



UNIVERSITY OF MINNESOTA  
TWIN CITIES

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

January 4, 1984

TO: PLANNING AND DEVELOPMENT COMMITTEE, BOARD OF GOVERNORS

Al Hanser  
Clint Hewitt  
William Krivit, M.D.  
John LaBree, M.D.  
Virgil Moline  
Ed Schwartz  
I. Dodd Wilson, M.D.

Staff: Mark Koenig  
Ron Werft

FROM: Harry Atwood, Committee Chair

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

Wednesday, January 11, 1984  
10:30 A.M.  
Dining Room III  
University Hospitals

The agenda for the meeting is enclosed. Please return the enclosed postcard stating whether you can or cannot attend the meeting.

HA/sds

Enclosure

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PLANNING AND DEVELOPMENT COMMITTEE

BOARD OF GOVERNORS

Wednesday, January 11, 1984

10:30 A.M.

Dining Room III

University Hospitals

Agenda

- I. Minutes - December 14, 1983 (Approval)
- II. Unit "J" Surplus Allocation (Information)  
- Mr. Ed Schwartz, Mr. Mark Koenig
- III. Renewal Project Progress Report, January 1, 1984 (Information)  
- Mr. Mark Koenig
- IV. Purchasing Policies Update (Information)  
- Mr. Ed Howell
- V. Unit "J" Interior Design (Information)  
- Mr. Ron Werft, Ms. Jeanne Hartnett
- VI. Annual Report Update (Information)  
- Mr. Ron Werft

Board of Governors  
University of Minnesota Hospitals and Clinics  
Planning and Development Committee  
December 13, 1983  
Minutes

CALL TO ORDER: Chairman Harry Atwood called the December 13th meeting of the Planning and Development Committee to order at 10:35 a.m., in Dining Room III.

ATTENDANCE: Present: Harry Atwood  
Clint Hewitt  
William Krivit, M.D.  
John LaBree, M.D.  
C. Edward Schwartz  
I. Dodd Wilson, M.D.

Staff: Mark Koenig  
Ron Werft

Guests: David Cost  
Cliff Fearing  
Greg Hart  
Nancy Janda  
Ken Merwin

MINUTES APPROVED: The minutes of the meeting held November 9, 1983 were approved as submitted.

PROPOSAL FOR UTILIZATION OF UNIT "J" SURPLUS: Chairman Atwood introduced the topic of the utilization of Unit J surplus funds. Mr. Ed Schwartz reported that the proposal would be presented to the Board of Regents for approval in January, 1984. He indicated that the primary issue focused on savings achieved through early bond buy-back versus capital investment. Mr. Schwartz reported that he had met with Dr. Roby Thompson, Chairman, and Dr. Thomas Ferris, Vice Chairman of the Medical Staff Coordinating Committee, who had endorsed the recommendations. The recommended utilization was to allocate \$1 million to design efficiencies, \$2.4 million to shell completion, and the remainder to the renovation of Mayo and other existing hospital buildings. Mr. Schwartz reviewed the evaluation of alternatives considered and the process and schedule for implementation.

Mr. Mark Koenig reported that the last programs to be cut from Unit J were endoscopy, cardio-pulmonary combined laboratory, and other lab functions. He indicated that approximately 24,000 gross square feet of unfinished space remains in Unit J. Of this, he indicated that 2,000 square feet was being planned for peds dialysis, 4,000 square feet for NMR, and 2,000 square feet for materials management and nutrition. In addition, there is other space which, because of location, is usable only for storage.

Mr. Cliff Fearing reported on the financial analysis of the alternatives indicating that the most prudent approach was to use current bonds which were held at a competitive rate. After further discussion, it was moved that the Planning and Development Committee endorse the allocation of Unit "J" surplus to design efficiencies, completion of Unit "J" shell space, and renovation of Mayo and other existing hospital buildings. The motion was seconded and passed unanimously.

PURCHASING  
POLICIES:

Mr. Ed Howell reported on comments received on the draft set of UMHC purchasing policies including those received from Board members and from central administration. He added that the policies had also been reviewed by Mr. Steve Dunham, University of Minnesota Attorney, for consistency with Regents policies, by Ernst & Whinney, and by Mr. Jan Halverson. In response to a question by Mr. David Cost, Mr. Howell indicated that certain minimum reporting requirements to the Board of Governors were outlined in the procedure manual and that other reports would be developed as necessary and requested by the Board in fulfilling its stewardship role. It was moved that the Planning and Development Committee endorse the University of Minnesota Hospitals & Clinics Purchasing Policies. The motion was seconded and passed unanimously.

NMR  
UPDATE:

Mr. Ron Werft presented the NMR Certificate of Need application indicating that the Metropolitan Health Planning Board would be reviewing the project in January, 1984. Mr. David Cost asked that the NMR program be regularly reviewed and that a financial review take place within one year of program inception.

UNIT J  
DEVELOPMENT  
PROGRAM:

Mr. Ken Merwin reported on the fund raising campaign for Unit J indicating that the first step should be a feasibility study to determine current attitudes toward University Hospitals and Clinics, the willingness of key persons to support a campaign, and an indicating of the possible dollar level of support. He further reviewed possible uses of funds and a schedule for the campaign. It was moved that the feasibility study be conducted not to exceed an expenditure of \$2,500. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned at 12:05 p.m.

Respectfully submitted,



Ron Werft  
Executive Secretary

UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS

AGENDA ITEM FOR PHYSICAL PLANT AND INVESTMENT COMMITTEE

I. Title: Unit "J" Surplus Allocation

II. Administration Recommendation:

Resolved that, on the recommendation of the Vice President for Health Sciences and the Vice President for Finance, the Regents approve the expenditure of \$1 million of the \$9.6 million Unit "J" surplus to improve design efficiency and an additional \$2.4 million to complete undeveloped space within Unit "J".

III. Purpose of Intent of the Item:

The Unit "J" Hospital project is 95% under contract and 9% or a hospital share of \$9.6 million under budget. There are several ways to utilize this savings and before a proposal is presented to the Regents in mid-1984, a detailed planning effort must be completed relative to the renovation portion of the project budget. Because of the construction schedule it is however urgent that any consideration involving new construction occur at this time. Hence, the Regents are requested to approve \$3.4 million in contract change orders, holding the balance of \$6.2 million awaiting further recommendations. The Hospital Board of Governors has endorsed this proposal in their December 21, 1983 meeting.

IV. Previous Board Action:

The Unit "J" construction project was approved by the Regents in November, 1982.

V. Presented by Neal A. Vanselow, M.D. and David Lilly

VI. Date: January 12, 1984

UNIT "J" SURPLUS ALLOCATION

A REPORT TO

THE BOARD OF REGENTS

PHYSICAL PLANT AND INVESTMENT COMMITTEE

JANUARY 12, 1984

Prepared By:

NEAL A. VANSELOW, M.D.

## I. BACKGROUND

The Unit "J" construction and renovation project began, most recently, in December of 1982. Currently, approximately 95% of the new construction is under contract and a savings of 9% of the \$125 million project is now assured. Twenty-nine of thirty-five bid packs have been awarded with a total savings (actual versus estimated contract dollar amounts) of \$11,600,000. Consistent with the construction management contract, Gilbane-Mortenson will realize \$2,000,000 in savings, leaving the hospital with \$9,600,000 available for allocation. It is projected that hospital and construction manager contingencies will be adequate to cover unforeseen construction complications; hence, the savings can now be safely allocated.

In considering allocation, the primary concern of the hospital is to minimize the cost of operation and to enhance the efficiency of patient care over the life of the building. Operating cost include debt service, or the cost of paying for the building, and expense of employing staff and purchasing materials and supplies. Both aspects of operating cost must be evaluated.

The environment of health care in the next decade may best be characterized by competition with a strong emphasis on the cost of services from the patient's perspective. For this reason the foundation for recommendations must be to reduce the cost to patients and to cause our services to be provided with consistent quality but with improved efficiency.

The purpose of this paper is to identify alternatives that should be considered, estimate their cost, and recommend the first steps in a course of action relative to Unit "J" surplus allocation.



## II. ALTERNATIVES FOR ALLOCATION OF UNIT "J" SURPLUS

The following alternatives are being considered for the allocation of Unit "J" surplus dollars. The essential factors of each alternative are discussed briefly.

### A. Reduction of Total Borrowing

The hospital is responsible for servicing debt related to the Unit "J" project. The size of the debt was a major concern to the hospital, university, and the public. All or part of the project savings could be used to increase the equity contribution of the hospital when refinancing occurs or by calling the long bonds at the earliest call date.

It is estimated that an enhancement of the hospitals' equity contribution in the amount \$9.6 million would reduce the hospitals' debt service per patient day from \$83.70 to \$72.80. The earliest call date for long bonds (the most expensive in terms of interest) would occur in 1992.

While no recommendation on this alternative is being made at this time, it is obvious that further consideration must be given to the value of reduced debt service compared with the opportunities for reduced cost that could be derived from increased operating efficiency.

### B. Finish Unit "J" Undeveloped Space

To assure that the Unit "J" construction project was accomplished within budget, several departments or functions were removed in the last weeks of planning. Cardio-pulmonary labs and Endoscopy are examples of such cuts. Quite unrelated to those specific cuts, an opportunity to gain additional square footage within the building presented itself as the excavation phase of the project proceeded, as a result 24,000 square feet of space within the envelope of the building was left as undeveloped. The vast majority of this space is on the first level of the building which houses Radiation Therapy, Dietetics, Central Supply, and other departments.

One alternative would be to allocate savings dollars to finish the shell space to make it suitable for housing a few of the departments and functions deleted late in planning.

It is estimated that finishing the undeveloped space would cost approximately \$100 per square foot for a total of \$2,400,000.

C. Improve the Efficiency of Design in Patient and Public Areas in Unit "J"

A second series of deletions were made in Unit "J" in the last weeks of planning to assure that the project would be completed within budget. These deletions eliminated one patient and one staff elevator (there are currently five patient and five staff elevators in the project), an enclosure for the emergency room entrance, and downgraded wall finishes and floor coverings. These items are currently estimated to cost \$1 million to construct. The elevators and emergency entrance enclosure are items that relate to staff efficiency and patient convenience. Upgrading the public and patient areas would reduce maintenance (vinyl wall covering rather than paint) and do much to avoid an institutional appearance.

D. Supplement Existing Hospital Facility Renovations

Perhaps the single largest reduction in funding in any area of the Unit "J" project happened in the area of Mayo and related building renovations. In the end, only \$1.6 million was provided to plan and renovate approximately 200,000 net assignable square feet (\$8 per square foot). This is a very modest sum.

The patient care functions that will move to Unit "J" once it is opened, vacate space on practically every level of Mayo and related buildings. Those functions that will remain in Mayo are scattered and in some cases poorly located in relationship to Unit "J". Many of the functions remaining in the Mayo facility must either deliver supplies to the patient care units in Unit "J" or bring patients into the Mayo facility to perform tests or procedures. The current renovations budget allows for very few of those inefficiencies to be reduced or eliminated with a resultant increase in operating cost.

The need to relocate functions and improve functional efficiency dwarfs the funds put in the Unit "J" budget (\$1.6 million). The Hospital Facilities staff has estimated that it would require approximately \$10 million to accomplish reasonable and efficient departmental arrangements (\$50 per square foot). Because detailed planning has not been completed, it is impossible to validate these estimates and it will require between six and eight months to complete the necessary design. As that is completed, the impact on operating costs will be made more apparent and quantifiable.

E. Reallocate the Savings to Other Hospital Projects

There are a number of projects that were known at the time Unit "J" planning was finalized (nuclear magnetic resonance), or have been raised as potential projects since Unit "J" was begun (patient parking facility or aerial link to the new hotel). Whatever their number or nature, they would be external to the project; hence, funding would have to be delayed until the successful completion of the basic project (construction of a new building and renovation of Mayo and related buildings) is guaranteed. Once that guarantee is apparent the provisions of the bonding would permit the funding of other hospital projects that could be demonstrated to enhance patient revenues that support debt service.

### III. CONCLUSION

The total cost of the Unit "J" project, including new construction and renovations, is fixed at \$125 million and that cap must and will be met. As the bid award process has proceeded relative to new construction it is apparent that related estimates are higher than actual cost. This variance is most directly attributable to an extremely favorable bid environment. It is equally apparent that the amount required for renovating existing facilities has been underestimated. However, since the hospital has not yet completed a specific renovation plan it is not possible to project the impact on overall operating cost and to compare that with the reduction in operating cost that would result from lowering the debt service.

The benefit of finishing the undeveloped space in Unit "J" and improving design efficiency is obvious in terms of increasing operating efficiency in patient services. The hospital, thus, proposes to utilize \$3.4 million of the \$9.6 million available from Unit "J" surplus to incorporate these two items into the project.

It is essential that detailed planning be completed on the renovation portion of the project in order that a recommendation be made that assesses the best manner to reduce operating costs, either by supplementing the funds available for renovations or by reducing the debt service and hence the overall cost of the project. To accomplish this the Hospital Board of Governors has instructed the Hospital Director to complete the renovations planning process with a maximum cost cap of \$8 million and to return in six to eight months with the results of that effort including estimates of the impact on operating cost. The Board of Governors will then consider that proposal together with the impact of reducing debt service before making recommendations as to how the balance of the \$9.6 million (\$6.2 million) should be allocated.

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

JANUARY 1, 1984

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OVERVIEW  
BID PACKAGE STATUS

Contracts awarded to date	27
Bid packages cancelled	2
Bid packages currently out for bid	0
Bid packages left to bid	5
<u>Total Packages to be Bid</u>	<u>34</u>

SCHEDULE STATUS

	Original Substantial Completion Date	Original Certified Completion Date	Approved Schedule Extension (Days)	Current Substantial Completion Date	Current Certified Completion Date
Radiation Therapy	Jan.1,1984	Jan.1,1984	29	Jan.30,1984	Jan.30,1984
Unit J	Mar.1,1986	Dec.1,1986	0	Mar. 1,1986	Dec. 1,1986

BUDGET STATUS

	Total Budget	Estimated Work/ Fee to Date	Committed to Date	Percentage of Budget Committed	Paid to Date	Percentage of Budget Paid	Over(Under) Estimate	Percentage Over(Under) Estimate
Building Costs	\$ 92,575,396	\$83,252,900	\$71,376,320	77.1%	\$16,001,217	17.3%	(\$10,415,837)	(12.5%)
Non-Building	\$ 32,727,170	\$13,449,267	\$13,449,267	41.1%	\$11,132,556	34.0%	-	-
<b>TOTAL</b>	<b>\$125,302,566</b>	<b>\$96,702,167</b>	<b>\$84,825,587</b>	<b>67.7%</b>	<b>\$27,133,773</b>	<b>21.7%</b>	<b>(\$10,415,837)</b>	<b>-</b>

UNIVERSITY HOSPITALS RENEWAL PROJECT

JANUARY 1, 1984

ANTICIPATED ACTIVITIES

The construction schedule was impacted by the excessive amounts of snow and the extremely low temperatures of December. The Basement and Level One are enclosed and heated allowing work to continue on schedule.

Those contractors slowed by the weather conditions will make efforts to make up for lost time in January.

- . Construction activity will continue on Therapeutic Radiology in anticipation of the January 30, 1984 substantial completion schedule.

The Philips & Varion accelerators are scheduled to arrive for installation in January. The base frames for both machines were installed in December.

An exception to the January 30, 1984 completion date is the completion of the Simulator Room. Revisions required by the manufacturer may delay completion of that room.

- . One electrical main riser in the main building will be installed in January.
- . Core drilling will commence in January on all levels to allow for piping requirements.
- . Elevator installation will continue in January with emphasis on elevators #15 and #16. Those elevators are scheduled to begin operation in early February.
- . Exterior brick work is scheduled to begin in January.

ACTIVITIES IN DECEMBER

- . Installation of the mechanical main risers and main leaders was started in December and will continue through January.
- . The temporary standpipe at Stair F was installed in Stair F; Stair C installation is scheduled for January. The Fire Department has reviewed the progress with on-site tours and reviews with the Construction Manager.
- . The loading dock concrete pouring was completed in December as anticipated.
- . The installation of the exterior wall panels was started at Levels four and five on the South elevation. Interior wall layouts have begun on the third floor.
- . Fireproofing was continued in December in the enclosed and heated areas on Level One and the Basement.

