

Project Approval
Women's and Children's Hospital – Exterior Building Envelope Replacement
MU

The University of Missouri-Columbia requests Project Approval for the Women's and Children's Hospital– Exterior Building Envelope Replacement project. The total project budget of \$26,000,000 is funded by MU Health Care Reserves.

The Women's and Children's Hospital (WCH) was acquired in 1999 and formerly served as the Columbia Regional Hospital. The five-story privately financed facility was constructed in 1974, followed by additions in 1980 and 1998. In 2003, MU Health Care (MUHC) established the initial NICU and by 2010 had relocated the entire MU Children's Hospital to this location.

During this 40-year time frame, WCH's exterior building envelope has experienced ongoing water leakage and condensation issues, particularly during the winter months. Historically these issues have been addressed on a case by case basis, however a complete envelope replacement is needed due to a total system deficiency. A majority of the flat roofs are original and considered well past their expected life. During the 2010 relocation of the pediatric and adolescent patient units, additional moisture infiltration issues in the exterior walls were discovered. Critical measures were taken as a part of that project to replace windows, deteriorated insulation, and replace interior drywall. As a result of these findings, in 2011, MUHC facilities staff commissioned an assessment of the exterior building envelope. The assessment indicated the metal wall panel building skin and components were past the point of repair, would continue to deteriorate at an accelerated rate, and should be replaced.

In 2017, MUHC identified funding of \$15,000,000 and finished a follow-up study to define an implementation concept to replace and reconstruct the full exterior building envelope, consisting of the metal wall panels, window systems, vapor/air barriers, integral flashings, roof membranes and tuckpointing repairs to the brick masonry stair tower. This effort yielded a cost range of \$16,000,000 - \$23,000,000 for the exterior work alone and did not delve deeply into interior logistics for taking patient rooms off-line, constructing infectious control measures, and replacing necessary interior finishes. In 2018, additional planning defined the construction sequencing to minimize the time for patient spaces to be off-line while the exterior envelope replacement was underway. It was determined that a 14-phase/38-month construction schedule was most optimal to effectively deal with the complex logistics which yielded the final budget of \$26,000,000.

International Architects Atelier (MBE), Kansas City, Missouri, is the recommended architect for this project. IAA has completed numerous successful projects for MU and MUHC over the past 20+ years including the historic Swallow Hall Renovation/Reconstruction 2012-2015, Johnston-Wolpers Renovation/Exterior Repairs 2011-2014. The IAA team includes Bob D. Campbell & Company, Kansas City, Missouri for structural engineering and W.L. Cassell & Associates, Kansas City, Missouri for mechanical, electrical and plumbing engineering.

November 15-16, 2018

The selection committee also considered SOA, Inc., Columbia, Missouri and Etegra, Inc. (MBE), St. Louis, Missouri.

The fee for basic architectural and engineering services was determined using the University of Missouri's "Architectural and Engineering Basic Services Fee Estimating Guidelines" at 8.8% of the \$20,000,000 construction cost or \$1,760,000. Due to previous planning work, the basic services fee provides a credit for work completed. The basic services fee is \$1,496,000 with additional services for an extended construction administration role is anticipated to be \$110,880, resulting in a total design fee amendment amount of \$1,606,880.

The project will be delivered as a Construction Manager at Risk (CMR) and is expected to be complete by July 2022.

No. 1

Recommended Action - Project Approval, Women’s and Children’s Hospital – Exterior Building Envelope Replacement, MU

It was recommended by Chancellor Cartwright, endorsed by President Choi, recommended by the Finance Committee, moved by Curator _____ and seconded by Curator _____, that the following action be approved:

the project approval for the Women’s and Children’s Hospital – Exterior Building Envelope Replacement, MU

Funding of the project budget is from:

MU Health Care Reserves	<u>\$26,000,000</u>
Total Funding	\$26,000,000

Roll call vote of the Committee:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Layman		
Curator Snowden		
Curator Sundvold		

The motion _____.

Roll call vote:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Farmer		
Curator Graham		
Curator Layman		
Curator Phillips		
Curator Snowden		
Curator Steelman		
Curator Sundvold		

The motion _____.