE JACKSON

AIR SHAFT w/ GALV MET. GRATING OVER



JOWL - ANATOMY



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

February 2, 1977

TO: Dr. Morris Smithberg  
FROM: Tom Kyle  
SUBJECT: Audio-Visual Equipment  
Histology Teaching Laboratories

There appears to be some confusion relative to whether a need or justification exists for closed-circuit television in the Histology Labs in the basement of Owre Hall. During a meeting with Bruce Johnson, Bill Wik, Dr. Erlandson and Dr. Carpenter, it was concluded by Gordon Herbst that Dr. Carpenter did not want television and would be satisfied with audio communication only. However, Bill Wik and Bruce Johnson seemed to think she did request television. I would appreciate it if you would confirm this issue for me. This office has always included closed-circuit television in the planning, but it represents substantial electrical preparation and cost that if not fully justified should be considered over-zealous planning by the users. Please advise me by letter as soon as possible so this matter can be clarified and incorporated in the contract documents.

TK:rm

cc: Paul Maupin  
Gordon Herbst  
Donald Robertson



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Biochemistry  
Paul Haupt*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

February 3, 1977

Mr. Bruce Johnson  
Health Sciences Architects & Engineers  
University Park Plaza - Suite 704  
2829 University Avenue, S.E.  
Minneapolis, Minnesota 55414

SUBJECT: Biochemistry  
Volatile Storage Cabinets

Dear Bruce:

This letter is to affirm our previous conversations related to volatile storage in the JOML Complex. Listed below are Gus Scheffler's comments:

- 1) 15 gallons per ducted, approved cabinet
- 2) one and only one volatile storage cabinet in any lab
- 3) allowable to store 30 gallons maximum if it is in two 15 gallon storage cabinets in a separate unoccupied room?
- 4) fluids must be in 5 gallon safety cans in cabinets


All four stipulations apply in every instance involving volatile storage cabinets, with the only exception being that volatile fluids may be stored under fume hoods in marked, approved cabinets in a lab that also contains one full size volatile storage cabinet.

Dr. Harry Hogankamp's volatile storage room needs no special services or treatment as shown in the planning documents other than sufficient ventilation for the vented cabinets to function.



If you should require further information regarding this matter, please contact me at your convenience.

Sincerely,



Tom Kyle  
Senior Architectural Draftsman  
Health Sciences Planning Office

TK:rm

cc: Dr. Harry Hogankamp  
Gerry Bratt  
Paul Maupin ✓

*Tom & - Anatomy*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

February 9, 1977

Mr. Bruce Johnson  
Health Sciences Architects & Engineers  
University Park Plaza - Suite 704  
2829 University Avenue, S. E.  
Minneapolis, Minnesota 55414

SUBJECT: Anatomy Teaching Labs - Audio-Visual Equipment

Dear Bruce,

I received the direction from Dr. Smithberg that the audio system and the closed circuit television conduit should be installed per Bill Wik's outline. Bill stated in a letter to this office on January 24, 1977 that he had provided the requirements for the systems to Dennis Leslie (HSAE).

The department of anatomy further requires the support structures and switched outlets for power projection screens at the locations shown in the D/D set of drawings. We have discussed this item many times and I realize that you do not endorse the installation of electrically operated screens. However, we feel it is justified and wish to have those services incorporated into the documents.

Yours truly,

A handwritten signature in cursive script that reads "Tom Kyle".

Tom Kyle  
Health Sciences Planning Office  
University of Minnesota

TK:mkw

*JOML - Schedule*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

February 17, 1977

TO : Elizabeth Grundner  
Scheduling Office

FROM : Tom Kyle *Tom*  
Health Sciences Planning Office

SUBJECT : Jackson/ Owre/ Millard/ Lyon Complex  
Renovation Schedule

The present construction schedule for the Jackson/ Owre/ Millard/ Lyon Complex remodeling indicates a construction start of summer quarter 1977. Attached is a list of the classrooms affected by this. The Basic Science Council and Health Science Administration had released these classrooms in January of 1976 for renovation. The classrooms in Unit B/C will be available for fall quarter 1978; however, the classrooms in Unit F, or a remodeled area, are contingent upon the approval of funding by the Legislature now in session.

Attached, also, is a preliminary construction schedule indicating suggested phasing of the JOML project.

TK:mkw

. Attachment

cc: John Byrd  
Paul Maupin

February 17, 1977

JOML - CLASSROOMS

I. MODIFY

Modifications on the entrances to Jackson 74 and Owre 15 are as follows:

Jackson 74: New balcony ramps and doors necessitate closing of the balcony for approximately four (4) weeks.

Owre 15 : Work around the entrance and corridor will require no down time; however, some work restrictions may be necessary.

II. DEMOLISH

Classrooms to be vacated are:

Owre	:	111	112	113	117
Millard	:	118	119	128	213

Owre 111 To be five (5) laboratories  
112 and one (1) student office area  
113 for Dr. Mannering - Pharmacy.

Owre 117 To be one (1) laboratory and one (1) office for Dr. Anders -  
Pharmacology

Millard 118 To be two (2) laboratories and one (1) office for  
119 Dr. Sparber - Pharmacology

Millard 128 To be a department library and student study room -  
Pharmacology

Millard 213 To be three (3) department offices and one (1) instrument  
room for Dr. Hogankamp - Chairman of Biochemistry

# CONTRACTS & SEQUENCE

---

## CONTRACTS

The work of the 75 GRANT CONSTRUCTION project occurs in two major construction contracts as follows, to expedite the construction in meeting the requirements of the Federal Grant.

### CONTRACT A

Construction of the General Construction portion of the Southeast and Southwest Mechanical Equipment Towers constitutes the scope of Contract A. The Towers will house air handling units provided as part of Contract B. It is noted that as part of the Northwest and Northeast Mechanical Equipment Towers will occur as part of future construction projects. Contract A construction work has begun and will be completed in May 1977.

### CONTRACT B

Construction of all interior remodeling work and the equipping of the Mechanical Equipment Towers, provided under Contract A described above, will constitute the work of Contract B. Construction under Contract B should be accomplished within 18 months from the start of construction.

Remodeling work within and associated to the corridors and stairs may be started and completed at any interval during this period as the contractor's construction sequence permits, coordinated with related mechanical and electrical work.

Remodeling work within the occupied laboratories will be per the following:

#### Anatomy Department

1. Basement Jackson-Owre Hall Rooms 54, 1, 2, and 6:  
Remodeled from June to September during either 1977 or 1978 per contractor's scheduling, but must be completed before Item 3 started.
2. Basement Jackson Hall, Rooms 88.1 and 88.2:  
Remodeled per contractor's scheduling.
3. Second Floor Jackson Hall, Rooms 297 and 298:  
Remodeled per contractor's scheduling but must be started after Item #1.
4. Second Floor Owre Hall, Room 210:  
Remodeled per contractor's scheduling.
5. Second Floor Owre Hall, Room 242:  
Remodeled per contractor's scheduling.
6. Third Floor Jackson-Owre Hall, Rooms 356 and 364:  
Remodeled per contractor's scheduling.

#### Biochemistry Department

1. Third Floor Owre Hall, entire area:  
Remodeled per contractor's scheduling but must be completed before Item #2 started.
2. Second Floor Millard Hall area:  
Remodeled per contractor's scheduling after Item #1 completed.

#### Physiology Department

1. Third Floor Millard Hall, Rooms 336, 339, 342, 356, 360, 311, 307:  
Remodeled per contractor's scheduling.
2. Fourth Floor Owre Hall, rooms north and south side of corridor and Fourth Floor Millard Hall Rooms 457, 461 and Third Floor Millard Hall, Rooms 312, 313:  
Remodeled per contractor's scheduling but must be completed before Item #3 started.
3. Fourth Floor Millard Hall, Rooms 456, 458, 424, 418, 411, 412, 409, and 405 and Fourth Floor Lyons Laboratory Rooms 462, 464, 466, 468, 467 and 475:  
Remodeled per contractor's scheduling after Item #2 completed.

#### Pathology Department

1. Fourth Floor Jackson Hall Room 496:  
Remodeled per contractor's scheduling but must be completed before Item #3 started.
2. Fourth Floor Owre Hall, rooms south of corridor:  
Remodeled per contractor's scheduling.
3. Fourth Floor Owre Hall, rooms north of corridor:  
Remodeled per contractor's scheduling after Item #1 completed.

#### Pharmacology Department

1. Basement Owre Hall, Room 19 Animal Quarters:  
Remodeled per contractor's scheduling.
2. Basement Millard Hall, Rooms 20, 21, 22; First Floor Millard and Owre Rooms 123, 122, 121, 119, 118, 117, 116, 115, 114, 126 and 127, 136, 113, 112, 111 and Second Floor Owre Hall, Rooms 227, 228, 221, 220, 216, 217, 219:  
Remodeled per contractor's scheduling but must be completed before Item #3 started.
3. Basement Millard Hall, Rooms 24, 3; First Floor Millard Hall, Rooms 101, 136, 134, 132, 131, 130, 128, 124; and Second Floor Lyons Laboratory Rooms 274, 280, 282, 277:  
Remodeled per contractor's scheduling after Item #2 completed.
4. Second Floor Lyons Laboratory Rooms 275, 269, 265, 263:  
Remodeled per contractor's scheduling after Item #3 completed.

Contractors will be required to submit after Contract award a schedule of construction dates for all rooms remodeled. This will facilitate any moving necessary and will permit possible conflicts to be corrected.

**HSAE**

**HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC**  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

25 February 1977

**RECEIVED**

**FEB 28 1977**

**UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE**

Mr. Paul Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Regarding: JOML-B Complex Remodeling  
University of Minnesota  
Health Sciences Expansion

Dear Mr. Maupin:

Under separate cover you received 6 complete sets and 8 sets of Architectural Floor Plan Drawings of the Phase IV Construction Documents for the Jackson-Owre-Millard-Lyon Complex Remodeling. Specifications (14 sets) will be delivered to your office 28 February 1977. These are all for your distribution to the appropriate persons listed below. Also find enclosed a project schedule (enclosure 1) which has advanced 2 weeks to that agreed upon at our January 5 meeting. We assume this still coincides with your latest thinking.

We are enclosing 2 sets of the final Group I and Group II equipment forms (enclosures 2) as prepared by this office. Your transmittals to us were incomplete and in some cases contrary to our understanding of the spaces involved. We feel these should be discussed and checked by the Users with the plans to insure proper co-ordination of electrical and mechanical services.

The following is a list of various items and our understanding of them which we have incorporated on the drawings:

1. Floors

VAT will be used in all laboratories, offices, etc. Sheet vinyl will be used in Tissue culture or biohazard areas. If carpeting is planned we could decrease the cost by applying it over existing tile rather than removing and installing new tile which would later be covered.

2. Painting

All remodeled rooms in the 81,000 square feet will be repainted. Other rooms will only be painted over patched plaster to match existing paint. Corridors with new metal ceilings will be repainted. Other sections of corridor will be left patched and ready for maintenance painting by the Owner which we understand has been on hold due to the remodeling plans.

Mr. Paul Maupin  
Page Two  
25 February 1977

3. Air Conditioning  
Areas within the northeast quadrant of the building will not be central air conditioned at this time. The Owner will install window units removed from other areas of the project in these locations as a temporary method until future tower construction. Air conditioning of Room 342.1 and 2 Millard Hall has been requested by the User. This space has not been air conditioned as a premium cost is necessary at this time to air condition this space.
4. Window Treatment  
Solar control will be accomplished under a separate furnishings budget. All offices, student offices or similar areas within the remodeling will be provided with desk units and wall shelving by the above furnishings budget and are not indicated on our drawings.
5. Demolition  
Removal of TV receivers, window air conditioners, unsecured storage cabinets, equipment, etc. will be accomplished by the Owner before the Contractor starts work in any area.
6. Insulation of wall:  
Upgrading of exterior wall per the energy code will be done with 1-1/2" rigid insulation and a new gypsum board wall. This is only being done where existing cast iron radiators are being removed and new fin tubes are installed. The other areas are designed to receive the insulation and new wall when future remodelings replace the existing steam system with a hot water piping system.
7. Existing Pipes  
As directed, drawings of the existing mechanical piping and ducts were used rather than drilling holes to verify. This may necessitate some changes as construction demolition reveals exact conditions.
8. Sheets E-37 and E-42 are not incorporated in the set at this time but will be issued on 8-1/2 x 11 schedules for this review.



Mr. Paul Maupin  
Page Three  
25 February 1977

Also Paul, if it is feasible, it would facilitate incorporating the review comments into the contract documents by transmitting them to our office as you receive them rather than in one final package.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

  
Bruce Johnson

cc: Paul Kopeitz (3 sets)  
Gus Scheffler (1 set)  
Building Advisory Committee Members (8 plan sets)

kw

ARCHITECTS/ENGINEERS COMPLETE CONSTRUCTION DOCUMENTS FOR REVIEW

FINAL COST ESTIMATE PREPARED

UNIVERSITY REVIEW COMMENT PERIOD

ARCH/ENG RESOLVE COMMENTS + PRINT

ROFEC REVIEW

ARCH/ENG RESOLVE COMMENTS + PRINT

ADVERTISING FOR BIDS

BIDDING PERIOD

AWARDED PERIOD AS DAYS MAXIMUM

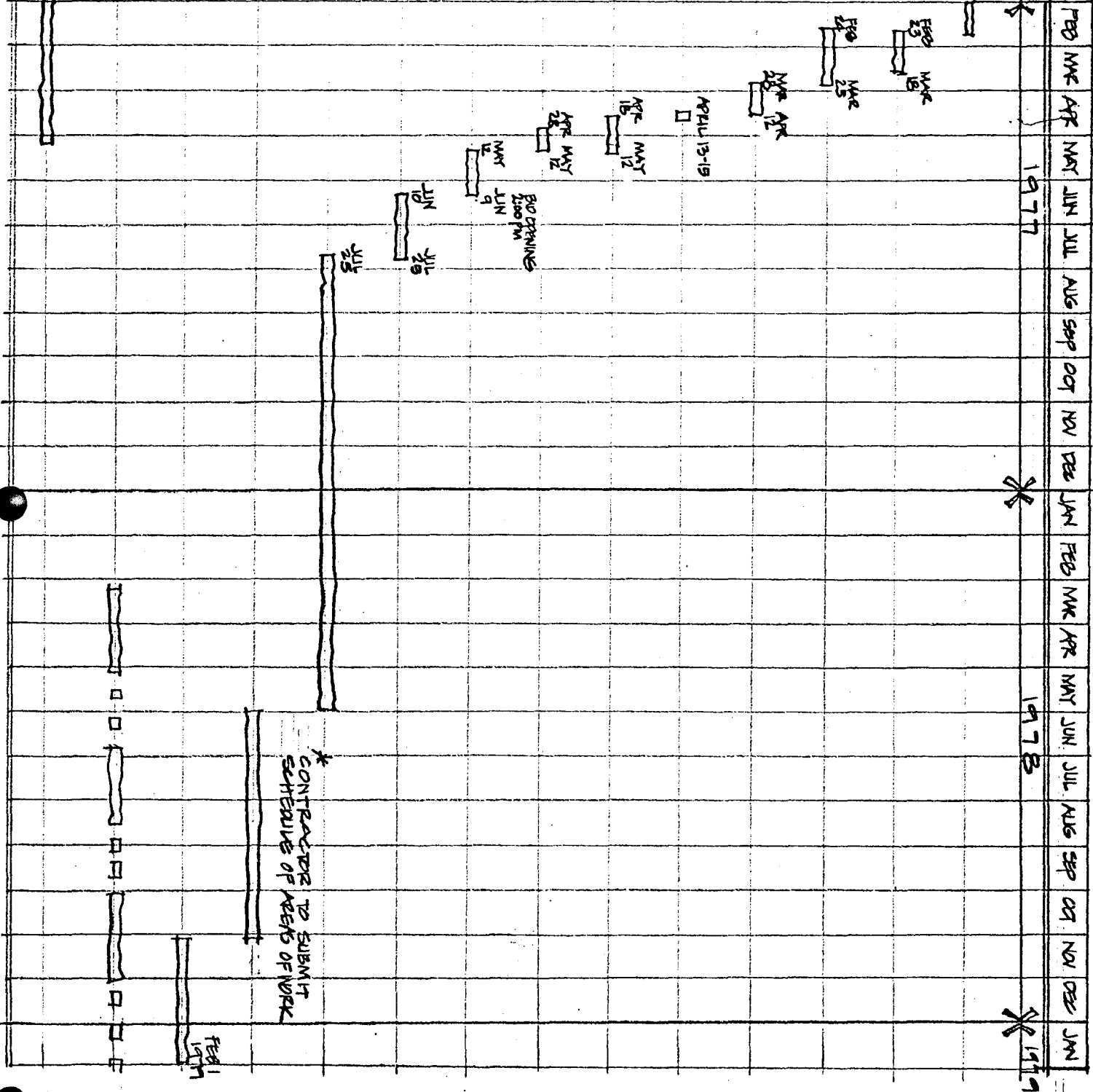
NOTICE TO PROCEED INITIAL CONSTRUCTION

SECONDARY AREAS OF CONSTRUCTION

FINN AREA OF CONSTRUCTION

FINAL COMPLETION + OCCUPANCY SCHEDULE IS STAGGERED

JOML - A TOWER CONSTRUCTION



**UNIVERSITY OF MINNESOTA HEALTH SCIENCES EXPANSION**

THE ARCHITECTS COLLABORATIVE, INC. CAMBRIDGE, MASS. & THE HEALTH SCIENCES ARCHITECTS & ENGINEERS, INC.

THE CERNY ASSOCIATES INC. MINNEAPOLIS, MINNESOTA  
HEMMEL, GREEN & ABRAMSON INC. ST. PAUL, MINNESOTA  
BETTER LEACH & LINDSTROM INC. MINNEAPOLIS, MINNESOTA

JOB NO. 280.02  
DRAWN BEJ  
CHECK  
SCALE  
DATE 23 FEB 1977

**JOML-B**  
JACKSON OWRE  
MILLARD LYON  
COMPLEX REMODELING

SHEET NO. SCHEDULE

*JOMZ - Building Codes*

UNIVERSITY OF MINN.  
UNIV. HEALTH SERVICE  
ENV. HEALTH SAFETY  
410 CHURCH ST. S. E.  
MINNEAPOLIS, MN 55455

RECEIVED

APR 4 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

March 30, 1977

**Memorandum**

**To:** Eugene Kegi, University Building Code Official, 321 Merrill Hall

**From:** Donald Horren, Safety and Health Professional, Department of Environmental Health and Safety, Roynton Health Service

**Subject:** Plan and Specification Review, Jackson, Ovre, Millard Lywa Complex Remodeling Contract B (JOMZ-B)

A review of the plans and specifications of the JOMZ-B plans and specifications result in the following health and safety comments.

1. It is understood that the architectural barriers requirements will be met.
2. Safety showers are required to be stay open design, not self-close.
3. Center access is required between Ovre Hall and Washington Avenue.
4. Vent pipes are recommended in base cabinets of chemical fume hoods.
5. Annunciator "trouble" should light only in the case of mechanical malfunction, not in the event of an alarm signal from a fire detector or manual pull station.
6. Exterior fire horns should not be provided.
7. Fire hose cabinets are required every 150 feet travel distance if they are to contain fire extinguishers. Additional cabinets are required as follows:
  - a) basement east-west corridor Ovre Hall
  - b) first floor, east-west corridor, Ovre Hall
  - c) second floor, east-west corridor, Ovre Hall
  - d) third floor, east-west corridor, Ovre Hall

8. Doors B-4A should swing in opposite direction, basement west.
9. Side door cannot be illuminated from Room A-15, basement east (UBC 3315b). Single leaf, three feet wide may be sufficient, depending on number of occupants.
10. A knock-out panel for emergency egress is required from laboratory 118.2, first floor east (University requirement).
11. An additional egress is required from laboratory 116, first floor east. (UBC 3319)
12. Egress from Room 116.3 is contrary to UBC 3302(a), first floor east.
13. It is recommended that a six foot width of corridor 307.1 be retained and the balance of the corridor be walled off and used for storage, third floor west.
14. Laboratory 356 requires a one-hour separation from adjacent occupancies, third floor east (UBC 1001).
15. Unexplained obstruction in corridor, fifth floor, Owre Hall.

Electrical Lighting (UBC 3312b)

16. Basement west - exit sign required on both sides of doors B-4B and remove directional sign to Stair I. If B-4.1 is corridor to exterior directional sign should be pointing toward it.
17. Basement west - exit sign required at Door B-8.2B
18. Basement east - exit sign required from rear door and required side door of Room 15.
19. Basement east - no directional sign just plain exit sign required on south side of Doors B-12A.
20. Basement east - directional exit sign required in Corridor B-16 pointing to Corridor B-15.
21. First floor west - exit sign required over door to stair C.

March 30, 1977

22. First floor west - directional exit sign required in corridor 1-03 pointing east toward courtyard.
23. First floor east - directional exit signs needed at intersection of corridors 1-15 and 1-16, one pointing south the other pointing west.
24. Third floor west - directional exit sign required at intersection of corridors 3-07.1 and 3-07.2 pointing east.
25. Fourth floor west - exit light required at door to stair H.
26. Fourth floor east - exit signs required on both sides of two doors enclosing corridor 4-08.3.
27. Fourth floor east - exit signs required on both sides of two doors enclosing corridor 4-09.2.
28. Fourth floor east - exit signs required at intersection of corridors 4-09 and 4-10 pointing north and pointing west.
29. Fifth floor west - directional exit sign required in corridor 5-08 pointing toward stairway "D".

Electrical Signal (MPPA 101, 6-33)

30. First floor west - fire alarm pull station required in corridor 1-04.
31. First floor west - fire alarm pull station required in corridor 1-02.
32. First floor east - fire alarm pull station required in corridor 1-14.
33. First floor east - fire alarm pull station required in corridor 1-12.

DEH:pc

cc. Harvey Jaeger  
Paul Maspin  
Tom Kyle



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Anatomy*

Department of Anatomy  
262 Jackson Hall  
Minneapolis, Minnesota 55455

RECEIVED

April 6, 1977

APR 6 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Mr. Paul Maupin  
Coordinator  
Health Sciences Planning Office  
4104 Powell Hall

Dear Paul:

Our comments in the JOML Contract B documents point out a number of problems in cadaver receiving that will create severe logistical problems and that may compromise the gross anatomy teaching program of the department during the construction. In addition there are shortcomings in design of the new cadaver receiving area that will create ongoing problems that must be solved now in order to obviate costly renovations in the future.

To be specific, the proposed construction of the electrical vault on the basement level of the Jackson-Owre Addition will block the present cadaver receiving area at 70 Jackson Hall. The plans have not provided an adequate alternative unless the new receiving area is ready before the vault work is started. At the very least, the present receiving area must remain intact until the new area is useable. Failing this, the whole gross anatomy program will be disrupted.

Even after completion of the new receiving area a number of problems arise, not least of which is the question of whether the new area is really designed for efficient use by funeral directors. Assuming that the bodies can be received, no realistic contingency plans have been formulated to get them to the Mortuary Sciences area during JOML renovation. The most direct route is through the classroom area that will be under construction. The questions that arise are whether the contractor will allow bodies to be transported through the construction area (if the lab is renovated later than the move to the new receiving area) and who is liable in case of accident.

Alternate routes from the new receiving area are not feasible. The first floor corridor is a busy public way. The second floor corridor may be a possibility, but it is long and circuitous (and therefore is not realistic for funeral directors to use on weekends or at night), and may also be under construction during this time.

One possible alternative that has merit is to use the corridor to be constructed in 70 Jackson Hall during the duration of the renovation. This would obviate all of the problems of access to Mortuary Sciences from

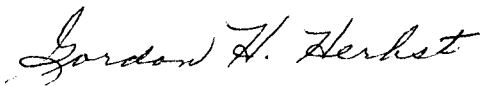
Mr. Paul Maupin  
Page 2  
April 6, 1977

receiving and seems to us to be a sensible and realistic solution to the problem. It would, of course, require that the corridor be constructed early and that a temporary ramp be installed.

With respect to design of the new receiving area there are three specific problems. The first is to assure that adequate lift facilities are available to enable funeral directors to deliver bodies. The second, which is extremely important to the general public relations of the Medical School and hospitals, is to assure that the receiving area is completely private and not open to the view of the general public. The third, which is in some ways related to point number two, is to separate the animal carcass disposal from human cadaver receiving. These problems must be resolved before the cadaver receiving area is really acceptable.

It is clear that we are unanimous in our feeling concerning the points that we have raised. In addition, we have discussed the problems with Dr. David W. Hamilton, newly appointed Head of the Department, and he is in full agreement with our position.

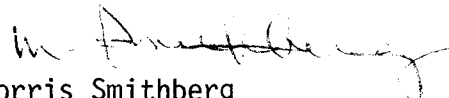
Sincerely,



Gordon Herbst  
Department of Anatomy



Donald Robertson  
Department of Anatomy  
Chairman, State Anatomical Committee



Morris Smithberg  
Interim Head, Department of Anatomy

HARVARD UNIVERSITY - MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
PROGRAM IN HEALTH SCIENCES AND TECHNOLOGY

RECEIVED

APR 11 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Reply to:  
Dr. D. W. Hamilton  
Department of Anatomy  
Harvard Medical School  
25 Shattuck Street  
Boston, MA 02115  
(617) ~~732-2300, 84-326~~  
732-1640

April 7, 1977

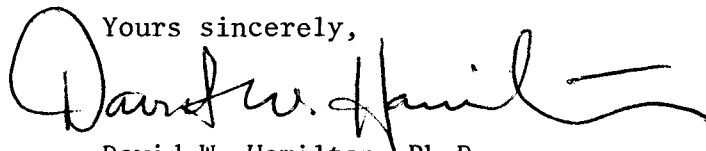
Mr. Paul Maupin  
Coordinator  
Health Sciences Planning Office  
4104 Powell Hall  
Minneapolis, Minneapolis 55455

Dear Mr. Maupin:

It is somewhat presumptuous of me to interject my opinion on problems at the University of Minnesota, since I am not yet officially "on board." I am convinced, however, that decisions that are now being made may adversely affect the smooth running of the teaching program of the Department of Anatomy at the University of Minnesota during the next year or so. It is, of course, extremely important that this not happen and so I have decided to ask your help in solving what may be serious problems.

I have talked at length with Gordon Herbst about cadaver receiving and I have reviewed his letter to you about it. I have studied the plans and inspected the existing physical plant. I am in full agreement with Gordon and Drs. Robertson and Smithberg about the points that they have raised, and will be very happy to discuss them with you, or others, in order to provide a speedy solution.

Yours sincerely,



David W. Hamilton, Ph.D.  
Lawrence J. Henderson Associate Professor  
of Health Sciences and Technology and  
Associate Professor of Anatomy

DWH/lr-h





UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

April 13, 1977

TO: Paul Maupin  
FROM: Tom Kyle *Tom*  
MEMO: Mortuary Science Receiving Area

My comments on the attached letters:

1. Cadaver deliveries must be made through the new corridor #B-4.1 at the west side of Jackson/Owre Addition. This is an interim solution for the summer of 1978 while the Histology labs are being renovated.
2. The electrical vault, Corridor B-4.1, and receiving areas must be completed prior to the labs - or in Phase I of the sequence of events.
3. An adequate lift has been chosen and approved by Stroud and Robertson.
4. Animal cadavers' storage is being relocated to Lyons sub-basement.
5. All parties involved, i.e. Mortuary Science, Anatomy, H.S.P.O. and H.S.A.E., have reviewed the above and approved for incorporation into the plans.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOMR - Anatomy*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

April 14, 1977

Dr. D. W. Hamilton  
Department of Anatomy  
Harvard Medical School  
25 Shattuck Street  
Boston, Massachusetts 02115

SUBJECT: Department of Anatomy  
University of Minnesota  
Jackson/Owre/Millard/Lyon Complex  
Cadaver Receiving Area

Dear Dr. Hamilton:

Your letter dated April 7, 1977, has been received expressing your concerns with the plans and the existing physical plant area for the cadaver receiving area for the Department of Anatomy. It is hoped the attached correspondence will provide you with the information you are seeking as a solution to the problem.

If you should require additional information, please contact me at your convenience.

Yours truly,

*Paul J. Maupin*

Paul J. Maupin  
Health Sciences Planning Coordinator  
Health Sciences Planning Office

PJM:rm

Attachments

*gomh - Anatomy*

HARVARD UNIVERSITY - MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
PROGRAM IN HEALTH SCIENCES AND TECHNOLOGY

HEALTH SCIENCES  
PLANNING OFFICE

APR 20 1977

RECEIVED

Reply to:  
Dr. D. W. Hamilton  
Department of Anatomy  
Harvard Medical School  
25 Shattuck Street  
Boston, MA 02115  
(617) ~~334-3300, Ext. 828~~  
732-1640

April 20, 1977

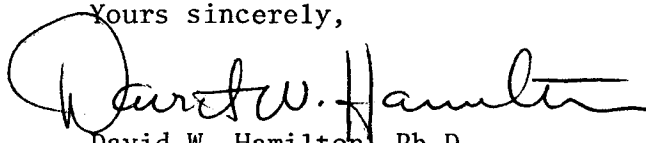
Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455

Dear Mr. Maupin:

Thank you very much for your prompt reply to my request for consideration of the problems involved in cadaver receiving for the Department of Anatomy. I have, of course, had previous access to the letter from the members of the Department of Anatomy and have agreed to it fully, and your memo from Mr. Tom Kyle seems to satisfy all of the fears that were voiced to me when I visited Minneapolis in early April.

Again, thank you very much for your prompt consideration of the problem and prompt solution to it.

Yours sincerely,



David W. Hamilton, Ph.D.  
Lawrence J. Henderson Associate Professor  
of Health Sciences and Technology and  
Associate Professor of Anatomy

DWH/lr-h



*DOMS - H. E. W.*

DEPARTMENT OF HEALTH, EDUCATION, AND WELFARE

REGION V

300 SOUTH WACKER DRIVE  
CHICAGO, ILLINOIS 60606

OFFICE OF  
THE REGIONAL DIRECTOR

April 25, 1977

**RECEIVED**

APR 29 1977

UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE

Our Reference: Minnesota - HP-5C-070  
University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
Basic Sciences - Remodeling  
School of Medicine  
Minneapolis, Minnesota

"Contract B"

Mr. Paul Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Dear Mr. Maupin:

Final drawings and specifications for subject work, dated May 2, 1977 (proposed date of issuance for bidding) were reviewed in a meeting at University of Minnesota on April 19 and 20, 1977. (Contract "A" work, previously ROFEC approved, is now under construction, with completion scheduled for June 1, 1977.)