Activites in December (cont'd)

- . Structural steel erection was completed mid-December and noted by the traditional "topping off" ceremony.

Metal deck, shear studs and stair installation will continue.

- . The south side foundation wall work including backfilling was completed in December. Additional waterproofing will proceed in January.



# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

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

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

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

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Foundations and Concrete	15	\$4,142,700	\$3,529,700	\$ (613,000)	Allied Steel \$56,500 E-Con Placer \$65,000 Infield Welding \$165,000 Battle Electric \$ 4,797 Bay Mills Construction & Supply \$ 15,600 Thermal & Moisture Protection \$ 95,000		Lovering Associates, Inc. St. Paul, Mn.
Elevators	16	\$1,591,451	\$1,610,000	\$ + 13,549			Gust Lagerquist & Sons, Inc. Minneapolis, Mn.
Construction Hoisting	17	\$ 150,108	\$ 129,344	\$ ( 20,764)	Infield Welding \$ 22,500		Advance Equipment Company Minneapolis, Mn.
Building enclosure	18	\$5,375,243	\$5,061,600	\$ (313,643)	Quality Materials, Inc. \$91,000 Battle Crane Service \$30,000 Infield Welding \$20,000 So. Side Plumbing & Heating \$125,000	Information Not Yet Available	Lovering Associates, Inc. St. Paul, Mn.

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (379,267)	Lance Service, Inc. \$53,000 T.C.M. Construction \$262,500	Allied Steel & Engineering \$800.00 S.L.K. \$97,544.00	Knutson Construction Minneapolis, Mn.
Acoustical Ceilings	21	\$ 598,065	\$ 497,720	\$ (127,231)	Glanton Construction \$25,000	Information Not Yet Available	Acoustics Associates Minneapolis, Mn.
Contract not yet awarded	22						
Contract not yet awarded	23						
Contract not yet awarded	24						
Kitchen Equipment	25	\$ 922,159	\$1,236,450	\$ 314,291	Lang Custom Metals \$65,898.00		Aslesen's Minneapolis, Mn.
Pneumatic Tube System (PTS)	26	\$ 500,000	\$ 441,000	\$ (59,000)	Wilson Electric \$22,200.00	Information Not Yet Available	Quantum Industries, Inc. Santa Rosa, Ca.
Material Transport System (MTS)	27	\$1,500,000	\$1,350,000	\$ (150,000)	Wilson Electric \$55,000.00	Information Not Yet Available	Mosler-An American Standard Company Wayne, New Jersey

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Plumbing, Medical Gas	28	\$4,074,994	\$4,125,000	\$ 50,006	Sarah Incorporated \$ 88,500.00 Ed Anderson Insulation \$ 241,200.00	Information Not Yet Available	Harris Mechanical St. Paul, Mn.
H.V.A.C.	29	\$13,442,531	\$9,083,000	\$(4,359,531)	A-1 Excavating, Inc. \$260,082.00 R&S Heating & A/C, Inc. \$195,595.97	Ed Lacy, Inc. \$293,807.00 Environmental Systematics \$353,571.00	Axel Newman Heating & Plumbing St. Paul, Mn.
Fire Protection Sprinklers	30	\$ 966,885	\$ 706,716	\$( 260,169)		Sarah Contracting, Inc. \$70,000	Carlson Auto Fire Protection Co. St. Paul, Mn.
Building Automation	31	\$ 3,400,000	\$2,526,336	\$( 873,664)	Tim's Electric, Inc. \$ 40,000.00 Ed Barber Electric Supply, Inc. \$ 86,350.00		Minneapolis Honeywell, Inc. Mpls., Mn.
Electric & Temporary Electric	32	\$ 9,787,301	\$6,392,800	\$(3,394,501)	Information Not Yet Available	Information Not Yet Available	Commonwealth Electric, Mpls., Mn.

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONSTRUCTION PROGRESS REPORT

Bid Package #1 - 7

Contract Awards	\$1,460,887.00	
Cost To Date	1,460,887.00	100% Complete

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

Bid Package #8 - Temporary Electrical Sub Station Installation

Contractor: Gombold Electric Incorporated, St. Paul, Minnesota

Contract Award	\$51,166.00	Net Changes \$3,870.00
Cost To Date	55,036.00	100% Complete

Scope of Work: To provide a temporary electrical substation to expand power source for construction with specific power station points for Trade Contractors.

This work is complete.

Bid Package #9 - Radiation Therapy - Civil and Structural

Contractor: Arkay Construction Company, Minneapolis, Minnesota

Contract Award	\$1,971,000.00	Net Changes \$58,178.00
Cost To Date	2,042,513.95	99.5% Complete

Scope of Work: This contract is drilled piers, foundations, concrete walls, Masonic Tower, nuclear slabs, slabs on grade and supported slabs, demolition and modifications to connect new Masonic Tower to existing and adding elevators at Masonic Tower.

Sixteen change orders have been issued to Arkay Construction Company making a total adjustment of \$58,178.00 to the contract amount. The adjustments made to date include balancing of all allowance items. No additional adjustments are anticipated.

The work required under Bid Package #9 is substantially complete with only elevator, neutron door and a few punch list items remaining to complete. Final inspection has been requested.

Bid Package #10 - Radiation Therapy - Electrical

Contractor: Hayes Electrical Division, Minneapolis, Minnesota

Contract Award	\$308,666.00	Net Changes	\$33,932.00
Cost To Date	296,701.00	86.7% Complete	

Scope of Work: Electrical installation for Radiation Therapy.

Forty-seven (47) change estimates have been issued to date of which twenty-two (22) have resulted in change orders to Bid Package #10 contract totaling \$30,933.00. The remaining change estimates have not been quoted or are awaiting the Owner's approval.

The electrical work is moving along at an acceptable pace. Light fixture installation and wire pulling is underway. Work on the switchgear is complete. The scheduled switch over took place on December 27, 1983. Changes made in the simulator ceiling and wall electrical duct, an impact has been encountered in that part of the Radiation Therapy area. The shop drawings for the duct were submitted as of December 21, 1983.

Bid Package #11 - Radiation Therapy - Heating and Plumbing

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

Contract Award	\$682,000.00	Net Changes	\$39,682.00
Cost To Date	689,906.00	95.6% Complete	

Scope of Work: Heating and plumbing for Radiation Therapy.

Thirty-six (36) change estimates have been issued to date of which fourteen (14) have resulted in change orders to Bid Package #11 contract totaling \$39,682.00.

Started setting plumbing fixtures on December 21, 1983. The identification of the heating and chilled water piping is just about complete. The valve tagging and other pipe marking is in progress. The fire protection piping is complete with the exception of the ceiling drops and sprinkler heads which are being installed as the grid ceilings are installed. Sheet metal is moving along with the installation of ceiling drops, defusers and access panels as the grid ceilings are installed.

Bid Package #12 - Radiation Therapy - Architectural and Specialties

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$468,440.00	Net Changes	\$59,694.00
Cost To Date	394,224.00	74.7% Complete	

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

Forty-nine (49) change estimates have been issued to date of which twenty-one (21) have resulted in change orders to Bid Package #12 contract totaling \$59,694.00. The remaining change estimates are awaiting quotations from Knutson or Owner action.

The installation of the drywall is complete with the exception of the simulator room, because of the changes in the electrical duct work. Painting and ceiling work is also nearing completion. Casework and millwork is well under way and is moving along smoothly. Wood doors are scheduled for delivery in early January. The lead protection

Bid Package #12 (cont'd)

lining is complete with the exception of the simulator room.

Bid Package #13 - Drilled Piers (Main Structure)

Contractor: Layne Minnesota Company, Minneapolis, Minnesota

Contract Award	\$271,991.00	Net Changes	\$4,237.50
Cost To Date	276,288.00		100% Complete

This contract is complete and final payment has been made.

Bid Package #14 - Structural Steel (Main Structure)

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

Contract Award	\$4,600,000.00	Net Changes	\$79,229.00
Cost To Date	4,652,767.00		99% Complete

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

Twenty-five (25) change estimates have been issued to date, ten (10) change estimates have resulted in a net increase totaling \$79,229.00 to L.L. LeJeune's contract.

The structural steel is complete. Metal deck, shear studs and stair installation is progressing satisfactorily.

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

Contractor: Lovering Associates, Incorporated, Minneapolis, Minnesota

Contract Award	\$3,561,700.00	Net Changes	\$338,074.00
Cost To Date	2,958,523.00		76% Complete

Scope of Work: To furnish materials and labor to install foundations and concrete remaining for Unit J. Includes drilled piers, pile caps, grade beams, reinforcing steel, concrete, forms, slabs on grade and concrete slabs on deck, ramps, excavation, backfill and renovations at K/E building.

Sixty-one (61) change estimates have been issued to Bid Package #15. Thirty-four (34) change estimates resulted in change orders increasing their contract by \$338,074.00.

The foundation wall work is complete. Waterproofing and backfilling at the south elevation is underway. The loading dock has been poured out. There are six slabs on metal deck remaining to be poured. Completion of these slabs will be sometime in January. Slabs on grade in the basement are complete. Fireproofing of the structural steel in the basement is substantially complete.

Bid Package #16 - Elevators

Contractor: Gust. Lagerquest and Sons, Inc., Minneapolis, Minnesota

Contract Award	\$1,610,000.00	Net Changes	-0-
Cost To Date	454,752.00		28% Complete

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



Bid Package #16 - (Cont'd)

The rails have been completed in elevator shafts 15, 16 and 17. They are installing the door frames on all floors for the elevators mentioned above. They are also installing the cars in the shafts mentioned above.

Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis, Minnesota

Contract Award	\$129,344.00	Net Changes -0-
Cost To Date	13,110.07	10% Complete

Erection of the double well hoist is complete.

Bid Package #18 - Building Enclosures

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

Contract Award	\$5,061,600.00	Net Changes -0-
Cost To Date	177,000.00	3.5% Complete
Notice To Proceed	September 6, 1983	

Scope of Work: Building enclosure.

Progress - Submittal process and shop drawings.

Brick work is now scheduled to start the first week of January 1984. Interior block work is still progressing in both basement and Level 1.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Minnesota

Contract Award	\$4,289,310.00	Net Changes -0-
Cost To Date	169,936.00	4% Complete
Notice To Proceed	September 6, 1983	

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

The installation of the exterior wall panels has started on both the north and south elevations at Level 4 to 5 and Level 5 to 6 on the south elevation. Olympic has started interior wall layout on the third floor. They also have the materials on site for the shaft walls for elevators 15, 16 and 17.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Minnesota

Contract Award	\$4,708,500.00	Net Changes -0-
Cost To Date	33,264.00	1% Complete
Notice To Proceed	September 6, 1983	

Scope of Work: Interior general construction.

Submittal process and shop drawings. C.P.M. in progress.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustics Associates, Minneapolis, Minnesota

Contract Award	\$497,720.00	Net Changes	-0-
Cost To Date	1,872.00	1% Complete	
Notice To Proceed	September 6, 1983		

Scope of Work: Acoustical Ceilings.

Submittal process and shop drawings.

Bid Packages #22, #23 and #24 - Interior Finishes are being prepared.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Minnesota

Contract Award	\$1,236,450.00	Net Changes	-0-
Cost To Date	-0-	0% Complete	
Notice To Proceed	October 25, 1983		

Preparing shop drawings.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

Contract Award	\$526,200.00	Net Changes	-0-
Cost To Date	-0-	0% Complete	
Notice To Proceed	November 7, 1983		

Preparing shop drawings.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

Contract Award	\$1,105,932.00	Net Changes	-0-
Cost To Date	-0-		
Notice To Proceed	November 7, 1983		

Preparing shop drawings.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award	\$4,125,950.00	Net Changes	-0-
Cost To Date	41,260.00	1% Complete	

Preparing shop drawings. Harris is mobilized on site and are core frilling slabs and running horizontal storm piping at basement and Level 1.

Bid Package #29 - Heating, Ventilation and Air Conditioning

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

Contract Award	\$9,105,400.00	Net Changes	-0-
Cost To Date	-0-	0% Complete	
Notice To Proceed	October 25, 1983		

Axel Newman has mobilized on site. They are preparing their shop drawings beginning with their riser diagrams. Axel Newman's shop drawings will be the basis for all the coordination drawings.

Axel Newman has installed temporary heat in both basement and Level 1.

Bid Package #30 - Fire Protection System

Contractor: Carlson Automatic Fire Protection, Burnsville, Minnesota

Contract Award	\$706,947.00	Net Changes	-0-
Cost To Date	-0-	0% Complete	
Notice To Proceed	October 25, 1983		

Preparing shop drawings. They have installed temporary stand pipe in stair F.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Edina, Minnesota

Contract Award	\$2,526,336.00	Net Changes	-0-
Cost To Date	-0-	0% Complete	
Notice To Proceed	October 25, 1983		

Preparing shop drawings.

Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Minnesota

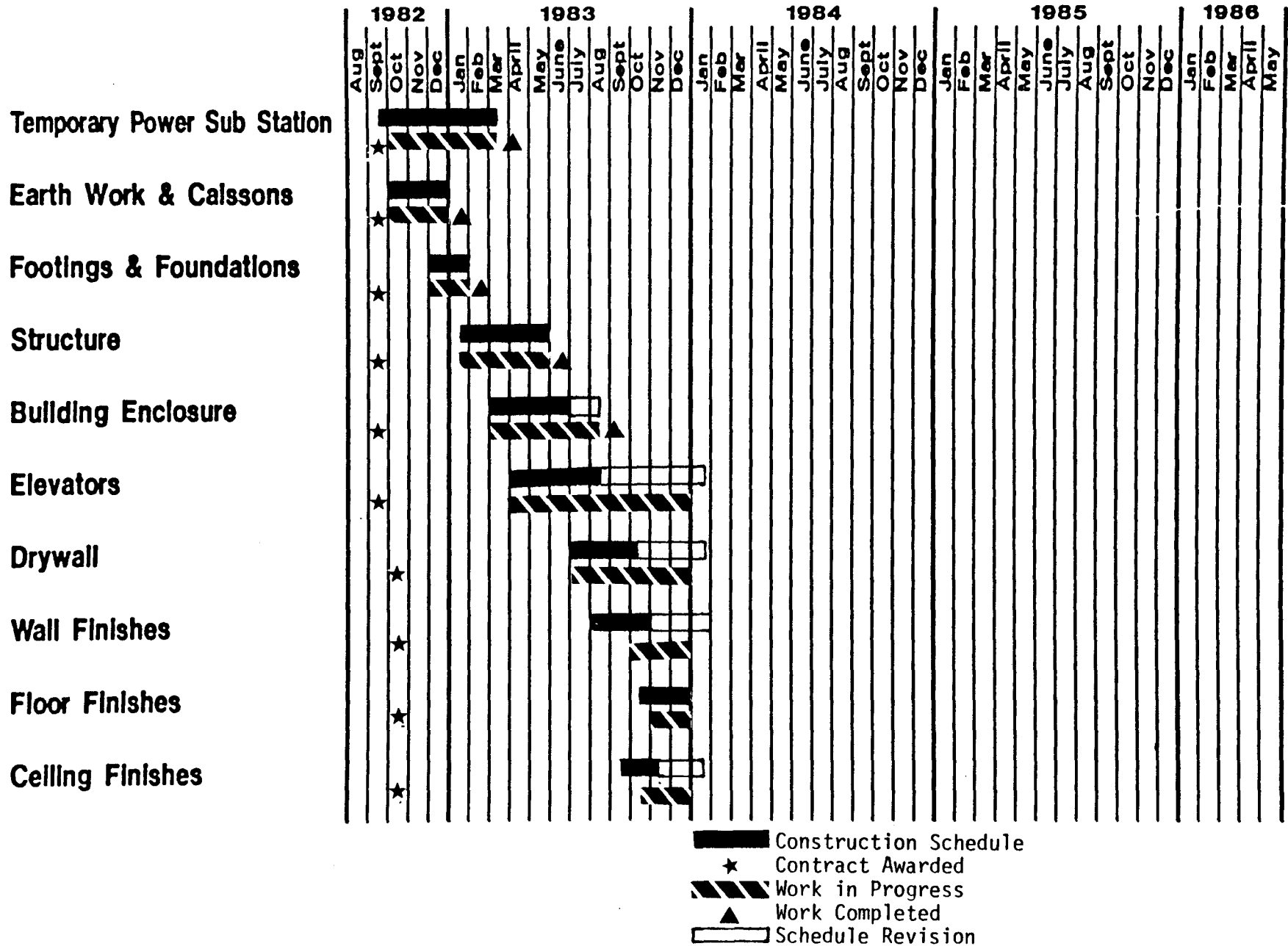
Contract Award	\$6,413,400.00	Net Changes	-0-
Cost To Date	63,400.00	1% Complete	
Notice To Proceed	November 7, 1983		

The majority of the temporary power in the basement, first and second floors has been installed. Laying out and installing feeder conduits in the basement corridors and installing conduit in block walls as they go up.

