

# FCR 8

Office of the President  
December 11, 2007

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the Board of Trustees accept the capital construction report for the three months ending September 30, 2007. This report refers only to projects that had activity within this quarter.

Background: Under House Bill 622 enacted by the 1982 Kentucky General Assembly, the university is authorized to enter into architectural, engineering, and related consultant contracts for the purpose of accomplishing capital construction at the University of Kentucky.

***For the period June 1, 2007 thru September 30, 2007:***

***One new contract this quarter:***

Project 2271.0      Fit-Up Education Space in Health Science Bldg.  
Lucas/Schwering Architects, \$52,319

***Three contracts were completed:***

Project 2236.0      Expand Emergency Services – Hospital  
Eubank & Steele Construction, \$3,297,840.35  
Project 2239.31      PCF-Hospital-Cooling Plant # 1 Modifications  
Messer Construction Co., \$4,442,949.10  
Project 2262.0      Lease Purchase Hospital Dining Facilities and Equipment  
Denham Blythe, \$540,494.80

***Seven change orders greater than \$25,000:***

Project 2228.0      Construct Student Health Facility  
- Increase the amount of crushed stone necessary to maintain basement floor  
elevation and increased footer depths. (+) \$48,480  
Project 2235.0      Construct Biological Pharmaceutical Complex Building  
- Additional excavation and a storm manhole. (+) \$46,616

- Project 2239.0      Construct Patient Care Facility
- Relocate existing sanitary sewer manhole and associated lines.  
(+) \$58,928
  - Replace and relocate deteriorated and inaccessible direct buried steam lines.  
(+) \$49,439
- Project 2251.0      Renovate – Expand Boone Faculty Center
- Reflects final decisions regarding the FF&E and finishes and finalizes the allowance adjustment, leaving the total project scope unchanged.  
(+) \$445,922.06
  - Replace the original cable tray design for data cabling with conduit and pull boxes. (+) \$29,541.20
- Project 2271.0      Fit-Up Education Space in Health Science Building
- Changes to the fourth floor generic lab space in order to accommodate the requirements of the SCoBIRB lab. (+) \$321,773.24

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Action taken:     Approved     Disapproved     Other \_\_\_\_\_

## CAPITAL CONSTRUCTION CONTRACTS QUARTERLY ACTIVITY REPORT

This report contains capital projects that have a dollar scope value of \$600,000 and above. The projects are listed in alphabetical order and contain the project number, the dollar scope, a brief description of the project work and information pertaining to the primary consultant's contract and the primary contractor's contract. This information includes:

**Consultant:** This section contains the name of the consultant, the contract number, the original contract amount, the total number of amendments, the cumulative amendment amount, the revised contract amount, and a notes section. The notes section will describe, in bold face type, all amendments to the consultant's contract for the current quarter.

**Contractor:** This section contains the name of the contractor, the contract number, the original construction contract amount, the total number of change orders, the cumulative change order amount, the revised contract amount, information on the low, high and number of bids, the percent of the contract completed, and a section for notes. The notes section will describe, in bold face type, all change orders greater than \$25,000 for the current quarter.

## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY REPORT

### Glossary

**Amendment:** refers to modifications or changes to the Consultant's contract with the University, usually the result of changes in the program or scope of a project caused by unforeseen conditions or at the request of the University.

**Change Order:** refers to modifications or changes to the Contractor's contract with the University, usually the result of conditions not anticipated by the contract documents, plans and/or specifications for the work.

**Consultant:** the entity, usually an architectural or engineering firm, with whom the University contracts and who has primary responsibility for providing services to design and to administer the contract for construction of a construction project. The prime consultant frequently employs the services of one or more sub-consultants in fulfilling its contractual obligation.

**Contract administration:** refers to the activities of the consultant during the construction phase of the project in which they verify that construction is in compliance with the requirements of the contract between the University and the contractor.

**General Contractor:** the entity, usually a general contractor but occasionally a trade contractor, with whom the University contracts and who has primary responsibility for completion the construction of a project. This "prime" contractor usually employs the services of various subcontractors (trade contractors) and vendors in fulfilling its contractual obligations.

**Feasibility Study:** refers to investigation, usually commissioned through an outside consultant, to advise the University of the merits of an anticipated construction project, and to evaluate and comment on matters such as need, probably cost, preliminary program issues, and so forth.

**Gross square feet:** the total area of the project, generally measured from the outside of exterior walls for all floors of the project, including mechanical spaces.

**H.B.C.:** refers to the Commonwealth of Kentucky Department of Housing, Buildings and Construction, the state agency having responsibility for review and approval of University construction projects to assure compliance with applicable building codes.

**Penthouse:** refers generally to the enclosure around roof mounted mechanical spaces in a project. Not considered occupied (or net assignable) space.

**Percent complete:** as used in the report refers to the expenditure to date divided by the total amount of the construction contract for the work.

**Net assignable square feet:** the usable area of the project excluding corridors, rest rooms, storage areas, mechanical spaces, etc.