Personnel present during this meeting were:

Duane Blanchard - Project Architect  
Bruce Johnson - Project Architect  
Cliff Olson - Mechanical Engineer  
Dennis Leslie - Electrical Engineer  
Paul Kopietz - Dir. of Engineering & Construction, U. of M.  
Gus Scheffler - U. of Minnesota, Dept. of Environmental Hlth. & Safety  
Vic Scott - U. of M. Federal Projects Coordinator  
Tom Kyle - Health Sciences Planning Office  
William Barclay - Engineer, ROFEC, HEW  
Henry C. Ray - Architect, ROFEC, HEW

This will confirm the verbal approval given at conclusion of the review meeting, for Department of Health, Education, and Welfare authorization to solicit bids for the subject Work (Contract B), subject to resolution of and compliance with the attached comments.

Page 2 - Minnesota - HP-5C-070  
University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

April 25, 1977

Please confirm in writing to this office, as soon as possible, the bid opening date, so that wage rate modifications received during the bid period may be sent to you, for inclusion by addendum to the bidding conditions. Should the bid opening date be on or after the Federal Wage Rate expiration date, please submit a request for wage rate redetermination to Ms. Helen Welsh, (telephone 312-353-2759).

Note: Approvals herein are subject to resolution of all comments either prior to issuance of contract documents for solicitation of bids, or by addendum during the bidding period, so that all comment items are resolved prior to opening of any bids. Your cooperation will be appreciated. Please request from project Architect/Engineer a reply, in writing, on action taken with each of the attached comments.

After bid opening, please submit to this office the Award Documentation requesting concurrence, which shall include:

- a. A recommendation or resolution to award by the Board of Trustees or the responsible party authorized to act for this applicant. State in the resolution that it is subject to the approval of the Department of Health, Education, and Welfare.
- b. A certification of publication of advertisement for bids (or clipping of actual advertisement), or copies of written invitations of selective solicitation of bids.
- c. A certified copy of the tabulation of bids. (Bid tab should define the portion of the Work represented.)
- d. The first or low bidder's proposal (xerox copies are acceptable; wet signature copies shall be retained by the applicant).
- e. The bid security (bond), at 5% of the bid amount, of list or low bidder, with copy of Power of Attorney.
- f. Copies of all bid addenda issued, if not previously submitted to this office.
- g. A certification from the Architect/Engineer that the project applicant, and all other interested non-Federal parties, have approved the bid drawings and specifications, and the Architect/Engineer's recommendation as to the lowest acceptable bidder.
- h. The Cost and Construction Data Report FEC 2-5, and Form NIH 249-2, in duplicate.

April 25, 1977

University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

Please forward, as soon as possible, the completed checklist for Barrier Free Design, Form FEC 4-24 (Rev. 12/75) as completed and signed by the project Architect/Engineer.

The applicant shall take affirmative action to solicit Minority Construction Contractors to bid on the prime contract and subcontracts for this project. The award documents submitted to ROFEC for review and concurrence shall include the following:

- a. A list of the Minority Construction Contractors solicited to bid on the project, including their addresses and indication of trades.
- b. Identifications of the Minority Construction Contractors who are listed upon the certified bid tabulations.
- c. When the sub-contractors' listing is submitted, please identify all Minority Construction Sub-contractors, including their addresses, trades involved and the amount of the sub-contracts.

Sincerely yours,



Sal A. Cannella, R. A.  
Chief, Design and Engineering  
Division of Regional Operations for  
Facilities Engineering & Construction

Attachment

April 25, 1977

ARCHITECTURAL COMMENTS

Approved for solicitation of bids for "Contract B", referenced project, subject to resolution, in writing, of all comments.

1. Re-study construction and detailing of smoke doors used to establish stairwell enclosure. Because panic-bar devices will project considerably into corridor, some recessing of the doors is recommended. Also, this would eliminate dirt pocket behind door.
2. In addition to the built-in smoke detector in the door closer of the stairwell doors (which will be in hold-open position at all times) - it is strongly recommended that several additional smoke detectors be placed in the corridor between smoke doors. These shall be tied into the fire alarm system, and actuate the doors to close.
3. Recommend a general note on drawings stating that entire building plan is shown for reference, and that only those areas poched indicate Work Involved in this contract.
4. On sheet A-6 - Clarify indication to require removal of existing wall below window sill, and touch-up to receive finish or door-frame, for new openings.
5. On sheet A-17 - Clarify indication between the existing electric closet doors and new smoke stairwell doors. Conflict in all similar cases shall be resolved. The present conflict between doors cannot work.
6. Complete the checklist for Barrier-Free Design, HEW Form FEC 4-24 (revised 5/76) as discussed in meeting, and return to this office.
7. Where flooring is being removed for new dental laboratory, it will be beneficial to bidders to have the extend of the removal of material and its subsequent replacement with desired finish detailed more clearly. Structural conditions which remain must be identified.
8. SPECIFICATIONS
  - a. Architect shall state a given number of calendar days for completion of the required Work, to be used as a constant by all bidders. Time is not of the essence in competitive bidding, and cannot be a variable. All bidders shall bid against the constant time frame. The low dollar amount determines the successful bidder.

Page 5 - Minnesota - HP-5C-070  
University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

April 25, 1977

- b. In connection with above, the following working has been time-tested by DHEW, and the Regional Attorney:

Method of Award: An award of contract will be made to the responsible bidder, responsive to all the bid conditions, submitting the lowest acceptable bid, being the sum of the base bid plus any elected alternates.

It would be well to use this exact wording in the "Instructions to Bidders".

9. The following proposed schedule was discussed for J.O.M.L. - Contract "B" Work:

Advertise for Bids	May 5, 1977
Issue Documents for Bidding	May 12, 1977
Open all bids	June 16, 1977
Award Contracts	July 15, 1977
Start Construction	July 31, 1977
Complete the Construction	January 1, 1979 ( 18 mo. time frame)

  
By: Henry C. Ray, A.I.A., P.E.  
Hospital Architect

#### MECHANICAL AND ELECTRICAL

A review of the final mechanical and electrical drawings and specifications for subject project, at the above referenced meeting permits our approval and the following comments:

1. The final mechanical and electrical drawings and specifications incorporate mainly the Department of Health, Education, and Welfare's requirements as discussed at a design development conference held on July 8, 1976.



April 25, 1977

University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

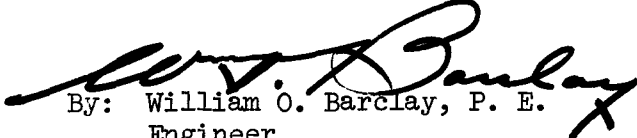
2. Energy conservation design for the HVAC and electrical services is wholly recognized by this office as measures in keeping with the general effort and project economy. (A copy of any comparative computation used in arriving at energy conservation in the design of these services, would be of interest to this office.)

3. In reviewing the mechanical and electrical drawings it was noted that several omissions were made on same, regarding fire damper (F.D.) notation, directional exit lighting near basement stairway. (at S.E. corner of first floor). Provide same, and indicate pipe sizes on all piping.

4. In the event additional smoke partitions are installed in the east and west corridors, provide magnetic holders that are activated by smoke detectors that are also connected to the fire alarm system. (Same as provided for the other included smoke partition doors.)

5. Animal Operating Room Facilities. In compliance with NFPA 56A, paragraph 121S, also provide conductive flooring in addition to the equipotential grounding, and explosive proof fixtures as shown.

6. Provide a copy of the Contractor's mechanical balancing and testing reports when said job is completed for our consideration and file.

  
By: William O. Barclay, P. E.  
Engineer

April 25, 1977

Our Reference: Minnesota - HP-5C-070  
University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
Basic Sciences - Remodeling  
School of Medicine  
Minneapolis, Minnesota

"Contract B"

Mr. Paul Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Dear Mr. Maupin:

Final drawings and specifications for subject work, dated May 2, 1977 (proposed date of issuance for bidding) were reviewed in a meeting at University of Minnesota on April 19 and 20, 1977. (Contract "A" work, previously ROFEC approved, is now under construction, with completion scheduled for June 1, 1977.)

Personnel present during this meeting were:

Duane Blanchard - Project Architect  
Bruce Johnson - Project Architect  
Cliff Olson - Mechanical Engineer  
Dennis Leslie - Electrical Engineer  
Paul Kopsits - Dir. of Engineering & Construction, U. of M.  
Gus Scheffler - U. of Minnesota, Dept. of Environmental Hlth. & Safety  
Vic Scott - U. of M. Federal Projects Coordinator  
Tom Kyle - Health Sciences Planning Office  
William Barclay - Engineer, ROFEC, HSW  
Henry C. Bay - Architect, ROFEC, HSW

This will confirm the verbal approval given at conclusion of the review meeting, for Department of Health, Education, and Welfare authorization to solicit bids for the subject Work (Contract B), subject to resolution of and compliance with the attached comments.

April 25, 1977

University of Minnesota  
Jackson/Owre/Millard/Lyons 4 Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

Please confirm in writing to this office, as soon as possible, the bid opening date, so that wage rate modifications received during the bid period may be sent to you, for inclusion by addendum to the bidding conditions. Should the bid opening date be on or after the Federal Wage Rate expiration date, please submit a request for wage rate redetermination to Ms. Helen Walsh, (telephone 312-353-2739).

Note: Approvals herein are subject to resolution of all comments either prior to issuance of contract documents for solicitation of bids, or by addendum during the bidding period, so that all comment items are resolved prior to opening of any bids. Your cooperation will be appreciated. Please request from project Architect/Engineer a reply, in writing, on action taken with each of the attached comments.

After bid opening, please submit to this office the Award Documentation requesting concurrence, which shall include:

- a. A recommendation or resolution to award by the Board of Trustees or the responsible party authorized to act for this applicant. State in the resolution that it is subject to the approval of the Department of Health, Education, and Welfare.
- b. A certification of publication of advertisement for bids (or clipping of actual advertisement), or copies of written invitations of selective solicitation of bids.
- c. A certified copy of the tabulation of bids. (Bid tab should define the portion of the Work represented.)
- d. The first or low bidder's proposal (xerox copies are acceptable; wet signature copies shall be retained by the applicant).
- e. The bid security (bond), at 5% of the bid amount, of list or low bidder, with copy of Power of Attorney.
- f. Copies of all bid addenda issued, if not previously submitted to this office.
- g. A certification from the Architect/Engineer that the project applicant, and all other interested non-Federal parties, have approved the bid drawings and specifications, and the Architect/Engineer's recommendation as to the lowest acceptable bidder.
- h. The Cost and Construction Data Report FEC 2-5, and Form NIH 249-2, in duplicate.

April 25, 1977

University of Minnesota  
Jackson/Gwre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

Please forward, as soon as possible, the completed checklist for Barrier Free Design, Form FEC 4-24 (Rev. 12/75) as completed and signed by the project Architect/Engineer.

The applicant shall take affirmative action to solicit Minority Construction Contractors to bid on the prime contract and subcontracts for this project. The award documents submitted to ROFEC for review and concurrence shall include the following:

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- c. When the sub-contractors' listing is submitted, please identify all Minority Construction Sub-contractors, including their addresses, trades involved and the amount of the sub-contracts.

Sincerely yours,

Sal A. Cannella, R. A.  
Chief, Design and Engineering  
Division of Regional Operations for  
Facilities Engineering & Construction

Attachment

April 25, 1977

### ARCHITECTURAL COMMENTS

Approved for solicitation of bids for "Contract B", referenced project, subject to resolution, in writing, of all comments.

1. Re-study construction and detailing of smoke doors used to establish stairwell enclosure. Because panic-bar devices will project considerably into corridor, some recessing of the doors is recommended. Also, this would eliminate dirt pocket behind door.

2. In addition to the built-in smoke detector in the door closer of the stairwell doors (which will be in hold-open position at all times) - it is strongly recommended that several additional smoke detectors be placed in the corridor between smoke doors. These shall be tied into the fire alarm system, and actuate the doors to close.

3. Recommend a general note on drawings stating that entire building plan is shown for reference, and that only those areas pocketed indicate Work Involved in this contract.

4. On sheet A-6 - Clarify indication to require removal of existing wall below window sill, and touch-up to receive finish or door-frame, for new openings.

5. On sheet A-17 - Clarify indication between the existing electric closet doors and new smoke stairwell doors. Conflict in all similar cases shall be resolved. The present conflict between doors cannot work.

6. Complete the checklist for Barrier-Free Design, HSW Form FBC 4-24 (revised 5/76) as discussed in meeting, and return to this office.

7. Where flooring is being removed for new dental laboratory, it will be beneficial to bidders to have the extent of the removal of material and its subsequent replacement with desired finish detailed more clearly. Structural conditions which remain must be identified.

### 8. SPECIFICATIONS

- a. Architect shall state a given number of calendar days for completion of the required Work, to be used as a constant by all bidders. Time is not of the essence in competitive bidding, and cannot be a variable. All bidders shall bid against the constant time frame. The low dollar amount determines the successful bidder.

Page 6 - Minnesota - HP-5C-070  
University of Minnesota  
Jackson/Owre/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

April 25, 1977

2. Energy conservation design for the HVAC and electrical services is wholly redognized by this office as measures in keeping with the general effort and project economy. (A copy of any comparative computation used in arriving at energy conservation in the design of these services, would be of interest to this office.)
3. In reviewing the mechanical and electrical drawings it was noted that several omissions were made on same, regarding fire gasper (F.D.) notation, directional exit lighting near basement stairway. (at S.E. corner of first floor). Provide same, and indicate pipe sizes on all piping.
4. In the event additional smoke partitions are installed in the east and west corridors, provide magnetic holders that are activated by smoke detectors that are also connected to the fire alarm system. (Same as provided for the other included smoke partition doors.)
5. Animal Operating Room Facilities. In compliance with NFPA 56A, paragraph 1418, also provide conductive flooring in addition to the equipotential grounding, and explosive proof fixtures as shown.
6. Provide a copy of the Contractor's mechanical balancing and testing reports when said job is completed for our consideration and file.

By: William O. Barclay, P. E.  
Engineer

April 25, 1977

University of Minnesota  
Jackson/Gore/Millard/Lyons - Complex  
School of Medicine - Basic Sciences  
Minneapolis, Minnesota

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By: Henry C. Ray, A.I.A., P.E.  
Hospital Architect

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A review of the final mechanical and electrical drawings and specifications for subject project, at the above referenced meeting permits our approval and the following comments:

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*JOML - Contract B*  
~~Health Sciences Planning Office~~



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

April 26, 1977

Bruce Johnson  
Health Sciences Architects and Engineers  
University Park Plaza - Suite 704  
2829 University Ave. SE  
Minneapolis, Minnesota 55414

SUBJECT: Jackson/ Owre/ Millard/ Lyons - Contract B  
Contract Documents

Dear Bruce,

This office has received a number of comments concerning the readability of the Contract Documents for the JOML Complex Renovation. In particular, it is difficult to segregate the areas of new construction from existing. We are, therefore, requesting HSAE to designate the "new construction" on each sheet of the Contract set of drawings by encircling with a bold dashed line, or some other acceptable means, to insure clarity.

This should be done for the bid sets in an effort to assist the bidders and avoid confusion which would unnecessarily increase the bid amounts.

Our experience with contractors illustrates that clarifying the "scope of work" is a definite asset; this is especially true in a renovation such as JOML. We feel as well that this action will reduce to a minimum the number of change orders processed due to misinterpretation of the documents.

Your cooperation is appreciated.

Yours truly,

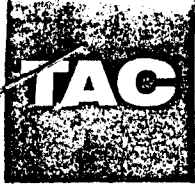
*Tom Kyle*

Tom Kyle

TK:mkw

cc: John Scott  
John Patterson  
Paul Maupin  
Warren Forslund  
Paul Kopietz





JOML-B<sup>2</sup>  
Costs FILE

THE ARCHITECTS COLLABORATIVE INC.

N. B. FLETCHER  
1965  
WALTER GROPIUS  
1945 1969  
NORMAN FLETCHER  
JOHN C. HARKNESS  
SARAH P. HARKNESS  
LOUIS A. McMILLEN

4 May 1977

RICHARD BROOKER  
ALEX CVIJANOVIĆ  
HERBERT GALLAGHER  
WILLIAM J. GEDDIS  
ROLAND KLUVER  
PETER W. MORTON  
H. MORSE PAYNE  
ERNEST L. BIRDSALL  
TREASURER

Mr. Clinton Hewitt  
Assistant Vice President  
Physical Planning  
340 Morrill Hall  
University of Minnesota  
Minneapolis, Minnesota 55455

ROBERT F. CRANE  
HOWARD ELKUS  
ALLISON GOODWIN  
BASIL HASSAN  
JOHN HAYES  
JOSEPH HOSKINS  
LEONARD NOTKIN  
RICHARD SABIN  
DAVID SHEFFIELD

Regarding: JOML 'B' Remodeling  
Probable Construction Cost

QAZI B. AHMED  
ROBERT BARNES  
KENDALL P. BATES  
SERGIO BERIZZI  
SERGE CVIJANOVIĆ  
ROYSTON DALEY  
ROBERT DE WOLFE  
GREGORY DOWNES  
GAIL HAVIARAS  
THOMAS LARSON  
RALPH MONTGOMERY  
PERRY NEUBAUER  
MICHAEL PRODANOU  
CHARL PUFFER  
WALTER ROSENFELD  
JOHN J. SCOTT  
EDMUND SUMMERSBY  
KENNETH TAYLOR  
MALCOLM TICKNOR  
ROBERT TURNER  
ROBERT WILSON  
LAURENCE ZUELKE

Dear Clint:

We have completed our estimates for the probable cost of the JOML 'B' Construction Contract. As you are aware, we have obtained estimates from two independent sources on this project: our cost consultant and a contractor familiar with University work. The disparity between these estimates testifies to the complexity of the project.

The contractor's estimate, which should be interpreted as a "Low Bid" estimate, was \$5,023,000. Our consultant's estimate, which is targeted at the second or third bidder, was \$5,397,630. As you will observe there is a spread between these two estimates of \$374,000 or 7%. Upon investigation it is evident that this spread is the result of a variance in opinion as to the complexity and thus cost of the general and special conditions of the project. Taking this into account and being familiar with the methodologies and assumptions used by both estimators, we would place the probable construction cost at \$5,250,000.

Since our construction budget is approximately \$5,080,000 for this contract, we are presently anticipating a gap between the low base bid and the budget of \$170,000. Rather than lose more time in trying to again trim the project scope to fit the budget, we would recommend going out to bid with the expectation that we will have to accept one or two deduct alternates to award the contract.

The bid documents presently list six deduct alternates estimated to total \$530,000. On the contractor's recommendation some additional deduct items which have been identified by the Users are not being included as alternates in the documents for fear of unduely complicating the bidding process. These items may be used to negotiate with the apparent low bidder should the bids come in exceptionally high. The estimated total value of these negotiable items is approximately \$200,000.



THE ARCHITECTS COLLABORATIVE

Clinton Hewitt  
4 May 1977  
Page 2

In summary, we should anticipate having to accept some deduct alternates. We estimate the alternates to be of sufficient value to allow an award with a low bid as high as \$5,600,000. We feel we have identified sufficient potential reductions to allow us to negotiate an award of the contract with a low bid as high as \$5,800,000.

We have been assured by Paul Maupin in his letter of February 1, 1977 that he is prepared to spend an additional \$500,000 on Group II Equipment should the low bid come in under the budget.

A great deal of effort has been put into controlling costs on this project by all parties concerned, and we hope you will concur that our efforts in this respect have complied with the spirit of our agreement with the University. If you do concur, we would appreciate written notification to proceed on this basis.

Finally, we would recommend that the Advertisement for Bids show an estimated cost of \$5,100,000 to reflect the actual budget.

Very truly yours,

THE ARCHITECTS COLLABORATIVE, INC.

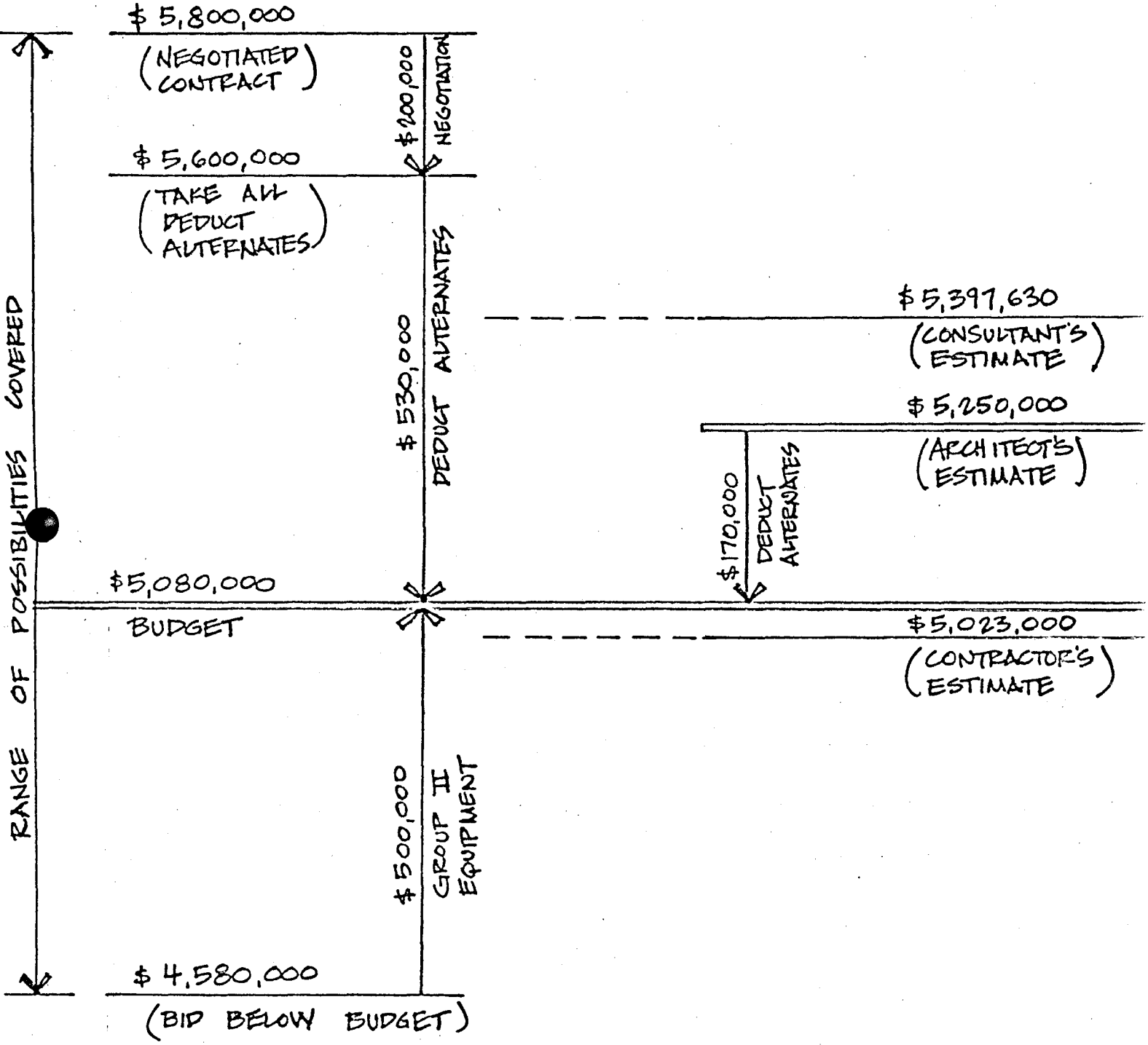
A handwritten signature in dark ink, appearing to read 'John M. Patterson'.

John M. Patterson  
ljg

Enclosure

cc: Paul Maupin  
HSAE

JOML 'B' 5/5/77  
 COST SUMMARY DIAGRAM



JOML - H.S.U.

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

9 May 1977

RECEIVED

MAY 18 1977

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Regarding: JOML-B Complex Remodeling  
ROFEC Review Comments  
Minn. - BHRD-HP-5C-070

Dear Mr. Maupin:

In accordance with your request we offer the following responses to the ROFEC Review Comments included in their letter to you dated April 25, 1977.

We understand that the University will prepare the necessary response for the items listed on Page 1-3 of the subject letter. We are enclosing Form FEC. 4-24 (Handicapped Checklist) and will provide other specific input required on these pages.

Our specific response to the comments on Pages 4-6 are presented in the same order as their letter and are as follows:

ARCHITECTURAL COMMENTS

1. Recessing doors into a pocket will not "eliminate dirt pocket behind door". Because corridors of JOML are either 8'-0" or 10'-0" in width (which is more than adequate width even with hardware projections) and the existing chase walls at these door locations contain numerous pipes, ducts, electrical cabinets or columns (which would increase construction cost to have relocated) the smoke door details remain as previously shown.
2. Four additional smoke detectors will be added between the two smoke doors in the south half of the complex. These will be mounted in the new metal ceilings of the remodeled corridors and will give a spacing of 77' between detectors and all will be tied into the general fire alarm system.
3. Additional notes have been added to clarify work included in the Contract.
4. The note of Drawing A-6 has been expanded to indicate removal of the wall under the window sill.

Page 2  
Paul Maupin  
9 May 1977

5. Electrical closet doors and the smoke doors at the same location in Stair J pose no critical conflict in our opinion. Expense of relocating main vertical feeders to the cabinets was studied. With one door closed in the 8'-0" wide corridor, there still remains a 44" exit opening. This door could have a 'MEN WORKING' sign temporarily applied during the once a month or less servicing probably required. This did not warrant, in our opinion, the expense to relocate the electrical service.
6. Checklist is enclosed.
7. Existing structural channel and beam members not removed are indicated on the Detail 3/S4 with the metal decking and concrete topping installed over them. The extent of area to perform the work is shown on the demolition plan.
8. A. The required time schedule for completion of work has been changed to read 560 calendar days.  
B. ROFEC has previously approved of the wording in the Instructions to Bidders regarding the method of award. This wording has been developed with University Legal Counsel and incorporated in all Health Sciences related work to date with no problems. We have made no changes to the subject wording.
9. The schedule remains the same except that completion will be February 1, 1979 based on the 560 day completion required and awarding contracts July 15, 1977.

#### MECHANICAL AND ELECTRICAL COMMENTS

1. No response required.
2. Energy conservation methods list is enclosed.
3. Fire dampers, pipe sizes and directional signs have been added as noted.
4. Additional smoke partitions are not being installed, however additional smoke detection is being added (Architectural Item 2) and all new smoke doors held open will be released upon activation of any device.
5. Equipotential grounding and explosion proof fixtures have been deleted because the Owner will not be using flammable anesthetics.

Page 3  
Paul Maupin  
9 May 1977

If you desire any further explanations please call this office.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

  
Bruce Johnson  
ljg

## CHECKLIST FOR BARRIER-FREE DESIGN

PROJ. NO. BHRD-HP-5C-070 INSTITUTION UNIVERSITY OF MINNESOTA BLDG. NAME MILLARD LYON COMPLEX  
 ADDRESS UNIVERSITY OF MINNESOTA CITY MINNEAPOLIS STATE MINNESOTA C.D. \_\_\_\_\_

JACKSON OWRE

NOTE: All items apply to Direct Federal Project designs completed after January 1, 1975. Underlined phrases indicate mandatory items for Federally Assisted Projects as required by the ANSI A117.1 Standard and Direct Federal Projects designed prior to January 1, 1975. SEE NOTE BELOW

## 1. Passenger Arrival

a.  Adequate Place (2.1)

## 2. Parking - University has a total program for parking facilities.

a. \_\_\_\_\_ Special stalls with pedestrian access and controls (2.2.4)

b. \_\_\_\_\_ Accessible to building by level or ramped path (2.2.5)

## 3. Walks - The project work scope does not include exterior walks.

a. \_\_\_\_\_ Continuous uninterrupted surface (2.3)

b. \_\_\_\_\_ 48" wide minimum (2.3.1)

c. \_\_\_\_\_ 5% max. gradient on principal walks (rest areas if greater than 3%) (2.3.2)

d. \_\_\_\_\_ Firm, non-slip materials (2.3.3)

e. \_\_\_\_\_ Free of gratings, manholes, etc. (2.3.4)

f. \_\_\_\_\_ Curb cuts at streets, driveways, parking lots (2.3.5)

g. \_\_\_\_\_ Level platforms at doors (2.3.6)

## 4. Ramps (Exterior and Interior) - The project work scope does not include exterior ramps.

a.  8.33% maximum gradient (1 foot rise in 12 feet) (2.4.2)

b. N.A. Firm, non-slip surfacing (2.4.3)

c. N.A. Free of gratings (2.4.4)

d.  Level approaches, Landings at 30 ft. intervals (2.4.5-6)

e. MSC Handrails 32" high, extend 12" beyond ramp (2.4.7)

f. N.A. Guardrails or walls (2.4.8)

g.  Well illuminated (2.4.9)

FORM FEC 4-24 (10/74) (Rev. 5/76)

NOTE: The State of Minnesota has required handicapped building provisions under the State Building Code (MSC) Chapter 55. Check list items comply with State Code where indicated with "MSC".