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

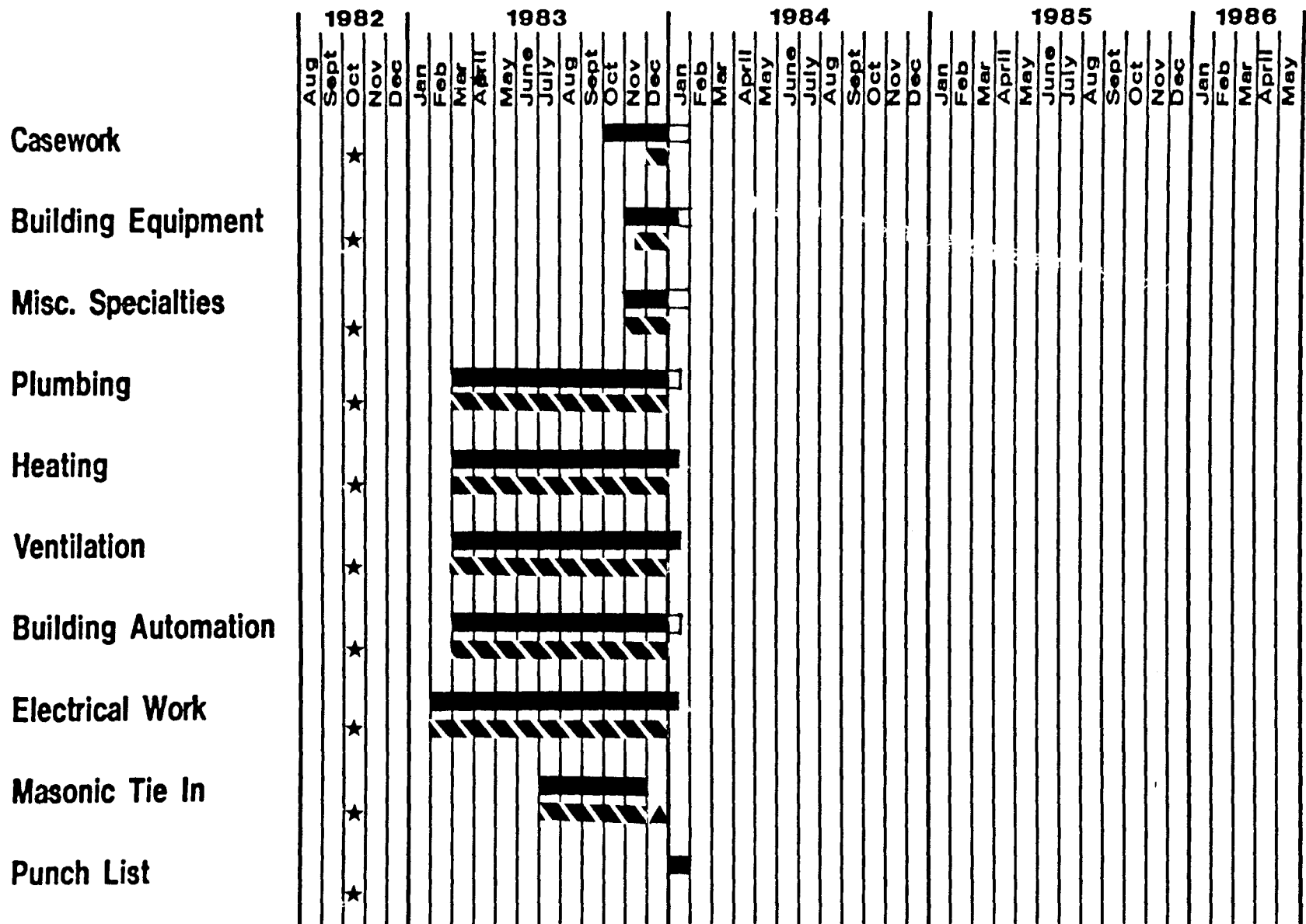
Bid Package #34 - Final Clean Up





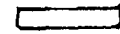
# University of Minnesota Hospital and Clinics Radiation Therapy Construction Schedule



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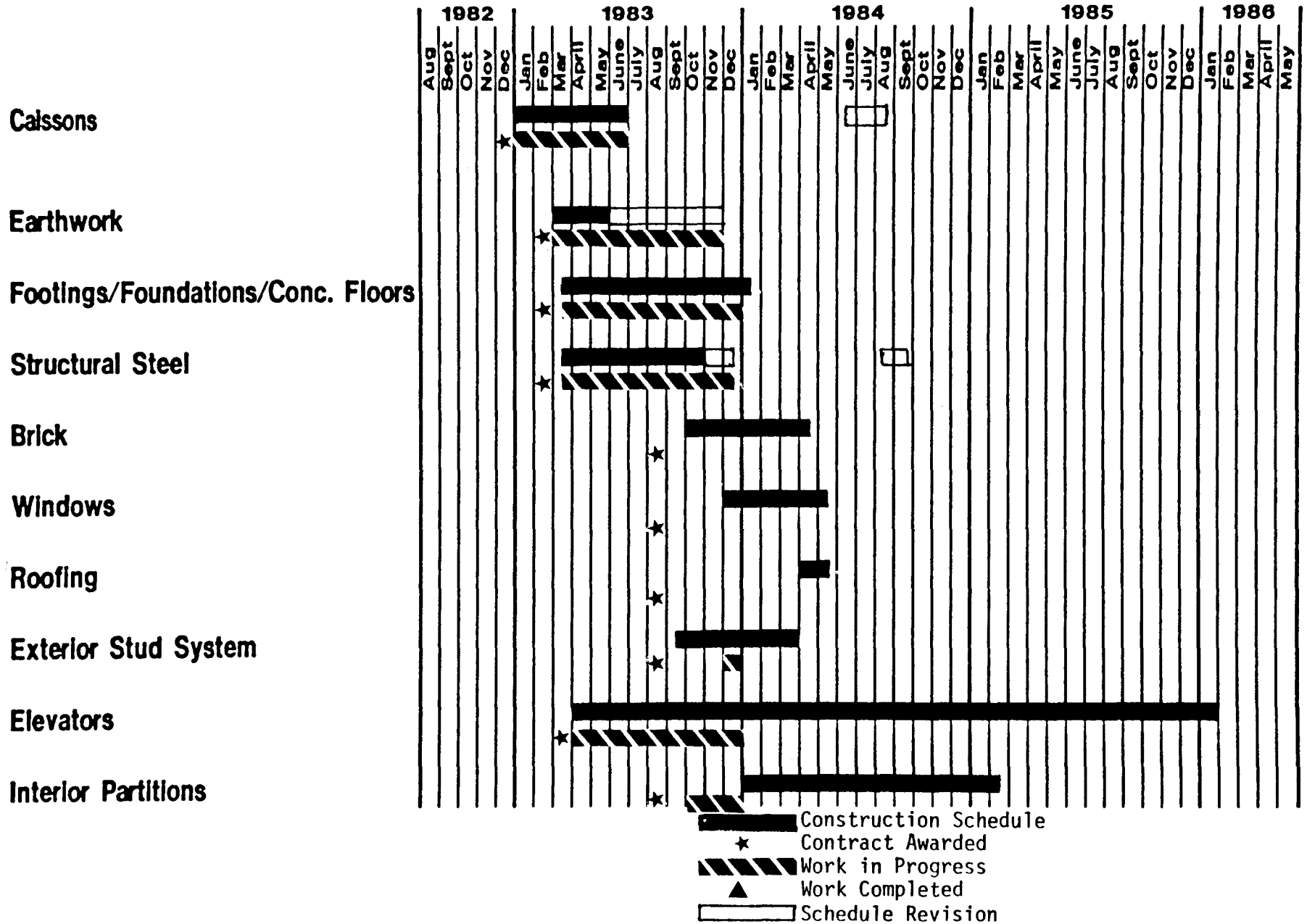
# University of Minnesota Hospital and Clinics Radiation Therapy Construction Schedule



 Construction Schedule  
 Contract Awarded  
 Work in Progress  
 Work Completed  
 Schedule Revision

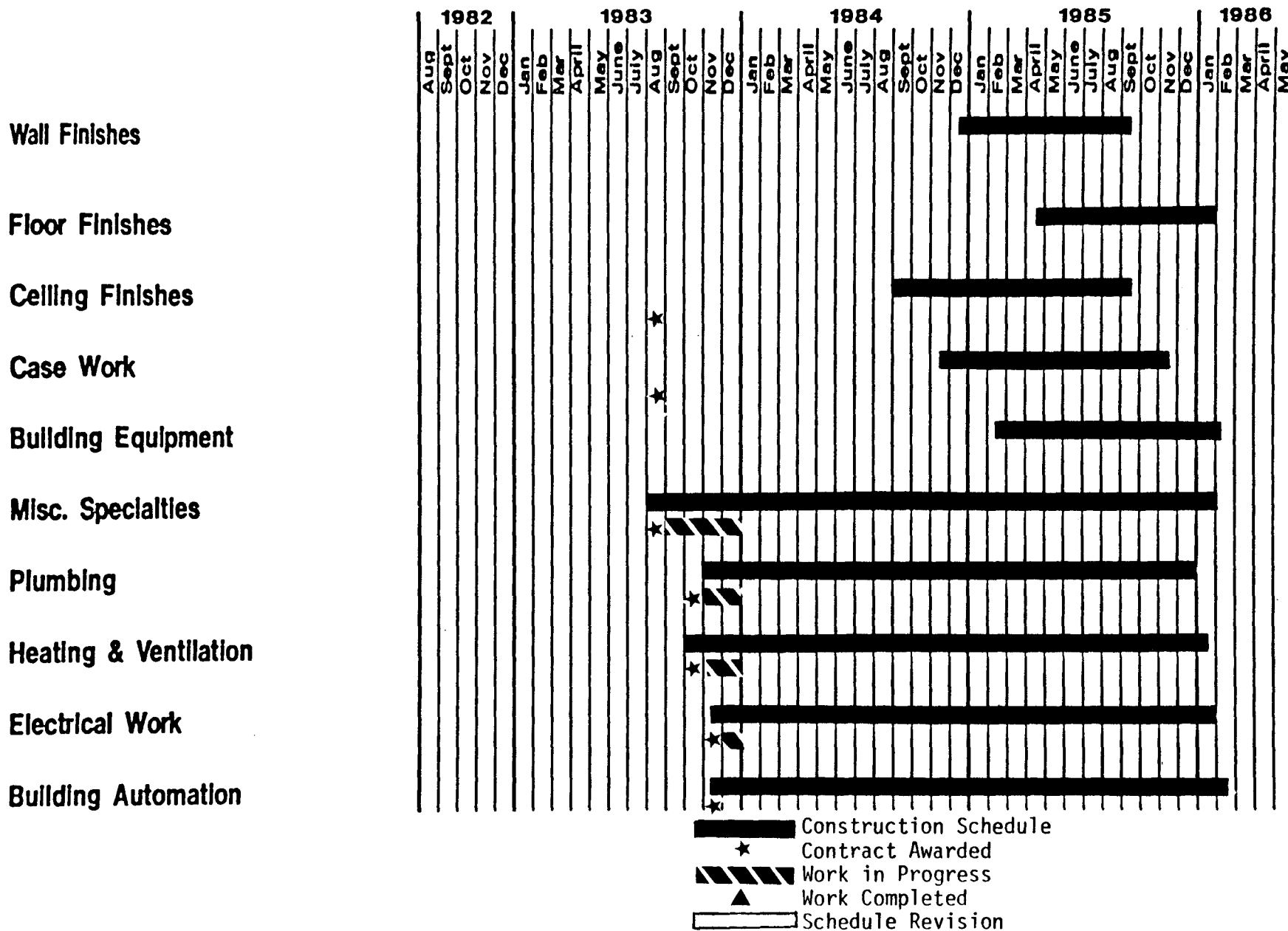
28

# University of Minnesota Hospital and Clinics Unit J Construction Schedule



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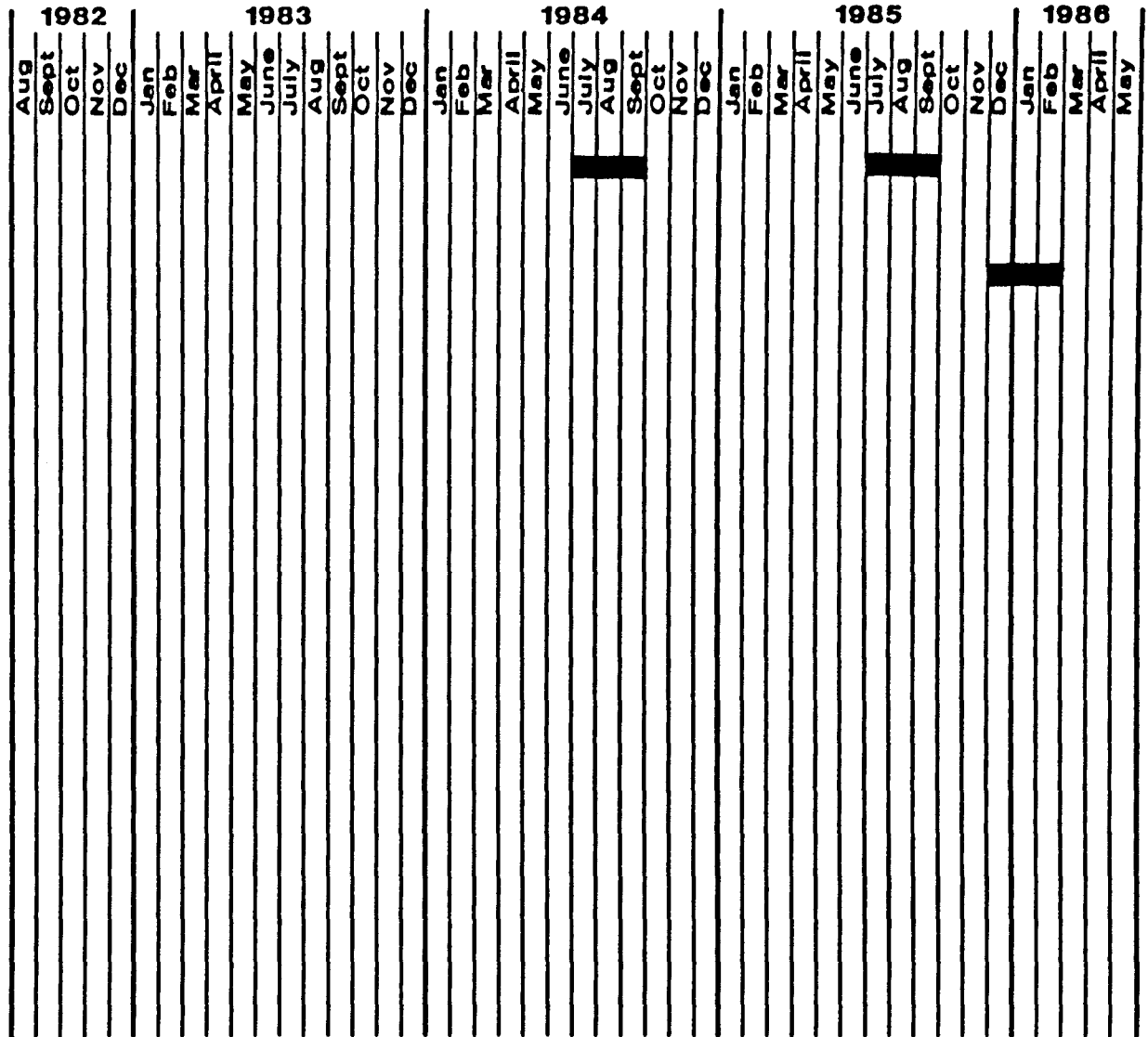
# University of Minnesota Hospital and Clinics Unit J Construction Schedule



