

Program Statement

University of Kansas Medical Center
Kansas City, Kansas

CLINICAL RESEARCH CENTER IMAGING SUITE

January, 2024

Scope of work

The University of Kansas Medical Center proposes to renovate the ground floor of the existing Clinical Research Center (CRC) for the purpose of implementing 2 new imaging suites along with expansion capability for 2 additional imaging suites in the future. Future expansion of the building footprint to accomplish additional clinical support space should also be considered as detailed documentation is developed for this renovation. Site utilities upgrades for the electrical service will directly impact expansion of the building footprint in the future. Program areas for the proposed renovation include CT imaging Suite, MRI imaging Suite, EEG Suite, and support space including Waiting, Reception, Consultation, Changing, Patient Restrooms, and Staff areas. The funding source is non general fund KUMC sources.

Project Narrative

About the Clinical Research Center Imaging Suite Renovation

The University of Kansas Medical Center has available funding for purchase and implementation of research imaging equipment including a new MRI and a new CT. Specialized construction is required for each imaging suite including vibration isolation, shielding, HVAC, electrical, and cleanable durable finishes. Furthermore, careful consideration is required for incorporating the specialized construction within the existing CRC ground floor along with the power upgrades required.

Implementation of this facility

Among the many advantages provided to the Medical Center, State, and Region is the accomplishment of approximately **5,000** square feet dedicated specifically to clinical research imaging. In addition to that, approximately **4,600** square feet will be available within the existing facility for future expansion and growth of clinical imaging. Future expansion of the ground floor of CRC will provide approximately **6,000** square feet of additional support space for imaging and other clinical research. Prior to construction of the 5,000 square foot imaging facility, relocation of the 2,250 square foot existing clinical laboratory must occur. Construction costs for the relocation are included below. Time required for design and construction of the clinical laboratory is also included within the overall project schedule.

In addition to square footage gains for imaging, the facility itself will function efficiently in its space utilization. Co-location of imaging within the clinical research center will allow for overlap in use of the equipment for research as well as clinical functions. With the high cost of specialized imaging equipment utilization this sort of multipurpose application is imperative to the continued success of the University of Kansas Medical Center and the University of Kansas Hospital.

Project Program

Proposed Square Feet of Renovation

KUMC CRC Imaging Renvation					
Area	Qty	NSF Ea.	NSF	Net-to-Gross	GSF
1.1.0 Imaging Suites			1,730	68%	2,563
1.1.1 Research CT	1	360	360	68%	533
1.1.2 CT Equipment	1	100	100	68%	148
1.1.3 CT Entry	1	150	150	68%	222
1.1.4 CT Control	1	100	100	68%	148
1.1.5 Research MRI	1	400	400	68%	593
1.1.6 MRI Equipment	1	120	120	68%	178
1.1.7 MRI Entry	1	150	150	68%	222
1.1.8 MRI Control	1	100	100	68%	148
1.1.9 Xenon Hyperpolarizer Prep	1	100	100	68%	148
1.1.10 EEG	1	150	150	68%	222
1.2.0 Imaging Support			1,645	68%	2,437
1.2.1 Housekeeping	1	60	60	68%	89
1.2.2 Waste	1	60	60	68%	89
1.2.1 Changing	2	60	120	68%	178
1.2.1 Participant Waiting	1	200	200	68%	296
1.2.1 Participant Prep	1	130	130	68%	193
1.2.1 Participant RR	2	45	90	68%	133
1.2.1 Supply	1	60	60	68%	89
1.2.2 Consulting	1	100	100	68%	148
1.2.2 Waiting	1	500	500	68%	741
1.2.3 Reception	1	130	130	68%	193
1.2.4 Staff RR	1	45	45	68%	67
1.2.4 Reading Room	1	150	150	68%	222
SUMMARY - TOTAL CONSTRUCTION			3,375	68%	5,000