SHEET 1 of 4

5. Entrances

- a. X At least one major entrance accessible by wheelchair to elevators (3.1)
- b. X Level approach platform (3.1.2)

6. Doors - **The project work scope only includes interior doors in the areas being remodeled.**

- a. MSC 32" wide clear opening (3.2.1)
- b. MSC Single effort with 8 lbs. pressure maximum (3.2.1)
- c. X Level approaches and clearance at sides of door (3.2.3)
- d. X Vestibules with 6'-6" separation between doors (3.2.4)
- e. X Thresholds flush or beveled (3.2.5)
- f. MSC Kickplates 16" high (3.2.6)
- g. MSC Closers with time delay (3.2.7)
- h. X Handles maximum 42" height (3.2.8)
- i. MSC Vision panels at 36" maximum above floor (3.2.9)

7. Corridors, Public Spaces, Work Areas

- a. X Corridors 60" minimum width (3.3.1)
- b. X Recessed doors when opening into corridors (3.3.2)
- c. X Floors on common level (3.3.4)
- d. X Non-slip floor materials; non-carpeted circulation paths; transition strips (3.3.5)

8. Stairs

- a. X 42" minimum width (3.5.1)
- b. MSC 7" maximum risers (3.5.2)
- c. X No square or abrupt nosings (3.5.3)
- d. X Non-slip treads (3.5.4)
- e. X Level, differentiated approaches (3.3.5)
- f. MSC Handrails 32" high, 18" beyond top & bottom steps (3.5.6)
- g. X Well illuminated (3.5.7)



9. Elevators - The project work scope does not add any elevators (7 existing).

- a.  Accessible to each floor level (3.6.1)
- b.  Cab size minimum 60" x 60" or 63" x 56" (3.6.3)
- c.  Door clear opening 32" minimum (3.6.4)
- d.  Handrails at 32" high (3.6.5)
- e.  Automatic and self-leveling  $\pm \frac{1}{2}$ " (3.6.6)
- f.  Doors with reopening devices (3.6.7)
- g.  Controls: See Section 3.10 for mounting heights (3.6.2;3.6.8)
- h.  Controls and signals usable by blind persons (3.6.2;3.6.8)
- i.  Emergency routes and plans (3.6.10)

10. Toilet Facilities - New toilet facilities added comply as indicated.

- a.  Minimum 1 per sex per floor (3.7)
- b. MSC Entrance clearances (door widths, vestibule size) (3.7.1)
- c.  Floor level with corridor (3.7.2)
- d. N.A. Side transfer compartment, 66" wide x 60" deep, OR (3.7.4)
- e.  Compartment 36" x 56" with 32" clear opening (3.7.5)
- f. MSC Grab Bar(s) at side of w.c., 33" high (3.7.4;3.7.5)
- g. MSC Wall-hung w.c., 20" high (3.7.4;3.7.5)
- h.  Lavatory with 29" clear space underneath (3.7.6)
- i.  Faucets easily operated, pipes insulated, enclosed or above knee level (3.7.6)
- j. MSC Urinal (where used) wall-mounted at 19", or at floor level (3.7.7)
- k.  Mirrors, shelves, dispensers usable from lav. at 40" max. ht. (3.7.8-9)
- l. N.A. Shower stalls with folding seats, grab bars, special controls (3.7.10)

11. Drinking Fountains - **The project work scope does not include drinking fountains.**
- a.  Minimum one per floor for handicapped (3.8)
  - b.  Hand lever operated with up-front jet and controls (3.8.1)
  - c.  Wall-mounted, projecting basin at 30" to 36" ht. (3.8.2)
  - d.  Alcoves 60" wide if used (3.8.3)
12. Public Telephones - **The project work scope does not include public telephones.**
- a.  At least one per bank accessible (3.9)
  - b.  Dial, handset & coin slot maximum 48" high (3.9.2)
  - c.  One per bank for hard-of-hearing (3.9.3)
13. Controls
- a. MSC Alarms, switches, etc. of frequent or essential use within 48" of floor (3.10.1)
14. Identification and Warning
- a. NIC Access symbol displayed at entrances, toilets, parking, etc. (3.11.1)
  - b. NIC Raised or incised numerals 60" high at sides of doors (3.11.2)
  - c.  Knurled door handles at danger areas (3.11.3)
  - d.  Abrasive floor strips at open danger areas (3.11.3)
  - e. MSC Warning signals both visible and audible (3.11.4)
  - f.  Construction site barricades (3.11.5)
15. Special Use Spaces
- a. N.A. Dining Areas: access & clearances (3.12.1)
  - b. N.A. Spectator Spaces: wheelchair stations (3.12.2)
  - c.  Laboratories: wheelchair stations (3.12.3)
  - d. N.A. Libraries: wheelchair access & clearances (3.12.4)
  - e. N.A. Audio-Visual Control Rooms: access (3.12.5)
  - f. N.A. Bedrooms: clearances, furniture, storage (3.12.5)
16. Record Keeping
- a.  Compliance Statement included in project file  
(See FPMR 101-19.606, "Record Keeping.")

SHEET 4 of 4

FORM FEC 4-24 (10/74) (Rev. 5/76)

Deane E. Blanchard 5/16/77  
Signature Date

## ENERGY CONSERVATION METHODS EMPLOYED IN REMODELING OF JOML

### ENVIRONMENTAL DESIGN CRITERIA

The environmental design criteria are in strict accordance with the State Building Code. The winter indoor conditions are 68°F and 20% relative humidity when the outdoor temperature is -19°F; and the summer indoor conditions are 78°F and 55% relative humidity when the outdoor conditions are 89°F dry bulb and 75°F wet bulb. These indoor and outdoor design criteria will require improved design only where the building users show that a procedural or storage condition necessitates the improvement.

### SPACE TEMPERATURE CONTROL

Space temperature control will be achieved whenever possible by the use of variable-air-volume (V-A-V) terminal devices. The use of V-A-V terminals provides not only an economical means of space temperature control, but also requires minimum energy consumption by fan systems. V-A-V terminals cannot be used where constant air changes are a requirement.

### VENTILATION

Outside air ventilation quantities will be limited to the minimum rates allowed by the State Code except for areas where higher ventilation rates are required for specific laboratory or other special building functions. The building ventilation systems will be designed for cooling with outdoor air when outdoor air temperatures allow.

### FUME HOODS

Two-speed exhaust fans will be provided for use during periods of low room occupancy. These fans will be linked with the supply air terminal boxes to lower the amount of make-up fresh air required for fume hoods during these periods.

### HEAT RECOVERY

Heat recovery will be provided on systems where the installation cost can be justified. Supply and exhaust air systems which run continually such as those serving animal areas will have heat recovery systems.

### PERIMETER RADIATION

Thermostats and control valves will be provided for existing radiation to achieve individual space control. This system will eliminate heat wasted by unsatisfactory controls. The system will react quickly to heating needs and will allow maximum use of solar heat gains available in winter.

### INSULATION

The insulation for existing and new equipment, piping and ductwork will be provided to meet the latest requirements of the State Code.

## GENERAL MECHANICAL EQUIPMENT

Equipment sizes will be carefully evaluated for selection of equipment at economical operating points. Where equipment is selected with reserve for future expansion, the use of smaller motors under this contract will allow operation at maximum efficiency during periods of reduced capacity. Variable speed chilled water pumps will be provided to decrease pumping energy consumption.

## LIGHTING SYSTEMS

- a) Using high efficient lamp sources in the majority of the building - in excess of 40 lumens per watt.
- b) Using fixtures with co-efficient of utilization of .55 or greater in task areas.
- c) Using multiple switching of lamps and fixtures to allow non used lighting to be turned off.
- d) Using air return heat removal light fixtures.

## ELECTRICAL SYSTEMS

Providing power factor correction on motor loads.

Computations for these energy calculations will be available as they are totally compiled.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Office of the Assistant Vice President  
Physical Planning  
240 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

*JOML - Costs*

*File*

RECEIVED

MAY 19 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

May 18, 1977

Mr. John Patterson  
The Architects Collaborative  
46 Brattle Street  
Cambridge, Massachusetts 02138

Dear John:

I am responding to your letter of May 4, 1977 regarding the estimated cost for the JOML 'B' Construction contract.

I am aware of the efforts put forth by your firm to control the cost on this project and agree that your efforts in this respect is consistent with the spirit of the agreement with the University. The advertisement for bids does show an estimated cost of \$5,100,000 which is a reflection of the actual budget. I hope that the bids for this project will allow us to proceed in an expeditious way with the construction of the remodeling work.

Sincerely,

Clinton N. Hewitt  
Assistant Vice President  
Physical Planning

CNH:DG

cc: ✓ Paul Maupin  
John Scott  
HSAE



DEPARTMENT OF HEALTH, EDUCATION, AND WELFARE

REGION V

300 SOUTH WACKER DRIVE  
CHICAGO, ILLINOIS 60606

May 27, 1977

RECEIVED  
OFFICE OF  
THE REGIONAL DIRECTOR

JUN 1 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Our Reference: Minnesota - HP-05C-070  
School of Medicine  
Jackson/Owre/Millard/Lyon Buildings  
University of Minnesota  
Remodeling for Basic Sciences - Contract "B"

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Attention: Mr. Victor E. Scott  
Federal Projects Coordinator

Dear Mr. Maupin:

We have received the project architect's letter of response, dated May 9, 1977, containing his response to ROFEC comments in our letter dated April 25, 1977, following meeting held on April 19 and 20, 1977.

Attached are noted our review comments of the above.

Sincerely yours,

Sal A. Cannella, R. A.  
Chief, Design and Engineering  
Division of Regional Operations for  
Facilities Engineering & Construction

Attachment

Page 2 - Minnesota - HP-05C-070  
School of Medicine  
Jackson/Owre/Millard/Lyon Buildings  
University of Minnesota  
Remodeling for Basic Sciences - Contract "B"


May 27, 1977

ARCHITECTURAL ITEMS

Response to most items by this project A/E are acceptable, excepting as follows:

1. Our Item #1 - should be restudied -some recessing of the smoke doors is highly desirable for a cleaner, more workmanlike installation.
2. Our Item #5 - This item calls attention to the conflict existing between present electric closet doors, and new smoke-stairwell closure doors. (see sheet A-17) We believe this is a severe conflict, and urge the University to examine and correct, now, before it's built.

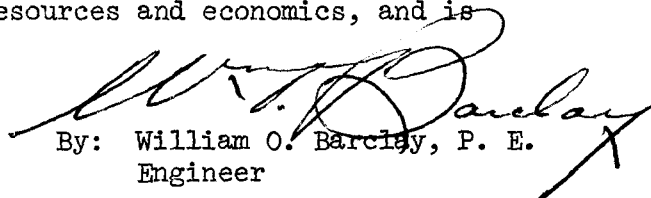
The Owner (Univ. of Minn.) should follow-up on the above, in lieu of having to "live with" these inadequacies.

  
By: Henry C. Ray, A.I.A., P.E.  
Architect

MECHANICAL AND ELECTRICAL ITEMS

Response and compliance items resulting from the above referenced meeting are acceptable and comply with our requirements. Assure Safety by posting signs to indicate "Do Not Use Flammable Anesthetics" in areas where anesthetics are used.

A review of the energy conservation methods employed in remodeling the facility indicate a concerted effort by the University and their Consultants in recognizing natural resources and economics, and is commended by this office.

  
By: William O. Barclay, P. E.  
Engineer

May 27, 1977

Our Reference: Minnesota - HP-05C-070  
School of Medicine  
Jackson/Grove/Millard/Lyon Buildings  
University of Minnesota  
Remodeling for Basic Sciences - Contract "B"

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Fowell Hall  
Minneapolis, Minnesota 55435

Attention: Mr. Victor E. Scott  
Federal Projects Coordinator

Dear Mr. Maupin:

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Attached are noted our review comments of the above.

Sincerely yours,

Sal A. Cannella, R. A.  
Chief, Design and Engineering  
Division of Regional Operations for  
Facilities Engineering & Construction

Attachment




May 27, 1977

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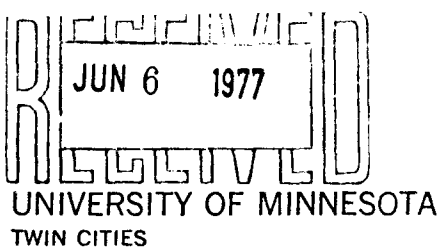
  
By: Henry C. Ray, A.I.A., P.E.  
Architect

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By: William O. Barclay, P. E.  
Engineer



*John L. Contract B*

*HJ*

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

June 2, 1977

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JUN 9 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

TO: Paul E. Kopietz  
FROM: O. J. Nelson  
RE: Jackson, Owre, Millard, Lyons  
Remodeling Contract B

I have the following comments about the above project:

Sheet A-1

1. Church Street is a vital traffic way for cars and students as well as the entrance to the hospital emergency room. We cannot allow open cut excavation out into the street for the sanitary sewer. The short distance to the manhole would make it possible to jack or bore the sewer pipe from north of the proposed vault. Please make this change both on this sheet, sheet M-1 and in the appropriate specifications.

2. The City of Minneapolis Water Department will relocate the eight (8) inch water main around the electric vault extension for Jackson-Owre. This will include the new 4" valve and tap for Jackson-Owre. The City owns these mains and does all the work on them. The Mechanical Contractor will then make the connection to the new 4" valve.

Sheet M-1

3. Please show the nine barrel precast telephone duct on this plan as well as sheet A-1. This is a vital link to the hospital telephone system and must not be disturbed.

4. Note that what is called an existing storm sewer on this sheet is a storm tunnel shown on sheet A-1. This is a deep storm tunnel and should be labeled as such.

General Conditions

5. Add to Article 2.01 in Section 01010 the requirement that in working from the 17th Avenue Gates the Contractor shall provide a flagman during operations which require frequent deliveries or entrances. Trucks shall not be loaded in the street. All trucks shall pull up to inside the construction fence for loading operations.

Paul E. Kopietz  
June 2, 1977  
Page Two

This concludes my comments. If you have any questions, please call me.

*H. Heck for O.J. U.*

OJN:ADG:mn

cc: Howard W. Heck  
✓ Harvey Jaeger

**TAC**

*JOML - Contract 'B'*

THE ARCHITECTS COLLABORATIVE INC.

N B FLETCHER  
1965  
WALTER GROPIUS  
1945 1969  
NORMAN FLETCHER  
JOHN C. HARKNESS  
SARAH P. HARKNESS  
LOUIS A. McMILLEN

RICHARD BROOKER  
ALEX CVIJANOVIĆ  
HERBERT GALLAGHER  
WILLIAM J. GEDDIS  
ROLAND KLUVER  
PETER W. MORTON  
H. MORSE PAYNE  
ERNEST L. BIRDSALL  
TREASURER

HOWARD ELKUS  
ALLISON GOODWIN  
BASIL HASSAN  
JOHN HAYES  
JOSEPH HOSKINS  
LEONARD NOTKIN  
RICHARD SABIN  
DAVID SHEFFIELD

QAZI B. AHMED  
ROBERT BARNES  
KENDALL P. BATES  
SERGE CVIJANOVIĆ  
ROYSTON DALEY  
ROBERT DEWOLFE  
GREGORY DOWNES  
GAIL FLYNN  
GERALD FOSTER  
THOMAS LARSON  
RALPH MONTGOMERY  
PERRY NEUBAUER  
ROBERT G. PLATOUNOFF  
RICHARD PUFFER  
WALTER ROSENFELD  
JOHN J. SCOTT  
EDMUND SUMMERSBY  
KENNETH TAYLOR  
MALCOLM TICKNOR  
ROBERT TURNER  
ROBERT WILSON  
LAURENCE ZUELKE

2 June 1977

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JUN 6 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Mr. Clinton Hewitt  
Assistant Vice President, Physical Planning  
340 Morrill Hall  
University of Minnesota  
Minneapolis, MN 55455

Re: JOML 'B' Remodeling Cost Analysis

Dear Clint:

As a follow-up to my letter of 4 May 1977 and per our discussion of last week, I am forwarding herewith Mr. Rivkin's summary of his review of the JOML 'B' Contract Documents and costs.

I believe that the results of his analysis are self-explanatory, and the thoroughness of his review process evident. His input has made a real contribution to the final form of the Bid Documents, which I feel confident will result in savings to the University.

Very truly yours,

THE ARCHITECTS COLLABORATIVE, Inc.



John M. Patterson

cc: P. Maupin, HSAE

Encl.  
JMP:ld

# ARKAY CONSTRUCTION COMPANY

GENERAL CONTRACTORS

May 10, 1977

Architects Collaborative  
46 Brattle Street  
Cambridge, Mass. 02138

Attention: Mr. John Patterson

Subject: JOML-B

Gentlemen:

At your request we examined the preliminary plans on the above subject project (undated, stamped "JP-review preliminary approval" Included in the documents were a preliminary set of specifications and a 56 page cost breakdown by Hodges Jage of Minnesota, dated March 24, 1977, entitled "final estimate". The purpose of our review was to evaluate the following information:

1. Makeup of bid documents and alternates.
2. Makeup of the general and special conditions of the specifications.
3. Concept of timing and phasing.
4. General review of plans for guarantee of intent as regards bidding and building.
5. Evaluation of cost estimate.

To accomplish these purposes we read the entire general sections of the specifications, scanned the technical section of the specifications, reviewed the plans for details and made two visits to the jobsite. We then reviewed the Hodges Jage cost estimate completely, accepted their quantities and evaluated the unit prices and extensions. Based on this review our comments are as follows:

1. The job should contain no more than five meaningful deduct alternates (in excess of \$75,000.00) as any additional requests so burdens the contractor at the time of bidding that it does not afford the Owner even a fair net cost figures. The less the number of alternates the more accurate the evaluation and in the case of deduct alternates from the Owner's standpoint it is vital that these numbers be held down.

RECEIVED

MAY 13 1977

ARCHITECTS COLLABORATIVE INC.

May 10, 1977

2. We have returned to you our set of specifications noted in red with suggested changes regarding temporary facilities, timing, etc. Each and every change was discussed with your representative of your office on April 29, 1977.
3. We found your outline of phasing to be excellent as it sets forth the sequential items and gives complete latitude on the non-sequential items. While different contractors will probably develop different completion schedules the benefits will inure to the University. Along these lines we feel that your total completion time of 18 months is very realistic.
4. The plans are divided into demolition and new construction which we find to be excellent for this type of work. We have no recommendations at this time for any plan modifications and feel that they are most adequate for bidding and construction purposes. We did not cross check every mechanical section of the specifications with plan details and also noted that the room schedule had not been included. Presumably this will be done upon preparation of final bidding documents.
5. In reviewing the breakdown of Hodges Jage we accepted their quantities as a starting point. We checked the unit prices with an eye towards 1977 and 1978 construction. It would appear that about half of this job would be accomplished under the yet undetermined probable increase in wage rates. Materials would also increase but could probably be contracted for at 1977 prices, perhaps early delivery and storage in certain cases. Based on the Hodges Jage figures we feel that a probable breakdown to a general contractor would encompass costs as follows:

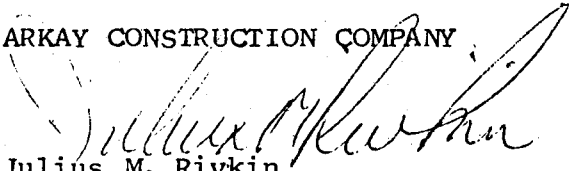
Structural and Architectural costs	1,880,000
Mechanical Construction Costs	1,750,000
Electrical Construction Costs	650,000
General Conditions	205,000
Special Conditions	135,000
Adjustment for probable cost increases	110,000
Net cost to Contractor	<u>4,730,000</u>
Profit	<u>293,000</u>
Total bid to University of Minnesota	5,023,000

May 10, 1977

We trust this letter will be useful to you in planning the forthcoming remodeling project.

Very truly yours,

ARKAY CONSTRUCTION COMPANY



Julius M. Rivkin  
President

JMR:bcp

BIDDER LIST

RECEIVED

JUNE 13, 1977

JUN 15 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

JACKSON OWRE MILLARD LYONS COMPLEX REMODELING  
CONTRACT B (JOML-B)  
UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES EXPANSION

GENERAL CONTRACTORS

1. Knutson Construction Company  
17 Washington Avenue North  
Minneapolis, Minnesota 55401
2. Sheehy Construction Company  
360 West Larpenteur Avenue  
St. Paul, Minnesota 55113
3. James Steele Construction Co.  
1410 Sylvan Street  
St. Paul, Minnesota 55117
4. Kraus Anderson of Minneapolis  
525 South 8th Street  
Minneapolis, Minnesota 55404
5. Shaw Lundquist Associates  
650 Sexton Building  
Minneapolis, Minnesota 55415
6. Arkay Construction Company  
8401 Wayzata Boulevard  
Minneapolis, Minnesota 55426
7. Axel Newman Plumbing & Htg. Co.  
1608 Como Avenue West  
St. Paul, Minnesota 55108
8. Adolfson & Peterson, Inc.  
6701 West 23rd Street  
Minneapolis, Minnesota 55426
9. M.A. Mortenson Company  
250 Fremont Avenue North  
Minneapolis, Minnesota 55405
10. B-E Enterprises, Inc.  
85 - 3rd Avenue S.E.  
New Brighton, Minnesota 55112

MECHANICAL SUB-BIDDERS

1. Egan & Sons  
7100 Medicine Lake Road  
Minneapolis, Minnesota 55427
2. Consolidated Plg., Htg. & Clg. Co.  
1530 East Cliff Road  
Burnsville, Minnesota 55337
3. Midwest Mechanical Services  
340 Taft Street N.E.  
Minneapolis, Minnesota 55413
4. Lamb Plumbing & Heating Company  
1010 Currie Avenue  
Minneapolis, Minnesota 55403

ELECTRICAL SUB BIDDERS

1. Electric Repair & Constr. Co., Inc.  
4024 Washington Avenue North  
Minneapolis, Minnesota 55412
2. Batzli Electric Company  
1807 South 1st Street  
Minneapolis, Minnesota 55404
3. Commonwealth Electric Company  
2323 East 25th Street  
Minneapolis, Minnesota 55406
4. Egan McKay Elect. Contractors, Inc.  
7100 Medicine Lake Road  
Minneapolis, Minnesota 55427





UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Anatomy  
262 Jackson Hall  
Minneapolis, Minnesota 55455

RECEIVED

June 22, 1977

JUN 23 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Mr. A. W. Johnson  
U of M Physical Planning  
26 Folwell Hall

Dear Mr. Johnson:

My experience with the Lab Medicine and Pathology remodeling project in Jackson Hall has been so positive, I wanted to take a moment to share it with you.

From the initial information we were given that our 88 laboratory would become involved as a waste line route, we had nothing but visions of the worst. Past experience with contractors on remodeling projects here at the University had given us reason to be cautious. As you well know, we felt it necessary to be most specific about our requirements for lab shut-down time. We felt it only fair that we give the contractor a Tuesday through Thursday three day time over a weekend alternative.

The representative of the general contractor, E.D.S., Curt Burda, and the representative of the mechanical contractor, Lamb Plumbing, Owen Schilling, came to me two weeks early asking to see the areas where the work was to be done. We scheduled several visits for them to measure, plan, etc..... What a wonderful investment that was.

When Tuesday, June 14, 1977, rolled around, a crew that I would consider second to none rolled in ready to work. They vowed to finish that day before they quit, and finish they did. Wednesday morning, Curt Burda was waiting at my door to clean up the plaster dust with the biggest vacuum around. We were back into our laboratory in less than half the time that we had allowed. I can only attribute that to the EXCELLENT JOB that all of the trades performed. It was a pleasure to work with them and I have an entirely new attitude about, and appreciation for them.

It is a pleasure to be a happy rather than disappointed user of a lab that had an efficient shut-down experience.

Sincerely,

David Lee  
Anatomy Department

DL/rn

cc: Mr. Paul Maupin  
Mr. Paul Kopietz  
Mr. Jack Geretz



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

June 23, 1977

TO: Members of the JOML Building Advisory Committee

FROM: Paul Maupin  
Chairman of Advisory Committee

SUBJECT: JOML - B Contract

Bids were received for Contract 'B' of the Jackson/Owre/Millard/Lyon Complex Renovation on June 16, 1977. The bids averaged \$500,000.00 above the University's projected construction budget.

The Architects Collaborative, Inc. and the University are now reviewing and assessing the bids and the approved deductive alternates. In approximately 10 to 14 days we will make our recommendations to Central Administration and following we will schedule a Building Advisory Committee meeting to discuss the project.

Sincerely,

Paul J. Maupin  
Health Sciences Planning Coordinator

PJM:clc

cc: Virginia Howard  
James Nelson  
Dick Hendricks  
Donald Robertson  
James Bodley  
Andreas Rosenberg  
Nelson Goldberg  
Richard Poppele  
Dale Stroud  
Dave Preston  
James Brown  
Clinton Hewitt



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Contract 'B' file*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

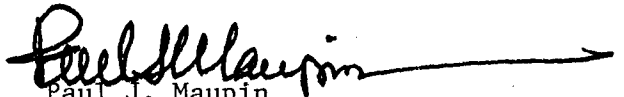
June 29, 1977

TO: Bruce Johnson  
FROM: Paul Maupin  
SUBJECT: JOML - Contract 'B'

Dear Bruce:

In your efforts to identify scope reductions to reduce the construction costs for JOML - B, you are to be reminded that the Grant commitment involved 81,000 square feet of space. Any reduction of the 81,000 square feet as assignable space could jeopardize the Grant commitment. Further, the Grant will not fund shell space. A number of the deduct alternates identified such areas and should not be considered as acceptable alternates. We are looking forward to your report on the bid situation and the alternates.

Sincerely,

  
Paul J. Maupin  
Health Sciences Planning Coordinator

PJM:clc

cc: John Scott  
Vic Scott  
Paul Kopietz  
Tom Kyle  
Linda Satorius



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

*JOML - H. E. Jh.*

*FILE*

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June 29, 1977

JUL 1 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Mr. Sal A. Cannella, R.A.  
Chief, Design and Engineering  
Facilities Engineering & Construction  
Department of Health, Education and Welfare  
16th Floor  
300 South Wacker Drive  
Chicago, Illinois 60606

Attention: Mr. Henry C. Ray, P.E.  
Mr. William E. Barclay, P.E.

RE: Minn-HP-05C-070  
School of Medicine  
Jackson/Owre/Millard/Lyon Buildings  
University of Minnesota  
Remodeling for Basic Sciences  
Contract "B"

Dear Mr. Cannella:

In response to the review comments for Architectural, Mechanical and Electrical reviews furnished in your letter of May 27, 1977, we are mailing herewith a copy of a June 13, 1977, memo to Mr. Paul Maupin from Mr. Tom Kyle, Architect, Health Sciences Planning Office. The items enumerated are for your review in connection with this project.

If there is any additional information you may require, please notify this office.

Very truly yours,

V.E. Scott  
Federal Projects Coordinator

VES:sg

cc: Mr. Paul Maupin ✓  
Mr. Tom Kyle



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*1. Kyle*  
*Minm-HP-05C-070*  
Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

June 13, 1977

TO: Paul Maupin  
FROM: Tom Kyle *Tom*  
SUBJECT: U of M Response to  
Sal A. Cannella's Letter  
of May 27, 1977

ARCHITECTURAL ITEMS

1. (ROFEC Item #1)  
Recessing of smoke doors will be most difficult and costly due to:
  - a) Interference with structural columns and beams
  - b) Interference with existing fume hood ducts and piping in chases
  - c) Minimal corridor work being done
  - d) Relocation of doors to avoid existing conditions would cause egress violations
  - 3) Budget already stressed to limit
  
2. (ROFEC Item #5)  
Relocation of electric closet will be difficult and costly due to:
  - a) Structural interference
  - b) Occurs at three (3) levels
  - c) Is not an emergency box; pull boxes are adjacent labs
  - d) Cost to reroute existing
  - e) Little work done in corridors

MECHANICAL AND ELECTRICAL ITEMS

Signage indicating "Do Not Use Flammable Anesthetics" will be posted in all animal operatories.

We do not recommend proceeding with the architectural items due to the costs and feasibility. These items have been discussed with Gus Scheffler, Dick Hendricks and Health Sciences Architects & Engineers.

TK:rt

*JOML-Contract 'B' FILE*

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

5 July 1977

Mr. Clinton N. Hewitt  
Assistant Vice President  
Physical Planning  
University of Minnesota  
340 Morrill Hall  
Minneapolis, Minnesota 55455

Regarding: JOML-B Bid Analysis  
Health Sciences Expansion  
University of Minnesota

Dear Mr. Hewitt:

We submit herewith our report and analysis of the bids received on June 16, 1977 for the subject project.

The report gives our analysis of the Base Bids and the Deduct Alternates Bid. We have related the low bids to the construction cost estimates and project budget. We have also suggested certain other potential savings that could be explored in negotiations with the low bidder. Finally, we have identified a number of options available for consideration by the University.

After your review of the material and recommendations herein we would be pleased to meet with you to further amplify any points or participate in any meetings or negotiations you deem appropriate.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.



Duane E. Blanchard

ljg

cc: Paul Maupin

5 JULY 1977

1. BID RESULTS

Prior to receipt of bids on June 16, 1977, an update of our construction cost estimate was made and reported to the University on May 4, 1977 summarizing our evaluation. A comparison of low base bids with the recent final estimates is as follows:

<u>SINGLE PRIME CONTRACT</u>	<u>BASE BID</u>	<u>FINAL ESTIMATES</u>	<u>DIFFERENCE</u>	<u>PERCENTAGE</u>
Low Base Bidder (Kraus-Anderson)	\$5,698,000	Contractor-5,023,000	675,000	11%
		Architect-5,250,000	448,000	7%
		Consultant-5,397,630	300,370	5%
2nd Lowest Base Bidder (Knutson)	\$5,727,000	Contractor-5,023,000	704,000	14%
		Architect-5,250,000	477,000	9%
		Consultant-5,397,630	329,370	6%

There were 10 Prime Contractors bidding during the bid period and 8 submitted bids (see Appendix A for bid tab form). These bids were closely grouped suggesting that an accurate bid was obtained with no apparent misunderstandings of the contract documents. Only 2½% separates the low 4 bidders and only 10% separates the highest and lowest bidders.

The low base bid exceeds the current construction budget of \$5,080,000 by \$618,000. The construction cost can be reduced by accepting deduct alternates and material alternates. Other savings could be achieved through negotiating additional cost reduction items with the low bidder. Each of these cost reduction methods are presented in this report. It should be noted that the Contract must be awarded within 45 days of the bid opening or before July 30, 1977, as per the conditions of the specifications.