# University of Minnesota Hospital and Clinics Unit J Construction Schedule

Sitework & Landscaping

Punch List



- █ Construction Schedule
- ★ Contract Awarded
- ▨ Work in Progress
- ▲ Work Completed
- Schedule Revision



UNIVERSITY HOSPITALS RENEWAL PROJECTPROJECT BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Building Costs	\$ 69,671,681	\$ 3,116,555	\$ 72,788,236
Construction Manager General Conditions	5,561,780	(1,191,873)	4,369,907
Construction Manager Contingency	5,269,250	( 89,675)	5,179,575
Construction Manager Non-Building Costs	1,444,050	( 388,000)	1,056,050
Construction Manager Reimbursables	788,230	92,652	880,882
Contracted Radiation Therapy Work	1,971,800	(1,971,800)	0
Construction Manager Fee/Personnel Expense	7,460,000	96,109	7,556,109
Construction Manager Bond	525,000	0	525,000
Revisions to Bid Packages	0	( 100,690)	(100,690)
<b>TOTAL CERTIFIED CONSTRUCTION PRICE</b>	<b>\$ 92,691,791</b>	<b>\$ ( 436,722)</b>	<b>\$ 92,255,069</b>
 <u>NON-BUILDING COSTS</u>			
Owner's Contingency	\$ 2,257,004	\$ 436,722	\$ 2,693,726
Site Work	2,139,764		2,139,764
Architect/Engineering Fee	7,260,327		7,260,327
Owner Consultants	1,938,539		1,938,539
Insurance, Fees, Permits, Expenses	2,535,336	150,000	2,685,336
Communication Systems	1,000,000		1,000,000
Moveable Equipment & Furniture	13,250,000		13,250,000
Remodeling Costs	1,677,000		1,677,000
Prior Construction Manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805		52,805
<b>TOTAL NON-BUILDING COST</b>	<b>\$ 32,610,775</b>	<b>\$ 436,722</b>	<b>\$ 33,047,497</b>
 <b>TOTAL PROJECT BUDGET</b>	<b>\$ 125,302,566</b> =====	<b>\$ 0</b> =====	<b>\$ 125,302,566</b> =====

UNIVERSITY HOSPITALS RENEWAL PROJECT II

BUDGET DISTRIBUTION REPORT

PAGE 1

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P.'S # 1-5	B.P. #8	B.P. #9	B.P. #10	B.P. #11	B.P. #12
Excavation	1,437,615		1,437,615	935,000					
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745						21,225
Misc. Metals	871,650		871,650						10,000
Int. Subdivision	6,116,114	(94,732)	6,321,382						219,157
Finishes	3,003,337	(104,160)	2,819,177						80,645
Equipment	3,572,015	(65,000)	3,507,015						107,410
Conveying Systems	3,429,821	(160,628)	3,269,193						
Plumbing	4,760,760	112,000	4,872,760					288,960	
Fire Protection	1,051,600	(1,150)	1,063,530					66,452	
HVAC	14,965,340	(564,500)	14,400,840					811,390	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282				586,018		
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715	123,665					
General Conditions	5,561,700	(11,470)	5,550,230	27,753	63,600				
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050	388,000					
Reimbursables	788,230	92,652	880,882						
Bld Package #9	1,971,800		1,971,800			1,971,800			
C.M. Fee & Expenses	7,460,000	96,109	7,556,109						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(336,032)</b>	<b>92,355,749</b>	<b>1,474,418</b>	<b>60,000</b>	<b>1,971,800</b>	<b>546,804</b>	<b>1,119,009</b>	<b>428,667</b>
Workmans' Comp.	--			-0-	3,600	-0-	39,134	77,793	29,800
Revisions to B.P.'s			(100,690)	--	--	127,093	23,759	51,077	56,900
Revised CCP			92,255,069	1,474,418	60,000	2,098,893	570,643	1,170,086	485,567

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UNIVERSITY HOSPITALS RENEWAL PROJECT II  
BUDGET DISTRIBUTION REPORT

PAGE II

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #13	B.P. #14	B.P. #15	B.P. #16	B.P. #17	B.P. #18
Excavation	1,437,615		1,437,615	30,000		446,549			
Foundations	930,237		930,237	67,060		843,177			
Structure	8,410,710	2,608	8,413,318		5,772,397	2,605,921			
Exterior	5,761,165	(136,606)	5,624,559						4,299,676
Moisture Protection	614,395	10,970	625,365			68,580			492,709
Carpentry	317,745		317,745						72,966
Misc. Metals	871,650		871,650		396,000				45,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						293,931
Finishes	3,003,337	(184,160)	2,819,177						139,882
Equipment	3,572,015	(65,000)	3,507,015						
Conveying Systems	3,429,621	(160,628)	3,269,193				1,637,061		
Plumbing	4,760,760	112,000	4,872,760			91,200			
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Int. Connections	276,000		276,000						
Sitework	650,000	57,550	707,550			73,261			
Renovations	292,715		292,715			109,050			
General Conditions	5,561,780	(11,470)	5,550,310	20,200	12,500	123,000	20,700	154,750	10,500
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	96,109	7,556,109						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(336,032)</b>	<b>92,355,759</b>	<b>117,450</b>	<b>5,717,330</b>	<b>4,142,700</b>	<b>1,591,451</b>	<b>150,100</b>	<b>5,133,135</b>
Workmans' Comp.	--			7,010	463,567	218,030	66,310	4,642	221,609
Revisions to B.P.'s			(100,690)	69,257	110,402	301,106	730		109,000
Revised CCP			92,255,069	186,707	5,827,732	4,443,806	1,592,181	150,100	5,242,135

**UNIVERSITY HOSPITALS RENEWAL, PROJECT II**  
**BUDGET DISTRIBUTION REPORT**

PAGE III

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #19	B.P. #20	B.P. #21	B.P. #22	B.P. #23	B.P. #24
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,600	8,413,310						
Exterior	5,761,165	(136,606)	5,624,559	1,310,226	14,657				
Moisture Protection	614,325	10,970	625,365						
Carpentry	317,745		347,745	12,823	219,933				
Misc. Metals	871,650		871,650	20,000	323,800				
Int. Subdivision	6,415,114	(94,732)	6,321,382	3,486,112	2,163,337				
Finishes	3,003,337	(184,160)	2,819,177	320,248		638,999			
Equipment	3,572,015	(65,000)	3,507,015		2,147,260				
Conveying Systems	3,429,821	(160,628)	3,269,193						
Plumbing	4,760,700	112,000	4,872,760						
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	(11,470)	5,550,310	35,000	127,000	15,000			
Contingency	5,269,250	(89,675)	5,179,575						
Non-building	1,441,050		1,441,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #2	1,971,800		1,971,800						
C.M. Fee & Expenses	7,450,000	96,109	7,556,109						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(336,032)</b>	<b>92,355,759</b>	<b>4,986,427</b>	<b>4,790,219</b>	<b>624,951</b>			
Workmans' Comp.	--			197,982	205,768	29,048			
Revisions to B.P.'s			(100,690)	(219,253)	17,135	(25,386)			
<b>Revised CCP</b>			<b>92,255,069</b>	<b>4,767,174</b>	<b>4,807,354</b>	<b>599,565</b>			

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**UNIVERSITY HOSPITALS RENEWAL PROJECT II**  
**BUDGET DISTRIBUTION REPORT**

PAGE IV

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #25	B.P. #26	B.P. #27	B.P. #28	B.P. #29	B.P. #30
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745				14,595		
Misc. Metals	871,650		871,650					20,000	
Int. Subdivision	6,416,174	(94,732)	6,321,302						
Finishes	3,003,337	(184,160)	2,819,177						
Equipment	3,572,015	(65,000)	3,507,015	920,159			128,330		
Conveying Systems	3,429,821	(160,628)	3,269,190		526,200	1,105,932			
Plumbing	4,760,760	112,000	4,872,760				4,000,080		
Fire Protection	1,064,680	(1,150)	1,063,530						997,078
HVAC	14,965,440	(564,500)	14,400,940					13,559,550	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	(11,470)	5,550,310	2,000			71,000	420,000	10,000
Contingency	5,269,250	(89,675)	5,179,575						
Non-building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
RFI Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	96,109	7,556,109						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,731</b>	<b>(336,032)</b>	<b>92,355,759</b>	<b>922,159</b>	<b>526,200</b>	<b>1,105,932</b>	<b>4,074,994</b>	<b>13,442,531</b>	<b>966,885</b>
Workmans' Comp.	--			41,706	-0-	-0-	139,011	557,019	40,193
Revisions to B.P.'s			(100,690)	80,775	--	--	4,213	45,341	225
Revised CCP			92,255,069	1,002,934	526,200	1,105,932	4,079,207	13,487,872	967,110

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UNIVERSITY HOSPITALS RENEWAL PROJECT II

BUDGET DISTRIBUTION REPORT

PAGE V

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #31	B.P. #32	B.P.	B.P.	B.P.	BUDGET REMAINING
Excavation	1,437,615		1,437,615						18,066
Foundations	930,237		930,237						20,000
Structure	8,410,710	2,608	8,413,318						35,000
Exterior	5,761,165	(136,606)	5,624,559						-0-
Moisture Protection	614,395	10,970	625,365						63,996
Carpentry	347,745		347,745						6,203
Misc. Metals	871,650		871,650						56,850
Int. Subdivision	6,416,114	(94,732)	6,321,382						138,815
Finishes	3,003,337	(184,160)	2,819,177						1,639,403
Equipment	3,572,015	(65,000)	3,507,015		83,335				120,491
Conveying Systems	3,429,821	(160,628)	3,269,193						-0-
Plumbing	4,760,760	112,000	4,872,760		385,000				107,520
Fire Protection	1,064,680	(1,150)	1,063,530						-0-
HVAC	14,965,440	(564,500)	14,400,940						-0-
Building Automation	2,800,000	600,000	3,400,000	3,400,000					-0-
Electrical	10,067,282		10,067,282		9,385,491				95,773
Link Connections	276,000		276,000						276,000
Sitework	650,000	57,550	707,550						634,289
Renovations	292,715		292,715						60,000
General Conditions	5,561,780	(11,470)	5,550,310		127,400				4,369,907
Contingency	5,269,250	(89,675)	5,179,575						5,179,575
Non-building	1,444,050		1,444,050						1,056,050
Reimbursables	788,230	92,652	880,882						880,882
BID Package #2	1,971,800		1,971,800						-0-
C.M. Fee & Expenses	7,450,000	96,109	7,556,109						7,556,109
C.M. Bond	525,000		525,000						525,000
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(336,032)</b>	<b>92,355,759</b>	<b>3,400,000</b>	<b>9,579,450</b>				
Workmans' Comp.	--			-0-	401,776				
Revisions to B.P.'s			(100,690)	(873,664)	20,600				
Revised CCP			92,255,069	2,526,336	9,600,050				22,839,959

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GILBANE-MORTENSON  
UNIVERSITY OF MINNESOTA  
BUDGET CONTROL REPORT

DECEMBER 30, 1983

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #1 thru #7 Initial Construction Phase I	1,474,418	1,474,418	1,460,887	1,474,418	-0-	1,474,418	-0-
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	67,430	60,000	55,036	55,036	-0-	55,036	4,964
BP #9 - Rad. Ther. & Mas. Tower, Civ. Struct. & Bldg. Enc. Arkay Const. Co.	1,929,654	2,055,573	2,042,514	2,024,621	908	2,025,529	30,044
BP #10 - Rad. Ther. Masonic Tower-Elec. Hayes Cont., Inc.	549,619	574,592	296,701	339,599	451	339,599	234,542
BP #11 - Rad. Ther. Masonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,284	1,150,443	686,906	721,682	34,706	721,682	428,761
BP #12 - Rad. Ther. Masonic Tower-Arch. Knutson Const. Co.	428,667	484,974	394,224	522,038	127,814	522,038	(37,064)
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	188,118	276,229	276,229	-0-	276,229	(88,111)

GILBANE-MORTENSON  
UNIVERSITY OF MINNESOTA  
BUDGET CONTROL REPORT

DECEMBER 30, 1983

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	5,794,340	4,656,767	4,679,229	26,452	4,679,229	1,115,111
BP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,463,479	2,958,523	3,881,007	922,484	3,881,007	582,472
BP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,591,451	454,752	1,610,000	1,155,248	1,610,000	(18,549)
BP #17 - Unit J Material/Personnel Hoists Advance Equip. Co.	150,108	150,108	13,110	129,344	116,234	129,344	20,764
BP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,242,135	177,000	5,170,600	4,993,600	5,170,600	71,535
BP #19 - Struct. Studs Insul, Drywall & Plaster Olympic Wall Systems, Inc.	4,986,427	4,767,174	169,936	4,302,110	4,132,174	4,302,110	465,064
BP #20 - Interior General Const. Knutson Const. Co.	4,790,219	4,801,594	33,264	4,719,875	4,686,611	4,719,875	81,719



GILBANE-MORTENSON  
UNIVERSITY OF MINNESOTA  
BUDGET CONTROL REPORT

DECEMBER 30, 1983

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #21 - Acoustical Ceilings Acoustics Assoc., Inc.	624,951	599,565	1,872	499,220	497,348	499,220	100,345
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,934	-0-	1,236,450	1,236,450	1,236,450	233,516
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	500,000	526,200	-0-	526,200	526,200	526,200	-0-
BP #27 - Material Transport System		1,105,932	-0-	1,105,932	1,105,932	1,105,932	-0-
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,079,207	-0-	4,125,950	4,125,950	4,125,950	(46,743)
BP #29 - HVAC Axel Newman Htg. & Plumbing Co.	13,442,531	13,410,846	-0-	9,105,400	9,105,400	9,105,400	4,305,446
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	967,110	-0-	706,941	706,941	706,941	260,169

GILBANE-MORTENSON  
UNIVERSITY OF MINNESOTA  
BUDGET CONTROL REPORT

DECEMBER 30, 1983

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>OVERRUN (UNDERRUN)</u>
BP #31 - Bldg. Automation System Honeywell, Inc.	3,400,000	2,526,336	-0-	2,526,336	2,526,336	2,526,336	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	9,579,450	63,400	6,413,400	6,350,000	6,413,400	3,166,050
Insurance Workmans' Comp.	-0-	2,823,678	189,156	1,390,552	1,201,396	1,390,552	(27,166)
Subtotals	65,708,862	69,419,657	13,926,277	57,542,169	43,578,635	57,543,077	10,415,837
Gen.Cond. & Reim.	6,350,010	6,350,010	317,040	6,350,010	6,032,970	6,350,010	-0-
Personnel & Fee	7,403,233	7,483,233	1,757,900	7,483,233	5,725,333	7,483,233	-0-
TOTALS	<u>79,462,105</u>	<u>83,252,900</u>	<u>16,001,217</u>	<u>71,375,412</u>	<u>55,337,938</u>	<u>71,376,320</u>	<u>10,415,837</u>



UNIVERSITY OF MINNESOTA  
TWIN CITIES

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

March 7, 1984

TO: PLANNING AND DEVELOPMENT COMMITTEE, BOARD OF GOVERNORS

Clint Hewitt  
Lynn Hornquist  
William Krivit, M.D.  
John LaBree, M.D.  
Virgil Moline  
C. Edward Schwartz  
I. Dodd Wilson, M.D.

Staff: Ed Howell  
Nancy Janda  
Mark Koenig

FROM: Al Hanser, Committee Chair

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

Wednesday, March 14, 1984  
10:30 A.M.  
Dining Room III  
University Hospitals

The agenda for the meeting is enclosed.

AH/sds

Enclosure

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PLANNING AND DEVELOPMENT COMMITTEE

BOARD OF GOVERNORS

Wednesday, March 14, 1984

Dining Room III

University Hospitals

10:30 A.M.