Net to Gross Comparison

Total NSF = 3,375 sf

Total GSF = 5,000 sf

Project Budget

Imaging Suite Construction Costs

CRC Radiology Program Estimate
01/23/24

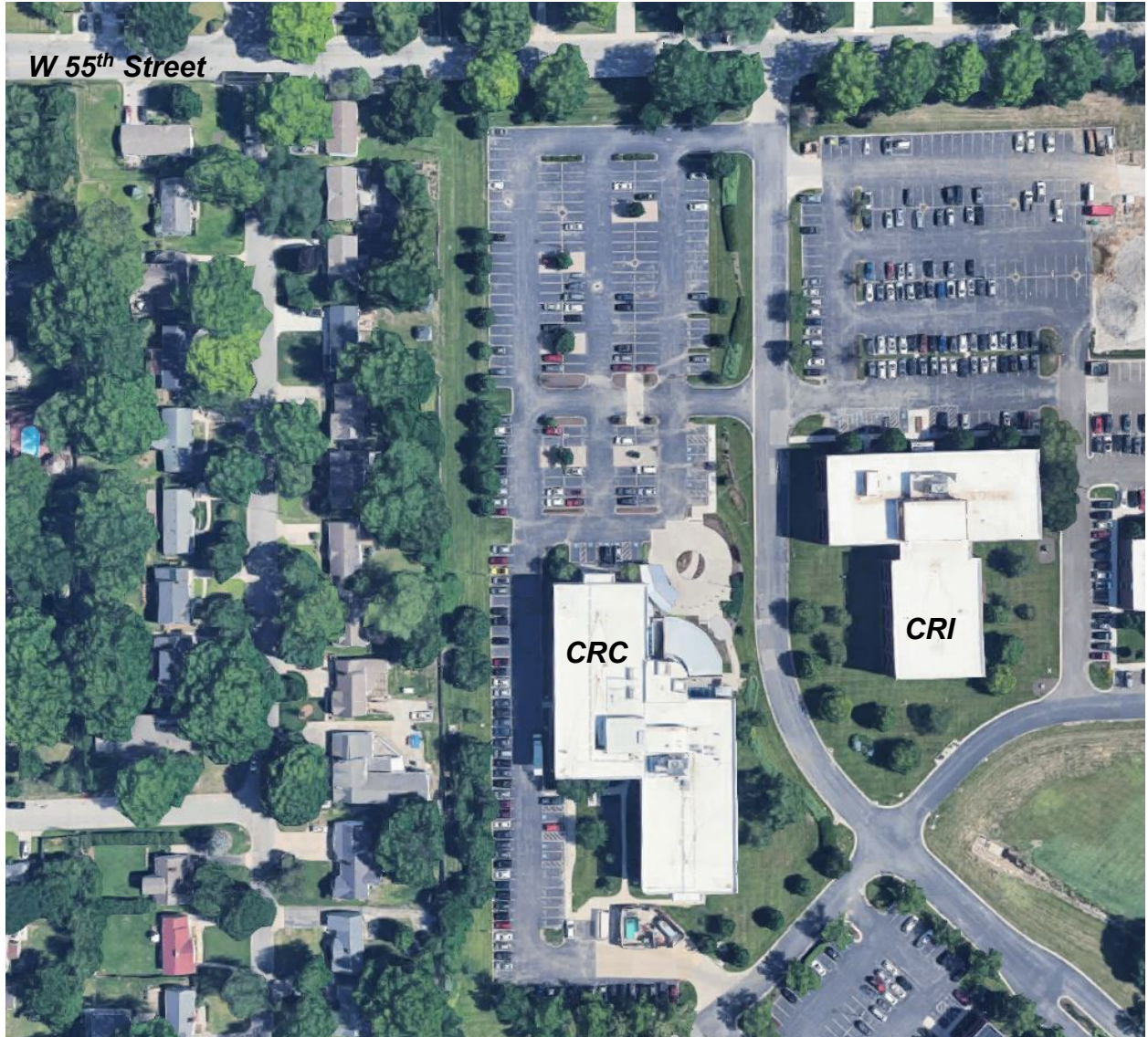
	Option 1 (1 MRI & 1CT) 5000 SQFT for Radiology
Construction of Imaging Suite (SQFT Varies)	\$3,758,640
Contingency of Imaging Suite Construction	\$563,796
Construction of Clinical Laboratory Relocation (2250 SQFT)	\$1,131,600
Contingency of Clinical Laboratory Relocation	\$169,740
Relocation of MCA Space to Fairway Office Building (2000 SQFT)	\$400,000
Relocation of Cancer Center Offices (Natalie)	\$0
Base Bid Construction Subtotal	\$6,023,776
Test & Balance, Commissioning	\$10,000
Telecom Allowance	\$25,000
Cardreaders	\$8,000
AV Allowance	\$30,000
Construction Cost Total	\$6,096,776
Owner Contingency @ 7%	\$426,774
Total Construction Plus Contingency	\$6,523,550
Design Fees (Radiology Scope Only)	\$702,972
FFE	\$50,000
FM Project Management Fee 3%	\$195,707
OFPM Inspections	\$56,238
Total Project Cost Total	\$7,528,467
Total SQFT	9,250
\$/SQFT.	\$814

The funding source is non general fund KUMC sources.

Project Schedule

Project Approvals	1 Month
Design Consultant Selection	1 Month
Schematic Design	1 Month
Design Development	2 Months
Construction Documents	3 Months
Bidding	1 Month
Construction	12 Months
Equipment Install	1 Month
Commissioning	1 Month
Occupancy	1 Month
Total Project Timeline	24 Months

Building Location Plan



Existing Ground Floor Plan



Demolition Plan

Demolition area for Imaging Suite Infill Renovation

Demolition area for Clinical Lab relocation



Proposed Ground Floor Plan

Existing office area for future expansion of Imaging Suite

Imaging Suite Infill Renovation

Clinical Lab relocation



Enlarged Imaging Suite Floor Plan