2. ANALYSIS OF DEDUCT ALTERNATES

Of an original 20 deduct alternates previously listed and approved by the University, it was decided to limit the number to 6 of the larger alternates based upon the advice of local contractors. The amounts for these have been evaluated on the basis of our pre-bid estimates and the cost variation in the amount offered by the bidding contractors. The total value of deduct alternates for the low bidders is as follows:

<u>DEDUCT ALTERNATES</u>	<u>DEDUCTS OF LOW BASE BIDDER</u>	<u>DEDUCTS OF 2ND LOW BASE BIDDER</u>	<u>CUMULATIVE TOTAL OF LOW CONTRACT AMOUNT</u>
Base Bid	5,698,000	5,727,000	See Note*
Alternate 1	- 100,000	- 99,500	5,598,000
Alternate 2	- 48,000	- 58,200	5,550,000
Alternate 3	- 21,000	- 25,500	5,529,000
Alternate 4	- 57,000	- 68,500	5,472,000
* Alternate 5	- 9,000	- 12,400	5,462,900*
Alternate 6	- 20,000	- 22,300	5,440,600
<hr/>			
Total Alternates	- 255,000	- 286,000	-
Bid Totals	\$5,443,000	\$5,440,600	\$5,440,600

\* When taking this alternate the 2nd low bidder becomes the low bidder since the specifications require that deduct alternates are to be taken in order in the determination of the low bidder.

Generally the alternates did not return what was estimated. Our Cost Consultant has reviewed this fact and re-estimated the fair value to be approximately \$330,000 which more closely approximates the value given by the bidders. See Appendix B.

2. All of the alternates could be taken now but they do delete programmed space as defined by the 1975 Grant Proposal. These alternates could be added back into the project at a later date with little difficulty. It should be noted that ROFEC has stated in orientation meetings that a program deviation of  $\pm 10\%$  was acceptable. Changes beyond this guideline must be reviewed and approved by ROFEC.

3. ANALYSIS OF MATERIAL ALTERNATES

In addition to the 6 deduct alternates, four material alternates were included in the bid documents. These alternates may not be used to determine the low bidder and may be taken in any order. The results are as follows:

<u>MATERIAL ALTERNATES</u>	<u>AMOUNT OF LOW BASE BIDDER</u>	<u>AMOUNT OF 2ND LOW BASE BIDDER</u>	<u>CUMULATIVE TOTAL OF LOW CONTRACT AMOUNT</u>
Bid Total (Item 2)			5,440,600
Alternate A	+ 3,200	+ 10,000	See Note*
Alternate B	- 3,000	No Bid	See Note*
Alternate C	- 18,000	- 17,000	5,423,600
Alternate D	- 6,000	- 3,000	5,420,600
<hr/>			
Total Deduct Alternates	- 24,000	- 20,000	-
Bid Totals	\$5,419,000	\$5,420,000	\$5,420,600

\* We do not recommend taking this alternate at this time as a proper value does not appear to have been returned.

It appears that Alternates C and D would be acceptable to use for contract cost deduction per the values indicated. These entail changing from vane axial fans to centrifugal fans for Alternate C and changing from steam operated valves to air operated valves for Alternate D.

Thus, the lowest contract award amount is \$5,420,600 which exceeds the construction budget by \$340,600. A reduction in this amount would be subject to negotiations with the low bidder.

4. OTHER POTENTIAL COST SAVING ITEMS

Additional cost saving items could be considered through direct negotiation with the apparent low bidding contractor before or after award of the contract. The first 13 deduct items on the following list were previously identified and approved as alternates, along with the six deduct alternates incorporated in the documents, by the JOML Building Advisory Committee. In light of the bidding results, we have re-evaluated the estimated cost of each of these potential cost saving items and have added 10 additional items to the list which could be negotiated with the low bidder. See Appendix D for a more complete description of the subject items.

JOML-B BID ANALYSIS  
 HEALTH SCIENCES EXPANSION  
 UNIVERSITY OF MINNESOTA

5 JULY 1977

Listed below are additional cost saving items with their estimated fair value:

<u>ADDITIONAL COST SAVING ITEMS</u>	<u>ESTIMATED FAIR VALUE</u>
1. Omit air conditioning in Rooms 297-298 Jackson.	\$- 18,790
2. Omit all work in Room 88 Jackson.	- 14,300
3. Omit all work in Rooms 223-224 Owre.	- 10,250
4. Omit all work in Rooms 226 through 226.4 Owre.	- 11,500
5. Omit center island in Room 127 Owre,	- 8,500
6. Omit wall counters in Rooms 111, 111.1, and 111.2 Owre.	- 13,100
7. Omit center islands in Room 227 Owre.	- 9,500
8. Omit all casework in Room 118.1 Millard.	- 7,200
9. Omit all work in Rooms 405-405.3 Owre.	- 12,800
10. Omit all casework in Room 411 Owre.	- 11,500
11. Omit all work in Rooms 310 and 312 Millard.	- 5,000
12. Omit all casework refinishing in Rooms 464, 466, 467, 468, and 475 Lyons Lab.	- 12,300
13. Omit fire alarm printer.	- 3,000
14. Omit all areas of painting patched areas.	- 12,000
15. Install V.A.T. in lieu of Q.T. in door alcoves.	- 2,000
16. Omit 6 operable walls.	- 10,000
17. Install fluid drive motors in lieu of variable frequency.	- 25,000
18. Omit all work in new toilets, 1st, 2nd, and 3rd Floors.	- 80,000
19. Omit new radiation control valves in unairconditioned spaces.	- 16,000
20. Omit exhaust air heat recovery system.	- 17,000
21. Install Type 304 in lieu of Type 316 stainless steel ducts.	- 8,000
22. Allow other fire alarm processor manufacturers.	- 22,000
23. Install plastic laminate countertops in lieu of epoxy resin.	- 32,000
24. Contractors suggestions to provide additional savings.	Unknown

Total of additional cost saving items..... \$ 361,740

5. PROJECT COSTS

Included herewith as Appendix C is the final project budget for the JOML project prepared by Health Sciences Planning Office in November 1976.

With the completion of Contract A and bidding of Contract B, an updated evaluation of non-building costs might reveal other alternatives in meeting the total project cost. We understand that the University has been reviewing this item.

5 JULY 1977

6. OPTIONS AVAILABLE FOR CONSIDERATION

In the following table we have set forth the basic options for consideration by the University, based upon the information currently available.

OPTION	AWARD OF CONTRACT	CONTRACT NEGOTIATIONS	PROJECT COST EVALUATION	COMMENTS
OPTION A	Accept Base Bid \$5,698,000 Accept Mat'l Alts. C and D -\$ (24,000) <u>\$5,674,000 Award</u>	Limited	Adjust project budget as required.	No remodeled space would be dropped from program. Certain areas of the non-construction costs would be altered.
OPTION B	Accept Base Bid \$5,698,000 Accept Alt. 1 -\$ (100,000) Accept Mat'l Alts. C and D -\$ (24,000) <u>\$5,574,000 Award</u>	Negotiate from list of 23 items items 1, 12-17, 19, 20, 22, 23 to account for \$170,100 deficit.	Adjust project budget to account for \$323,900 additional deficit.	No remodeled space would be dropped from program only finished ceilings, A.C., and certain materials would be changed.
OPTION C	Accept Base Bid \$5,727,000 Accept Alts 1-6 -\$ (286,400) Accept Mat'l Alts. C and D -\$ (20,000) <u>\$5,420,600 Award</u>	Negotiate certain items from list of 23 items to account for \$340,000 deficit.	Minimum adjustments required.	Some remodeled space is dropped from the program. Areas could be added in the future.
OPTION D	Reject bids	Not applicable	Not applicable	Not considered practical since re-bidding project would not result in cost savings without program reductions.

7. RECOMMENDATION

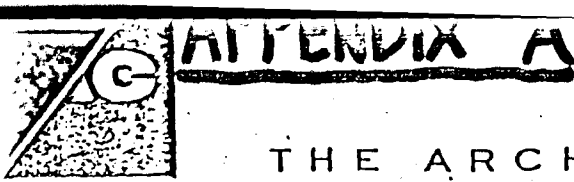
In our opinion it appears that awarding the Contract is in the best interests of the University if the Project Budget can be resolved. Some negotiated cost reductions will apparently be required in order to meet the Project Budget. We are prepared to assist the University in negotiating cost reductions with the low bidder as determined appropriate by the University.

JOML-B BID ANALYSIS  
HEALTH SCIENCES EXPANSION  
UNIVERSITY OF MINNESOTA

30 JUNE 1977.

APPENDIX

The Architects Collaborative, Inc.  
Health Sciences Architects and Engineers



# THE ARCHITECTS COLLABORAT

IAN B. FLETCHER  
45 1965  
ALTE PROPIUS  
45 1969  
IRMAN FLETCHER  
HN C. HARKNESS  
RAH P. HARKNESS  
UIS A. McMILLEN

CHARD BROOKER  
EX CVIJANOVIĆ  
BERT GALLAGHER  
LLIAM J. GEDDIS  
DLAND KLUVER  
TER W. MORTON  
MORSE PAYNE  
NEST L. BIRDSALL  
TREASURER

OBERT F. CRANE  
OWARD ELKUS  
LISON GOODWIN  
ASIL HASSAN  
OHN HAYES  
OSEPH HOSKINS  
ONARD NOTKIN  
ICHARD SABIN  
AVID SHEFFIELD

AZI B. AHMED  
OBERT BARNES  
NDALL P. BATES  
ERGIO BERIZZI  
ERGE CVIJANOVIĆ  
OYSTON DALEY  
OBERT DEWOLFE  
REGORY DOWNES  
AIL HAVIARAS  
HOMAS LARSON  
LPH MONTGOMERY  
LARRY NEUBAUER  
ICHAEL PROGANOU  
CHAD PUFFER  
ALT ROSENFELD  
OHN J. SCOTT  
MUND SUMMERSBY  
ENNETH TAYLOR  
ALCOLM TICKNOR  
OBERT TURNER  
OBERT WILSON  
URENCE ZUELKE

4 May 1977

Mr. Clinton Hewitt  
Assistant Vice President  
Physical Planning  
340 Morrill Hall  
University of Minnesota  
Minneapolis, Minnesota 55455

Regarding: JOML 'B' Remodeling  
Probable Construction Cost


Dear Clint:

We have completed our estimates for the probable cost of the JOML 'B' Construction Contract. As you are aware, we have obtained estimates from two independent sources on this project: our cost consultant and a contractor familiar with University work. The disparity between these estimates testifies to the complexity of the project.

The contractor's estimate, which should be interpreted as a "Low Bid" estimate, was \$5,023,000. Our consultant's estimate, which is targeted at the second or third bidder, was \$5,397,630. As you will observe there is a spread between these two estimates of \$374,000 or 7%. Upon investigation it is evident that this spread is the result of a variance in opinion as to the complexity and thus cost of the general and special conditions of the project. Taking this into account and being familiar with the methodologies and assumptions used by both estimators, we would place the probable construction cost at \$5,250,000.

Since our construction budget is approximately \$5,080,000 for this contract, we are presently anticipating a gap between the low base bid and the budget of \$170,000. Rather than lose more time in trying to again trim the project scope to fit the budget, we would recommend going out to bid with the expectation that we will have to accept one or two deduct alternates to award the contract.

The bid documents presently list six deduct alternates estimated to total \$530,000. On the contractor's recommendation some additional deduct items which have been identified by the Users are not being included as alternates in the documents for fear of unduely complicating the bidding process. These items may be used to negotiate with the apparent low bidder should the bids come in exceptionally high. The estimated total value of these negotiable items is approximately \$200,000.



THE ARCHITECTS COLLABORATIVE

Clinton Hewitt  
4 May 1977  
Page 2

In summary, we should anticipate having to accept some deduct alternates. We estimate the alternates to be of sufficient value to allow an award with a low bid as high as \$5,600,000. We feel we have identified sufficient potential reductions to allow us to negotiate an award of the contract with a low bid as high as \$5,800,000.

We have been assured by Paul Maupin in his letter of February 1, 1977 that he is prepared to spend an additional \$500,000 on Group II Equipment should the low bid come in under the budget.

A great deal of effort has been put into controlling costs on this project by all parties concerned, and we hope you will concur that our efforts in this respect have complied with the spirit of our agreement with the University. If you do concur, we would appreciate written notification to proceed on this basis.

Finally, we would recommend that the Advertisement for Bids show an estimated cost of \$5,100,000 to reflect the actual budget.

Very truly yours,

THE ARCHITECTS COLLABORATIVE, INC.

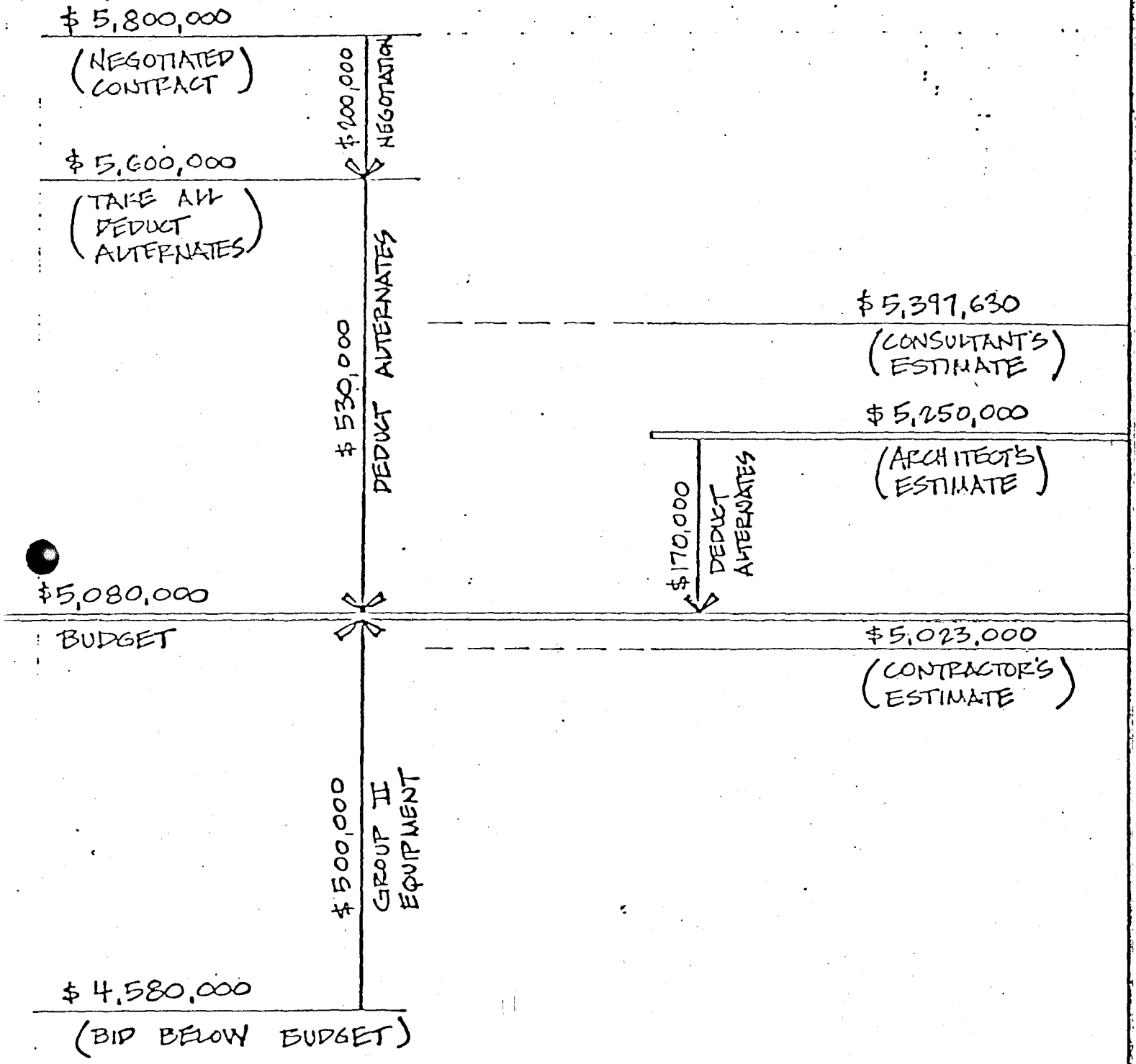


John M. Patterson  
ljg

Enclosure

cc: Paul Maupin  
HSAE

JOINT 'B' 5/3/77  
 COST SUMMARY DIAGRAM







BID TAB: 16 JUNE 1977 - 2:00 PM CDT

THE ARCHITECTS COLLABORATIVE, INC.  
HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

JOML-B COMPLEX REMODELING  
HEALTH SCIENCES EXPANSION  
UNIVERSITY OF MINNESOTA  
COMMISSION NUMBER 280.02

	ALT. #6 OMIT WORK 1ST & 4TH FL OWRE HALL	MATERIALS ALTERNATES				
		ALT. A COUNTERTOPS	ALT. B FAUCETS	ALT. C FANS	ALT. D VALVES	
ADOLFSON & PETERSON, INC. MINNEAPOLIS, MN	22,000	+ 12,000	NO BID	- 18,000	- 3000	
EGAN AND SONS & ARKAY CONSTRUCTION CO. MINNEAPOLIS, MN	20,000	NO BID	NO BID	- 17,000	- 4000	
AXEL NEWMAN PLG. & HTG. ST. PAUL, MN	21,000	+ 15,000	- 1500	- 18,000	- 4000	
B-E ENTERPRISES NEW BRIGHTON, MN						
JAMES STEELE CONSTRUCTION ST. PAUL, MN	19,000	+ 12,000	NO BID	- 18,000	- 3000	
KNUTSON CONSTRUCTION CO. MINNEAPOLIS, MN	22,3000	+ 10,000	NO BID	- 17,000	- 3000	
KRAUS ANDERSON OF MPLS. MINNEAPOLIS, MN	20,000	+ 5,200	- 3000	- 18,000	- 6000	
M.A. MORTENSON CO. MINNEAPOLIS, MN						
SHAW LUNDQUIST ASSOC. MINNEAPOLIS, MN	21,000	NO BID	NO BID	- 18,000	- 3000	
SHEEHY CONSTRUCTION CO. ST. PAUL, MN	18,900	+ 11,500	NO BID	- 18,000	- 3000	

**CONSTRUCTION COSTS**

Contract A (Mechanical Towers)  
 Contract B

517,200 ✓	
<u>5,122,800 ✓</u>	5,640,000

**NON-BUILDING COSTS**

Contract A

A/E Fees	
a. Base fee	74,994
b. Reimbursables	3,750
Sitework	12,712
Supervision	6,465
Miscellaneous engineering	1,500
Soil borings	500
Building Activation & Incidentals	3,000
Health Sciences Planning Office	6,465
SAC Charge	400
Permits	900
Material testing	1,000
Contingency	<u>15,516</u>

127,202

Contract B

A/E Fees	
Base fee	512,280
Reimbursables	28,000
Master Planning	146,456*
Consultants	
Special	5,000
Testing & Balancing	10,000
Sitework	7,000
Utilities	10,500
Supervision	63,645
Miscellaneous engineering	6,500
Building activation	10,000
Site survey	1,500
Health Sciences Planning Office	63,645
SAC Charge	4,000
Permits	10,245
Material testing	3,000
Furnishings and Equipment	
New Cold Rooms	187,500 ✓
Remodeled Cold Rooms	55,200 ✓
Other	<u>198,300</u>
	441,000
Contingency	270,836
Control Center Wiring	40,000
Chiller #5	<u>98,679</u>

1,732,286

7,499,488

\*This item is still under negotiation.

# APPENDIX D

JACKSON OWRE MILLARD LYON COMPLEX REMODELING  
CONTRACT B (JOML-B)  
MINNEAPOLIS CAMPUS  
UNIVERSITY OF MINNESOTA  
COMMISSION NUMBER 280.02  
PROJECT NUMBER MINN. BHRD-HP-5C-070

## ADDITIONAL ALTERNATES

---

1. A. Delete suspended ceiling, light fixtures, and wiring to the panelboards, plaster soffits from Rooms 297 through 297.3 and 298 through 298.3 in Jackson Hall Second Floor. Omit metal ceiling and lites in Corridor 2-20.  
B. Delete all mechanical air conditioning ductwork, diffusers, mixing boxes, dampers from the above mentioned rooms back to the vertical supply and exhaust ducts and cap for future connection.  
C. Existing lights will be rearranged in space.
2. Delete all demolition and construction of General, Mechanical and Electrical work from Rooms 88.1 and 88.2 Jackson Hall.
3. A. Delete all demolition and construction of General, Mechanical and Electrical work from Rooms 223 and 224 Owre Hall.  
B. Stair will be removed and slab installed as per the contract documents. Temporary gypsum board stud wall to be erected along corridor to close space.  
C. Toilet Room 208.4 will have west wall installed as indicated on drawings.
4. A. Delete all demolition and construction of General, Mechanical and Electrical work from Rooms 226 through 226.4 Owre Hall.  
B. West wall of Room 225 will be installed as indicated on drawings.
5. Delete the center island of Room 127 Owre Hall indicated by Elevations 9/28 and 9a/28 and all associated piping and electrical lines back to future stub lines above ceiling.
6. Delete counters indicated by Elevations 51/27, 53/27, 54/27, and 55/27 in Rooms 111, 111.1, and 111.2 Owre Hall and all associated piping and electrical lines back to future stub lines above ceiling.
7. Delete the center Islands of Room 227 Owre Hall indicated by Elevations 72/29, 72a/29, 73/29 and 73a/29 and all associated piping and electrical lines back to future stub lines above ceiling.
8. Delete all counters indicated by Elevations 17/28, 18/28, 18a/28 and 19/28 in Room 118.1 Millard Hall and all associated piping and electrical lines back to future stub lines above ceiling.
9. Delete all demolition and construction of General, Mechanical and Electrical work for Rooms 403, 405, 405.2, and 405.3 Owre Hall. Slab removal and construction of Stair D is to be installed with rated walls as indicated on drawings.

10. Delete from Room 411 Owre Hall all counters indicated by Elevations 57/32, 58/32, 59/32, 60/32, 61/32, 62/32, and fume hood 1235 and all associated piping, ducting, fans and electrical lines back to future stub lines above ceiling.
11. Delete all demolition and construction from General, Mechanical and Electrical work in Rooms 310 and 312 Millard Hall.
12. Delete all refinishing of metal casework and countertops indicated by notes in Rooms 464, 466, 468, 467, and 475 Lyon Laboratories.
13. Delete fire alarm printer indicated in Room B-19 Lyon Laboratories and specified in the contract documents. (16500, paragraph 2.4.D.2)
14. Delete all painting to match of patched areas in the contract documents. Only painting to be done is designated on Room Finish Schedule finish column by "PT".
15. Delete all Q.T. at door alcoves shown by Detail 15/47 and substitute V.A.T. with vinyl cove base.
16. Delete all operable walls and track indicated on the plans and on Sheet A-37. Supports for track to remain as indicated on contract documents.
17. Delete the variable frequency motor drivers from all motors specified in Electrical Section 16700, paragraph 2.4 and provide variable speed fluid hydraulic motor drives and starter control panels for these motors (#P-1 through P-4) under Mechanical Specification Section 15900, paragraph 2.1.
18. Delete all demolition and construction of General, Mechanical and Electrical work from toilet areas Rooms 113 through 113.4, 208 through 208.4, and 351 through 351.4 Millard Hall. On 1st and 2nd Floors, wall shown separating area to west is to be installed. On 3rd floor, wall separating corridor from toilet area to be installed less interior gypsum board.
19. Delete new pneumatic steam radiation control valves, thermostats and all associated control piping in the following rooms (all do not have new ventilation systems):  
Millard 2, 3, 24.1, 124, 101.1, 101.2, 136, 136.1, 130.1, 130.2, 130, 131, 132, 135, 339, 339.3, 307, 311, 310, 312, 405, 409, 461.1, 405.1 and 411.  
Lyon 263, 269, 274, 275, 277, 280, 282, 464, 466, 467, 468 and 475.  
 In rooms where existing radiation is reused, reuse existing hand valves. In rooms where new radiation is called for, install new hand valves.
20. Delete complete exhaust air heat recovery systems in both east and west Mechanical Equipment Towers. Each of the 2 systems consists of: 3 exhaust duct coils, 1 supply duct coil, 1 pump, expansion tank, air separator and all piping, valves and controls, etc.

See Sheets M-25 through M-30 Specifications 15650, Section 2.6 and Addendum #4, Item 13.

Make provisions for future installation of system: allow space for future equipment and install ductwork of correct size for future coil installation as shown on plans.

21. Substitute Type 304 stainless steel for fume hood ducts instead of Type 316 stainless steel as called for in Specifications 15800, Section 2.3. This is subject to University approval.
22. Delete connection to Honeywell fire alarm processor in Unit B/C as per the specifications (16500, Article 2.4.A, paragraph 8) and install new central processor for JOML fire alarm system in Room 61 Lyon Laboratory. Equal products of Gamewell, Autocall, Johnson Service or Honeywell will be accepted.
23. Delete all epoxy resin countertops as specified (11611, Article 2.14) and provide coveless countertops (1½" thickness) and 4" backsplashes of plastic laminate equal to Wilson Arts, Chem-Surf or Formica's, 840 Lab Grade Black.

JOML - Contract 'B'  
file



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

July 15, 1977

TO: Dr. Fred Shideman  
FROM: Paul J. Maupin *Paul*  
SUBJECT: JOML - Contract 'B'  
Bid Review

In accordance with your request at the Basic Science Council meeting of this date, the following information is provided for your information.

Bids were received on June 16, 1977, and remain in effect until July 30, 1977. Ten prime contractors inquired during the bidding period; however, only eight prime contractors submitted bids. There were no apparent misunderstandings of the contract documents, and the low four bidders were within a 2.5% spread.

The low base bid exceeded the current construction budget by \$600,000. Thus, taking the low base bid, all six alternate deducts still exceeded the construction budget by \$340,000. We investigated approximately six different options on how to award a contract. These options ranged from additional funds to rejecting all bids and revising the base documents for rebidding which would take approximately two months. In reviewing the options with Dr. Lyle French, Vice President Don Brown, Clinton Hewitt and David Preston and others, it appeared the following is the best option for the University.

Award low bidder, plus alternate deduct #1 and materials alternates B, C and D and adding additional U of M funds in the amount of \$286,000, and reducing the construction contingency from 5% to 2%. Under this award option, we shall not reduce any square footage; we will complete 81,000 net square feet and approximately 125,000 gross square feet which meets our state and federal commitments.

We also expect the work on this project to be completed in January, 1979.

PJM:rt

*JOML-Contract 'B'*

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

**RECEIVED**

15 July 1977

JUL 19 1977

**UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE**

Mr. Victor E. Scott  
Federal Project Coordinator  
Department of Physical Planning  
University of Minnesota  
18 Folwell Hall  
Minneapolis, Minnesota 55455

Regarding: JOML-B Complex Remodeling - Health Sciences Expansion  
University of Minnesota  
Project Number - Minnesota BHRD-HP-5C-070  
JOML-B Construction Contracts

Dear Mr. Scott:

This letter is to advise you that the Architect has sent to all known non-Federal interested parties complete sets of the JOML-B bid drawings and specifications for their review approval and files.

We concur with the decision to award a contract to the low base bidder (Kraus-Anderson) taking deductive alternate #1 and material alternates 2, 3, and 4.

We trust that the above statements are satisfactory for ROFEC. Please forward this information to ROFEC at your earliest convenience.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

*Duane E. Blanchard*

Duane E. Blanchard

cc: Eugene Kogl  
Paul Maupin  
John Patterson

kw





UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML-Contract 'B'*  
Office of the Assistant Vice President

Physical Planning  
340 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

**RECEIVED**

**JUL 26 1977**

July 26, 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

TO: Dr. Lyle French, Vice President, Health Sciences  
FROM: Clinton N. Hewitt, *[Signature]* Assistant Vice President, Physical Planning  
SUBJECT: JOML Contract Award

As a result of our meeting with Vice President Brown, it had been decided that we would award the contract for the JOML Remodeling based on the bids received June 16, 1977.

In order to award the contract, it is necessary to accept alternate deduct #1 and materials alternate deducts B, C and D to arrive at a contract award amount of \$5,571,000.

Based on the above contract award and by drastically reducing the budgeted amounts for non-building costs, the total project cost is \$7,841,988. However, it is anticipated that change orders in the amount of \$56,000 can be issued to reduce this project cost to \$7,785,988. The total funds available at this time are as follows:

1975 HEW Grant	\$2,362,338
1973 State Appropriation	200,000
1976 State Appropriation	<u>4,937,150</u>
TOTAL	\$7,499,488

This letter is to request confirmation of the following:

1. The additional \$286,500 required to complete the immediate funding requirements for the project will be provided.
2. That there will be no program changes unless funding for such changes is made available.

Dr. Lyle French  
July 26, 1977  
PAGE TWO

3. That separate funding will be made available to cover the difference between the budgeted amount for furnishings and equipment and the amount specified in the grant application.
4. That in view of the drastic reduction in the contingency budget, there is a firm commitment to fund any costs over and above the amount budgeted if such costs must be incurred.

I would appreciate an immediate response to this letter so that the contract may be awarded on or before July 29, 1977.

CNH:DG

cc: Don Brown  
Dave Preston  
~~Paul Maupin~~

MINUTES OF  
THE JACKSON/OWRE/MILLARD/LYON  
BUILDING ADVISORY COMMITTEE

DATE: July 28, 1977

MEMBERS PRESENT: Virginia Howard, Richard Poppele, Dale Stroud,  
Donald Robertson, James Bodley, Andreas Rosenberg,  
Dick Hendricks, Paul Maupin

MEMBERS ABSENT: James Nelson, Nelson Goldberg

GUESTS: Muriel Lubanski, Gerry Bratt, Pete Merz, Tom Kyle

Mr. Maupin explained the status of the JOML-B Contract as follows:

- 1) U of M to award to the low bidder (Krause Anderson).
- 2) Deductive alternate number one (1) will be accepted by U of M.
- 3) A 15 day extension of the bidding period was negotiated with the contractor.
- 4) Award of contract to be on or by August 15, 1977.
- 5) Central Administration had identified additional funds to avoid taking deductive alternates that would affect total net square feet.

Mr. Maupin further stated that the committee would meet again when the contractor was 'on board'. He then asked for discussion, including scheduling. Dr. Poppele requested, as well as others, sufficient prior notice of construction activities, and a complete construction schedule. It was agreed that after award the contractor would receive departmental in-put via the Health Sciences Planning Office in the preparation of his schedule of events. That schedule at that time would be posted and freely distributed to all in the complex. It was further agreed that during the construction period construction bulletins would be prepared as needed by the HSPO to advise occupants of any activities affecting their immediate areas. These notices shall include activities that produce vibration, noise, dust, etc...