Agenda

- I. Minutes - January 11, 1984 (Approval)
- II. Report on Annual Hospital Giving  
- Mr. Ken Merwin (Information)
- III. Update on Unit J Development Feasibility Study  
- Mr. C. Edward Schwartz/Mr. Ken Merwin (Discussion)
- IV. Utilization of Unit J Surplus (Discussion)  
- Mr. C. Edward Schwartz/Mr. Mark Koenig
- V. Planning Process for Mayo/Heart Renovations (Approval)  
- Mr. Mark Koenig
- VI. Other

Minutes

PLANNING AND DEVELOPMENT COMMITTEE

Board of Governors

University of Minnesota Hospitals and Clinics

January 11, 1984

CALL TO ORDER: Mr. David Cost, Board of Governors Chair, called the meeting to order at 10:42 a.m. January 11, 1984 in Hospital Dining Room III.

ATTENDANCE: Present: David Cost, Chair  
Al Hanser  
William Krivit, M.D.  
John LaBree, M.D.  
Virgil Moline  
C. Edward Schwartz  
I. Dodd Wilson, M.D.

Absent: Harry Atwood  
Clint Hewitt

Staff: Mark Koenig  
Ron Werft

Guests: Cliff Fearing  
Jeanne Hartnett  
Ed Howell  
Nancy Janda  
Ken Merwin

UTILIZATION OF UNIT "J" SURPLUS: Mr. Ed Schwartz reported on the plan for utilization of Unit "J" surplus which is being presented to the Board of Regents later this week. Discussion focused on the December Board recommendation to proceed with design efficiencies and shell space. Dr. William Krivit pointed out that no State funding had been solicited nor utilized in the construction of Unit "J" and indicated the uniqueness of this situation among academic health centers. Discussion followed on the need to proceed with the development of Unit "J" shell space. Mr. Schwartz reported that the information will be presented to the Board of Regents Physical Plant and Investment Committee on January 12th, and it is anticipated that it will be presented to the Board of Regents on January 13th for approval of the expenditure of up to \$3.4 million.

RENEWAL  
PROJECT  
UPDATE:

Mr. Mark Koenig reported on the progress and completion of Unit J. He noted that there were no significant changes in savings nor schedule since the December presentation to the Planning and Development Committee. Mr. Koenig reported that Therapeutic Radiology space would be completed later this month and would be open for patient care in the late spring or early summer. Discussion followed on the potential delays to the project due to severe weather. It was pointed out that weather delays were built into the construction estimate and it was not anticipated that weather would have a negative impact on final completion date. Mr. Koenig reported that the potential total savings on the Unit J project remains at \$11.6 million plus contingencies.

UNIT "J"  
INTERIORS:

Mr. Ron Werft introduced Ms. Jeanne Hartnett of Hartnett & Associates, the interior design consultant to the University Hospitals Renewal Project. Mr. Werft reported that the interior designs had been developed since April, 1981 and that the process for review included an Interiors Task Force comprised of hospital department heads and an administrative review group. He added that other groups had provided input on specific departmental applications. Mr. Werft noted that the general criteria established by the task force included operational impact, aesthetics, patient comfort and safety, cost, and infection control. He noted that the majority of interior design recommendations had been established for walls, floors, and ceilings, and for the vast majority furnishings. Mr. Werft added that remaining items to be considered by the task force included patient room cubicle curtains and window dressings and the consideration of add alternatives pending Regents approval of the utilization of surplus recommendation.

Ms. Jeanne Hartnett presented the interior design and furnishing recommendations for Unit J to the committee. Her report included public spaces including the central lobby, family waiting areas, and patient day rooms, surgery waiting, patient rooms, the Board of Governors room, the cafeteria finishes, and consultation/on-call rooms. It was suggested that an overview of the interior finishes and color schemes be presented to the full Board of Governors at a future date as well as more detailed perspectives on the Board Room.

UNIVERSITY  
HOSPITALS  
PURCHASING  
POLICIES:

Mr. Ed Howell and Mr. Ed Schwartz reported on University Hospitals Purchasing Policies approved by the Board of Governors at their December meeting indicating that the policies would be presented to the Board of Regents later this week. It was indicated that the changes endorsed by the Board of Governors in December had been incorporated into the current set of adopted policies.

1983  
ANNUAL  
REPORT:

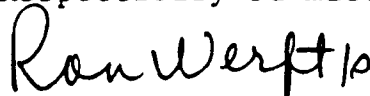
Mr. Ron Werft reported on the development of University Hospitals first annual report. He reported that Brum & Anderson, Public Relations, Inc., had assisted with the development of the report the purpose of which was to meet a public accountability responsibility and to respond to survey findings regarding University Hospitals image in the community. He reported that a number of themes were incorporated into the report including University Hospitals as a patient centered institution, University Hospitals as a referral center with primary care capabilities, University Hospitals as a full service health care facility for second opinions and on-campus consults, University Hospitals as a teaching hospital, and University Hospitals staff qualifications. He added that other components expected of an annual report would be included such as a list of financial donors and financial statements.

Discussion followed on the difficulty in portraying University Hospitals primary care capabilities given differences in admitting policies among departments. It was indicated that marketing should proceed along the lines reported and that the policy considerations of required referrals should be addressed.

It was indicated that the annual report would be distributed in February to patients, employees, staff, key citizens and regulatory groups, other health care institutions, and to selected public audiences.

ADJOURNMENT: There being no further business, the meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Ron Werft  
Executive Secretary





UNIVERSITY OF MINNESOTA  
TWIN CITIES

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

March 8, 1984

MEMORANDUM

TO: Planning and Development Committee  
Board of Governors

FROM: Ken Merwin *KEM*  
Director of Development

Contributions to University of Minnesota Hospitals and Clinics  
from July 1, 1983 through February 29, 1984 are as follows:

Cash received	\$292,851.97*
Deferred gifts	320,000.00
	<hr/>
TOTAL	\$612,851.97

\* Includes restricted contributions as follows:

Transplant Assistance Fund	\$ 76,248.63
Patients Fund	5,522.50
Variety Club Heart Hospital	12,242.20
Masonic Cancer Hospital	56,836.87
Research Accounts	16,958.00

As of March 1, contributions to the Patients Fund since its  
institution in late 1982 total \$9,722.30.

As of March 1, contributions to the Transplant Assistance  
Fund since its institution in late 1982 total \$90,099.95,  
of which \$70,934.50 are designated for specific patients or purposes  
and \$19,165.45 are undesignated.

/nd

# CRITERIA FOR UTILIZING UNIT "J" SURPLUS

NOVEMBER 22, 1983

The bid phase of Unit "J" is over 90% complete and it is evident that the Hospitals' portion of project surplus will approximate nine million dollars. The following criteria are intended for use by the Hospitals' and the University in determining how the surplus should be utilized. The final decision regarding surplus utilization rests with the Regents.

1. The project surplus should be utilized in such a manner that will minimize the need for price increases from patient sources (or allow for price decreases) between now and 1990.
2. The project surplus should be utilized in such a manner that will enhance hospital operating efficiency and reduce operating cost.
3. The project surplus should be utilized in a manner consistent with the terms set forth in the bonding indenture and all existing contracts or legal obligations.
4. The project surplus should be utilized in a manner that will enhance the Hospitals' competitive position and enhance the Hospitals' ability to generate new services at the cutting edge of tertiary care.
5. The project surplus utilization will occur in such a manner (timing) so as to allow for a fallback position in which a portion of the surplus could be diverted back into the project proper in the unlikely event that unforeseen expenses occur and established contingencies are exhausted.
6. The project surplus should be utilized in such a manner that will enhance the quality of patient care or minimize patient inconvenience (waiting, travel, confusion).
7. The project surplus should be utilized in a manner that considers the value of reinstatement of design elements and building systems that were previously reduced to meet project budget (elevators and wall finishes).
8. The project surplus should be utilized in a manner and configuration that will enable the Hospitals' to occupy the minimum amount of space required to accomplish its program.
9. The original planning guidelines that were reaffirmed by the Atwood Committee remain unchanged as follows:
  - A. Psychiatry, Rehab, Epilepsy, and OB beds should remain in existing facilities.
  - B. Departments originally planned to remain in existing facilities will not be reconsidered for location in Unit "J".
  - C. Variety Club Heart Hospital and Boynton Health Service will not be considered for high acuity tertiary inpatient beds because of location in relationship to Unit "J".
  - D. Masonic Cancer Center will continue to function at its present level and program.
  - E. Additional construction and/or remodeling will incorporate concepts for expansion in future construction phases.
  - F. Departments assigned to existing facilities will be housed in non-renovated spaces until funds are available for remodeling. The time frame for renovation has not been determined.

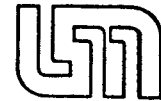
SUMMARY OF UNIT J UNFINISHED SPACE

AREA	GSF	FUNCTION TO WHICH SPACE HAS BEEN ALLOCATED	SPACE AVAILABLE FOR ASSIGNMENT
A	12,850	4,000 GSF committed to NMR program	8,850 GSF remains available for assignment.
B	1,330	Dedicated Radiation Therapy expansion for future linear accelerator	
C	250	Designed as expansion space for Radiation Therapy family waiting	3,870 GSF available for assignment.
D	3,870	None	
E	1,200	400 GSF assigned to pneumatic tube equipment room	800 GSF remains available for assignment.
F	640	None	640 available for assignment. Potential Nutrition expansion space.
G	550	None	550 GSF available for assignment. Location may restrict allocation to Nutrition or Materials Management.
H	1,090	None	1,090 available for assignment. Potential Nutrition expansion space. Location may restrict allocation to Nutrition or Materials Management.
L	420	None	420 GSF available for assignment. Limited access.
M	420	None	420 GSF available for assignment. Limited access.
K	420	None	420 GSF available for assignment. Limited access.
J	1,320	Designated for Pediatric Dialysis.	
O	168	Designed as access to Surgery Gallery	
	Total = 24,528 GSF	Total = 7,468 GSF Committed Space	Total = 17,060 GSF Available for Assignment

REVISED PROGRAM UNIVERSITY HOSPITALS RENEWAL PROJECT  
DEPARTMENTS RETAINED IN EXISTING BUILDINGS

DEPARTMENT	PROGRAM NSF 12/81
Coagulation Laboratory	3,727
Blood Bank	5,717
Satellite Laboratories	1,072
Patient Monitoring	2,178
Cafeteria	11,800
Cardiopulmonary Laboratories	6,159
Patient/Employee Services	2,612
Endoscopy	2,049
Environmental Services	9,061
Nursing Administration	2,725
Hospital Administration	2,272
Volunteer Services	2,515
	TOTAL 51,887

SCHEDULE FOR ALLOCATION OF UNIT J SAVINGS



University of Minnesota  
University Hospitals Renewal Project

	DEC '83	JAN '84	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV
	1 15	1 15	1 15	1 15	1 15	1 15	1 15	1 15	1 15	1 15	1 15	1 15
P&D, Board of Governors approve Unit J Savings Allocation Plan	★											
Board of Regents approve Unit J Savings Allocation Plan			★									
Additional elevators, E.R. enclosure, finish upgrade changes initiated			★									
Unit J shell space allocated and planned			████████████████████									
Shell space - construction					████████████████████							
Interview and select Programming Consultant for Mayo and existing buildings				██████████								
Select Architect for renovation of Mayo and existing buildings				██████████								
Update space programs for departments in Renovation plan				██████████	██████████							
Initiate Facilities assessment for Mayo, Variety, etc.					████████████████████							
Master Zoning and preparation of preliminary layouts for Renovation programs						████████████████████						
Prepare budget based on preliminary layouts								████████████				
Identify and analyze alternate uses of funds							████████████████					
Final recommendations to P&D, Board of Governors, for review and endorsement											★	
Final Recommendations to Regents											★	★

UNIVERSITY HOSPITALS RENEWAL PROJECT

PROGRESS REPORT

MARCH 1, 1984

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Construction Schedule, Radiation Therapy	16 -17
Construction Schedule, Unit J	18 -20
Project Budget	21
Budget Distribution Report	22 -26
Budget Control Report	27 -30

Cover Photo: South elevation of Unit J  
February 22, 1984

OVERVIEW

BID PACKAGE STATUS

Contracts awarded to date	27
Bid packages cancelled	2
Bid packages currently out for bid	3
Bid packages left to bid	2
<u>Total packages to be bid</u>	<u>34</u>

SCHEDULE STATUS

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

BUDGET STATUS

	Total Budget	Estimated Work/Fee to Date	Committed to Date	Percentage of Budget Committed	Paid to Date	Percentage of Budget Paid	Over(Under) Estimate	Percentage Over(Under) Estimate
Building Costs	\$ 92,349,290	\$ 83,628,995	\$ 73,187,975	79.3%	\$ 19,817,601	21.5%	(\$10,441,020)	(12.5%)
Non-Building Costs	\$ 32,953,276	\$ 13,449,267	\$ 13,449,267	40.8%	\$ 11,604,428	35.2%	-	-
<b>TOTAL</b>	<b>\$ 125,302,566</b>	<b>\$ 97,078,262</b>	<b>\$ 86,637,242</b>	<b>69.1%</b>	<b>\$ 31,422,029</b>	<b>25.1%</b>	<b>(\$10,441,020)</b>	<b>-</b>

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## PROGRESS REPORT

MARCH 1, 1984

### CONSTRUCTION ACTIVITIES

- . Therapeutic Radiology construction is substantially complete. The only work remaining is the final inspection, Owner requested change orders, and equipment installation restrictions.
  - . Structural steel erection is complete except for the northwest corner of Unit J. That portion will be constructed in the area currently occupied by the Therapeutic Radiology Department. When the Department's space in Unit J is occupied and the Mayo space demolished, this final section of the structure will be complete.
  - . Installation work continues on elevators #15 and 16. Temporary use of these two elevators by Trade Contractors is scheduled to begin in March, 1984.
  - . The double well hoist at the east end of the building was completed in February and is being used by the Trade Contractors for delivery of stock floor materials.
  - . Exterior brick work continues on the north and south elevations. Brick work on the north side should be complete by March 5, 1984. Architect Area C on the south side has been completed. Brick work on the east face is scheduled to begin in April, 1984.
  - . Roofing is complete on levels 4 and 5 at the southwest quadrant. Work will now move to eighth floor followed by the ninth level and the penthouse.
  - . Hollow metal door frames are scheduled for March delivery. Electrical and mechanical closets throughout the building will be constructed upon the arrival of these door frames.
  - . The following bid packages have been prepared and sent out for bid:
    - #22 - Quarry tile, ceramic tile, terrazzo, epoxy flooring
    - #23 - Vinyl floor tile, carpet, vinyl base, stair treads
    - #24 - Paint, vinyl wall fabric
- Bids will be opened on March 28, 1984 and contracts awarded in April, 1984.
- . The installation of rain water leaders is following roofing progress. The rain leaders will be connected to the south side storm sewers by mid-March, 1984.
  - . Well drilling continues. The well is currently down about 350 feet. Pumping is expected to start during March, 1984.
  - . HVAC work is progressing. Duct risers are complete from the Basement to Level Four. Horizontal duct work will begin in the Basement during the first week of March. The heating and cooling main runs are being installed in the Level One ceiling.



# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

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

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Radiation Therapy & Masonic Tower, Civil, Structural and Building Enclosure	9	\$2,000,000	\$1,971,800	\$( 28,200)	Bay Mills \$16,900 Economy Concrete Placer \$12,510 Allied Steel \$11,127.28	Dunsheath Construction \$50,000	Arkay Construction Co. Minneapolis, Mn.
Radiation Therapy & Masonic Tower, Electrical	10	\$ 546,884	\$ 308,668	\$(238,216)	Barber Electric Company \$529.72 Reco Supply Lampco Supply \$733.00 M&M Electric, Inc \$14,736.48 Total-\$16,000	Barber Electric Company \$1,992.27 M&M Electric Company \$4,373.52 Total-\$6,365.79	Hayes Contractors, Inc. Minneapolis, Mn.
Radiation Therapy & Masonic Tower Mechanical	11	\$1,119,016	\$ 682,000	\$(437,016)	Sarah, Inc. \$35,000	Sarah, Inc. \$39,342.11	Axel Newman Heating & Plumbing Company St. Paul, Mn.
Radiation Therapy & Masonic Tower Architectural	12	\$ 444,233	\$ 468,440	\$+ 24,207	TCM Construction \$25,840		Knutson Construction Minneapolis, Mn.
Drilled Piers	13	\$ 117,450	\$ 271,991	\$+154,541	Allied Steel & Engineering \$9,100 Infield Welding \$4,825.00		Layne Minnesota Company Minneapolis, Mn.
Structural Steel	14	\$5,720,738	\$4,600,000	\$(1,120,738)	S.L.K. Construc. Co., Inc. \$242,950.00	S.L.K. Construc. Co., Inc. \$485,389.00	L.L. LeJeune Co. Minneapolis, Mn.

