

Program Statement

University of Kansas Medical Center
Kansas City, Kansas

INTERNAL MEDICINE OFFICES
4TH FLOOR, DELP F

March, 2024

Scope of work

The University of Kansas Medical Center proposes to renovate the fourth floor of the existing Delp F building for the purpose of expanding office space for clinical research coordinators under the Department of Internal Medicine. Program areas for the proposed renovation include staff breakroom, conference room, single person rooms for research monitors, storage areas and open workstation area. The funding source is Internal Medicine departmental sources (non-general funds).

Project Narrative

About the Delp F 4th Floor Internal Medicine Renovation

Expansion of the Department of Internal Medicine requires additional workstation space and centralization for the clinical research coordinators. To accommodate the additional workspace and storage for the department, the 4th floor of Delp F will be transformed from single occupant closed office floor plan to an open office concept. Simultaneously, this project will upgrade the Mechanical system servicing the space with a new air handling unit. New restrooms servicing the floor will be located above the 3rd floor restrooms for simpler future maintenance.

Implementation of this facility

This project will dedicate **9,360 square feet** specifically for the Department of Internal Medicine and clinical research implementation. Construction costs for the relocation are included below. Time required for design and construction of the new office space is also included within the overall project schedule.

Centralizing the location of clinical research coordinators allows for shared use of support spaces, such as the breakroom, printing area, and conference rooms. With the expansion of the department and clinical research, efficient use of space is necessary for the success of the Department of Internal Medicine and University of Kansas Medical Center.

Project Program

Proposed Square Feet of Renovation

KUMC Delp F 4 th Floor – Internal Medicine Renovation				
	Area	Qty	SF Ea.	SF
1.1.0	Office Suite			9045
1.1.1	Breakroom & Printing	1	700	700
1.1.2	Single-Person Phone Room	4	78	312
1.1.3	Conference Room	1	250	250
1.1.5	Open Office Workspace	1	7461	7783
1.2.0	Utility Space			900
1.2.1	Mechanical Room	1	---	---
1.2.2	Electrical Closet	1	35	35
1.2.3	Restrooms	2	140	280
TOTAL CONSTRUCTION				9360

Project Budget

Construction Costs

Construction	Qty	Cost/Unit	Total
Asbestos Abatement	1	\$35,000.00	\$35,000.00
9,360 SF Construction Cost	9,360	\$300.00/SQ.FT.	\$2,808,000.00
AV Allowance	1	\$20,000.00	\$20,000.00
Data Allowance (60 jacks)	60	\$850.00/Per Jack	\$51,000.00

Subtotal: \$2,914,000.00

Contingency	Qty	Cost/Unit	Total
Construction Contingency @ 10%	1	\$291,400.00	\$291,400.00
Inflation Allowance @ 5%	1	\$145,700.00	\$145,700.00

Subtotal: \$437,100.00

Project Execution	Qty	Cost/Unit	Total
Project Management Fee @ 3%	1	\$87,420.00	\$87,420.00
Design Fee @ 11.75%	1	\$342,395.00	\$342,395.00
OFPM Inspection Fee @ 1%	1	\$29,140.00	\$29,140.00