Dick Hendricks mentioned that the complex was divided into quadrants, mechanically, and that at times an entire quadrant may experience a shut-down. Prior notice

will be given in this event. Isolated labs will not dictate schedule for the entire quadrant.

There will be many areas of schedule overlap between the phases of construction. Departments were requested to submit to Mr. Maupin their schedule restraints, priorities, supposed conflicts, and requirements within 10 days after receipt of these minutes.

Mr. Kyle reminded those present that there are a number of spaces identified as vacated Dentistry that are occupied rather unofficially and should be vacated as required per the construction schedule. HSPO will not be notifying individuals in those areas of the schedule. A general discussion of the schedule followed and it was understood that all communication channels should be maintained to insure as few problems as possible. Mr. Maupin reminded the representatives that their only link with the activities is to be the Health Sciences Planning Office and that all requests or complaints be directed to that office.

Prior to adjournment Paul Maupin thanked all committee members for their help and participation in making the project a success and commended all for their planning efforts and assistance.

TK:cc

cc: All Committee Members



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Costs*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

August 5, 1977

TO: Clinton Hewitt

FROM: Paul J. Maurer *Paul*

SUBJECT: Jackson/Owre/Millard/Lyon Project Budget vs.  
Duluth Basic Medical Science Building

This letter is in response to your correspondence dated July 20, 1977, requesting that I prepare an analysis comparing the cost to execute the Basic Medical Science Building at Duluth with the Jackson/Owre/Millard/Lyon project.

As you stated in your letter, these are two different projects. In some ways, it is like comparing apples and oranges, but for starters I would like to point out that the Duluth Basic Medical Science Building is geared to serve approximately thirty-five faculty and somewhere in the neighborhood of fifty students. By comparison, the JOML remodeling project is geared to serve 1,772 faculty, students and staff. The Duluth Basic Medical Science Building was constructed as a new facility, while the JOML project involves renovation of existing buildings which requires phased remodeling and moving departments and research programs in order to keep teaching and research programs functional in the interim. The task of scheduling a population of 1,772 people is obviously a critical coordination effort.

Comparisons of dollar amounts are very difficult to evaluate because the Duluth budget breakdown does not include the time spent on the project by Eric Wheeler and his staff. Consideration must be given to the fact that the 5th floor Planning Office staff are funded by firm legislative dollars while the Health Sciences Planning Office is funded with soft project funds. It is virtually impossible for me to estimate the amount of time Eric and his staff spent on the Duluth project and what percentage of their salaries might be used for comparison. The fact still remains that their salaries were paid from another source not directly related to the project, but nonetheless Eric and his staff were directly responsible for certain activities directly related to the project.

Another consideration that I feel warrants mentioning is the fact that the project funds used to finance the Health Sciences Planning Office support not only the salaries of our full-time employees, but are also financing the salaries of Interior Design staff in an amount in excess of \$25,000 per year. In the past few years, our budget has financed Interior Design staff salaries of 90% for Luis Henriquez and 70% for Jeff Hagen. In my opinion, these percentages overestimate the amount of time they have devoted to Health Sciences projects.

It is my understanding that the history behind the Duluth building goes something like this. The 1969 State Legislature appropriated \$340,000 for development of a Basic Sciences Department on the Duluth campus. (See attached) Vice President Kegler's office administered these funds, and in 1971 made \$135,000 of these funds available for early master planning and development. I believe Lester Gorsline & Associates and Medical Facilities Associates worked together on this phase of project development. In 1973 the State Legislature appropriated another \$234,000 in planning funds for the Duluth building. During that same legislative session, another \$150,000 was appropriated for a facilities utilization study of the Duluth campus on the basis that they were not convinced of the needs for a medical school facility and other building requests for the Duluth campus. In attempting to establish some basis for comparison I reviewed the projects budgets for JOML and the Duluth facility (see attached) and find that there is no mention of the \$135,000 provided in 1971 for early planning efforts. The budget for the Duluth building indicates total funds available of \$8,281,910 which does not include the 1969 appropriation. On the other hand, the JOML project budget does include the \$200,000 provided by the 1973 State Legislature for early planning efforts. It seems to me that a somewhat different picture appears when one takes into consideration the total number of dollars spent on these two projects for planning in the early stages. In addition, I find a discrepancy between the amount of the owner/architect agreement and the amount indicated in the Duluth building budget for consultant fees. It would be necessary to document this discrepancy and also determine why the \$135,000 in funds provided as a part of the 1969 appropriation were not included in the consultant fees for purposes of comparison. For purposes of comparison, it should be taken into account that much of the groundwork for planning of the Duluth building was in principle fairly well defined by the early planning efforts supported by this \$135,000. It would therefore seem reasonable that consultant fees would have been reduced to some extent at a later date, in this instance in 1973 when the State Legislature gave their approval for the facilities utilization study and the additional \$234,000 for planning. In the end, the total figures indicate that \$369,000 was poured into early planning and development of the Duluth facility as opposed to \$146,456 from the \$200,000 appropriation for the JOML project. In my estimation these are known factors unlike attempting to compare the 1.25% of project funds normally set aside for HSPO operations and the unknown amount of time and funds spent on other projects by staff that are in solid funded positions.

Another interesting point to be made is the fact that Ted Jage has been the cost consultant on the Duluth Basic Medical Science Building, the JOML project and Unit B/C. It is interesting to note that his cost estimates for the JOML project and Unit B/C were certainly underestimated while the cost estimate on the Duluth building was certainly overestimated. As you know, cost estimates are based upon historical cost information generated by several services to provide average unit prices on a wide variety of building construction components. Elements that must be taken into consideration are quality, quantity, size of job, location, access, staging, over-time, schedule, current market values, etc. It would appear that at least one of these elements was incorrectly estimated on all three of these projects.

Another factor that warrants mention, in my opinion, and may have been one of the major contributions to the JOML project and Unit B/C costs coming in over budget are the so-called front end of the specifications. The specifications on both projects lacked provisions for a clear arbitration method for disputes. The Unit B/C requirements for separate prime contractors may have caused general contractors to anticipate management difficulties. Construction restraints on both projects such as restricted on-site work areas, schedule, time extension provisions in the event of strikes, etc. could have all played a major part in the increased costs. All of the aforementioned factors could have played a part in discouraging certain contractors from bidding, and those contractors that did bid on these projects simply increased their costs.

I requested that Tom Kyle develop a project responsibility chart comparing the JOML project and the Duluth building, which indicates those areas that the HSPO follow from conception of a project through completion and occupancy. A copy of this project responsibility chart is attached for your information.

Clint, I hope this answers the questions you raised relative to comparison of these two projects and why recent projects in the Health Sciences seem to have cost problems. If you should require additional information, please give me a call.

PJM:rt

Attachments

PROJECT COST BREAKDOWN  
 PROJECT TITLE BASIC MEDICAL SCIENCES BUILDING  
 CAMPUS DULUTH DATE 22 DEC. 76

I.	FUNDS AVAILABLE . . . . .		\$ <u>8,281,910</u>
II.	PHASE 0 . . . . .		<u>265,570</u>
III.	PHASE I . . . . .		<u>342,777</u>
IV.	PHASE II . . . . .		
	BUILDING COST . . . . .		<u>4,834,400</u>
	A. General (including elevator and landscaping) . . . . .	<u>2,554,000</u>	
	B. Mechanical . . . . .	<u>1,414,000</u>	
	C. Electrical . . . . .	<u>553,500</u>	
	D. Fixed Equipment (laboratory cagework) . . . . .	<u>312,900</u>	
	NON-BUILDING COST . . . . .		<u>1,840,922</u>
	A. Sitework . . . . .	<u>31,690</u>	
	1. Street and curb repair . . . . .	<u>20,690</u>	
	2. Utilities . . . . .	<u>11,000</u>	
	B. Furnishings and Equipment . . . . .	<u>812,232</u>	
	C. Consultant's Fees . . . . .	<u>490,000</u>	
	D. Miscellaneous . . . . .	<u>507,000</u>	
	1. Contingencies . . . . .	<u>300,000</u>	
	2. Construction Supervision . . . . .	<u>75,000</u>	
	3. Soil Borings . . . . .	<u>0</u>	
	4. Material and Performance Testing . . . . .	<u>5,000</u>	
	5. University Engineering Services . . . . .	<u>10,000</u>	
	6. Building Activation . . . . .	<u>90,000</u>	
	7. Sewer Availability Charge . . . . .	<u>0</u>	
	8. Building Permit . . . . .	<u>12,000</u>	
	9. Incidental . . . . .	<u>15,000</u>	
V.	TOTAL COST PHASE II . . . . .		<u>6,675,322</u>
VI.	SURPLUS* . . . . .		<u>998,241</u>
VII.	TOTAL PROJECT COST . . . . .		<u>9,281,910</u>

\* University will seek H.E.W. concurrence for use of "Surplus" funds for reinstatement of fixed and movable equipment items cut, greenhouse and watermain.



CONSTRUCTION COSTS:

Contract A (Mechanical Towers)	\$ 517,200
Contract B	<u>5,571,000</u>

\$ 6,088,200

NON-BUILDING COSTS:

Contract A	
A/E Fees	
Base Fee	74,994
Reimbursables	3,750
Sitework	12,712
Supervision	6,465
Miscellaneous Engineering	1,500
Soil Borings	500
Building Activation & Incidentals	3,000
Health Sciences Planning Office	6,465
SAC Charge	400
Permits	900
Material Testing	1,000
Contingency (actual)	<u>4,085</u>

115,771

Contract B	
A/E Fees	
Base Fee	557,100
Reimbursables	28,000
Master Planning	146,456
Consultants	
Testing & Balancing	10,000
Sitework	7,000
Utilities	10,500
Supervision	63,645
Miscellaneous Engineering	6,500
Building Activation	10,000
Site Survey	1,500
Health Sciences Planning Office	63,645
SAC Charge	4,000
Permits	11,142
Material Testing	3,000
Furnishings and Equipment	441,000
Contingency	135,350
Control Center Wiring	40,000
Chiller #5	<u>98,679</u>

1,637,517

TOTAL

\$ 7,841,488

JOML PROJECT FUNDING:

1975 H.E.W. Grant	\$ 2,362,338
1973 State Appropriation	200,000
1976 State Appropriation	4,937,150
University Funds	286,000
Deductive Alternates #15, 22, 23 - estimated amount	<u>56,000</u>
	\$ 7,841,488

PROJECT RESPONSIBILITY CHART

ACTIVITIES PERFORMED BY U OF M PERSONNEL (X)	JOML	DULUTH
Program Development (General)	X	Consultant
Program Development (By Department)	X	Consultant
Grant Preparation	X	X
Functional Space Development	X	Consultant
Room Description	X	Consultant
Room Layout	X	Consultant
Conduct User and Department Meetings and Planning Sessions	X	X
Advisory Committee Participation	X	X
Equipment Schedule (Fixed)	X	Architect
Equipment Schedule (Movable)	X	Interiors
Equipment Rough-In Requirements	X	Interiors
Coordination of Architects and Code Officials	X	X
Landscape Design and Approval	X	X
Design Development Review	X	X
Contract Document Review	X	X
Review with Interested State and Local Agencies	X	Architect
Pre-Bid Site Visits with Contractors and Other Bidders	X	-----
Interface Between Various University Departments, i.e. Physical Plant, Shops, Environmental Services, etc.	X	X
Construction Schedule	X	-----
Departmental Moving	X	-----
Equipment Ordering and Receiving	X	Interiors
Interface with Other Affected Health Sciences Units	X	-----

PROJECT RESPONSIBILITY CHART (CONTINUED)

	JOML	DULUTH
Change Order Preparation/Review and Approval	X	X
Construction Contingency Monitor	X	Supervision
Graphics, Furnishings Schedule and Budget	X	Interiors
Overall Project Budget	X	X
Troubleshooting for Occupants During Construction	X	-----

CHAPTER 972—S. F. No. 2386

[Not Coded]

*An act relating to medical education and medical services; imposing duties in relation thereto on interim or standing committees of the house and senate; appropriating moneys to certain organizations.*

Be it enacted by the Legislature of the State of Minnesota:

**Section 1. Medical education and services; appropriations.** In order to foster innovations in the organization and delivery of medical care and delivery systems directed toward redressing the imbalances in the distribution of physicians created by overconcentrations of physicians in some specialties and geographic areas and scarcities in others, it is in the public interest to provide encouragement therefor and financial assistance.

**Sec. 2. Subdivision 1.** The Minnesota state legislature, being cognizant of the health care needs of the people of this state, is gratified that the Mayo Foundation has evidenced its concern for this problem by giving consideration to private medical education in this state. The legislature requests the Mayo Foundation to continue with planning and developmental activities. The interim or standing committees of the house and senate shall follow the progress of the Mayo Foundation in these endeavors. The interim or standing committees should consider the feasibility and desirability of state support, on a per capita basis, if such support is consistent with the acknowledged needs of the state for more medical practitioners. The next session of the legislature should consider financial assistance to the Mayo Foundation for the operation of such a medical school which should include reports based on any recommendations presented to it by interim study and other related studies. For the purpose of carrying out the terms of this subdivision and in order to develop methods of improving delivery of health care in rural or small communities in the state of Minnesota now lacking adequate medical services, the sum of \$100,000 is appropriated from the general fund in the state treasury to the Mayo Foundation for the biennium beginning July 1, 1969.

**Subd. 2.** This appropriation is to be made available to the Mayo Foundation upon its compliance with the following conditions:

(a) That the Mayo Foundation assures the state auditor in writing that it will report to the 1971 regular session of the legislature on or before January 15, 1971, concerning the use of funds made available by subdivision 1 of this section; and

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(b) That the Mayo Foundation shall use the funds made available by subdivision 1 of this section only for the purposes hereinbefore set forth.

Subd. 3. In the event the Mayo Foundation is unwilling to accept the conditions set forth in subdivision 2 of this section, the appropriation made in section 2 of this act is cancelled.

Sec. 3. Subdivision 1. The sum of \$400,000 is hereby appropriated from the general revenue fund in the state treasury to the Hennepin county general hospital, for the biennium beginning July 1, 1969, for the development and implementation of its family practice residency program.

Subd. 2. This appropriation is to be made available to the Hennepin county general hospital upon its compliance with the following conditions:

(a) That it assures the state auditor in writing that representative numbers of private patients, as well as those receiving public aid, shall be included in the program; and

(b) That it assures the state auditor in writing that it will report to the 1971 regular session of the legislature on or before January 15, 1971, concerning the program, including costs of operation and sources of financial support for the program, in sufficient detail to enable the legislature to determine a per student cost of the program.

Subd. 3. In the event the Hennepin county general hospital is unwilling to accept the conditions set forth in subdivision 2 of this section, the appropriation made in subdivision 1 of this section is cancelled.

Sec. 4. Subdivision 1. The sum of \$200,000 is hereby appropriated from the general fund in the state treasury to the northern association for medical education, a nonprofit educational corporation, for planning purposes.

Subd. 2. The northern association for medical education shall report to the 1971 legislature on or before January 15, 1971, in writing concerning the use of the funds made available by this act and on the progress they have made in the following areas:

(1) Negotiations or agreements made with appropriate educational institutions to assure proper academic affiliation for a new proposed medical school.

(2) Specific affiliation agreements with one or more appropriate teaching hospitals.

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(3) Status of discussions with the liaison committee on accreditation of the American Medical Association and the association of American medical colleges indicating that N.A.M.E. may expect reasonable assurance of accreditation.

(4) Detailed estimates of proposed operational and capital costs of a medical school to assist the legislature in arriving at a per capita formula on which to determine future financial support.

(5) Amounts of financial support contributed or pledged from private sources for both capital and operational costs of the school.

**Sec. 5. Establishing a basic sciences program for a medical training curriculum at the Duluth campus of the university of Minnesota.** For the furtherance of expanding medical education in the state of Minnesota, there is hereby appropriated from the general fund in the state treasury to the regents of the University of Minnesota, the sum of \$340,000. Such money is to be allocated to the Duluth campus of the University of Minnesota, solely for the purpose of establishing a separate basic sciences program as a part of an additional medical curriculum in the state of Minnesota. Such funds shall be used for the employment of a medical coordinator or dean and staff and to pay the related expenses, for planning for the design and construction of a basic science building, for faculty recruitment and for curricula planning, to the end that the first class of students in the basic sciences program may be entered at the Duluth campus of the University of Minnesota in the fall class commencing in 1972. None of the moneys herein appropriated are to be used or expended by the regents of the University of Minnesota at any place except the Duluth campus of the University of Minnesota, and for the purposes herein expressed, in order that a new medical educational capability in Minnesota may be achieved for the people of the state.

Approved June 4, 1969.

CHAPTER 973—S. F. No. 2675

[Not Coded]

*An act relating to Washington county; providing for delayed assessment of improvements to residential real estate; amending Laws 1969, Chapter 398, Sections 1 and 2.*

**Changes or additions indicated by italics, deletions by ~~strikeout~~.**



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Office of the Assistant Vice President

Bill Bowen 3-2020  
ERIC WHEELER - 3-5765

Physical Planning  
340 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

July 20, 1977

TO: Paul Maupin

FROM: Clint Hewitt

I am frequently being asked why recent projects in the Health Sciences seem to have cost problems and you will recall that during our recent meeting with Lyle, Don Brown, Dave Preston and others, Lyle also asked me that question.

In reviewing your memorandum on the JOML project, I noted in the budget breakdown the figure of \$63,645 for the Health Sciences Planning Office. The Basic Medical Building at Duluth is being executed under our normal procedures with Eric Wheeler as chairman of the Building Advisory Committee and the budget breakdown for that project does not include a similar figure. I realize that these are two different projects; however, I would like for you to prepare an analysis comparing the cost to execute the Basic Medical Science Building at Duluth with the JOML project. In other words, I want to easily identify the additional services that are required to carry the JOML project out that justifies our including in the budget the cost for the Health Science Planning Office.

I am aware of the concept wherein your operation was established; but in light of the frequent inquiries about cost and how we are carrying out the projects, I think it would be very useful to analyze our approach at this time.

If you have any questions about what I expect, please give me a call.



*JOML - Schedule*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Laboratory Medicine and Pathology  
Medical School  
Box 198 Mayo Memorial Building  
420 Delaware Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8623

RECEIVED

August 11, 1977

AUG 12 1977

UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE

TO: Mr. Paul Maupin and Mr. Tom Kyle  
FROM: Dr. A.D. Barksdale  
Departmental Jackson-Owre-Millard-Lyons Representative  
RE: Schedule for Remodeling Our Department's Portion of J-O-M-L

Per your request, we have arrived at the following schedule:

- 1) Remodel 496 Jackson Hall as soon as possible.
- 2) Begin remodeling of 4th floor Owre, North side (laboratories) upon completion of 496 Jackson. We tentatively plan to temporarily relocate in Jackson 496 researchers displaced by Owre remodeling.

If at all possible, items 1) and 2) should be completed by July, 1978.

3) Begin remodeling Owre 4th floor South (offices) as late as possible to have that project completed within the Contract B time period. Hopefully, Owre South side should begin no earlier than October, 1978. Our reason for this request arises from the fact that our rather large departmental accounting office will be displaced permanently by the remodeling. The future accounting office space will not become available until October, 1978, at the earliest. We have no place to temporarily put the accounting staff.

If you have any questions, please feel free to contact me.

ADB:kp

cc: Dr. E.S. Benson  
Dr. A. Rosenberg  
Dr. D.M. Brown  
Mr. Don Howard



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

August 11, 1977

RECEIVED

AUG 12 1977

Mr. Paul J. Maupin, Coordinator  
Health Sciences Planning Office  
4104 Powell Hall  
Minneapolis Campus

UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE

Dear Paul:

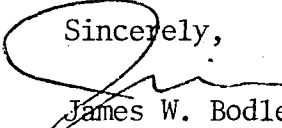
Re: JOML cold rooms

In light of current budgetary restrictions, the Biochemistry Department has reassessed its cold room requirements as they relate to the JOML remodeling project. We require 100 sq. ft. of usable interior cold room space per faculty member for a total of 900 sq. ft. of new space. According to the contract document, cold rooms to satisfy this need will be built in three areas. The cold room in 221.4 Millard Hall must accommodate two faculty members and cannot be reduced below its currently planned 200 sq. ft. Room 314 Owre Hall is shown on the plans to accommodate a cold room with about 375 sq. ft. of interior space. This must accommodate three faculty members and therefore it can be reduced in size to 300 sq. ft. of usable interior space. Room 349 Owre Hall must provide cold room space totaling 400 sq. ft. for four faculty members. This space is shown on the plans to contain a single cold room of approximately 500 sq. ft. This could be reduced to 400 sq. ft. of usable interior space and if economically advantageous this could be divided into two 200 sq. ft. cold rooms with a small anteroom in between.

On the basis of the above considerations it is possible to reduce our new cold room construction by about 175 sq. ft. below that shown in the construction documents and still satisfy our minimum requirements. I must emphasize, however, that the square foot requirements indicated above are for usable interior space and do not refer to the dimension of the room containing the box or to the exterior dimensions of the box.

If you have any questions, please call me.

Sincerely,

  
James W. Bodley  
Professor

cc: Dr. H. Hogenkamp  
G.T. Bratt



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

August 11, 1977

RECEIVED

Mr. Paul J. Maupin, Coordinator  
Health Sciences Planning Office  
4104 Powell Hall  
Minneapolis Campus

AUG 12 1977

UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE

Dear Paul:

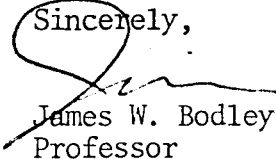
Re: Scheduling of JOML Remodeling

The Biochemistry Department's requirements regarding the remodeling schedule are quite simple. Primarily, it is essential that our space on the third floor of Owre Hall be completed and occupied prior to the demolition of any laboratory space either in the basement or on the second floor of Millard Hall. Once we have occupied the third floor, then all of our remaining space will be available for remodeling. Prior to the completion of the third floor it is essential that all remodeling be restricted to the west of, and not including, Millard Hall 208 and 210.

We will lose library and storage space during the early phase of the remodeling. Therefore, I would like to request that 213 Millard Hall be assigned to us and that its furnishings (i.e. the theatre-style chairs) be removed by the contractors at the earliest possible date, preferable before the demolition of the second floor of Owre Hall. This will provide us with badly needed temporary storage and library space.

Please call me if you have any questions.

Sincerely,

  
James W. Bodley  
Professor

cc: Dr. H.P.C. Hogenkamp  
G.T. Bratt



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Physiology  
Medical School  
424 Millard Hall  
Minneapolis, Minnesota 55455

RECEIVED

AUG 3 1977

UNIV. OF MINN.  
HEALTH SCIENCES  
PLANNING OFFICE

August 1, 1977

Mr. Tom Kyle  
Health Sciences Planning Office  
Box 75 Powell Hall

Dear Tom:

Re: Physiology Department priorities in scheduling JOML project

Our main concern is with communication rather than the actual scheduling. As long as we get adequate notice, we can adjust to almost anything. Therefore, we mention below items of special concern to us without trying to place a one, two, three priority number on them.

1. 454, 458 & 461 Millard (shop area). How much of the heavy machinery in the shop (458) can be left in place and "worked around"? Will 461 (Stish's new area) be down at the same time as his current space?
2. 350 Millard (Terzuolo). When will the ducts go through from the tower? When the adjacent area is being worked on, will Dr. Terzuolo have access to his laboratory?
3. 307 Millard (conference room). This work should be done in the summer months so classes won't be interrupted.
4. Can the laboratories in Lyon be done individually so that we can empty from one into another rather than have everything down at once?

Eugene Grim  
Chairman



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML-Schedule*  
Administration Offices  
Medical School  
Box 293 Mayo Memorial Building  
420 Delaware Street S.E.  
Minneapolis, Minnesota 55455  
Offices at 158 Owre Hall

*File*

August 16, 1977

TO: Tom Kyle  
Health Science Planning Office

FROM: James C. Nelson *J.C. Nelson*

SUBJECT: Construction schedule for J-O-M-L renovation

Your office solicited information regarding any schedule problems or suggestions that our offices might have as a result of the J-O-M-L remodeling project.

Several areas of the Dean's office have been contacted and they advise the following:

Area:

Administrative Offices - 158 Jackson-Owre Addition

Work to be done:

Air conditioning plus a new ceiling is to be installed in this area as part of the project.

Schedule restrictions:

Work can be done anytime during the life of the project except during the two month period 4/1/78 - 5/31/78. We strongly suggest that this air-conditioning be started and completed as soon as possible to insure useability by the summer of 1978.

Area:

Student Affairs - 139 Owre Hall

Work to be done:

Nothing directly in this area. Extensive demolition and renovation will be undertaken on the 2nd floor directly above this area and may cause some work disruption.

Schedule restrictions:

Disruptive work cannot be performed on September 9, 1977 - (first day of medical school) and the week of March 13 through the 17th, 1978 (resident matching)

Area:

Continuing Medical Education - Room 143 Owre

Work to be done:

Nothing directly in this area. A computer is located in Room 143 and must have electrical power at all times.

Area:

Curriculum Affairs - 144 Owre Hall

Work to be done:

Nothing directly within this area. Their East wall, associated with the new stairwell, will be demolished and rebuilt, plus some disruptive work on the 2nd floor, directly above this area.

Schedule restrictions:

Disruptive work cannot be done during the week of September 6 through the 9th, 1977. National Board Exams will be conducted during June 13 and June 14, 1978. Although a specific classroom location has not been scheduled at this time, last year they were conducted in Mayo Auditorium classrooms 100 and 125. This is to notify you of these dates so that your office will be aware of the need for quiet during this period. If you have any questions regarding any of these comments, please contact me.

cc: P. Maupin ✓  
E. W. Drehmel  
V. Quill  
J. Noll  
R. McIntyre



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Administration Offices  
Medical School  
Box 293 Mayo Memorial Building  
420 Delaware Street S.E.  
Minneapolis, Minnesota 55455  
Offices at 158 Owre Hall

RECEIVED

September 15, 1977

SEP 19 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

MEMORANDUM

TO: Paul Maupin

FROM: James C. Nelson

Dr. David Hamilton, Head of Anatomy, has requested a number of changes to the planned renovation of their area in Jackson and Owre Halls.

One of the changes requested by Dr. Hamilton is to renovate Room 296 Jackson Hall by adding case work and air conditioning. Tom Kyle estimated \$14,750 for this work and the Dean has agreed that our office would fund this requested change.

Please consider this letter our official commitment to fund this one project and it is requested that you notify the contractor accordingly so that a firm price can be obtained. Please have Tom review the specifics of these plans directly with Dr. Hamilton, since we do not have the specifics in this office.

Let me know when the contractors price quote is received so that I can arrange for the necessary transfer of funds.

JCN:dc

cc: Tom Kyle  
Linda Satarius  
Dr. David Hamilton



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML - Construction*  
Office of the Assistant Vice President

Physical Planning  
340 Morrill Hall  
Minneapolis, Minnesota 55455

September 29, 1977

RECEIVED

OCT 3 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

TO: Gene Kogl  
FROM: Clint Hewitt

Gene, I realize that you are quite aware of our process of construction which involves occupying a building at the same time the contractor is performing his work. It occurred to me in a meeting with John Byrd on Friday morning that we should review the question of safety and occupant circulation in a building that is undergoing construction. I am especially concerned about the ability of occupants to vacate in the event of problems. Perhaps this is more in the area of Gus Scheffler's responsibility, but I would like your opinion on the safety of the occupants of the JOML Complex under the present construction program.

CNH/sf

cc: ✓ Paul Maupin



SEP 30 1977



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

*John - Classrooms*

September 30, 1977

Dean N.L. Gault  
Medical School  
145 Owre Hall  
Minneapolis Campus

Dear Dean Gault:

I want to register a serious complaint concerning the scheduling of lecture rooms for the Health Sciences. Biochemistry 5-751, an advanced course for graduate students, with an enrollment of 67 students is scheduled in Owre 15. This lecture room is quite adequate under normal circumstances, however, Room Scheduling has overlooked the fact that major construction is underway in the basement of Owre and Millard. Promptly at 8:00 a.m., when the course is scheduled, the pneumatic hammers start to compete with the lecturer. The noise is quite overwhelming for a solid hour.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'H. Hogenkamp'.

Harry P.C. Hogenkamp  
Professor and Head

HPCH/cw

cc: Room Scheduling

*JOMK-Contract B*

*FILED*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

October 4, 1977

Mr. Duane Blanchard  
Health Sciences Architects & Engineers  
University Park Plaza - Suite 704  
2829 University Avenue, S.E.  
Minneapolis, Minnesota 55414

SUBJECT: JOML-B Complex Remodeling  
Program Modifications & Additions

Dear Duane:

Mr. Maupin has asked me to advise you that additions to the scope of the project such as the third floor Owre laboratory for Biochemistry and some upcoming laboratory renovations for Anatomy, are to be processed by HSA&E on a percentage basis; not hourly as was stated in your letter of September 27, 1977.

I spoke with Bruce Johnson on Monday about this and the situation was defined by him as follows:

He and Paul had agreed to consider each additional project separately and decide on an individual basis which way to charge the University.

Please contact me if you have any questions or other concerns.

Sincerely,

*Tom Kyle*

Tom Kyle  
Health Sciences Planning Office

cc: ✓ Paul Maupin  
John Patterson  
Linda Satorius

JOML-Contract 'B'

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

RECEIVED

10 October 1977

OCT 14 1977

Mr. Arne Nordli  
Kraus-Anderson of Minneapolis  
525 South 8th Street  
Minneapolis, Minnesota 55404

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Regarding: JOML-B Complex Remodeling  
University of Minnesota

Dear Arne:

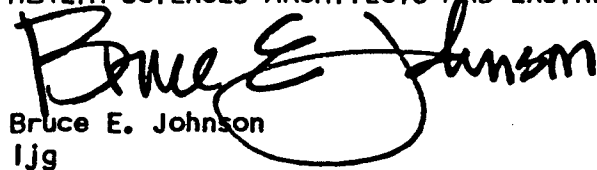
We have just received your transmittal of the letter of Haldeman-Homme and your request for answers or comments. The following paragraphs do this.