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

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

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

DESCRIPTION	BID PACK #	ESTIMATE	LOW BID	VARIANCE	S.E.D. FIRMS	MINORITY FIRMS	CONTRACTOR
Structural Studs, Insulation, Drywall & Plaster	19	\$ 4,754,374	\$4,289,310	\$ (465,064)	Reyes Drywall System \$215,000		Olympic Wall Systems Minnetonka, Mn.
Interior General Construction	20	\$ 5,087,767	\$4,708,500	\$ (379,267)	Lance Service, Inc. \$53,000 T.C.M. Construction \$262,500	Allied Steel & Engineering \$800.00 S.L.K. \$97,544.00	Knutson Construction Minneapolis, Mn.
Acoustical Ceilings	21	\$ 598,065	\$ 497,720	\$ (127,231)	Glanton Construction \$25,000		Acoustics Associates Minneapolis, Mn.
Contract not yet awarded	22						
Contract not yet awarded	23						
Contract not yet awarded	24						
Kitchen Equipment	25	\$ 922,159	\$1,236,450	\$ 314,291	Lang Custom Metals \$65,898.00		Aslesen's Minneapolis, Mn.
Pneumatic Tube System (PTS)	26	\$ 500,000	\$ 441,000	\$ (59,000)	Wilson Electric \$22,200.00		Quantum Industries, Inc. Santa Rosa, Ca.
Material Transport System (MTS)	27	\$1,500,000	\$1,350,000	\$ (150,000)	Wilson Electric \$55,000.00		Mosler-An American Standard Company Wayne, New Jersey

# UNIVERSITY HOSPITALS RENEWAL PROJECT

## CONTRACT AWARD SUMMARY

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

UNIVERSITY HOSPITALS RENEWAL PROJECT

CONSTRUCTION RPOGRESS REPORT

Bid Package #1 - 7

Contract Awards	\$1,460,887.00	
Cost To Date	1,460,887.00	100% Complete

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

Bid Package #8 - Temporary Electric Substation Installation

Contractor: Gombold Electric, Incorporated, St. Paul, Mn.

Contract Award:	\$51,166.00	Cost To Date:	\$55,036.00
Total Cost:	55,036.00	100% Complete	

Scope of Work: To provide a Temporary Electrical Sub-station to expand power source for construction with specific power station points for Trade Contractors.

This work is complete.

Bid Package #9 - Radiation Therapy - Civil and Structural

Contractor: Arkay Construction Company, Minneapolis, Mn.

Contract Award:	\$1,971,800.00	Cost To Date:	\$2,020,721.00
Net Changes:	52,821.00	99.5% Complete	
Total Cost:	2,024,621.00		

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

Sixteen Change Orders have been issued to Arkay Construction Company making a total adjustment of \$52,821.00 to the Contract amount. The adjustments include balancing of all allowance items.

The work under Bid Package #9 is complete except for the installation of floor tile in elevators #1 and #2. Punch list inspection was February 29, 1984.

Bid Package #10 - Radiation Therapy - Electrical

Contractor: Hayes Electrical Division, Minneapolis, Mn.

Contract Award:	\$308,666.00	Cost To Date:	\$366,521.00
Net Changes:	68,888.00	97.1% Complete	
Total Cost:	377,554.00		

Scope of Work: Electrical installation for Radiation Therapy.

Fifty-eight (58) Change Estimates have been issued to date of which thirty (30) have resulted in Change Orders to Bid Package #10 Contract, totaling \$68,888.00

The work under Bid Package #10 is complete except for punch list items and numerous changes that the Owner has requested. Punch list inspection was February 29, 1984.

Bid Package #11 - Radiation Therapy - Heating and Plumbing

Contractor: Axel Newman Heating and Plumbing Co., Minneapolis, Mn.

Contract Award:	\$682,000.00	Cost To Date:	\$732,316.00
Net Changes:	63,711.00	98.2% Complete	
Total Cost:	745,711.00		

Scope of Work: Heating and plumbing for Radiation Therapy.

Forty-three (43) Change Estimates have been issued to date of which twenty-eight (28) have resulted in Change Orders to Bid Package #11 Contract, totaling \$63,711.00.

The work under Bid Package #11 is complete except for punch list items and changes that the Owner has requested. Final punch list inspection was February 29, 1984.

Bid Package #12 - Radiation Therapy - Architectural and Specialties

Contractor: Knutson Construction Company, Minneapolis, Mn.

Contract Award:	\$468,440.00	Cost To Date:	\$529,921.00
Net Changes:	92,285.00	95.5% Complete	
Total Cost:	560,725.00		

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

Sixty-two (62) Change Estimates have been issued to date of which thirty-five (35) have resulted in Change Orders to Bid Package #12 Contract, totaling \$92,285.00. The remaining Change Estimates are awaiting quotations from Knutson or Owner action.

The work under Bid Package #12 is complete except for punch list items and numerous changes that the Owner has requested. There also remains a question as to whether or not 30 of the wood doors are acceptable. Knutson is having a representative from American Woodworking Institute come to the project site to inspect the doors. Punch list inspection was February 29, 1984.

Bid Package #13 - Drilled Piers (Main Structure)

Contractor: Layne, Minnesota, Minneapolis, Minnesota

Contract Award:	\$271,991.00	Cost to Date:	\$276,228.00
Net Changes:	4,237.50	100% Complete	
Total Cost:	276,228.50		

This Contract is complete and final payment has been made.

Bid Package #14 - Structural Steel (Main Structure)

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

Contract Award:	\$4,600,000.00	Cost To Date:	\$4,679,916.00
Net Changes:	125,962.00	99% Complete	
Total Cost:	4,725,962.00		

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

Twenty-six (26) Change Estimates have been issued to date. Twenty-one (21) Change Estimates have resulted in a net increase totaling \$125,962.00.

The work under Bid Package #14 is complete with the exception of the new construction work at the northwest corner of Unit J (location of the old Radiation Therapy Clinic).

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

Contractor: Lovering Associates, Incorporated, Minneapolis, Minnesota

Contract Award:	\$3,561,700.00	Cost To Date:	\$3,391,006.00
Net Changes:	383,479.00	85.9% Complete	
Total Cost:	3,945,179.00		

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

Sixty-three (63) Change Estimates have been issued to Bid Package #15. Fifty-two (52) Change Estimates resulted in Change Orders increasing their contract by \$383,479.00.

The work under Bid Package #15 is substantially complete. Remaining work would be as follows: (1) Complete the remaining topping at Level two, (2) Complete the fireproofing and (3) new construction work that will take place at the northwest corner of Unit J. (Where the old Radiation Therapy exists.)

Bid Package #16 - Elevators

Contractor: Gust. Lagerquist and Sons, Inc., Minneapolis, Mn.

Contract Award:	\$1,610,000.00	Cost To Date:	\$521,133.00
Net Changes:	730.00	32.3% complete	
Total Cost:	1,610,730.00		

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

The installation of elevator cars #15 and #16 is now in progress. The doors and door frames for the above mentioned cars have been installed from Level three to Level eight. Elevator motors and equipment has been installed in the penthouse for the cars mentioned above. Temporary use of the elevators is scheduled for mid-March.



Bid Package #17 - Material/Personnel Hoists

Contractor: Advance Equipment Company, Minneapolis,

Contract Award:	\$129,344.00	Cost To Date:	\$30,049.00
Net Changes:	-0-	23% Complete	
Total Cost:	129,344.00		

Double well hoist is now complete and was put into service for Contractor's use on February 1, 1984.

Bid Package #18 - Building Enclosures

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

Contract Award:	\$5,170,600.00	Cost To Date:	\$531,900.00
Net Changes:	-0-	10.3% Complete	
Total Cost:	\$5,170,600.00		

Scope of Work: Building enclosure.

The work under Bid Package #18 is progressing very well. The radial brick problem has been corrected. Brick is now complete from level four to eight roof, from Grid 2 to 6 south elevation. Brick is being installed from Level four to eight roof, from Grid 1 to 7 north elevation. Brick is also being installed from Level four to eight roof, from Grid 1 to 7 north elevation. Brick is also being installed from Level four to eight roof, from Grid 8 to 10 south elevation. Roofing has started.

Bid Package #19 - Structural Studs

Contractor: Olympic Wall Systems, Minnetonka, Mn.

Contract Award:	\$4,302,110.00	Cost To Date:	\$468,476.00
Net Changes:	15,000.00	10.8% Complete	
Total Cost:	4,317,110.00		

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

The work under Bid Package #19 is showing good progress. The installation of the exterior wall panels is now complete from Level four to eight roof, Grids 1 to 7 north and south elevation. Also, the panels from Level four to eight roof, Grids 7 to 10 south elevation have been completed. Panels are now being installed from Level four to eight roof, Grids 10 to 15 south elevation.

Bid Package #20 - Interior General Construction

Contractor: Knutson Construction Company, Minneapolis, Mn.

Contract Award:	\$4,719,875.00	Cost To Date:	\$ 43,600.00
Net Changes:	5,760.00	1% Complete	
Total Cost:	4,725,635.00		

Scope of Work: Interior General Construction.

Submittal process and shop drawings. Hollow metal door frames are scheduled for delivery beginning in late March.

Bid Package #21 - Acoustical Ceilings

Contractor: Acoustics Associates, Minneapolis, Mn.

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

Scope of Work: Acoustical Ceilings.

Submittal process and shop drawings are complete.

Bid Packages #22, #23, and #24 - Interior Finishes were prepared and issued for bidding on February 27, 1984. Bid date is March 28, 1984 for all three packages.

Bid Package #25 - Food Service Equipment

Contractor: Aslesen Company, Minneapolis, Mn.

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

Preparing shop drawings.

Bid Package #26 - Pneumatic Tube System

Contractor: Quantum Industries, Incorporated, Santa Rosa, California

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

Preparing shop drawings.

Bid Package #27 - Material Transport System

Contractor: Mosler Systems Division, Wayne, New Jersey

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

Preparing shop drawings.

Bid Package #28 - Plumbing and Medical Gases

Contractor: Harris Mechanical Contracting, St. Paul, Minnesota

Contract Award:	\$4,125,950.00	Cost To Date: \$	386,906.00
Net Changes	-0-	9.4% Complete	
Total Cost:	4,125,950.00		

Harris is continuing to install rain water leaders and branches, sanitary piping on Level three and Level four. The rain water system should be completed before the end of March. Core drilling is progressing behind the layout effort. Shop drawings are coming along very well. The well drilling is progressing, they are down about 350 feet and expect to start pumping during the week of March 5, 1984.

Bid Package #29 - Heating, Ventilation and Air Conditioning

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

Contract Award:	\$9,105,400.00	Cost To Date:	\$306,306.00
Net Changes:	77,026.00	3.3% Complete	
Total Cost:	9,182,426.00		

The work under Bid Package #29 is proceeding at a very good pace. Duct risers are now complete from Basement up through Level four. The installation of horizontal duct work will start at Basement Level the first week of March. The installation of heating and cooling risers has started in pipe shaft at Stair F. The condensate pipe runs are being installed in the trenches at Basement Level. The heating and cooling mains are being installed at Level one ceiling.

Bid Package #30 - Fire Protection System

Contractor: Carlson Automatic Fire Protection, Burnsville, Mn.

Contract Award:	\$706,947.00	Cost To Date:	\$59,633.00
Net Changes:	-0-	8% Complete	
Total Cost:	706,947.00		

The work under Bid Package #30 has finally started with a very good all out effort. Work is being done on both levels; Basement and First floors. Branch mains, vertical risers, and hose cabinet drops are being installed. Sprinkler drops and heads are being installed at Basement Level.

Bid Package #31 - Building Automation System

Contractor: Honeywell Incorporated, Edina, Minnesota

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

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

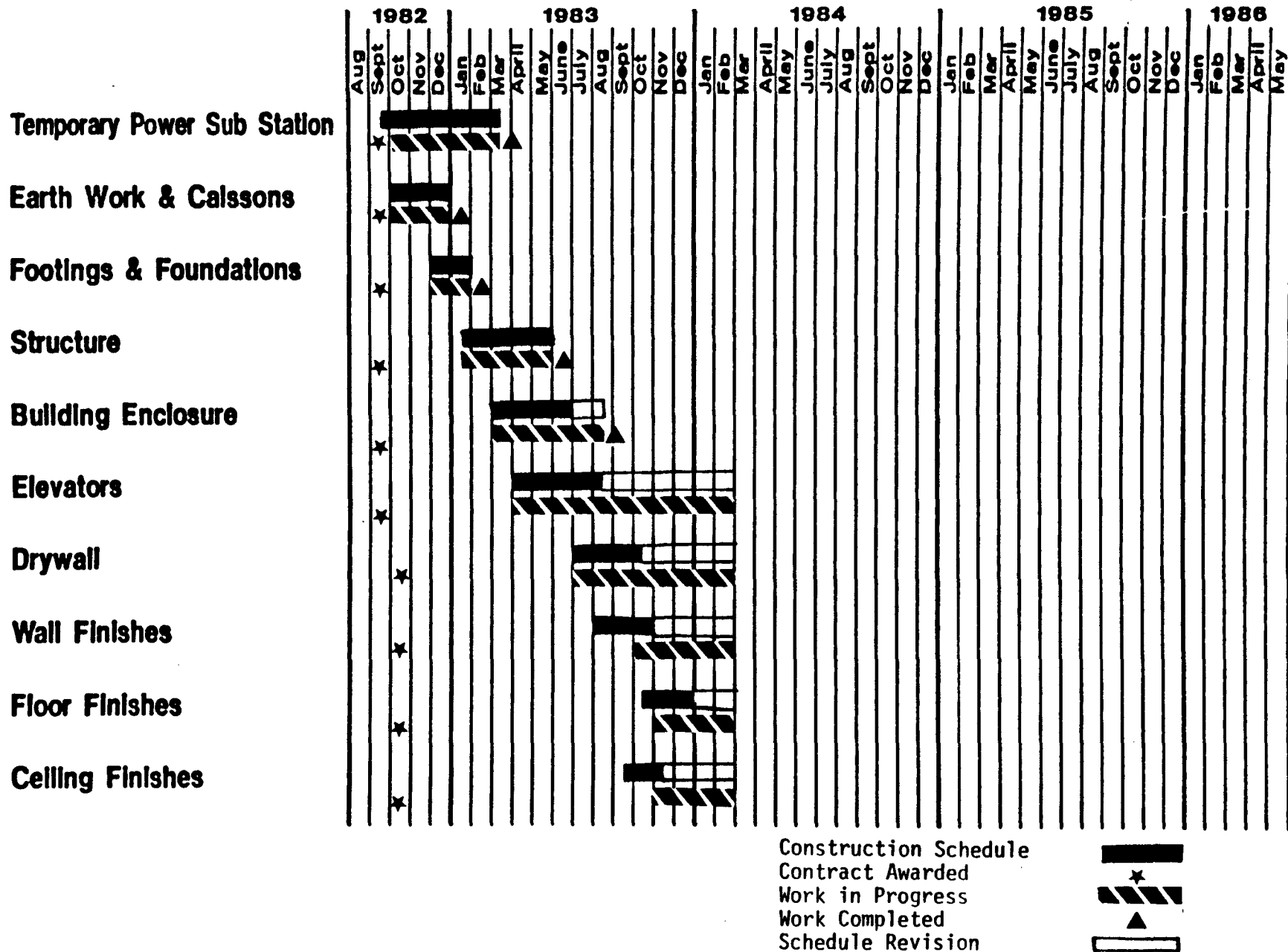
Bid Package #32 - Electrical

Contractor: Commonwealth Electric Company, Minneapolis, Mn.