Subtotal: \$458,955.00

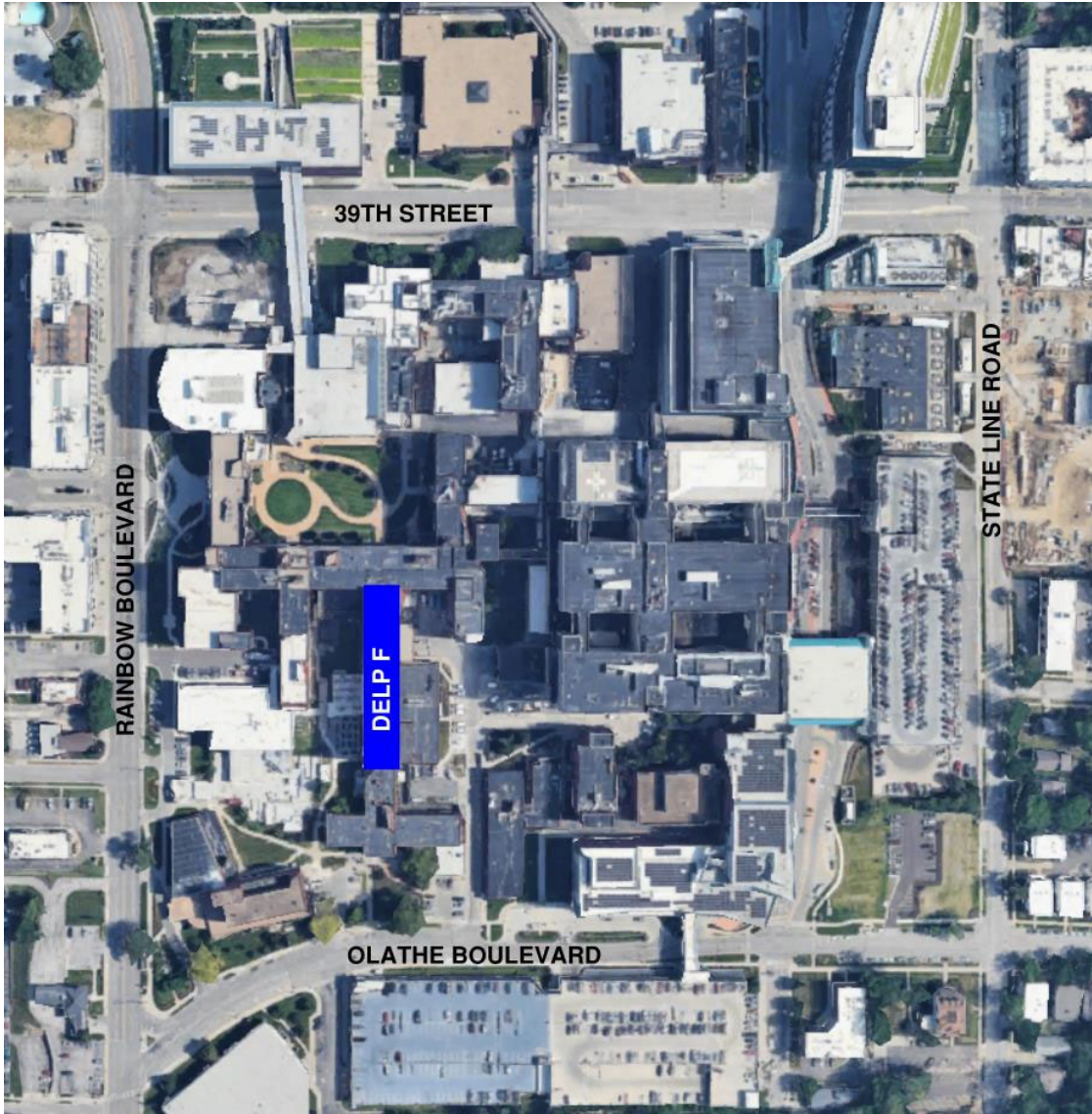
	Subtotal	\$3,810,055.00
	GST: (0%)	\$0.00
	Total	\$3,810,055.00

The funding source is Internal Medicine departmental sources.