1. The color selection for the plastic laminate tops has not been made as no samples have been transmitted to the Architect.
3. We acknowledge the meeting for Owners keying system on October 7, 1977 at 10:00 AM. 10-17-77
7. Drawing 9/A34 shows the 2 speed pilot light switches, etc that were to be provided with the fume hoods. This requires no cost modification.
8. This office does not feel that lowering the ceiling 1'-0" should effect the price as less material is required.
9. This office does not recommend switching these desk units. A 24" drawer will be acceptable there.
10. See attached re-written Modification 1-P to cover change in sinks due to manufacturer's reluctance to guarantee countertops with under table epoxy sinks that were specified.

If you have any questions please call this office.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

  
Bruce E. Johnson  
ljg

cc: Darrell Turnock  
Paul Maupin

**MODIFICATION TO CONSTRUCTION DOCUMENTS**

**UNIVERSITY OF MINNESOTA**  
MOD. NO. 1-P

PROJECT JOHL-B COMPLEX REMODELING  
CONTRACTOR KRAUS-ANDERSON OF MINNEAPOLIS

MOD. REJECTED \_\_\_\_\_  
CHANGE ORDER NO. \_\_\_\_\_  
CONTRACTS TO BE MODIFIED

When this Modification is signed, it shall become an order to proceed in accordance with the requirements of the Modification and the Contract Documents.

- General Construction
- Mechanical Work
- Electrical Work
- Vertical Transportation
- Casework
- \_\_\_\_\_
- SINGLE PRIME**

- Cost change (Add) (Deduct) \$ \_\_\_\_\_
- No change in cost or time

A Change Order (will) (will not) be issued

Approved: \_\_\_\_\_ University Date \_\_\_\_\_  
                  Planning Coordinator

Approved: \_\_\_\_\_ University Date \_\_\_\_\_  
                  Engineering & Construction

Approved: \_\_\_\_\_ Contractor Date \_\_\_\_\_

Recommended: \_\_\_\_\_ Architect Date \_\_\_\_\_

Person Requesting Change: Mr. Paul J. Maupin, Health Sciences Planning Coordinator.

Reason for Change: Budgeting Purposes.

Description of Change:

Install plastic laminate countertops, pegboards and reagent shelves per the enclosed specifications in lieu of solid modified epoxy resin countertops specified in Section 11611 Article 2.14. Fume hood tops to remain as epoxy resin.

Sinks listed on drawings as 'epoxy resin by mechanical' and in Section 15310 shall be drop in 18 gauge 316 stainless steel sinks per the enclosed fixture schedule in lieu of the Durcon numbers indicated in the specifications.

See Sheets 1 through 3 (enclosed).

**Distribution Copies:**

Paul Maupin  
Jack Geretz  
A. Walter Johnson  
Gordon Dahlen  
Files (2)  
HSAE  
Kraus-Anderson of Mpls.

11611 - 2.14 EPOXY RESIN (Applicable to Fume Hood Counters only)

11611 - 2.14 PLASTIC LAMINATE AND CORE

A. Quality Grade: Material and workmanship of plastic laminate work shall conform to Section 500, Premium Grade Requirements of AWI Quality Standards.

B. Provide where shown on drawings and as specified herein.

C. Components:

1. Plastic Laminate: 1/16" thick, Lab Grade, high pressure laminate plastic for all exposed surfaces, both horizontal and vertical.

2. Core: Total thickness of countertop to be 1-1/4" thick particle board (40-45 pound density), or hardwood faced, 5 ply core plywood.

3. Backing Sheet: .030" thick, Backing Sheet Grade as made by laminate manufacturer. Apply to concealed side of all laminate work.

D. Plastic laminate: As manufactured by Formicas, 840 Lab Grade Black Wilson-Art Chem Surf product No. 390 or approved equal. Black Color.

E. Fabrication: By experienced fabricator, approved by Architect. Eliminate joints where possible. Machine pressure bonded using water-proof adhesive, shear strength shall not be less than 200 pounds per square inch. Unless specifically shown otherwise, apply matching laminate to all exposed edges (including back edge not tight to wall) and provide approved bevel at edge. Seal all core surfaces not laminate-faced with clear synthetic resin sealer recommended by laminate manufacturer.

REVISION OF SECTION 15310 2.2 SCHEDULE OF LABORATORY FIXTURES

ITEM L-8 Sink-SS

Elkay #MLR1918 16" x 11-1/2" x 7-1/2" single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-9 Sink-SS

Elkay #MLR2219 18" x 14" x 7-1/2" single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-10 Sink-SS

Elkay #MDLR2522 22" x 16" x 10" deep single bowl with #LK - 374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-11 Sink-SS

Elkay #MLR 24" x 18" x 7-1/2" single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-12 Sink-SS

Elkay #MDLR 24" x 18" x 10" deep single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-13 Sink-SS

Elkay #MDLR 3122 28" x 16" x 10" deep single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-14 Sink-SS

Elkay #MDLR 28" x 20" x 10" deep single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-15 Sink-SS

Elkay #MDLR 36" x 20" x 16" deep single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEMS L-16 through L-19 Sinks - Epoxy

Epoxy cup sinks shall be as originally specified.

Mechanical Contractor shall provide Items L-20, L-21 and L-22 (previously by General Contractor - Addendum #1):

ITEM L-20 Sink-SS

Elkay #MLR 36" x 16" x 7-1/2" single bowl in a 60" x 24" drainboard unit with no backsplash. #LK-374 outlet and 1-1/2" glass swivel "P" trap.

ITEM L-21 Sink-SS

Elkay #MLR 24" x 16" x 7-1/2" single bowl in a 35" x 24" drainboard unit with no backsplash. #LK-374 outlet and 1-1/2" glass swivel "P" trap.

ITEM L-22 Sink-SS

Elkay #MLR 16" x 16" x 7-1/2" single bowl in a 35" x 24" drainboard unit with no backsplash. #LK-374 outlet and 1-1/2" glass swivel "P" trap.

ITEM L-23 Sink-SS

Elkay #MDLR 42" x 20" x 12" deep single bowl with #LK-374 outlet and 1-1/2" tailpiece, Kimax #6700 1-1/2" glass swivel "P" trap.

ITEM L-24 Auxiliary Trim

Provide Elkay 6-1/2" high removable over flow beehive standpipes of 316 stainless steel for #LK-374 outlets. 24 standpipes shall be given to Owner's Representative for distribution to proper rooms.

All stainless steel sinks included in this revision shall have drains offset in a rear corner of the sink.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOMX-Contract 'B'*

Department of Graduate Studies in  
Social and Administrative Pharmacy  
College of Pharmacy  
115 Appleby Hall  
128 Pleasant Street S.E.  
Minneapolis, Minnesota 55455  
(612) 376-5330

October 10, 1977

Dr. C. Peter Magrath, President  
University of Minnesota  
202 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

Dear President Magrath:

Being that there is a vacancy in the office of the Vice President for Administrative Operations, and this was to be my original contact, I felt that your office should be informed of an incident which occurred on Friday evening, October 7. I was working in my office, room 531 Owre Hall, and at approximately 7:40PM, I thought I smelled smoke which would indicate a fire in the building. Upon further examination, the hallway outside my office became filled with a hazy blanket of smoke. I immediately dialed the campus emergency number to inform the police dispatcher that there must be a fire somewhere in the building. He promptly informed me that "the fire department has been in the building for 17 minutes, but they have not located the fire." I then immediately grabbed my coat, choking my way out of the smoke filled building.

The purpose of this letter is to inform you as to what I believe are unsafe and dangerous fire safety conditions in Owre Hall, if not in the entire Jackson, Owre, Millard complex. At no time during the course of this fire did any alarm sound, nor did the fire department attempt to evacuate occupants from the building (at least not from the 5th floor of Owre.)

I am sure that you will agree that we are quite fortunate that the fire was not a major one and it was containable. But the hazard of an inadequate alarm system could result in a major catastrophe should a fire occur during a time when the building is at its peak occupancy or if a fire of major size would occur.



Dr. C. Peter Magrath  
Page 2

October 10, 1977

By writing to you, I am hopeful that your staff will be able to examine this situation and remedy it at once. I would enjoy hearing from you on this matter and would be most interested in learning about what will be done by central administration to correct this situation.

Thank you for your kind consideration.

Sincerely,

A handwritten signature in cursive script that reads "Michael Ira Smith". The signature is written in dark ink and is positioned below the word "Sincerely,".

Michael Ira Smith, M.S.  
Graduate Fellow

cc: ~~Dean~~ L. C. Weaver



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML-Biochemistry*

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

October 11, 1977

Mr. Paul Maupin, Health Science Planning Coordinator  
Health Science Planning Office  
4106 Powell Hall  
Dear Paul,

RECEIVED  
UNIVERSITY OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

I have been directed by the Head of the Department of Biochemistry, Dr. H.P.C. Hogenkamp to plan a special laboratory to be included in the present JOML Renovation Project. I have been further authorized to commit departmental funds to this additional project for planning and construction if economically feasible. This facility will be called "Biohazard Containment Laboratory" and will replace a planned instrument room (351) located on the third floor of Owre Hall.

We understand that this change in the design of some of the planned renovation will result in additional costs not covered by the Phase B construction budget. The Department of Biochemistry is prepared to allocate the necessary funds but with certain stipulations:

1. The Department of Biochemistry may withdraw from this project "Biohazard Containment Laboratory" at any time up to the actual commitment to construction. All costs incurred up to that time for planning and/or architects fees will be paid for from departmental sources.
2. A schedule for fees will be established and a project budget made for all costs including construction as soon as possible. This budget will be subject to the approval of the Head of the Department Biochemistry.
3. A continuous statement of charges shall be provided to this department at a frequent interval.
4. A final budget shall be submitted for approval before any construction is begun.
5. Any changes in design or budget shall be submitted to the Department of Biochemistry before proceeding.
6. All field modifications made during construction that materially affect either the design or the cost shall also be submitted the Department of Biochemistry for approval.

#### Design Criteria

The design of this laboratory is based on information from several sources. The basic criteria is found in the document from the National Institutes Of Health, HEW, Guidelines for Research Involving Recombinant DNA Molecules". Additional information was found in University of Minnesota's "Biohazards Control And Procedures Manual".



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

(2)

The design of the laboratory was done in consultation with the faculty members who are planning research for this facility. Other design considerations were determined by departmental policy for shared facilities.

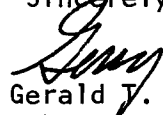
Biohazard Containment Laboratories are necessary when certain kinds of materials or pathogens are used in experiments where an opportunity exists for that material to escape into the general environment pose a threat to other living things. Recombinant DNA experiments are thought to have a serious hazard to the life of other organisms especially man. The federal government and the University have adopted guidelines and regulations to control this kind of research. These regulations are found in the documents mentioned above. In general, these kinds of facilities are those you would find in a carefully designed microbiological laboratory. The level of containment required for the kind of experiments this department is considering is classified in the NIH document as P3. The general requirements for P3 call for a laboratory that is remote from the general public (not on a public corridor) and have a airlock passage into the laboratory; contain a "Biological Safety Cabinet" with appropriate exhaust and filters; cleanup and decontamination equipment (sterilizer) ; incubation and low temperature storage and cleanable floors, ceilings and walls.

A preliminary meeting with representatives of the University Biohazards Committee, Dr. W. Jopke and Keith Carlson was held to obtain the approval of this committee to begin the design. Their recommendations are incorporated in the basic design. They expressed a desire to be kept informed of the progress of this project and to have an opportunity to see the final plans.

A meeting with the architect Bruce Johnson has produced a preliminary layout. A meeting with the principal users has resulted in some changes which will be discussed with Bruce and Tom Kyle at our next meeting scheduled for Oct. 17th. As soon as a final plan can made a cost estimate should generated for submission to the department.

All final design requirements will be contained in the design-development drawings as described to the architects by me.

Sincerely,

  
Gerald T. Bratt,  
Laboratory Administrator  
Dept. of Biochemistry

GTB:jd



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML-Contract 'B'*

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

October 12, 1977

TO: Paul Maupin  
FROM: Tom Kyle *Tom*  
SUBJECT: JOML-B Renovation Project

Last Friday, October 7, 1977, there was an apparent theft and arson in room 239 Owre Hall located within the JOML-B construction limits. At 9:32 p.m. the alarm was turned in to the Minneapolis Fire Department. Mr. Gordon Dahlen and Mr. Dick Hendricks were called to the scene. The damage was confined to the one room. There was no other resultant damage by water or attempts to extinguish the fire.

The room had been provided to O'Brien Sheet Metal as a drafting room and was keyed to an E-5 construction lock. The doors were not locked Friday by the contractors as they should have been.

The Fire Department had no problem entering the construction area as the corridor doors to that area were not locked by the prime contractor, (Krause-Anderson of Minneapolis). The fire was subsequently investigated by the Minneapolis Arson Squad and termed an arson/robbery. A number of tools and personal effects (radios, etc.) were stolen. Mr. Dahlen called Arnie Nordli of Krause-Anderson promptly after the fire was extinguished.

It is fortunate that the damage was of little consequence, but does serve as an example of the importance of contractors securing their sites from vandals, thieves, etc.

TK:rt

JOM & Contract 'B'



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

October 12, 1977

Mr. Arnie Nordli  
Krause-Anderson of Minneapolis  
525 South 8th Street  
Minneapolis, Minnesota 55404

SUBJECT: JOML-B Construction Schedule

Dear Arnie:

It has become increasingly difficult, if not virtually impossible, for this office to stay abreast of the construction activities without the definitive construction schedule required in the specifications for this project, as indicated in the following.

3.02 Construction Schedule

A. Initial Schedule

4. Remodeling construction within the building shall be performed according to a schedule agreed upon by the Contractor and the University. With the Construction Schedule the contractor shall submit a detailed listing by room number of when the proposed start and completion of each remodeling is scheduled. The University may then elect to make certain minor changes in the Schedule to accommodate his scheduling and/or occupancy. Every effort shall be made by the Contractor to finish individual areas of the project to allow occupancy by the Owner. Various areas of the project will have phased substantial and final completion dates.

We are requesting the schedule immediately in order that we can direct our efforts to control traffic and assist the occupants in their tasks. We hope you will comply with this request before other action must be taken.

Yours truly,



Paul J. Maupin  
Health Sciences Planning Coordinator  
Health Sciences Planning Office

PJM:rt

cc: Jack Geretz  
Gordon Dahlen  
Tom Kyle



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

October 12, 1977

TO: Paul Maupin  
FROM: Tom Kyle *Tom*  
SUBJECT: Demolition in Classroom Areas  
Owre Hall

The demolition above the Owre Hall shared classrooms is completed, with the exception of two small concrete platforms in Owre 111 and 113. These slabs will be jackhammered when the classrooms are not in use as requested by Elizabeth Grundner from the scheduling office. The demolition of 18 Owre will follow the same schedule. Ms. Grundner and I have developed a good line of communication, and her office has been included in the list of those to receive construction minutes and bulletins.

TK:rt

*JCW-*  
*Contract 'B'*

UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

November 3, 1977

TO: THE BASIC SCIENCES COUNCIL  
Dr. Fred Shideman, Chairman  
Dr. Eugene Grim  
Dr. Dennis Watson  
Dr. David Hamilton  
Dr. Harry Hogankamp  
Dr. Ellis Benson

FROM: Tom Kyle *TK*

SUBJECT: JOML - B  
Construction Progress

The preliminary construction schedule you received previously remains to be the time frame for the renovation of the Basic Sciences complex. The contractor is in the process of revising his schedule now that demolition is nearing completion for Phase I. There have been many unforeseen events during demolition that have affected the schedule and contributed to the confusion over projected start and completion dates. Problems of this nature are to be expected in renovation of buildings of this vintage.

We have attempted to make spaces available for the contractor as they are required. This practice will be continued in the future to avoid delaying the contractor and possibly causing additional charges to the University for time delays. We should make every effort to turn spaces over to the contractor as they are required.

The buildings have previously been renovated, and much of this work has not been recorded on the record set of plans. Departments have added ductwork occasionally, and in those cases where it has not involved Physical Plant the work was not recorded to the record set of plans. In addition, the original construction of the buildings does not necessarily coincide with the original plans. There are many other barriers to overcome in the process of renovation, all of which are made more difficult by attempting to complete construction work in an occupied structure.



I am confident that as we proceed with the work we will all become more qualified to predict our needs and time frames more efficiently. Your continued cooperation and understanding is appreciate. You may look forward to a revised schedule within the next few weeks.

TK:rt

8 November 1977

Mr. Gerry Bratt  
Lab Administrator  
University of Minnesota  
2-189 H S Unit A  
Minneapolis, Minnesota 55455

Regarding: JOML-B Complex Remodeling  
3rd Floor Owre

Dear Gerry:

Enclosed find 2 copies of the plan of the Biohazard Containment Room, 351 Owre which we have been designing. This will constitute design development drawings in addition to the small instrument room using space next to the Cold Room, 349 Owre, which we will have costed separately.

After these drawings have been approved we will proceed with the documents required for construction and cost breakdowns.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

Bruce E. Johnson  
Ijg

cc: Paul Maupin

H S A E	
REC'D	11/8/77
ARCH	BJ X
MECH	WP X
ELEC	RS
STR'L	
TAC	JP X
	DB PJP
FILE	JOMLB

LOUPOY MODEL 151  
REFRIG/FREEZER  
115V 1Ø (N.I.C.)

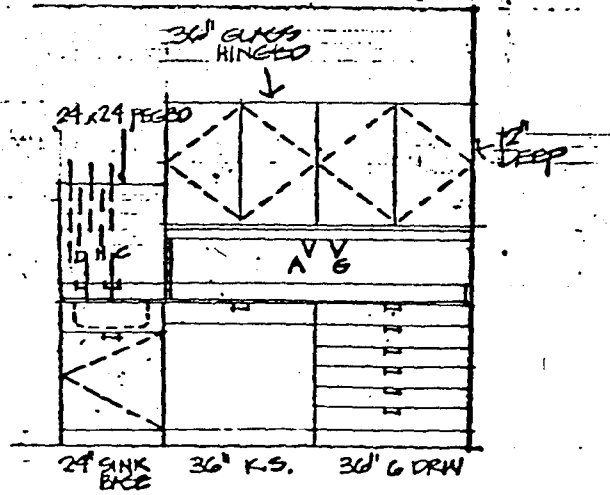
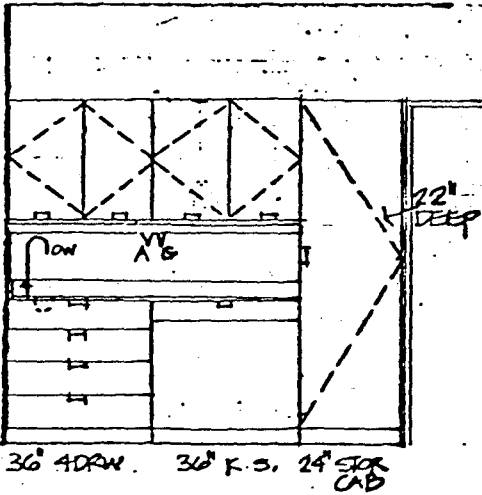
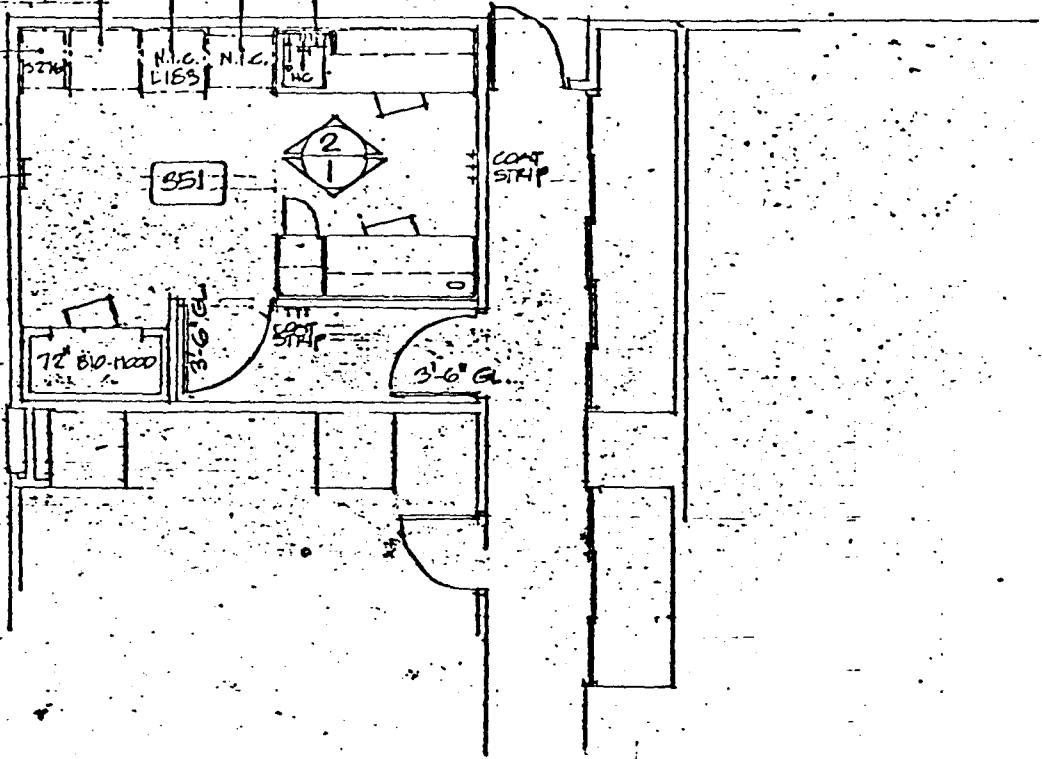
CENTRIFUGE  
SORVALL RC 5  
208V 1Ø (N.I.C.) 3Ø AMP  
30" X 32" D X 36" H  
HUBBEL # 9350

NAPCO 320 - CONCERTO  
INCUBATOR W/ STAND  
25" X 25" X 36" H  
115V 60HZ 350 WATTS

10 X 19 X 7 1/2" S.S.TE  
SINK COMPARTMENT  
REG BOARD ABOVE

AMSCO SC 353  
STERILIZER (MEDALLION)  
10710 CHAMBER  
26" X 28" X 74" H  
ELEC. POWERED  
HOT WATER @ 6PH - CLOCK  
208V 43 AMP - OUTLET  
4300 BTU HEAT RELEASE

MODEL NU 407-624  
NU-AIRE LABCARD  
BIOLOGICAL SAFETY CAB  
CLASS II, TYPE I  
GAS AIR - 3/8" NPT  
UV LITE  
ONE DUPEX  
35 BTU/MIN HEAT RELEASE  
115V 60HZ 1Ø 15AMP  
TYPE A FIXED VIEW WDW.



1

2

UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES EXPANSION  
THE ARCHITECTS COLLABORATIVE, INC. CAMBRIDGE, MASS &  
THE HEALTH SCIENCES ARCHITECTS & ENGINEERS, INC.  
THE GROUP ASSOCIATES INC. ST. PAUL, MINN. 55104  
GENERAL DESIGN & CONSTRUCTION INC. ST. PAUL, MINN. 55104  
BETTER DESIGN & CONSTRUCTION INC. ST. PAUL, MINN. 55104

NO. 280.10  
DESIGNER EES  
ARCHITECT BEJ  
SCALE 1/8" = 1'-0"  
DATE 8 NOV 77

MODIFICATION B-A  
BIO-CONTAINMENT LAB  
DESIGN DEVELOPMENT

*JOML-Contract 'B'*

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

8 November 1977

**RECEIVED**

**NOV 10 1977**

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

**UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE**

Regarding: JOML-B Complex Remodeling  
Extra Services requested by the University  
HSAE Commission No. 280, 12

Dr. Mr. Maupin:

Enclosed is a copy of two special field condition drawings provided to Plant Services and the Department of Engineering and Construction. The work associated with preparing these drawings was done at the direction of Gordon Dahlen, University Superintendent and we were instructed to do this work as an extra service and record our time separate for reimbursement. Our records indicate that we have spent 13 hours to date on this work. We do not expect to spend any further time on this work unless so requested by the University.

We understand that the University shops will be doing the work indicated on the subject drawings in lieu of the JOML-B contractor based upon cost quotations provided to the University.

Please contact me if you have any questions concerning this work.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.



Duane E. Blanchard  
sbk

cc: Jack Geretz  
John Patterson

University  
of  
Minnesota  
**memo**

*J. O. M. Paul Thanks*  
*Building Codes FILE*  
date November 17 19 77

to Muriel Lubansky  
from Tom Kyle

Attached here, is one of the many examples in the code of a need for a door at each Level of the machaniclaal towers. It is also the wish of the state and local building Officials that we have the doors at each level. The local building Official is responsible for code interpretation and the state only acts as an appeal board. We Not Only wish to satisfy the code, but also feel the door is quite necessary from a design standpoint--including safety. It is not our wish to encumber users of any area, but we do have responsibility for the design and function of the physical plant, and must be practical in that respect.

The door out of the mechanical tower into room 356 Millard will not be used by anyone but the Physical Plant mechanics and then infrequently. It cannot be relocated without dislocating equipment and interfering with program. It will be keyed to the mechanical rooms and thus have limited access(those persons with keys have keys to 356 Millard, now) Most of the traffic in the towers will be on the interior stairway that serves each level and most maintenance will start at the top and go down to the bottom without exiting the towers. This situation was brought out in the Advisory Committee Meetings and approved by all members. If you need any more information please call me.

cc. GORDON DALEN  
PAUL MAUPIN ✓

the building without enter-

ing an occupant load of  
provided with a latch or

enced in and gates equip-  
ated not less than 50 feet  
ween buildings and fence.  
not less than 3 square feet  
ed across corridors or  
ess they comply with exit  
persal areas.

exterior exit doors shall

ing through which patients  
eds shall be of sufficient  
ent, but shall have a clear  
no projections within the

a corridor shall be 44 in-  
sing one or more nonam-  
width. There shall be no  
mbulatory persons unless

ils, prisons, reformatories  
orming corridor walls, the

ry room below grade shall

s housing nonambulatory  
in the first story to the ex-

int load of more than 50  
it is panic hardware. Pa-  
m either side without the

pter shall be so construed as to  
als, or prevent the use of any  
reibly restrain the inmates.

cupancies in which the per-  
ained within the building  
h the special provisions of  
ened with locks, provided

that room doors shall not be fastened by other means than doorknobs or similar devices which can be opened readily from the corridor side without the use of keys or any special knowledge or effort.

#### Exits: Group H Occupancies

Sec. 3319. Every portion of a Group H Occupancy having a floor area of 200 square feet or more shall be served by at least two separate exits.

In Divisions 1 and 2, no part of any room shall be more than 75 feet from an exit.

Doors leading to a corridor of fire-resistive construction shall have a minimum three-fourths hour fire protection rating; shall have not more than 100 square inches of wired glass set in steel frames; shall be maintained self-closing or shall be automatic closing as required by Section 4306 (b); and shall open in the direction of exit travel.

#### Special Hazards

Sec. 3320. (a) ~~Boiler, Furnace and Incinerator Rooms.~~ Except in Group R, Division 3 Occupancies, any room containing a boiler, furnace, incinerator, or other fuel-fired equipment must be provided with two means of egress when both of the following conditions exist:

1. The area of the room exceeds 500 square feet, and
2. The largest piece of fuel-fired equipment exceeds 400,000 Btu per hour input capacity.

If two means of egress must be provided, one may be a fixed ladder. The means of egress must be separated by a horizontal distance not less than half the greatest horizontal dimension of the room. Where oil-fired boilers are used, a 6-inch noncombustible sill (dike) shall be provided. There shall be no interior openings between a Group H Occupancy and an incinerator room.

(b) **Cellulose Nitrate Handling.** Where cellulose nitrate is handled in film laboratories, projection rooms and film processing rooms, two exits shall be provided. Doors shall be self-closing and have a fire-protection rating of one-hour.

#### Reviewing Stands, Grandstands and Bleachers

Sec. 3321. (a) **Scope.** Reviewing stands, grandstands and bleachers shall conform to provisions of this Section.

(b) **Definitions.** For the purpose of this Section certain terms are defined as follows:

**BLEACHERS.** Bleachers are tiered or stepped seating facilities without backrests in which an area of 3 square feet or less is assigned per person for computing the occupant load.

**DISPERSAL AREA, SAFE.** Safe dispersal area shall mean an area which will accommodate a number of persons equal to the total capacity of the stand and building which it serves in such a manner that no person within the area need be closer than 50 feet from the stand or building.

JOML-B

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

22 November 1977

Mr. Paul J. Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Regarding: JOML-B Complex Remodeling  
Biohazard Containment Room - Owre 351  
Contract Modification  
HSAE Commission No. 280.10

Dear Mr. Maupin:

On November 8, 1977 we submitted to Mr. Bratt and your office design development drawings for the Biohazard Containment Room (Owre 351) for review and approval to develop further as a construction modification.

We understand that this work is to be done on an hourly basis and have recorded our time accordingly. This understanding is subsequent to our letter dated September 27, 1977 and Mr. Kyle's letter dated October 4, 1977.

We would appreciate your confirmation of our understanding regarding the reimbursement basis for this work. Please contact me if you have any questions regarding this work and our understanding.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.



Duane E. Blanchard  
sbk

cc: John Patterson

*JOML - Anatomy*

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414. (612) 378-3833

22 November 1977

Mr. Paul Maupin  
Health Sciences Planning Coordinator  
University of Minnesota  
4104 Powell Hall  
Minneapolis, Minnesota 55455

Regarding: JOML-B Complex Remodeling  
Laboratory Addition - 296 Jackson Hall  
Contract Modification  
HSAE Commission No. 280.11

Dear Mr. Maupin:

In accordance with direction received from the Health Sciences Planning Office we have designed a new Laboratory for Jackson Hall Room 296. A copy of the design development drawings for this laboratory have been forwarded to the User and your office for review and approval.

We believe that this work should be done on an hourly basis as an extra service and have recorded our time separately for reimbursement. We would appreciate your concurrence with the proposed compensation method.