Contract Award:	\$6,413,400.00	Cost To Date:	\$341,928.00
Net Changes:	-0-	5.3% Complete	
Total Cost:	\$6,413,400.00		

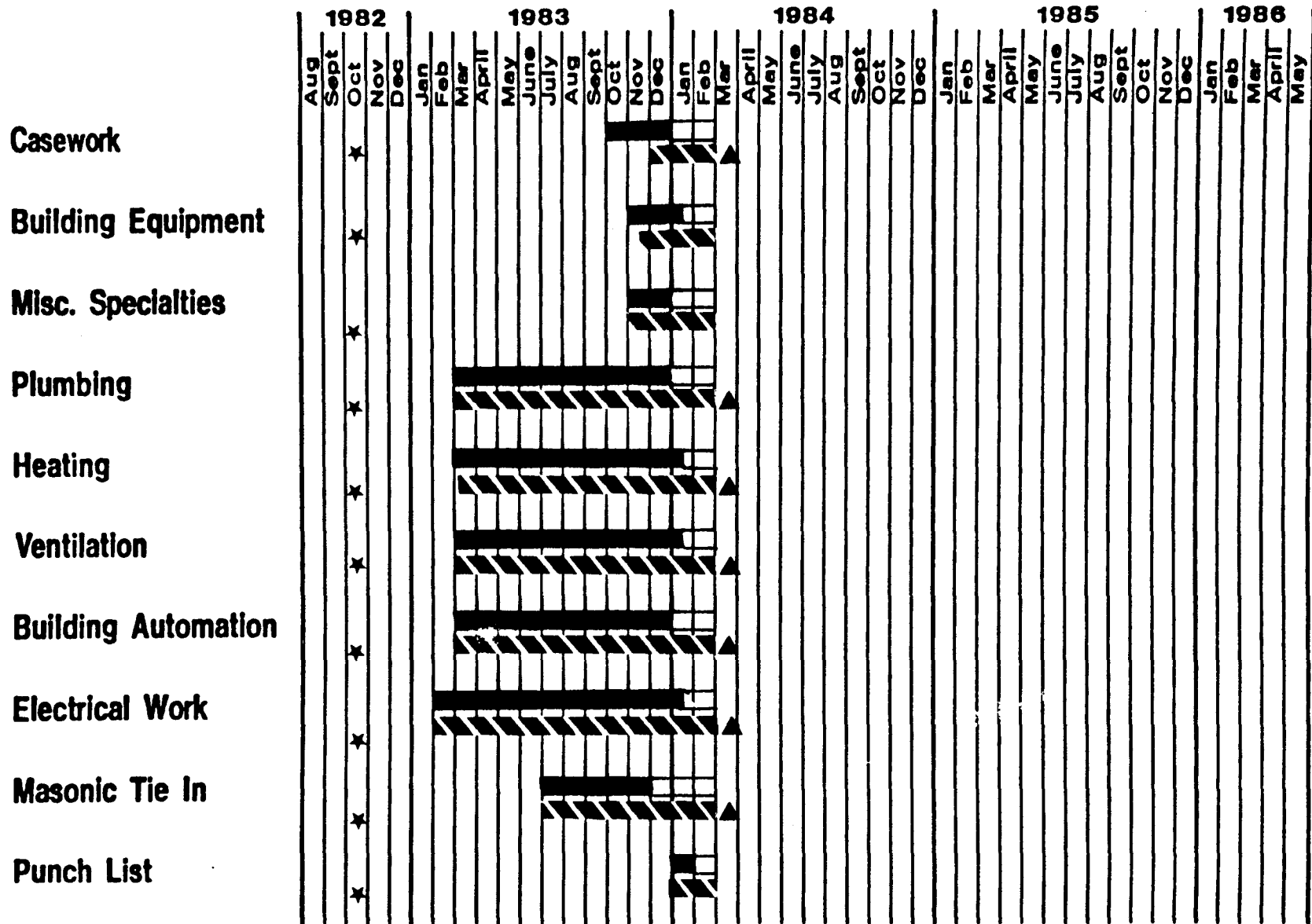
The work under Bid Package #32 is coming along very well. Feeder conduits are continuing in the Basement as well as First and Second floors. Elevators #15, #16 and #17 are now connected to temporary power. All branch circuits are progressing with wall installation. Back boxes and tap boxes are being installed as electrical equipment rooms are being constructed.

# University of Minnesota Hospital and Clinics Radiation Therapy Construction Schedule

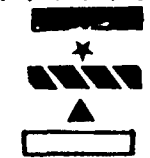


Construction Schedule  
 Contract Awarded ★  
 Work in Progress ▨  
 Work Completed ▴  
 Schedule Revision ▭

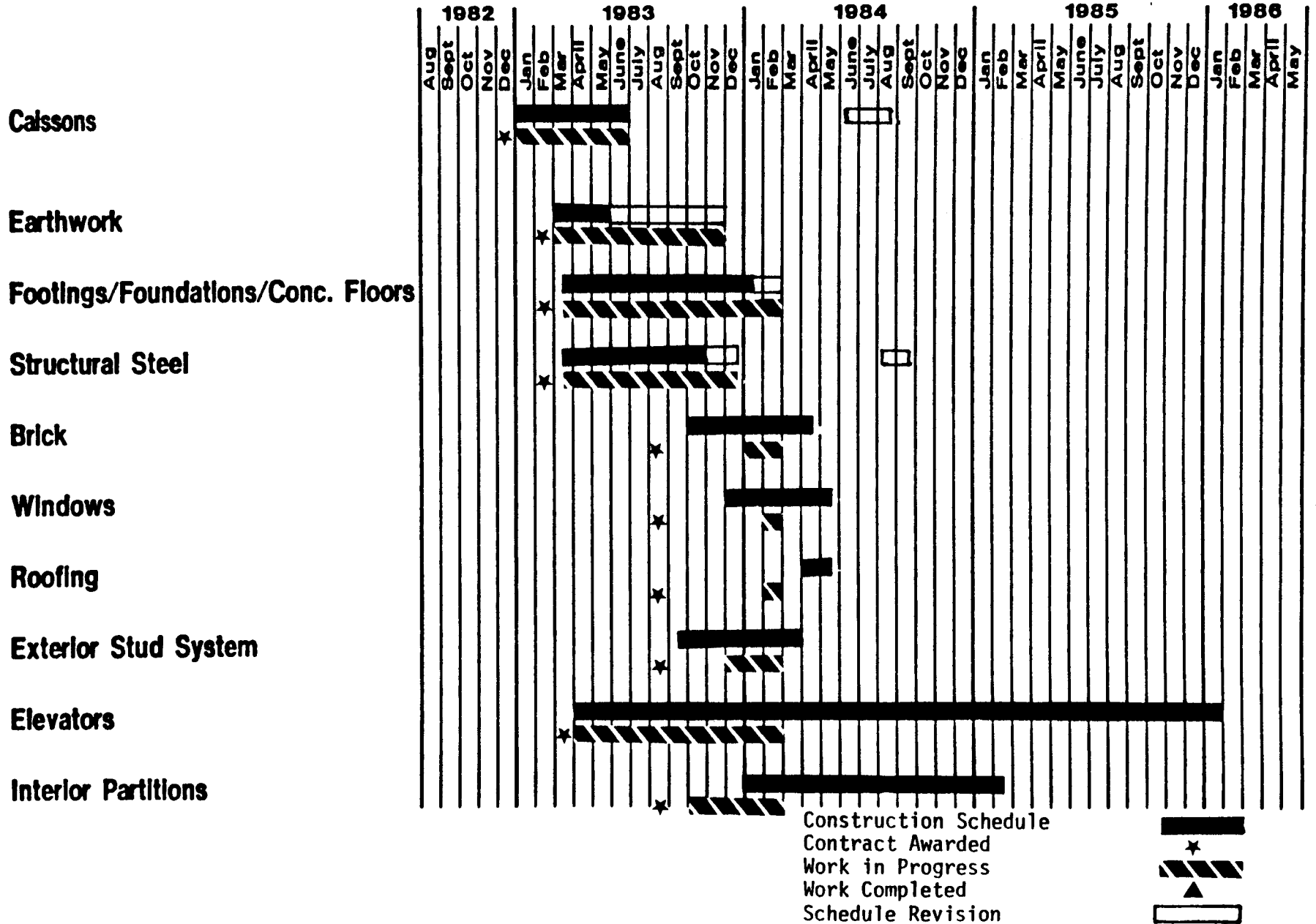
# University of Minnesota Hospital and Clinics Radiation Therapy Construction Schedule



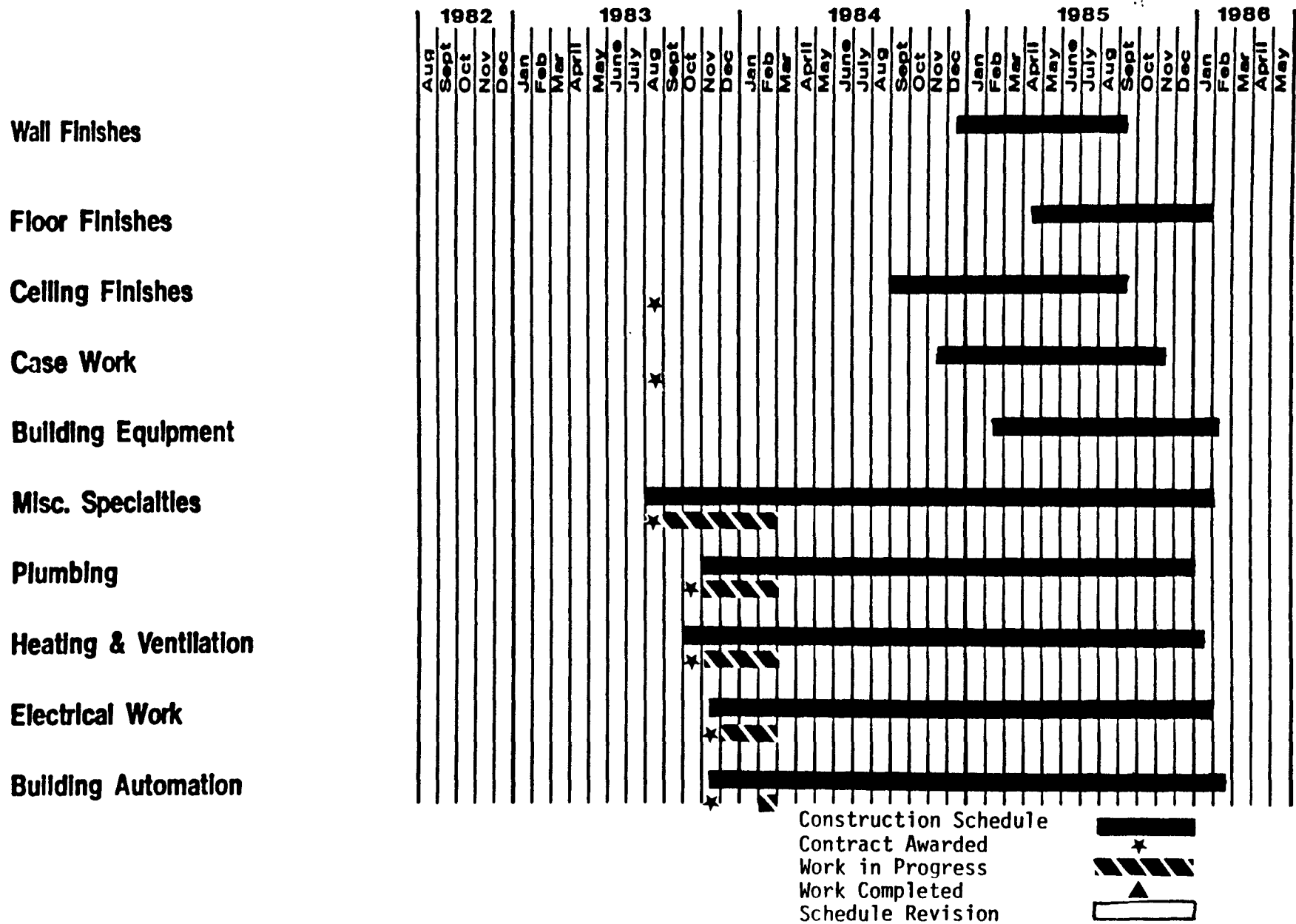
Construction Schedule  
 Contract Awarded  
 Work in Progress  
 Work Completed  
 Schedule Revision



# University of Minnesota Hospital and Clinics Unit J Construction Schedule



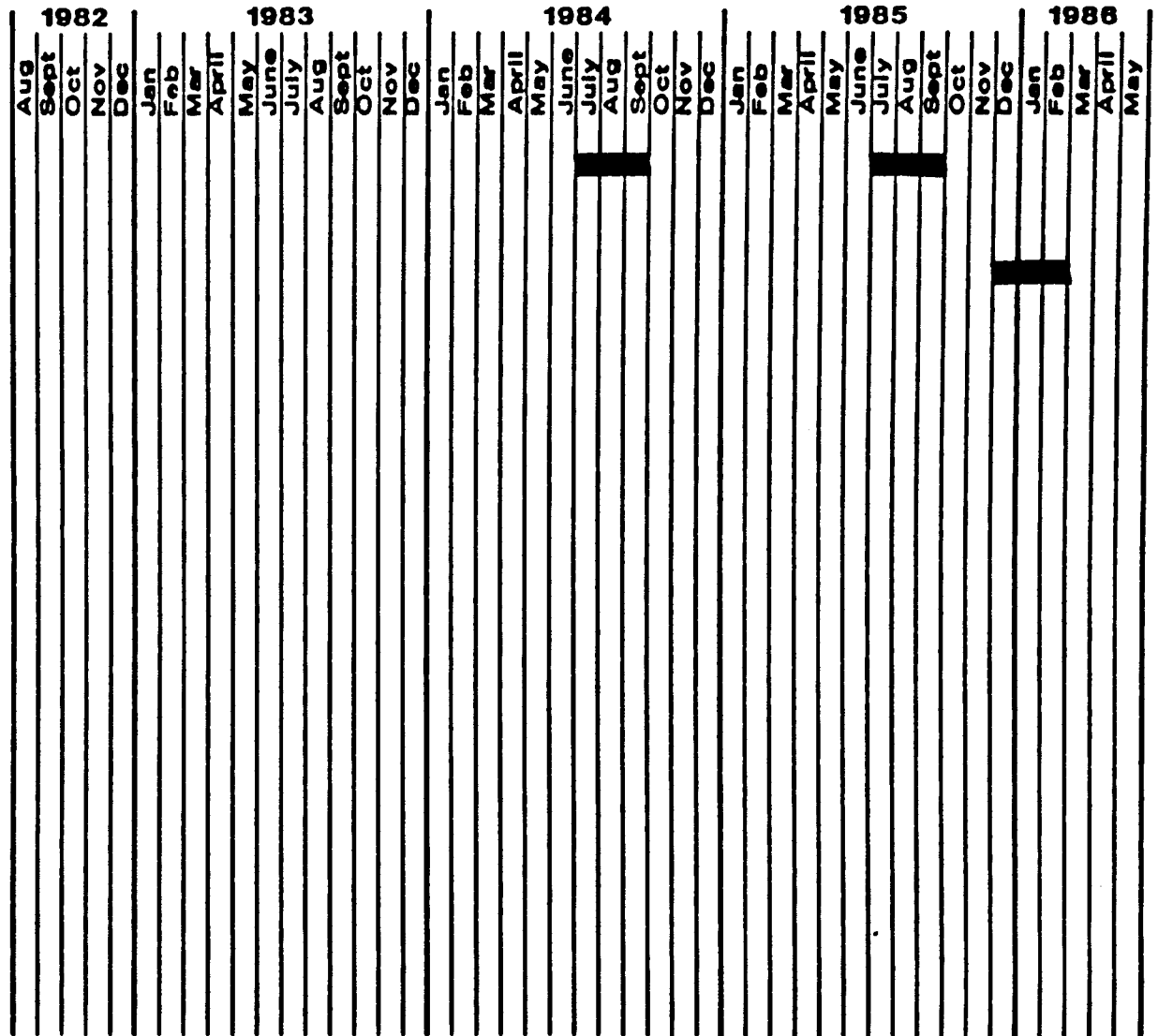
# University of Minnesota Hospital and Clinics Unit J Construction Schedule



# University of Minnesota Hospital and Clinics Unit J Construction Schedule

Sitework & Landscaping

Punch List



Construction Schedule  
 Contract Awarded  
 Work in Progress  
 Work Completed  
 Schedule Revision





