The University of Missouri-Columbia requests Project Approval for the University of Missouri Teaching Hospital – Patient Care Tower – Fit Out of 3rd and 4th Floor Shell Space Project. The total project budget is $11,287,715 and is funded from University of Missouri Health Care’s General Operating Fund Balance.

The design of the 310,475 gross square feet (gsf) MU Health Care Patient Care Tower (PCT), which opened in 2013, included six complete operating rooms and shell space to accommodate future growth. At the opening of PCT, four operating rooms in the original building were closed because they did not meet Centers for Medicare and Medicaid Services (CMS) requirements, relying on the new operating rooms to accommodate the volume at the time.

University Hospital realized 3.2% growth in surgical volumes in FY13 and 3.1% growth in FY14. To alleviate scheduling strain on the PCT operating rooms, two of the operating rooms in the existing building were modified to meet CMS requirements and re-opened as a short term solution. A planning study for the PCT fit out of the 3rd and 4th floors was completed by Christner, Inc. in November of 2014. When comparing Q1 and Q2 (July through December) from FY14 to FY15 the University Hospital operating rooms experienced an increase of 5.9% compared to 0.4% in the same period FY13 to FY14. This rate of growth is expected to continue due to implementation of the custom network insurance plan, faculty recruitment in surgical areas including general, surgical oncology, cardiothoracic, urology, and clinical integration with partners such as Columbia Surgical Associates and other private providers.

The project will fit out 15,408 gsf of shell space on the PCT 3rd and 4th floors. The 3rd floor 9,177 gsf shell space will be constructed for six additional operating rooms. A minimum of three rooms will be equipped at the completion of the project with the remaining three ready for equipment installation as additional operating rooms are necessary to meet growth. The 4th floor 6,231 gsf shell space will be constructed to accommodate five additional pre- & post-operative patient areas as well as work space to locate anesthesia providers adjacent to these surgical facilities. Construction of all available shell space at this time is more efficient and cost-effective than individual or future efforts, allows for coordination of vertical building systems between the 3rd and 4th floor, and minimizes disruption to patient care. The project will be designed to maintain the current LEED “Gold” designation of the PCT.

Treanor Architects, P.C., of Kansas City, Missouri is the recommended Architect for this project. This team demonstrated experience with similar operating room and other similar projects in the Kansas City area, and at the University of Missouri Teaching Hospital. The design team includes: The McClure Corporation, St. Louis, Missouri, for mechanical
and plumbing engineering; Antella Consulting Engineers, Inc., Kansas City, Missouri [MBE], for electrical engineering; and KH Engineering Group, P.C., Lenexa, Kansas, for structural engineering. The selection committee also interviewed Christner, Inc., St. Louis, Missouri and BSA Life Structures, Inc., St. Louis, Missouri.

The fee for basic architectural and engineering services has been determined by using the University of Missouri’s “Architectural and Engineering Basic Services Fee Estimating Guidelines” at 9.7% of construction cost of $4,959,000, or $481,023 with additional services fee of $19,836 for a total fee of $500,859.

The construction cost is $322/GSF. The project is planned to be completed in October 2016.
Recommended Action - Project Approval, University of Missouri Teaching Hospital – Patient Care Tower – Fit Out of 3rd and 4th Floor Shell Space Project, MU

It was recommended by Chancellor Loftin, endorsed by President Wolfe, recommended by the Finance Committee, moved by Curator ________________ and seconded by Curator ________________, that the following action be approved:

the project approval for the University of Missouri Teaching Hospital – Patient Care Tower – Fit Out of 3rd and 4th Floor Shell Space Project for the University of Missouri-Columbia.

Funding of the project budget is from:
UMHC General Operating Fund Balance $11,287,715

Roll call vote Finance Committee YES NO
Curator Covington
Curator Phillips
Curator Snowden
Curator Steelman

The motion ________________.

Roll call vote Full Board: YES NO
Curator Covington
Curator Cupps
Curator Graham
Curator Henrickson
Curator Phillips
Curator Snowden
Curator Steelman
Curator Steward

The motion ________________.

April 9-10, 2015

OPEN – FIN – 1-3