Please contact me if you have any questions or comments regarding this work.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC



Duane E. Blanchard  
sbk

Enclosure: Referenced Design Development Drawings

cc: John Patterson w/enclosure





UNIVERSITY OF MINNESOTA  
TWIN CITIES

Administration Offices  
Medical School  
Box 293 Mayo Memorial Building  
420 Delaware Street S.E.  
Minneapolis, Minnesota 55455  
Offices at 158 Owre Hall

September 15, 1977

RECEIVED

SEP 19 1977

MEMORANDUM

TO: Paul Maupin

FROM: James C. Nelson

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Dr. David Hamilton, Head of Anatomy, has requested a number of changes to the planned renovation of their area in Jackson and Owre Halls.

One of the changes requested by Dr. Hamilton is to renovate Room 296 Jackson Hall by adding case work and air conditioning. Tom Kyle estimated \$14,750 for this work and the Dean has agreed that our office would fund this requested change.

Please consider this letter our official commitment to fund this one project and it is requested that you notify the contractor accordingly so that a firm price can be obtained. Please have Tom review the specifics of these plans directly with Dr. Hamilton, since we do not have the specifics in this office.

Let me know when the contractors price quote is received so that I can arrange for the necessary transfer of funds.

JCN:dc

cc: Tom Kyle  
Linda Satarius ✓  
Dr. David Hamilton



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

JOML-Contract 'B'

RECEIVED

DEC 13 1977

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

December 7, 1977

Kraus Anderson, Inc.  
525 South 8th Street  
Minneapolis, MN 55404

Attention: Mr. Arne Nordli

Subject: JOML-B Remodeling  
University of Minnesota  
Minneapolis Campus

Gentlemen:

I have been advised by the Health Sciences Planning Office that occupancy of Room 356 Millard Hall is of particular concern and urgency. Presently you are indicating a completion date of January 1, 1978.

In view of the importance of this date, would you please review the work, including that of your subcontractors, and assure that the work will be expedited.

Should you discover the January 1 date unattainable, we would expect you to establish an alternate date, being sure it's realistic. Incidentally, if this proves to be the case, we would be interested in the reasons why the original date could not be met.

Please give this question your immediate attention. A prompt response will be appreciated.

Very truly yours,

*Gordon Dahlen*  
Gordon Dahlen *JD*

GD/gsc

cc: A.W. Johnson  
Paul Maupin ✓

JOML-Contract 'B'  
cc: Paul Maupen

**HSAE**

**HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC**  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

**RECEIVED**

23 December 1977

**DEC 27 1977**

**UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE**

University of Minnesota  
Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55414

Attention: E.B. Merz

Regarding: Steam Pressure Reducing Valves - JOML-B

Dear Mr. Merz:

Your letter of December 20, 1977 requests a written interpretation of the alternate specifications for air operated valves for steam pressure reducing valves.

Our memorandum of November 8, 1977 (copy attached) was a result of the meeting you mentioned. It touched upon our recommendations in regard to the Leslie type pressure reducing valves. We thought this memorandum had satisfied your requests from that meeting since we heard nothing further from you until today.

Our reaction to the Contractor's shop drawing submittal assumes the following:

- (1) The University does not want to see copies of shop drawings that are to be revised and resubmitted.
- (2) The University requests an air operated steam pressure reducing station based on the deduct alternate.

The Contractor has not resubmitted a second shop drawing submitted in accordance with our notations on his first submittal.

The notations requested are as follows: (1) larger valve bodies with reduced trim. (2) Maximum velocities in pipes not to exceed 8000 FPM. (3) Noise suppressors to be added if required. (4) Either valve shall be capable of full pressure reduction in the event of failure of the other valve. (5) Acceptable valve sizes were indicated and acceptable pipe sizes were indicated. (6) Quincy air compressor not approved. (7) Revise and resubmit.

JOML-B  
Letter to E.B. Merz  
23 December 1977

Page - 2 -

Our interpretation of the specifications for the air operated steam pressure reducing valve (Substitution Alternate D) is that a different type of steam pressure reducing station is specified in order to save cost. We expect the supplier of the air operated valves to follow the specifications as stated under Section 15600-2.3. The sizes and capacity shall be as shown in the schedule on the drawings. If the supplier does not have a valve of the size stated on the drawings, then the next larger size and next smaller size shall be analyzed to determine which valve will give the better control advantage without jeopardizing the sound criteria. The specification states that each valve train shall have two PRV's and a trip valve in series. The specification states the number of pilot valves required. The specification states cast steel construction for valve bodies. The specification requires noise suppressors. The specification requires a noise level not to exceed 80 decibels at a distance 10 feet from PRV station.

We have not discussed the issue that the supplier does not plan to provide noise suppressors because his valves will meet the sound power level specified.

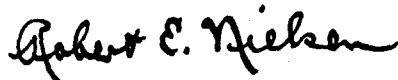
We have not discussed the issue that the supplier recommends that the emergency trip valves are not required.

The above two items we prefer to discuss with you at the next meeting or when you review the next shop drawing submittal.

We also wish to discuss the air compressor issue of two additional air compressors versus use of temperature control air.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS



Robert E. Nielsen

Enclosure

cc: Paul Kopietz  
Paul Maupin  
Bob Hudalla  
Harry Wilcox

THE ARCHITECTS COLLABORATIVE, INC.  
HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

UNIVERSITY OF MINNESOTA  
HEALTH SCIENCES EXPANSION

MEMORANDUM

MEMO TO: JOML-B Complex Remodeling File  
MEMO BY: Robert E. Nielsen  
DATE: 8 November 1977  
SUBJECT: Air Operated Steam Pressure Reducing Valve Study

A study of the additional energy costs to operate the air operated type of steam pressure reducing station was requested by Mr. Merz.

Procedure: Determine air consumption. Estimate hours of compressor operation.  
Determine energy required. Establish costs.

Reference: Shop drawings submitted by Technical Factors Inc.

Air Consumption Calculation

The indicating pneumatic controllers require 0.1 SCFM of air at balanced condition at 20 PSIG supply. Four controllers per station requires 0.4 SCFM. The bleed off at unbalanced condition is estimated by the supplier to be 1 CFM per station. Total air consumption = 1.4 CFM.

Compressor Operation

Compressor capacity = 3.36 CFM free air at 100 PSI.

$1.4/3.36 = .42$  therefore compressor operates 42% of the time.

Hours of operation per year =  $24 \times 365 \times .42 = 3680$  hours.

Energy Required

Assume 1 HP is equivalent to 1 KW allowing for efficiency of motor, Then 3680 KWH of power required to operate compressor for one year.

Energy Cost

Assume \$0.02 per KWH per year  $3680 \times .02 = \$73.60$  power cost per year.

Other Cost Items

Fixed charges - depreciation, insurance, taxes, assume 10% of total.  
Repairs assume 5% of total  
Operation and maintenance assume 5%  
Power cost is 80% of total.

$\frac{73.60}{.80} = \$92$  total operational cost per year per air compressor.

**Evaluation:**

Based on the \$74 power cost per year per compressor and two compressors to be furnished. The total energy cost increase is \$148 per year. The first cost savings for using the air operated steam pressure reducing valve is \$6000 based on the alternate cost figure. Neglecting interest rates on investment the pay back period is  $6000/148 = 40$  years required to recover the additional cost for the specified valves over the submitted type of air operated steam pressure reducing valves.

**Recommendation:**

This study indicates a cost advantage to the University to use the Leslie or similar type pressure reducing type steam valves. Therefore we would recommend that the Leslie pressure reducing valve stations should be approved for this project if the supplier furnishes the required valve and controls in accordance with the Architects specification.

We also suggest that the air requirements for these valves could be supplied by the temperature control air compressors in lieu of providing separate air compressors if the temperature control air compressor is increased in size and separate accumulator air tanks are installed at the PRV stations.

We will not change any contract items unless directed by the University to do so.

cc: Pete Merz  
Bob Hudalla  
✓ Harry Wilcox

JOML-Contract 'B'



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

January 3, 1978

RECEIVED

JAN 6 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Health Sciences Architects and Engineers  
University Park Plaza - Suite 704  
2829 University Avenue Southeast  
Minneapolis, Minnesota 55414

ATTENTION: Mr. Bob Nielsen

REFERENCE: Steam Pressure Reducing Valves - JOML-B

Gentlemen:

On the basis of further review of available data and administrative discussions, the equipment (Leslie) submitted by the contractor on the accepted alternate bid for the referenced project will be satisfactory under the following conditions:

- 1) Subject to a written guarantee of compliance with noise criteria established by the specifications, the noise supressor requirement is waived;
- 2) The specification requirement of trip-stop valves is waived;
- 3) Submission of a written guarantee that either valve (high or low pressure) of each station can adequately handle the specified load through the full pressure reduction (125 psig to 15 psig) specified;
- 4) Valve sizes (with reduced trim) shall be in accordance with the following schedule in lieu of valve sizes originally submitted to your office:

Station #1	(125 psi to 60 psi) 2-1/2"	(60 psi to 15 psi) 3"
Station #2	(125 psi to 60 psi) 3"	(60 psi to 15 psi) 4"
- 5) Pipe sizing shall be as specified and installation details shall be as recommended by the valve manufacturer.
- 6) Satisfactory operation of the Leslie valves on compressed air from a compressor lacking a filter and dryer must be reviewed;
- 7) Provision for continuous service, regardless of availability of regular electrical power (consistent with the capabilities of the base bid equipment) must be given serious consideration.

January 3, 1978

Health Sciences Architects and Engineers

ATTENTION: Mr. Bob Nielsen

With regard to Item 4 above, the input data shown on the computer print-outs furnished by Leslie are not consistent with specified conditions. The valve sizes specified herein should compensate for this erroneous input and provide sound pressure levels consistent with the specifications for all control valves under rated conditions.

It is with no little concern that I view the explicit base bid specification for Spence equipment and, at best, an implicit specification for alternate air-operated equipment. The nature of these two types of equipment defies handling in this manner, as they cannot be compared on a one-to-one basis. Further, the alternate specification does not address itself in any way to such concerns as defined by Items 6 and 7 above.

This basic inadequacy was compounded by the election of taking the alternate, coincidentally with the award of a contract, without adequate technical review.

Very truly yours,

  
E. B. Merz  
Assistant Supervising Engineer

EBM:SJ

cc: Paul E. Kopietz  
Paul Maupin  
R. L. Hudalla



*P. Maupin*

*JOML-Contract 'B'*

**HSAE**

HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC  
UNIVERSITY PARK PLAZA SUITE 704 2829 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

9 January 1978

RECEIVED

JAN 11 1978

Grazzini Brothers & Company  
620 16th Avenue South  
Minneapolis, MN 55404

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Regarding: JOML-B  
University of Minnesota

Gentlemen:

Per your letter of 22 December 1977 the information you requested was previously given to the contractor in the Color and Material Finish Schedule.

Your comment on the lack of quarry tile being made in 9" x 9" as per the existing tile appears to be accurate. In the past, we have used a 6" x 9" tile (Summitville literature enclosed) to match existing joints in one direction.

Samples are required of all ceramic tile and quarry tile to be submitted to this office.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.

*Bruce E. Johnson*

Bruce Johnson  
vsw

Enclosures

cc: Arne Nordli - Kraus Anderson  
Jack Geretz - U/M  
~~Paul Maupin - U/M~~

COLOR AND MATERIAL FINISH SCHEDULE

JOML-B COMPLEX REMODELING - UNIVERSITY OF MINNESOTA

THE ARCHITECTS COLLABORATIVE, INC.  
HEALTH SCIENCES ARCHITECTS & ENGINEERS, INC.  
COMMISSION NO. 280.

SECTION:  
CONTRACTOR: Kraus-Anderson of Minneapolis  
SUBCONTRACTOR:

13 December 1977

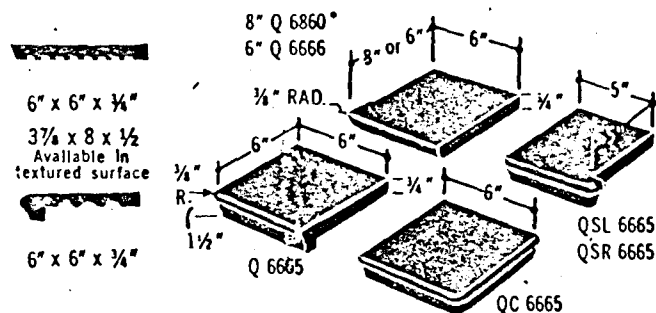
SHEET 2 OF 4

Section & Article Number	Item Description (Drwg. Ref. as Req'd)	Manufacturer or Product Name	Selection Range (See Specifications)	Samples Provided Architect	Color or Material Finish Selected (Selected by Architect)
Sheet Metal Work 07600	1.2.A.1 Roofcurb Flashing 1.2.A.2 Flashing 1.2.B.		Primer and Field Paint		
Caulking & Sealants 07900	Sealants		Mfg. Color Palette		
Hollow Metal 08110	Hollow Metal Frames and Doors		Primer and Field Paint		See Section 09900 Painting Schedule
Acoustical Hollow Metal 08113	Acoustical Metal Door		Primer and Field Paint		See Section 09900 Painting Schedule
Wood Doors 08200	Wood Doors		Field Paint		See Section 09900 Painting Schedule
Finish Hardware 08700	Finish Hardware		US32D or US26D Brushed Chrome or Stainless Steel		
Glass and Glazing 08800	Glass Lites in Doors		Wire Glass 1/4" Obscure Wire Glass 1/4" Polished Plate Glass 1/4"		
Lath, Plaster & Gyp. Wall 09100	Walls and Partitions		Field Paint as per Color Plan	Color Samples	See Section 09900 Painting Schedule
Tile Work 09300	C.T., O.T., Grout	American/O.T.: match existing Olean / C.T. Floors: 8020 Sand Beige	C.T. Walls: match existing		Grout: White
Terrazzo 09400	Terrazzo Flooring		Match Existing	4x4x11	Match Existing
Acoustical Treatment 09500	Suspension System Acoustical Units		Satin White on Aluminum White-Plastic Coated	3Ea.	
Preformed Metal Clgs. 09541	Metal Panels Panel Carriers Acoustical Insulation		15% Perfor-Mfg. Std. Color Black Baked Enamel Black Exposed Face	3'-0"x3'-0"	Hunter-Douglas Luxalon Medium Bronze

## SILL OR STAIR TREAD UNITS

Three Sizes Available in All Colors

1. Q6666 and Q6860 series are flat surface units.
2. Q6665 series is a lip bullnose for concealing setting bed. In combination with standard sill and cove base units, there is unlimited flexibility for sill, stair tread and riser dimensions. Q6666 available in all colors. Q6860 and Q6665 available in SunGlo, Babylonian, Red, Falcon Gray —smooth or abrasive surface.



\*QCL and QCR external corners available for 6666 and 6860 series.

## QUARRY TILE SIZES & TRIM UNITS SUMMITVILLE RED

Summitville Red Quarry Tile is famous the world over for consistency of color year after year . . . and extremely precise in dimensional characteristics . . . sizes, thickness, squareness and flatness.

PRICE GROUP 1 • COLOR	PRICE GROUP 2 • COLORS	PRICE GROUP 3 • COLORS
No. 10 Summitville Red	No. 11 Sun Glo	No. 44 Oxford Gray
SIZES:	No. 22 Babylonian	No. 66 Palomino
6" x 6" x 1/2"	No. 33 Falcon Gray	SIZE: 6" x 6" x 1/2"
6" x 6" x 3/4"	SIZE: 6" x 6" x 1/2"	No. 48 Moroccan Brown
3 3/8" x 8" x 1/2"	3 3/8" x 8" x 1/2"	SIZE: 6" x 6" x 1/2"
6" x 3" x 3/4"		3 3/8" x 8" x 1/2"

Most sizes and colors available in abrasive surface.

## EXTRUDED CONTOURED TILE Smooth Surface

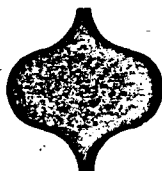
4 x 6 x 1/2 Q 1465	QKL or QKR 1445	QC 1465	QM 1445 . All colors	
6 x 6 x 1/2 Q 1665	QKL or QKR 1665	QC 1665	QM 1665 . All colors	
6 x 6 x 3/4 Q 1660	QKL or QKR 1660	QC 1660	QM 1660 . Red only	
6 x 9 x 3/4 Q 1690	QKL or QKR 1660	QC 1660	QM 1660 . Red only	
3 3/8 x 8 x 3/4 Q 1480	QKL or QKR 1440	QC 1440	QM 1440 . Red only	
8 x 3 3/8 x 3/4 Q 1840	QKL or QKR 1440	QC 1440	QM 1440 . Red only	
3 3/8 x 8 x 1/2 Q 1485	QKL or QKR 1445	QC 1445	QM 1445 . Nos. 11,22,33,48	
8 x 3 3/8 x 1/2 Q 1845	QKL or QKR 1445	QC 1445	QM 1445 . Nos. 11,22,33,48	
4 x 6 x 1/2 Q 7465	QK 7465	QC 7465	QKC 7465 . All colors	
6 x 6 x 1/2 Q 7665	QK 7665	QC 7665	QKC 7665 . All colors	
5 x 6 x 1/2 Q 3566	QB 3566	QCL or QCR 3566	QSL or QSR 3566 . All colors	
5 x 6 x 3/4 Q 3561	QB 3561	QCL or QCR 3561	QSL or QSR 3561 . Red only	
2 x 6 x 1/2 Q 3266	QB 3266	QCL or QCR 3266	QSL or QSR 3266 . All colors	
2 x 6 x 3/4 Q 3261	QB 3261	QCL or QCR 3261	QSL or QSR 3261 . Red only	
5 x 6 x 1/2 Q 3565	QB 3565	QCL or QCR 3565	QSL or QSR 3565 . All colors	
5 x 6 x 3/4 Q 3560	QB 3560	QCL or QCR 3560	QSL or QSR 3560 . Red only	



MADRID  
(6" x 9" x 1/2")



LA VINCHY  
(6" x 9" x 1/2")



FLORENTINE  
(7" x 7 1/2" x 1/2")



FLEMISH  
(6" x 6" x 1/2")



VIKING  
(6" x 9" x 1/2")



GOLF CLUB TILE



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Physical Planning  
340 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

*JOML-Funding*  
Office of the Assistant Vice President

January 20, 1978

RECEIVED

JAN 23 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

TO: Lyle French  
FROM: Clinton Hewitt *CH*  
SUBJECT: JOML Remodeling

Reference my letter of July 26, 1977 which outlined the agreed conditions for the contract award for the JOML Remodeling Project and requested your confirmation of the following:

- 1) That the additional \$286,500 required to complete the immediate funding requirements for the project will be provided.
- 2) That there will be no program changes unless funding for such changes is made available.
- 3) That separate funding will be made available to cover the difference between the budgeted amount for furnishings and equipment and the amount specified in the grant application.
- 4) That in view of the drastic reduction in the contingency budget, there is a firm commitment to fund any costs over and above the amount budgeted if such costs must be incurred.

A written confirmation of the above is requested so that we can provide the Business Office with documentation for the total funds committed for this project. Your early response will be appreciated.

CNH/sf

cc: Don Brown  
Daye Preston  
 Paul Maupin



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
Box 75 Powell Hall  
4103 Powell Hall  
Minneapolis, Minnesota 55455  
(612) 373-8981

*JOML - Schedule*  
File: JOML-B-Construction  
(General)

January 25, 1978

Ms. Cherie Perlmutter  
432 Morrill Hall  
University of Minnesota  
Minneapolis, Minnesota 55455

Dear Cherie:

The construction schedule for the Jackson/Owre/Millard/Lyon Complex Renovation indicates that the mechanical contractor will be entering the 5th Floor Owre space in February. The installation of fume hood fans will effectively make the fifth floor unoccupiable for Office or Laboratory personnel, and the area must be vacated by the end of February. Representatives from Pharmacy had explained to me in October, 1977, that they would be moved to Frazer Hall by January, 1978, and, therefore, it had been no concern to me until now. Any delay of the contractor in this area could have serious cost implications for the University and would delay the two subsequent phases of construction in this contract.

I would appreciate any information concerning this move that you could provide for me.

Yours truly,

Tom Kyle  
Health Sciences Planning Office

TK:mg

cc: Paul Maupin ✓  
Neal Gault



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

*JOML-Schedule*

RECEIVED

FEB 20 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

February 15, 1978

Kraus-Anderson, Inc.  
525 South 8th Street  
Minneapolis, Minn. 55404

Attention: Mr. Arne Nordli

Subject: JOML-B Remodeling Contract  
University of Minnesota  
Phases II and IIA

Gentlemen:

This is a friendly reminder that as time rapidly passes, and the revised completion date for Phase I of March 15, 1978 draws near, I am taking this opportunity to remind you that the users have made plans for moves and occupation of spaces based on your scheduled dates. As I am sure you appreciate, these dates are critical to the users needs this spring and summer.

Your schedule also indicates that Phase II is to be completed by September 1st (includes the Owre and Jackson Owre basement areas noted as B-5) The Health Science Office advises you will be able to commence the work in these Phase II B-5 areas on March 15th, and that the entire work required must be completed no later than the September 1st 1978 date shown on the schedule. All other work in Phase II will not be permitted to begin until Phase I is completed; that is 4B cannot begin until 4A has been completed.

Phase IIA, noted as B-7 on your schedule for Jackson Room 88.1 and 88.2 shall begin April 1, 1978 and be totally completed by May 1, 1978. This Phase is required to be accomplished in 30 days and no extension of time will be allowed. When you have reviewed your material and delivery schedules as well as the subcontracted items for this phase and find that any part of the work in this phase cannot be on-site or not completed to meet your proposed schedule you are requested to provide this department written details of any and all delays. This notice is required by February 22, 1978 to allow the departments involved to arrange for a new 30 day maximum schedule for the work.

Thank you for your assistance. An early reply to this request will be appreciated.

Very truly yours,

Gordon Dahlen  
GD/aep

cc: Jack Geretz, A. Walter Johnson, Paul Maupin, Tom Kyle, Contract file  
Job File.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Foiwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

RECEIVED

FEB 21 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

February 17, 1978

Kraus-Anderson, Inc.  
525 South Eighth Street  
Minneapolis, Minnesota 55404

Attention Mr. Arne Nordli, Project Manager

Subject: JOML-B Remodeling Contract

Gentlemen:

The Health Sciences Planning Office has requested the credit amount to the contract price for omitting the vinyl asbestos tile floors and base in the following rooms shown on the architectural plan, Sheet A-19, Millard Hall Room Nos. 212, 212.1, 212.2, 212.4, 213, 213.1, 213.2, 213.3 and Owre Hall No. 225. Owre Hall Room 225 will require new base all walls. The other rooms have existing rubber base not yet removed nor is the floor tile removed, except in Owre Room No. 225. The credit should consider the deduction for not having to remove tile and base in the Millard Hall rooms, which originally are shown to be removed. There are one or two areas in the Millard Rooms where at existing walls some rubber base is missing for a few feet. Existing terrazzo base, if any, shall be considered left in place and not removed.

Should you have any questions or need more information, please feel free to call me.

Very truly yours,

Gordon S. Dahlen

GSD:mn

cc: Jack Geretz  
A. Walter Johnson  
✓ Paul Maupin  
Tom Kyle  
Contract File  
Job File

*JOML - Correspondence  
Architects*



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

March 2, 1978

Mr. Duane Blanchard  
Health Sciences Architects & Engineers  
University Park Plaza - Suite 704  
2829 University Avenue, S.E.  
Minneapolis, Minnesota 55414

Dear Duane:

It has become necessary to remind you and your staff of one of our long-standing procedures concerning contact between your staff and Health Sciences departmental personnel here at the University. All contact between the architects and consultants with Medical School departments or their representatives must be conducted through the Health Sciences Planning Office.

One departure from this procedure occurred on February 24, 1978, when your office sent the contractor's cost breakdown for modification #8-A of the JOML-B contract directly to the Department of Biochemistry with only a copy sent to Tom Kyle. This particular incident denied us the opportunity to compute the associated costs and review the cost breakdown. Another deviation from procedure involved Tom Kyle's request for documentation concerning the cadaver cooler in Jackson Hall. Tom did not receive the requested material from your office; instead Bruce Johnson contacted the department directly. When Tom inquired of Bruce the status of his request, Bruce is reported to have told him, "Not to worry about it, that he had worked it out with the department". This disregard for this office and the responsibility of my staff members is unacceptable, and the examples given are only a few of the many.

I would further like to comment that when a program modification has cost implications and the architects are requested to keep us apprised of the probable costs during development, we would appreciate compliance of our request.

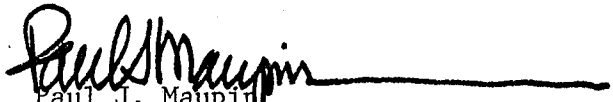


JOML modification #8-A has a known cost ceiling of \$25,000. Our continued requests for cost updates were ignored, even though it was becoming obvious that the project was going over the budget. Now, of course, A/E fees will have to be paid on a modification that cannot be funded. If we had been given the appropriate information, perhaps we could have changed the program or canceled the modification.

It would appear that we are not receiving adequate professional architectural services on the JOML project. The number of modifications required due to inadequate field surveys during the design phase is alarming. An example would be the complete omission of access panels in the animal area, or the five high pressure steam lines in the Owre entrance that exist at 8'-6" above the floor with the architect calling for a 9'-0" ceiling height. There are many more situations like this where obvious conflicts were not accounted for in the drawings.

I know I can count on your immediate attention to resolving these issues. If you have any questions or wish to discuss this matter further, please contact me.

Yours truly,

  
Paul J. Maupin  
Health Sciences Planning Coordinator  
Health Sciences Planning Office

PJM:rt

cc: Paul Kopietz  
John Patterson



UNIVERSITY OF MINNESOTA  
TWIN CITIES

*JOML-Schedule*

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

March 12, 1978

To: Don Howard  
Department of Laboratory Medicine

Muriel Lubansky  
Department of Physiology

From: Tom Kyle *Tom*  
Health Sciences Planning Office

Subject: Fourth Floor Owre Hall - Occupancy

This letter is to notify your departments that the revised date for vacating the fourth floor of Owre Hall is May 1, 1978. This eviction notice pertains to all of the Physiology Department space on the fourth floor and to all of the Pathology space south of the corridor in Owre Hall. The Laboratories in Pathology that are to move to 496 Jackson Hall will be moving at approximately the same time but the exact date will depend on whether the contractor meets his deadline of May 1. As the contractor nears the completion date, this office will inform Pathology of progress. Attached is an updated project schedule for JOML. If you have any questions be sure to call me at 6-5571.

cc: Paul Maupin ✓  
Mary Barrett

CONTRACT B - Construction Schedule (REVISED)**H.S.P.O.**

	Area of Work	Department	Start Date	Finish Date
BASEMENT FLOOR	Jackson/Owre 54,54.1,58	Mort.Sci.	6-12-78	9-1-78
	Jackson 88.1,88.2	Mort.Sci.	7-15-78	8-15-78
	Jackson 74 (classroom)	Scheduling	6-12-78	9-1-78
	Stair Enclosures (east&west)	-	6-12-78	9-1-78
	Jackson & Owre Laboratories Histology Teaching	Anatomy	3-15-78	9-1-78
	Owre 19 Suite (Animal Rooms)	Pharmacology	10-15-77	5-1-78
	Owre 25.1 (Cadaver Receiving)	Mort.Sci.	10-15-77	5-1-78
	Blocking of Windows by Towers	-	Complete during Summer 78	
	Jackson 60 & 70	Anatomy	10-15-77	7-1-78
	Millard 21,22	Pharmacology	2-15-78	6-1-78
Millard 3,2,24,24.1,24.2	Pharmacology	6-1-78	10-1-78	
1st FLOOR	Owre Labs	Pharmacology	9-1-77	7-1-78
	Med. School Admin. (A/C)	Med.School	6-12-78	9-1-78
	Millard South - Labs 114 thru 125	Pharmacology	9-15-77	7-1-78
	Millard 101 & 136	Pharmacology	7-1-78	9-1-78
	Millard 130 thru 136	Pharmacology	9-1-78	12-1-78
2nd FLOOR	Jackson Hall 297,298	Anatomy	2-1-78	5-1-78
	Lyon Laboratories 263 thru 282	Pharmacology	9-1-78	12-1-78
	Owre, West Half	Anatomy	11-15-77	6-15-78
	Owre, East Half	Clin.Pharm.	11-15-77	6-15-78
	Millard South, to 213.3	Biochemistry	11-15-77	6-1-78
Millard East	Biochemistry	6-15-78	2-1-79	
3rd FLOOR	Jackson/Owre 356 & 364	Anatomy	12-1-77	6-1-78
	Owre Hall complete	Biochemistry	10-15-77	6-1-78
	Millard South	Biochemistry	10-15-77	6-1-78
	Millard 356	Physiology	12-1-77	4-17-78
	Millard North	Physiology	6-12-78	9-1-78
Millard East, Aircond.	Physiology	6-12-78	9-1-78	

	Area of Work	Department	Start Date	Finish Date
4th FLOOR	Jackson 496 Suite	Pathology	10-15-77	5-1-78
	Owre Complete	Pathology & Physiology	5-1-78	9-1-78
	Lyon Laboratories (casework)	Physiology	6-15-78	9-1-78
	Millard South	Physiology	4-1-78	8-1-78
	Millard North	Physiology	6-15-78	9-1-78
5th FLOOR	Mechanical	Med.School & Phy.Plant	4-15-78	8-1-78



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

July 21, 1978

RECEIVED

JUL 25 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Kraus-Anderson Inc.  
525 South 8th Street  
Minneapolis, Minnesota 55404

Attention: Arne Nordli, Project Manager

Re: JOML-B Remodeling

Dear Mr. Nordli:

The administrator of the Biochemistry Department Gerry Bratt and I visited the John L. Pierson Company fabrication shop in Crystal yesterday and met with John Pierson to review the bubbling problem found in the countertops installed lately in Room 304 and 305 Owre Hall by your casework subcontractor Haldeman Homme Inc.

The entire process of fabricating a countertop was viewed beginning with the stored materials, cutting machinery, glue spraying machinery, pressure rolling machinery and the manually pressed edges. The glue used on the tops we viewed, which were not for the University because of the hold on them, was No. 150 Formica. Mr. Pierson stated this contact cement is manufactured for his vendor Sequoia Supply of Minneapolis by the National Adhesives Bond master Division, National Starch and Chemical Corporation, Bridgewater, New Jersey.