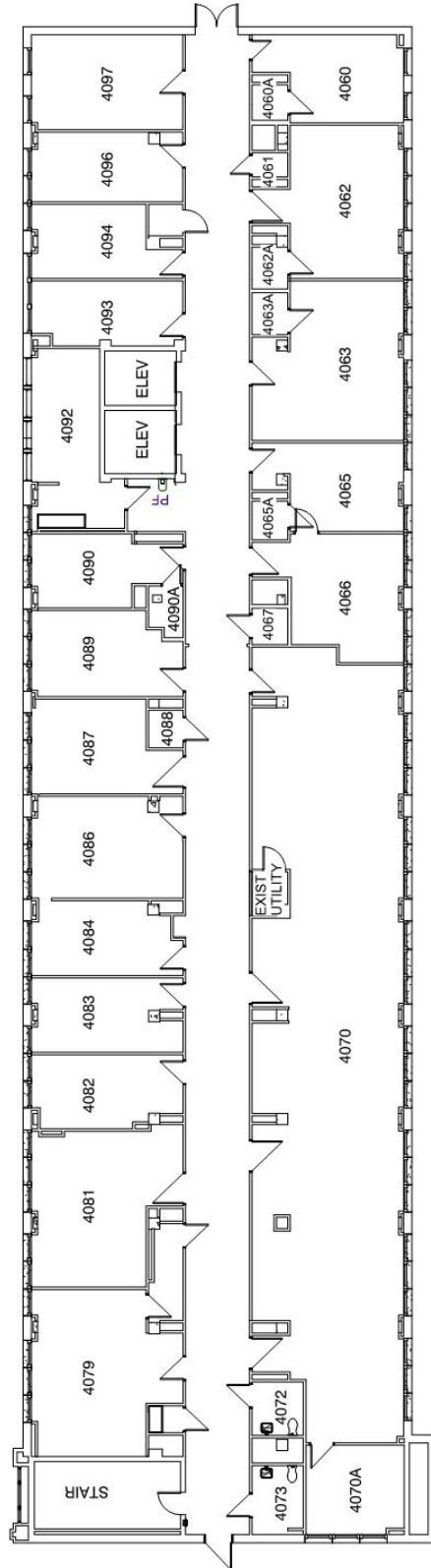
Project Schedule

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	6 Months
Furniture Install & Occupancy	1 Month
Total Project Timeline	16 Months

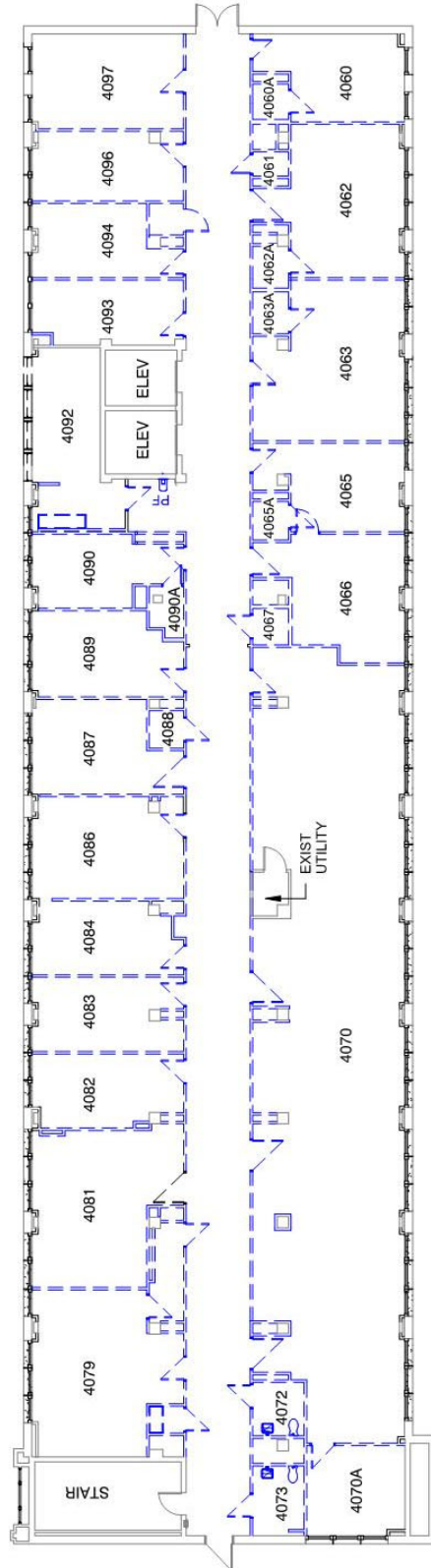
Building Location Plan



Existing Fourth Floor Plan



Demolition Plan



Proposed Fourth Floor Plan