UNIVERSITY HOSPITALS RENEWAL PROJECTPROJECT BUDGET

<u>CERTIFIED CONSTRUCTION PRICE</u>	<u>ORIGINAL BUDGET</u>	<u>REVISIONS TO BUDGET</u>	<u>CURRENT BUDGET</u>
Building Costs	\$ 69,671,681	\$ 3,176,355	\$ 72,848,036
Construction Manager General Conditions	5,561,780	(1,243,751)	4,318,029
General Manager Contingency	5,269,250	( 89,675)	5,179,575
Construction Manager Non-Building Costs	1,444,050	( 388,000)	1,056,050
Construction Manager Reimbursables	788,230	92,652	880,882
Contracted Radiation Therapy Work	1,971,800	(1,971,800)	0
Construction Manager Fee/Personnel Expense	7,460,000	103,090	7,563,090
Construction Manager Bond	525,000	0	525,000
Revisions to Bid Packages	0	(21,372)	(21,372)
<b>TOTAL CERTIFIED CONSTRUCTION PRICE</b>	<b>\$ 92,691,791</b>	<b>\$ ( 342,501)</b>	<b>\$ 92,349,290</b>
 <u>NON-BUILDING COSTS</u>			
Owner's Contingency	\$ 2,257,004	\$ 342,501	\$ 2,599,505
Site Work	2,139,764		2,139,764
Architect/Engineering Fee	7,260,327		7,260,327
Owner Consultants	1,938,539		1,938,539
Insurance, Fees, Permits, Expenses	2,535,336	150,000	2,685,336
Communication Systems	1,000,000		1,000,000
Moveable Equipment & Furniture	13,250,000		13,250,000
Remodeling Costs	1,677,000		1,677,000
Prior Construction manager Fee	500,000	(150,000)	350,000
Prior Worker's Compensation	52,805		52,805
<b>TOTAL NON-BUILDING COST</b>	<b>\$ 32,610,775</b>	<b>\$ 342,501</b>	<b>\$ 32,953,276</b>
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 125,302,566</b>	<b>\$ 0</b>	<b>\$ 125,302,566</b>
	=====	=====	=====

**UNIVERSITY HOSPITALS RENEWAL PROJECT II**  
**BUDGET DISTRIBUTION REPORT\***

PAGE I

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. # 1-5	B.P. #8	B.P. #9	B.P. #10	B.P. #11	B.P. #12
Excavation	1,437,615		1,437,615	935,000					
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745						21,225
Misc. Metals	871,650		871,650						10,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						239,157
Finishes	3,003,337	(184,160)	2,819,177						80,645
Equipment	3,572,015	(65,000)	3,507,015						107,440
Conveying Systems	3,429,821	(160,628)	3,269,193						
Plumbing	4,760,760	112,000	4,872,760					288,960	
Fire Protection	1,064,680	(1,150)	1,063,530					66,452	
HVAC	14,965,440	(564,500)	14,400,940					841,390	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282				586,018		
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715	123,665					
General Conditions	5,561,780	(3,548)	5,558,232	27,753	63,600				
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050	388,000					
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800			1,971,800			
C.M. Fee & Expenses	7,460,000	103,090	7,563,090						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(321,129)</b>	<b>92,370,662</b>	<b>1,474,418</b>	<b>60,000</b>	<b>1,971,800</b>	<b>546,884</b>	<b>1,119,009</b>	<b>428,667</b>
Workmans' Comp.	--			-0-	3,600	-0-	39,134	77,793	29,800
Revisions to B.P.'s			(21,372)	--	--	131,360	42,358	51,263	76,561
Revised CCP			92,349,290	1,474,418	60,000	2,103,160	589,242	1,174,272	505,228

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.

**UNIVERSITY HOSPITALS RENEWAL PROJECT II**  
**BUDGET DISTRIBUTION REPORT \***

PAGE II

BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #13	B.P. #14	B.P. #15	B.P. #16	B.P. #17	B.P. #18
Excavation	1,437,615		1,437,615	38,000		446,549			
Foundations	930,237		930,237	67,060		843,177			
Structure	8,410,710	2,608	8,413,318		5,772,397	2,605,921			
Exterior	5,761,165	(136,606)	5,624,559						4,299,676
Maintenance Protection	614,395	10,970	625,365			68,580			492,789
Carpentry	347,745		347,745						72,966
Misc. Metals	871,650		871,650		396,000				45,000
Int. Subdivision	6,416,114	(94,732)	6,321,382						293,931
Finishes	3,003,337	(184,160)	2,819,177						139,882
Equipment	3,572,015	(65,000)	3,507,015						
Conveying Systems	3,429,821	(160,628)	3,269,193				1,637,061		
Plumbing	4,760,760	112,000	4,872,760			91,200			
Fire Protection	1,064,680	(1,150)	1,063,530						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550			73,261			
Renovations	292,715		292,715			109,050			
General Conditions	5,561,780	(3,548)	5,558,232	20,000	12,500	123,000	20,700	154,750	10,500
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Perishables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.H. Fee & Expenses	7,460,000	103,090	7,563,090						
C.H. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(321,129)</b>	<b>92,370,662</b>	<b>117,450</b>	<b>5,717,330</b>	<b>4,142,700</b>	<b>1,591,451</b>	<b>150,108</b>	<b>5,133,135</b>
Workmans' Comp.	--			7,810	463,567	218,038	66,310	4,642	211,609
Revisions to B.P.'s			(21,372)	69,257	125,715	318,398	730		109,000
Revised CCP			92,349,290	186,707	5,843,045	4,461,098	1,592,181	150,108	5,242,135

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.

**UNIVERSITY HOSPITALS RENEWAL PROJECT II**  
**BUDGET DISTRIBUTION REPORT \***

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BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #19	B.P. #20	B.P. #21	B.P. #22	B.P. #23	B.P. #24
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Exterior	5,761,165	(136,606)	5,624,559	1,310,226	14,657				
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745	12,823	219,933				
Misc. Metals	871,650		871,650	20,000	321,800				
Int. Subdivision	6,416,114	(94,732)	6,321,382	3,486,112	2,163,337				
Finishes	3,003,337	(184,160)	2,819,177	320,248		638,999			
Equipment	3,572,015	(65,000)	3,507,015		2,147,260				
Conveying Systems	3,429,821	(160,628)	3,269,193						
Plumbing	4,760,760	112,000	4,872,760						
Fire Protection	1,064,600	(1,150)	1,063,450						
HVAC	14,965,440	(564,500)	14,400,940						
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	(3,548)	5,558,232	35,000	127,000	15,000			
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	103,090	7,563,090						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(321,129)</b>	<b>92,370,662</b>	<b>4,986,427</b>	<b>4,790,219</b>	<b>624,951</b>			
Workmans' Comp.	--			197,982	205,768	29,048			
Revisions to B.P.'s			(21,372)	(219,253)	17,135	(25,386)			
Revised CCP			92,349,290	4,767,174	4,807,354	599,565			

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.

**UNIVERSITY HOSPITALS RENEWAL PROJECT II**  
**BUDGET DISTRIBUTION REPORT \***

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BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #25	B.P. #26	B.P. #27	B.P. #28	B.P. #29	B.P. #30
Excavation	1,437,615		1,437,615						
Foundations	930,237		930,237						
Structure	8,410,710	2,608	8,413,318						
Interior	5,761,165	(136,606)	5,624,559						
Moisture Protection	614,395	10,970	625,365						
Carpentry	347,745		347,745				14,595		
Misc. Metals	871,650		871,650					20,000	
Int. Subdivision	6,416,114	(94,732)	6,321,382						
Finishes	3,003,337	(184,160)	2,819,177						
Equipment	3,572,015	(65,000)	3,507,015	920,159			128,330		
Conveying Systems	3,429,821	(160,628)	3,269,193		526,200	1,105,932			
Plumbing	4,760,760	112,000	4,872,760				4,000,080		
Fire Protection	1,064,680	(1,150)	1,063,530						997,078
HVAC	14,965,440	(564,500)	14,400,940					13,559,550	
Building Automation	2,800,000	600,000	3,400,000						
Electrical	10,067,282		10,067,282						
Link Connections	276,000		276,000						
Sitework	650,000	57,550	707,550						
Renovations	292,715		292,715						
General Conditions	5,561,780	(3,548)	5,558,232	2,000			71,000	420,000	10,000
Contingency	5,269,250	(89,675)	5,179,575						
Non-Building	1,444,050		1,444,050						
Reimbursables	788,230	92,652	880,882						
Bid Package #9	1,971,800		1,971,800						
C.M. Fee & Expenses	7,460,000	103,090	7,563,090						
C.M. Bond	525,000		525,000						
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>(321,129)</b>	<b>92,370,662</b>	<b>922,159</b>	<b>526,200</b>	<b>1,105,932</b>	<b>4,074,994</b>	<b>13,442,531</b>	<b>966,885</b>
Workmans' Comp.	--			41,706	-0-	-0-	139,011	557,019	40,193
Revisions to B.P.'s			(21,372)	80,775	--	--	4,213	45,341	225
Revised CCP			92,349,290	1,002,934	526,200	1,105,932	4,079,207	13,487,872	967,110

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.

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**BUDGET DISTRIBUTION REPORT\***

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BUDGET ITEM	ORIGINAL CCP	REVISIONS	REVISED CCP	B.P. #31	B.P. #32	B.P.	B.P.	B.P.	BUDGET REMAINING
Excavation	1,437,615		1,437,615						18,066
Foundations	930,237		930,237						20,000
Structure	8,410,710	2,608	8,413,318						35,000
Exterior	5,761,165	(136,606)	5,624,559						-0-
Moisture Protection	614,395	10,970	625,365						63,996
Carpentry	347,745		347,745						6,203
Misc. Metals	871,650		871,650						56,850
Int. Subdivision	6,416,114	(94,732)	6,321,382						138,815
Finishes	3,003,337	(184,160)	2,819,177						1,639,403
Equipment	3,572,015	(65,000)	3,507,015		83,335				120,491
Conveying Systems	3,429,821	(160,628)	3,269,193						-0-
Plumbing	4,760,760	112,000	4,872,760		385,000				107,520
Fire Protection	1,064,600	(1,150)	1,063,530						-0-
HVAC	14,965,440	(564,500)	14,400,940						-0-
Building Automation	2,800,000	600,000	3,400,000	3,400,000					-0-
Electrical	10,067,282		10,067,282		9,385,491				95,773
Link Connections	276,000		276,000						276,000
Sitework	650,000	57,550	707,550						634,289
Renovations	292,715		292,715						60,000
General Conditions	5,561,780				127,400				4,318,029
Contingency	5,269,250	(89,675)	5,179,575						5,179,575
Non-building	1,444,050		1,444,050						1,056,050
Reimbursables	788,230	92,652	880,882						880,882
Bid Package #9	1,971,800		1,971,800						-0-
C.M. Fee & Expenses	7,460,000	(3,548)	7,563,090						7,563,090
C.M. Bond	525,000		525,000						525,000
<b>TOTAL BUDGET</b>	<b>92,691,791</b>	<b>103,090</b>	<b>92,370,662</b>	<b>3,400,000</b>	<b>9,579,450</b>				
Workmans' Comp.	--			-0-	401,776				
Revisions to B.P.'s			92,349,290	(873,664)	20,600				22,795,062
Revised CCP				2,526,336	9,600,050				

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.

GILBANE-MORTENSON  
 UNIVERSITY OF MINNESOTA  
 BUDGET CONTROL REPORT \*  
 FEBRUARY, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #1 thru #7 Initial Construction Phase I	1,474,418	1,474,418	1,460,887	1,474,418	-0-	1,460,887	13,531
BP #8 - Temp. Elec. Sub. Installation Gombold Elec., Inc.	60,000	60,000	55,036	55,036	-0-	55,036	4,964
BP #9 - Rad. Ther. & Has. Tower, Civ. Struct. & Bldg. Inc. Arkey Const. Co.	1,892,928	2,062,614	2,020,721	2,024,621	13,900	2,034,621	27,993
BP #10 - Rad. Ther. Bosonic Tower-Elec. Hayes Cont., Inc.	546,884	609,294	366,521	377,554	11,033	377,554	231,740
BP #11 - Rad. Ther. Bosonic Tower-Mech. Axel Newman Heating & Plumbing Co.	1,119,009	1,174,472	732,316	745,711	13,395	745,711	428,761
BP #12 - Rad. Ther. Bosonic Tower-Arch. Knutson Const. Co.	428,667	505,875	529,921	560,725	30,804	560,725	(54,850)
BP #13 - Drilled Piers Layne Minnesota Co.	117,450	188,118	276,229	276,229	-0-	276,229	(88,111)

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 FEBRUARY, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
NP #14 - Unit J Structural Steel L. L. LeJeune Steel	5,717,330	5,841,073	4,679,916	4,725,962	46,046	4,725,962	1,115,111
NP #15 - Foundations and Concrete Lovering Assoc., Inc.	4,142,700	4,514,176	3,391,006	3,945,179	554,173	3,945,179	568,997
NP #16 - Unit J Elevators Gust. Lagerquist & Sons, Inc.	1,591,451	1,592,181	521,133	1,610,730	1,089,597	1,610,730	(18,549)
NP #17 - Unit J Material/Personnel Hoists Advance Equip. Co.	150,108	150,108	30,049	129,344	99,295	129,344	20,764
NP #18 - Building Enclosure Lovering Assoc., Inc.	5,133,135	5,242,135	531,900	5,170,600	4,638,700	5,170,600	71,535
NP #19 - Struct. Studs Insul, Drywall & Plaster Olympic Wall Systems, Inc.	4,986,427	4,782,174	468,476	4,317,110	3,848,634	4,317,110	465,064
NP #20 - Interior General Const. Knutson Const. Co.	4,790,219	4,807,354	43,600	4,725,635	4,682,035	4,725,635	81,719

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 FEBRUARY, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #21 - Acoustical Cellings Acoustics Assoc., Inc.	624,951	599,565	1,872	499,220	497,348	499,220	100,345
BP #25 - Food Service Equip. Aslesen Co.	922,159	1,002,934	-0-	1,236,450	1,236,450	1,236,450	(233,516)
BP #26 - Pneumatic Tube System Quantum Ind., Inc.	526,200	526,200	-0-	526,200	526,200	526,200	-0-
BP #27 - Material Transport System	1,105,932	1,105,932	-0-	1,105,932	1,105,932	1,105,932	-0-
BP #28 - Plumbing & Medical Gases Harris Mechanical Contracting Co.	4,074,994	4,079,207	386,906	4,125,950	3,739,044	4,125,950	(46,743)
BP #29 - HVAC Axel Heyman Htg. & Plumbing Co.	13,442,531	13,487,872	306,306	9,182,426	8,876,120	9,182,426	4,305,446
BP #30 - Fire Protection System Carlson Auto. Fire Protection Co.	966,885	967,110	59,633	706,941	647,308	706,941	260,169

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 BUDGET CONTROL REPORT \*  
 FEBRUARY, 1984

<u>CONTRACTOR</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>GROSS COMPLETED TO DATE</u>	<u>COMMITTED</u>	<u>ESTIMATED TO COMPLETE</u>	<u>PREDICTED FINAL COST</u>	<u>(OVERRUN) UNDERRUN</u>
BP #31 - Bldg. Automation System Honeywell, Inc.	2,526,336	2,526,336	-0-	2,526,336	2,526,336	2,526,336	-0-
BP #32 - Electrical Commonwealth Elec.	9,579,450	9,600,050	341,928	6,413,400	6,071,472	6,413,400	3,186,650
Insurance Workmans' Comp.	2,823,678	2,823,678	435,466	2,823,678	2,388,212	2,823,678	-0-
Subtotals	68,743,842	69,722,876	16,639,822	59,285,387	42,642,034	59,281,856	10,441,020
Gen. Cond. & Reim.	6,350,010	6,350,010	919,399	6,350,010	5,430,611	6,350,010	-0-
Personnel & Fee	7,403,233	7,556,109	2,258,380	7,556,109	5,297,729	7,556,109	-0-
<b>TOTALS</b>	<b>82,497,085</b>	<b>83,628,995</b>	<b>19,817,601</b>	<b>73,191,506</b>	<b>53,370,374</b>	<b>73,187,975</b>	<b>10,441,020</b>

\*Information obtained from Gilbane-Mortenson monthly report, March 1, 1984.