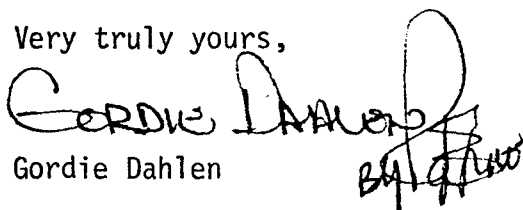
The chemistry of this glue was reviewed by Mr. Bratt and we reached the conclusion that this is the type of glue specified in Modification 1P revised to 60P and made part of Change Order No. 5 to your contract. There was no disagreement about the other materials so not much discussion took place over them. It is our decision not to reject these countertops and that fabrication should proceed. We did however make the following agreement with Mr. Pierson - he will have his employee come to the job site to repair the new bubbling we have discovered on the countertops in Rooms 304 and 305 Owre Hall. He will use the proper heating and pressure to get the formica to bond to the substrate. He will further have his employee mark copies of shop drawings of these tops where the bubbles occurred and are repaired. The countertops shall be marked as to location in the room so that they are easily identified. This will be done to

Mr. Nordli  
Page 2  
July 21, 1978

provide you with a method of checking to make certain no further problems arise. It was agreed with Mr. Pierson if there is further problems with the bubbling that these countertops shall be replaced. These tops are specified to be guaranteed for one year and if the tops fail and require replacement it must be understood that there shall be no cost of any kind to the University for this replacement.

The material data provided me by Haldeman Homme is not acceptable because the No. 150 Formica is not shown on the National Adhesives Special Product Report and the Performance Characteristics for shear strength is for 3M adhesives. You are requested to have your subcontractors provide the proper information for the specific product they are using as an adhesive. This information should be mailed to me care of Engineering & Construction Dept., Room 26 Folwell Hall, 9 Pleasant Street S.E., Minneapolis, Minnesota 55455.

Very truly yours,

  
Gordie Dahlen

GD/jmo

cc: Jack Geretz  
A. Walter Johnson  
Gerry Bratt  
Paul Maupin ✓  
Tom Kyle  
Job file



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Office of Curriculum Affairs  
Medical School  
Box 33 Mayo Memorial Building  
420 Delaware Street S.E.  
Minneapolis, Minnesota 55455  
Office at 144 Owre Hall

August 4, 1978

TO: ✓ Mr. Paul Maupin  
Mr. Tom Kyle

FROM: Dr. Jack W. Miller, Freshman Course Coordinator, Medical School

RE: Occupancy of Histology Teaching Laboratories

In our meeting on August 4, 1978, I discussed the problems raised because of the delay in completion of the histology teaching laboratories.

These laboratories were vacated early this year to allow adequate time for remodeling. We received assurance that the project would be completed in time to start instruction on September 5th of this year. Since this does not now appear possible, we are facing a very serious problem of how to accommodate 240 medical students (plus dental students and medical technicians) who are scheduled to take histology laboratories on Tuesday and Thursday mornings and afternoons. Since lecture room schedules had to be completed a year in advance it is not really possible to revise instruction times now. The problem is serious because we are not able to "make up" lost time in our curriculum.

We have examined alternatives and other suitable laboratories are scheduled for times which conflict with other courses in our program. After the start of the fall quarter (September 25) other laboratories are scheduled most of the time.

I hope that it will be possible to arrange with the contractor a revised work schedule which will allow us to use the histology laboratories. I request your help in solving this problem.

JWM/hm1

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AUG 4 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
Minneapolis, Minnesota 55455

**RECEIVED**  
AUG 23 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

August 17, 1978

Mr. Paul Maupin  
Health Science Planning Coordinator  
Health Science Planning Office  
Minneapolis Campus

Dear Paul:

This letter will serve as a statement of the facts, of a problem that has surfaced in the JOML-B construction project, specifically, the insufficient clearance between the surface of the lab bench tops and the overhead cabinets in almost all of the Department of Biochemistry's laboratory space in this project.

This problem was discovered on July 14, 1978, by myself and several members of our departmental faculty who were making an on-site inspection of the third floor Owre laboratories. A visual examination of the area shows that the structure being installed to support the over the counter storage cabinets forms a series of pidgeon holes of dimensions 13 in. high and 45 to 54 in. long. This left a strip of open usable work surface on each side of each bench of only 15 in. A review of the development and construction drawings and documents show the following:

1. Both the plans and elevation drawings from the construction set show that the casework is being installed accurately.
2. The construction elevation drawings show a horizontal line below the bottom of the upper cabinets. This horizontal line forms a pipe chase below the storage cabinets that is 3 1/4 in. high. There is no section drawing shown for this structure that shows the details of the upper cabinets support system and the horizontal pipe chase.
3. There are no dimensions shown on the casework elevations. If you scale the drawings, and if you are aware that the horizontal line below the upper cabinets is a pipe chase, you will find that there is only 13 in. of clearance between the superstructure and the countertop surface.
4. The documents that I have in my files that were used by the architect and me to develop the construction drawings (design/development)



Mr. Paul Maupin  
August 17, 1978  
Page 2

show a requested 17 in. between the upper cabinets and the counter surface.

5. A review of the casework booklet provided by the architect to aid in the selection of casework shows a vertical section for an island and upper storage cabinet structure identical to the design for these laboratories. There are no dimensions on these drawings.

Though it is not possible to reconstruct the events and conversations that went in the development of these plans, it is possible to recall certain highlights of the process that will contribute to an understanding of this problem. In an early time in this project, certain requirements were made that determined the final design of the laboratories. The Department of Biochemistry faculty set out design criteria to be followed in the development of new laboratory space. One of these criteria was that there be enough storage space for glassware and chemicals. A number of other requirements for equipment resulted in there being only a limited amount of floor space available for floor mounted storage cabinets. The only remaining space for storage cabinets was over the islands and peninsula. Though it is not a common design, the casework book does show that kind of layout. Examples of this design are also found in Unit A. I used the in place examples to design the 3rd floor Owre laboratories. I showed the Department of Microbiology Preparation room, 2-235, to the architect as an example of the kind of design that I wanted.

The design of the superstructure over the counters seriously inhibits the use of the counter surface as a work space to do biochemical research. With the stanchions protruding out to within 15 in. of the edge of the counter, and the overhead space constrained by only 13 in., very little of the surface is available for use. In the example that I showed the architect, the support structure did not have the massive support structure found in our Owre labs, and the space is very usable. It is true that over the counter cabinets do constrain some of the counter surface, but the space is very workable. All of my Unit A laboratories have wall mounted cabinets over the benches and the counter surface is not impeded. Where you have all of this additional structure such as pipe chases between and under the cabinets, each direction taking 3 to 4 inches of the space, and the supports that are over 3 in. wide extending out into the work space, the result is an unworkable laboratory.

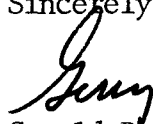
Some of the final structure is shown on the construction drawings. Some of the detail is not shown in a way that is easily seen. But in either case, the impact of the paper design is not realized until the casework is in place. When you convey to the architect certain criteria you expect that the final product will contain those details. Review of the drawings by the user, particularly when apparently your wishes are being carried out, would not necessarily catch these kinds of problems. The user should not be responsible for discovering architect's errors which result either from communication difficulties or undiscovered problems at the time of initial design. It is extremely important for the architect or designer to convey to the user all modifications or changes at an early time in these projects to avoid future problems. If we, as the final users of these spaces are unaware of the

Mr. Paul Maupin  
August 17, 1978  
Page 3

manner in which the architect implements our requests, I cannot see how the final arrangement is going to look and how it is going to function.

In this particular problem a solution has been worked out that will partially correct the problem. I feel, however, that the design that I had in mind and thought I had conveyed to the architect will not be realized in these laboratories. The counter space is still obstructed to a greater extent than I originally intended. Some method has to be devised to prevent these kinds of misunderstandings and errors from occurring and some system used to implement corrections in future projects.

Sincerely,



Gerald Bratt  
Lab Administrator

cc: Dr. H. Hogenkamp  
Tom Kyle



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

August 25, 1978

Professor Eugene Grim  
Department of Physiology  
424 Millard Hall  
Minneapolis, Minn. 55455

Subject: JOML Remodeling Project  
Fire Riser - 4th Floor Millard

Dear Professor Grim:

This letter is in response to your letter to Mr. Paul Maupin on August 22, 1978 concerning the location of the fire rise on the above mentioned remodeling project.

The corridor is offset on the fourth floor at that location (435 Millard) and therefore, the vertical fire riser adjacent to the stairwell is located in the office in the Northeast corner of the laboratory. The Health Sciences Architect and Engineers neglected to show the riser on the Architectural set of drawings, although, it was shown on the Mechanical and Electrical sets at the time of review.

The riser may not be run in the pipe chase on the north wall due to a concrete beam at that location. The riser may not be run in the corridor as on the other floors because it is not accessible from the stairwell and the valve must be in the protected stair tower. On the other floors, we are installing fire doors across the entire corridor; thus, a large portion of the corridor becomes a protected stair tower with riser and valve in the tower. On the fourth floor, however, we are building a wall along the corridor line and not converting the corridor to a protected stair tower, thus, the riser must be adjacent to this.

Because we are not spanning the corridor with fire doors, putting the riser in the corridor is considered an obstruction and generally unacceptable to the Code officials.

The location of the riser in the office is specified in the documents and is the most practical location from a fire and

Letter to Professor Grim  
August 25, 1978  
Page Two

life safety standpoint.

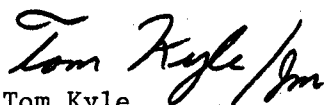
It appears to proceed would have negligible effect on the office layout or activity. However, to relocate, the riser would have serious cost implications relating to contractor's schedule delay, serious design deficiencies due to rerouting around two concrete beams and then, of course, the cost of the modification itself would exceed \$2,000.00 which would be borne by the Department of Physiology.

It is also our understanding that the occupant of the office is to relocate in the near future, indicating that his personal feelings about the riser will be for only a short period of time.

All of these considerations would indicate the necessity to allow the contractor to proceed with the installation as per the documents in an effort to meet his schedule.

Unless we hear from you prior to the week of August 28, 1978, we will give the contractor approval to do the necessary work.

Very truly yours,



Tom Kyle  
Health Sciences Planning Office

cc: Paul J. Maupin  
Muriel Lubansky

TK:jm



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Department of Biochemistry  
Medical School  
227 Millard Hall  
435 Delaware Street S.E.  
Minneapolis, Minnesota 55455

August 31, 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

AUG 31 1978

Tom Kyle  
Health Science Planning Office  
4106 Powell Hall  
Minneapolis Campus

Dear Tom,

The newly discovered problem of the counter surface to cabinet clearance on the west wall mounted casework in Room 304 Owre, has been discussed with the future occupant Dr. Dennis Livingston and the Department of Biochemistry. The conclusion was reached that this clearance has to be corrected just as in the case of the island units.

To review, the plan drawings (sheet A-20) show that both the east and west walls have overhead cabinets with no counter mounted support structures shown. Elevation 20 on sheet A-31 shows the east wall casework with the upper cabinets mounted on the wall and the electrical wire mold mounted on the back splash. These cabinets have been in place for some time and are installed according to the construction drawings. Elevation 18 on sheet A-31 shows the casework for the west wall. The casework and upper cabinets are similar to the east wall. In this case however, it appears that the wire mold is mounted directly under the upper cabinet. No indication of support stanchions or pipe chases are shown.

This last week, the casework installer has begun the installation of the west wall casework and it is immediately obvious that the support of the west wall cabinets is the same as existed for the islands in these labs i.e. supported on a heavy 3 1/4 in. pipe chase and stanchions and completely unlike the east wall cabinets which are simply hung from the wall with the wire mold mounted on the top of the back splash.

A field inspection does not show any obvious reason for structuring these wall units differently. The clearance between the pipe chase and the countertop is only 13 in. The drawings do not indicate that these cabinets are supported differently and consequently the correction that was applied to the islands was not applied here.

It appears that a very simple solution is applicable here:

1. Remove the partially installed support structure and discard.
2. Wall mount the west wall cabinets like the east wall.
3. Place the wire mold on the back splash.

Tom Kyle  
August 31, 1978  
Page 2

The Department feels that this correction is necessary to satisfy the requirements of the occupant and is the same correction applied to the islands. Program documents show that the requested clearance is that of the east wall casework and should be the same on the west wall. It is abundantly clear that this is an architectural error and that any review, however detailed, would not have detected it.

Sincerely,

Gerald T. Bratt  
Lab Administrator

GTB/j1

cc: Dr. H. Hogenkamp  
Mr. Paul Maupin ✓  
Dr. Dennis Livingston  
Mr. Gordon Dahlen



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

September 15, 1978

Mr. Jack Geretz  
Engineering & Construction  
26 Folwell Hall  
Minneapolis Campus

Dear Jack,

The process by which areas, or rooms, are turned over to the departments in the JOML Complex is unsatisfactory due to the continued lack of a room finishing schedule from the contractor. We must have at least 15 days prior notice to schedule telephones and movers. We have to have realistic dates to work toward and can not be expected to move out of an area (as the Contractor demands) on one or two days notice. The Contractor claims that our moves are interfering with his progress (496 Jackson Hall and 4th Floor Owre), but he would not inform us of when to move. Therefore, we are once again requesting the completion schedule for each room (by Architect room number) and are requesting that it be updated monthly per the specifications (Section 01200, Part 3, Article 3.02, items A4., A5., & B).

To date, we have not received any room by room completion schedule, nor any updated schedule of areas under this contract. We do have one very general description of the Phases that has proved to be exceptionally inaccurate. We must have this information before the Phase I substantial completion occurs.

Your assistance will be appreciated in helping us meet our goal of a smooth transition into Phase II.

Yours truly,

Tom Kyle  
Health Sciences Planning Office

cc: Paul Maupin  
Paul Kopietz  
A. W. Johnson  
Gordon Dahlen

TK:jm



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

September 15, 1978

TO: The Basic Science Council and  
The Basic Sciences Building Advisory Committee

FROM: Tom Kyle *Tom Kyle*  
Health Sciences Planning Office

SUBJECT: The Jackson/Owre/Millard/Lyon Complex Renovation  
Modifications to the Project

As the construction in the complex proceeds, it is evident that the contract is not on schedule due to the many unforeseen problems encountered in any renovation of existing buildings of this vintage.

In view of this, we must not propose any programatic modifications to the contract documents. Any modification will be cause for the contractor to request an extension of time and eventually additional funds due to University interruption of his work scheudle.

The programatic requests for modification are extraordinarily expensive and we have not been getting reasonable prices back on modifications.

We are requesting that any modifications departments wish to propose be handled in the traditional form of a request to the Health Sciences Planning Office via Form 14. Our office will be available for advice and coordination on any proposal to insure compatability with present and future projects.

Thank you for your cooperation in insuring that the contractor is not delayed unnecessarily.

cc: Eugene Grim, David Hamilton, Harry Hogankamp, Ellis Benson,  
Fredrick Shideman and Dennis Watson

Paul Maupin, Virginia Howard, James Nelson, Dick Hendricks,  
Don Robertson, James Bodley, Andreas Rosenberg, Nelson Goldberg,  
Richard Poppele, and Dale Stroud.

TK:jm





UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

September 22, 1978

TO: Steve Greene  
FROM: Tom Kyle *Tom*  
Health Sciences Planning Office  
SUBJECT: Surgical Pathology - Countertops

On September 18, 1978, two countertops in the Surgical Pathology Suite in Jackson Hall were refinished by Prime Industries. These tops had been rejected and we are now prepared to conditionally accept them.

Haldeman/Homme has guaranteed us a six month trial period for the refinishing and they are responsible for the clean-up and materials involved in the clean-up after refinishing.

A.W. Johnson has been handling the paper work with the contractor on this problem. If you have any questions, give me a call.

cc: Paul Maupin  
A.W. Johnson



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

September 26, 1978

Kraus-Anderson, Inc.  
525 South 8th Street  
Minneapolis, Minnesota 55404

SEP 27 1978  
UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Attention: Mr. Arne Nordli, Project Manager

Re: JOML-B Remodeling Contract

Gentlemen:

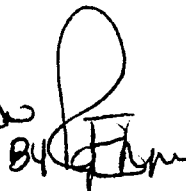
The Engineering and Construction Department of the University requests that a meeting with you and your job superintendent as well as the job supervisors for your plumbing, heating, sheetmetal, electrical, casework, painting, plastering and gypboard installer be in attendance. Your casework vender also should be represented as well as any other parties you feel necessary to expedite the completion of Phases I and IA of this project.

The meeting is scheduled for 9:00 A.M., Monday, October 2, 1978, in the second floor of Owre Hall. You are requested to contact the above mentioned supervisory personnel and inform them of this meeting. If there is any problem with this meeting time and/or place you are requested to advise me right away at 376-2570.

Very truly yours,



Gordon S. Dahlen



GSD/jmo

cc: Tom Kyle  
Paul Maupin ✓  
R. Hendricks  
Jack Geretz  
A. Walter Johnson  
Roy Anderson  
Steve Fredell

**HSAE**

**HEALTH SCIENCES ARCHITECTS AND ENGINEERS INC**  
UNIVERSITY PARK PLAZA SUITE 704 2828 UNIVERSITY AVENUE S.E. MINNEAPOLIS, MINNESOTA 55414 (612) 378-3833

October 13, 1978

A. Walter Johnson  
Department of Engineering and Construction  
University of Minnesota  
55 Folwell Hall  
Minneapolis, MN 55455

OCT 17 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Regarding: JOML-B  
Work In Rooms 1 at 54 Owre

Dear Walter:

Enclosed find a letter from the Contractor revising his previous letter sent to you of extra costs incurred for premium time to finish a space in the Basemenet of Owre Hall for the users to temporarily occupy.

This was arranged by the University and I wish to know if you concur with these costs and, if so, should it be a change order item or paid separately from other funds.

Sincerely,

HEALTH SCIENCES ARCHITECTS AND ENGINEERS, INC.



Bruce Johnson  
VSW

cc: Tom Kyle

# KRAUS-ANDERSON of MPLS, Inc.

CONTRACTORS & CONSTRUCTION MANAGERS



October 12, 1978

✓ Mr. Bruce Johnson  
Health Sciences Architects & Engineers, Inc.  
2829 University Avenue S.E.  
Minneapolis, Minnesota 55414

Mr. Tom Kyle  
University of Minnesota  
Health Science Planning Office  
4103 Powell Hall  
Minneapolis, Minnesota 55455

H S A E	
REC'D	DB 78
ARCH	BU
MECH	
ELEC	
STR'L	
TAC	
	JE
FILE	JOML B

RE: JOML Complex (B), University of Minnesota

Gentlemen:

My letter of August 21, 1978 notes a cost of \$5,038 for extra charges to complete the work in the basement of Jackson-Owre. Commonwealth Electric has sent me a statement for \$1,300 (see attached), which is in lieu of the \$2,400 quote. Therefore, the billing should read:

Electrical	\$1,300
Sheet Rock	726
Ceilings	600
Painting	425
Kraus-Anderson	429
	<u>\$3,480</u>
10% Fee	348
Total Costs	<u>\$3,828</u>

Yours very truly,

KRAUS-ANDERSON OF MPLS., INC.  
*Arne J. Nordli*  
Arne J. Nordli  
Sr. Project Manager

AJN/mla

Commonwealth

Enclosure ↵





**COMMONWEALTH  
ELECTRIC COMPANY**

INVOICE

2323 E. 25th ST. • MINNEAPOLIS, MINN. 55406 • 721-7448

CUSTOMER'S  
ORDER NO. \_\_\_\_\_  
ORDER DATE \_\_\_\_\_

OUR JOB NO. 2760-C

ESTIMATE NO. 1-FINAL

SOLD TO KRAUS ANDERSON  
525 South 8th Street  
Minneapolis, Mn. 55404

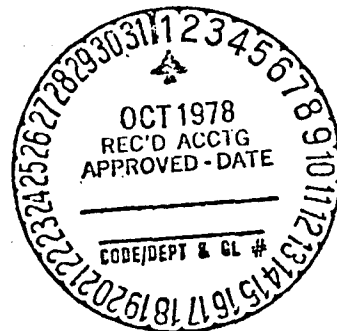
INVOICE NO. 41654

SHIPPED TO JOML-B

DATE 9-29-78

DESCRIPTION Work overtime on rooms in #154 ar3ea (premium portion only)  
per our letter dated 9-6-78  
Time sheets attached

QUANTITY	DESCRIPTION	
	Foreman - 28 hours @ \$8.96	\$ 250.88
	Journeyman - 96 hours @ \$8.41	807.36
	Apprentice - 36 hours @ \$6.72	241.92
	TOTAL =	\$1,300.00



TERMS: Net Cash 30 Days

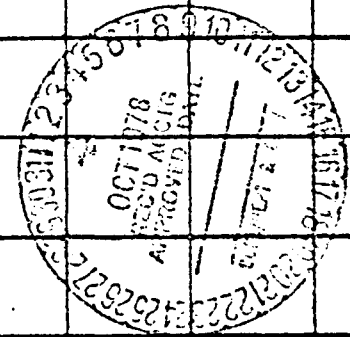
COMMONWEALTH ELECTRIC COMPANY

554 Broadway, St. Paul, Mn. 55101  
2323 E. 25th St., Minneapolis, Mn. 55405

TIME SHEET

CO. NO. 05	STATE MN	UNION NO. 392	GEN. LED. NO. 132001	CODE: 20 DOUBLE TIME 10 TIME & HALF 00 STRAIGHT TIME	Premium only overtime worked in SMT Roll 1854 As Authorized at Sub Program meeting 9-5-78	WORKING DATE 9-15-78
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EMPLOYEE NAME	EMPLOYEE NUMBER	CLASS CODE	JOB NO.	UNIT NO.	TOTAL HOURS	CODE	SAT	SUN	MON	TUE	WED	THU	FRI	SUB-SISTANCE	GROSS ADJ.	ADVANCE	MISC. DED.
Rickard	74830		2760		20 10 00								4				
Boris	07129				20 10 00								4				
Goldsmith	31087				20 10 00								4				
Williamson	96973				20 10 00								4				
Deeb	15064				20 10 00								4				
Mooney	58510				20 10 00								4				
For Mark Anderson					20 10 00												
By Dyle Gyle					20 10 00												
					20 10 00												
					20 10 00												
					20 10 00												
					20 10 00												
					20 10 00												



Total Hours

CO. NO. <b>05</b>	STATE	UNION NO.	GEN. LED. NO. <b>132001</b>	CODE: 20 DOUBLE TIME 10 TIME & HALF 00 STRAIGHT TIME	Premium only overtime worked in BLT Rmc 1254 MS Authorized at Sub Programs meeting 9-5-78	WEEK ENDING DATE <b>9-14-78</b>
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EMPLOYEE NAME	EMPLOYEE NUMBER	CLASS CODE	JOB NO.	UNIT NO.	TOTAL HOURS	CODE	SAT	SUN	MON	TUE	WED	THU	FRI	SUB-SISTANCE	GROSS ADJ.	ADVANCE	MISC. DED.
Pickard	74830				20							4					
Soldsmith	31087				20							4					
Jaldemir	95041				20							4					
Kanis	42845				20							4					
For Brian Anderson of Mylon					20												
By Byron Gjelten					10												
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Total Hours

COMMONWEALTH ELECTRIC COMPANY

554 Broadway, St. Paul, MN 55101  
2323 E. 25th St., Minneapolis, Min. 55406

DAILY TIME SHEET

CO. NO. <b>05</b>	STATE <b>MN</b>	UNION NO. <b>792</b>	GEN. LED. NO. <b>132001</b>	CODE: 20 DOUBLE TIME 10 TIME & HALF 00 STRAIGHT TIME	<i>Premium only overtime worked in Oct last 1st AuthORIZED at Job Progress meeting 9-5-78</i>	WEEK ENDING DATE <b>9-13-78</b>
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EMPLOYEE NAME	EMPLOYEE NUMBER	CLASS CODE	JOB NO.	UNIT NO.	TOTAL HOURS	CODE	SAT	SUN	MON	TUE	WED	THU	FRI	SUB-SISTANCE	GROSS ADJ.	ADVANCE	MISC. DED.	
Fritz	27259				20													
					10					4								
					00													
Williamson	96973				20													
					10					4								
					00													
Deeb	15064				20													
					10					4								
					00													
Mooney	58510				20													
					10					4								
					00													
<i>For 17 hrs extension of mply</i>					20													
<i>17y 15y hrs</i>					10													
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Total Hours



CO. NO. 05	STATE MN	UNION NO. 292	GEN. LED. NO. 132001	CODE: 20 DOUBLE TIME 10 TIME & HALF 00 STRAIGHT TIME	<i>Premium only overtime worked as authorized at sub Progress meeting. 4-5-78</i>	STARTING DATE 9-12-78
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EMPLOYEE NAME	EMPLOYEE NUMBER	CLASS CODE	JOB NO.	UNIT NO.	TOTAL HOURS	CODE	SAT	SUN	MON	TUE	WED	THU	FRI	SUB-SISTANCE	GROSS ADJ.	ADVANCE	MISC. DED.
Rickard	74830		2760		20												
					10					4							
					00												
Boris	07129				20												
					10					4							
					00												
Goldsmith	31087				20												
					10					4							
					00												
Waldemar	95041				20												
					10					4							
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<del>Ed H. Anderson</del>					20												
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<del>Bye Byle G...</del>					20												
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Total Hours



CO. NO.	STATE	UNION NO.	GEN. LED. NO.	CODE: 20 DOUBLE TIME 10 TIME & HALF 00 STRAIGHT TIME	WEEK ENDING DATE
05	MN		132001	Premium only overtime worked in Sat Rm 1 & 5 <sup>4</sup> AS Authorized At Sub Progress meeting 9-5-78	9-8-78

EMPLOYEE NAME	EMPLOYEE NUMBER	CLASS CODE	JOB NO.	UNIT NO.	TOTAL HOURS	CODE	SAT	SUN	MON	TUE	WED	THU	FRI	SUB-SISTANCE	GROSS ADJ.	ADVANCE	MISC. DED.	
						20	10	00										
Rickard	74830				20													
					10													
					00								4					
Goldsmith	31087				20													
					10													
					00								4					
Williamson	96973				20													
					10													
					00								4					
KAVIS	42845				20													
					10													
					00								4					
For Mrs Anderson					20													
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By Bygia					20													
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Total Hours



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Health Sciences Planning Office  
Physical Planning  
4103 Powell Hall, Box 75  
500 Essex Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-8981

November 1, 1978

Mr. James Burack  
105 Millard Hall  
Department of Pharmacology  
University of Minnesota

Dear Jim:

Due to the construction trades strikes earlier this summer it is obvious that the project is behind schedule. Little progress was made in Dr. Sparber's future labs from June, 1978 until September, 1978. There is no way now to make up the lost time but we hopefully can project some completion dates.

The contractor is in the process of updating his construction schedule. It appears that Dr. Sparber's labs will be completed around the first of the year. As soon as that date is verified, I will let you know.

Very truly yours,

A handwritten signature in cursive script that reads "Tom Kyle".

Tom Kyle  
Health Sciences Planning Office

TK:jm



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

December 11, 1978

Kraus Anderson, Inc.  
525 South Eighth Street  
Minneapolis, Minnesota 55404

DEC 15 1978

UNIV. OF MINN.  
HEALTH SCIENCE  
PLANNING OFFICE

Attention Mr. Arne Nordli

Re: Partial Inspection No. 1  
General Construction Only  
For JOML-B Remodeling  
For Owre Rooms 223, 224, 225 and 226.4  
Above Ceiling Only  
University of Minnesota, Minneapolis Campus

Gentlemen:

We are enclosing for your attention two copies of the Final Inspection Punch List dated November 28, 1978.

The 12 items enumerated on the list representing discrepancies and/or omissions must be corrected. This listing should in no way be construed to alleviate the Contractor of his obligations to complete any other items not listed but otherwise covered in the contract documents.

This inspection covers above ceiling only - Owre Hall, Rooms 223, 224, 225 and 226.4.

Exceptions (To be Inspected at Future Date) all below ceiling construction.

The facility was judged not substantially complete at this time. A re-inspection of the facility will be required.

Sincerely,

*Gordon Dahlen*  
Gordon Dahlen

GD:mn

Enclosures

cc: A. Walter Johnson  
Roy Anderson  
Steve Fredell  
Tom Kyle  
R. Hendricks

Note to M & O: The above date of substantial completion is the date normal maintenance shall commence.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Engineering and Construction Division  
Physical Planning Office  
26 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, Minnesota 55455

November 28, 1978

FINAL INSPECTION PUNCH LIST (Partial)

Re: Partial Inspection No. 1  
General Construction Only  
For JOML-B Remodeling  
For Owre Rooms 223, 224, 225 and 226.4  
Above Ceiling Only  
University of Minnesota, Minneapolis Campus

Contractor: Kraus Anderson of Minneapolis, Inc.

Present: Roy Anderson, University of Minnesota  
Gordon Dahlen, University of Minnesota

Owre Room 223:

1. Seal around 2" glass waste line sleeve near east wall at corridor side of chase wall to provide required fire wall.
2. Seal around the heating lines - 2 that penetrate the corridor side of chase over door No. 223B to provide required fire wall.

Owre Room 224:

3. Complete closing up of the west wall at the galvanized pipe to provide required fire wall.
4. Close up fire wall on east side where steel stud struts or bracing are open to provide required fire wall.

Owre Room 225:

5. Repair ceiling grid at light above the door where the angle at wall is pulled down, tee bar is not properly set. (The light fixture does not appear to have sufficient clearance at the wrapped flexible ducting to diffuser.)
6. Adjust the clearance at ducting as necessary at the light in Item 5 above.
7. Remove loose plaster and wire lath at north wall, which is hanging dangerously close to glass waste lines.

Final Inspection Punch List (Partial)  
November 28, 1978  
Page Two

8. Close up masonry wall where the 2 heating lines penetrate south wall into the tower to provide required fire wall.
9. Close up openings in corridor side of the chase wall to provide required fire wall.
10. Close up openings in west wall where the glass waste line and electric conduit penetrate to provide required fire wall.

Owre Room 226.4

11. Close up west wall at soffit (north end of room to provide required fire wall.
12. Close up east wall at north end of room around existing beam to provide required fire wall.

GD:mn