**Phase:** The various stages of design and construction of a capital project, including:

- **Programming phase:** refers to the initial planning phase of a project, during which the University (with or without participation by a consultant) defines in detail the needs and requirements of a project. This program becomes the basis for consultant selection, fee negotiation, and design of the project.
- **Schematic design (S/D or Phase 1):** refers to the first formal phase of design by the consultant, in which a general design solution to project programmatic requirements is developed.
- **Design development (D/D or Phase 2):** refers to the second formal phase of design by the consultant, during which the schematic design is expanded to identify solutions to design issues in broad terms, sufficient to insure the stated programmatic needs can be met.
- **Construction document phase (C/D or Phase 3):** refers to the final phase of the design process in which the details and specific project requirements are identified and incorporated in a final set of biddable construction documents.
- **Bidding phase:** refers to the stage of a project during which proposals for construction are solicited, culminating in the award of one or more contracts for construction.
- **Construction phase (or Phase 5):** refers to the actual construction of the project by contractors.

**Scope:** The total estimated value of a capital project on completion, including all design, construction and administrative costs as well as the cost of capitalized furnishings and equipment.

**Substantial Completion:** refers to the time during construction, certified by the consultant, when the work is sufficiently complete for the University to occupy the facility for its intended use without significant interruption. Upon certification of substantial completion, the University assumes operational and maintenance responsibility and insurance liability for the project and the warranty period begins for most elements of the construction. Some work generally remains, including correction of minor punchlist items, before the work is certified finally complete.

**Trade Contractor:** Sub-contractors, or individual bid package contractors, who practice a specific, trade (electrical, painting, structural steel, for example)

**Major Projects  
Capital Project Management Division  
October 31, 2007**

**Construct Biological Pharmaceutical Complex Building**

*Project Description:*

Phase I of the Biological Sciences/Pharmaceutical Complex, was authorized by the 2005 General Assembly and funded in 2006 at \$40,000,000. Phase II was funded at \$92,792,000 and together these phases will complete the 279,000 gross square foot facility that includes some "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building will be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to be complete by October 2009.

*Project Status:*

Construction Bid Package #3 Structural Steel continues with the Shop Drawing process. Construction of building foundations continues. Construction of concrete walls and slabs have begun. BP # 4 will advertise in December 2007 and Bid Opening will be in January 2008. Additional Bid Packages BP#5 through BP#6 will be advertised at a later date in the Spring of 2008.

**Construct Law School Building**

*Project Description:*

The new College of Law building will provide additional and reconfigured classrooms, teaching technology, and study spaces to support modern teaching techniques, collaborative learning, distance education, and a comprehensive and innovative law school curriculum. Also to these ends, the building will alleviate the College's critical current and future needs for a single integrated facility housing the College's faculty, library, legal clinic, student activities, outreach programs, and administration. The building consists of approximately 200,000 GSF located on Scott Street. Construction financing for the building will be sought from the General Assembly in the 2010 session.

*Project Status:*

Robert A.M. Stern Architects (RAMSA) of New York City has completed the programming and conceptual design services.

**Construct Patient Care Facility**

*Project Description:*

The Hospital's present patient bed tower is approximately 40 years old. Although the space served patients well, the infrastructure is aging, and the facility can not accommodate present anticipated technology. This project will provide the site location evaluation, building programming, planning, and design services for a new bed tower. The project design team is lead by GBBN with major sub consultants including AM Kinney, Ellerbe-Becket, Staggs and Fisher, Affiliated Engineers, THP Limited as well as a number of specialty consultants. This project will construct a new hospital addition to include patient beds, patient diagnostic and treatment areas, support areas, support facilities, medical equipment and infrastructure. this project also includes the replacement of the hospital parking garage and a connecting bridge to clear the site for the new hospital addition as well as land acquisition and utility relocation costs.

**PCF – Parking Garage (GMP # 2):**

*Project Description:*

This package will construct a seven level parking structure that will have an approximate 1,600-car capacity. The new garage will be located on the west side of Limestone Street, between Conn. Terrace and Transcript Avenue. This structure will replace the existing Medical Center parking garage that must be demolished in order to tie the new Patient Care Facility to the existing Medical Center. A future pedestrian bridge will connect the new structure to the Patient Care Facility and the design has allowed for the future

addition of approximately 15,000 square feet of retail space fronting Limestone. The garage is currently scheduled to open to temporary occupancy in November with full occupancy by March 2008.

*Project Status:*

All elevated slab pours have been made and all major foundation and below grade concrete have been placed. Forming and pouring of remaining crash walls will progress as curing times allow the relocation of forms. This process will repeat for the next month. Pouring of the stairwell walls continue. Structural steel is being erected on the top level. Erection is complete with the exception of final welds and tightening of the fasteners to required torque. Stairwell hand rails and other metal items are being installed as they arrive on site. The cable barrier system anchor bars have been installed. Masonry exterior walls are being laid on the Southeast corner and at the East elevation; the Northeast elevation has been topped out. The West elevation will be topped prior to the November occupancy. Concrete curbs have been placed on part of Conn Terrace and on Transcript Ave. Under deck painting continues on the third to fourth level. The first 3 levels will be occupied in November 2007 as the remainder of the structure is completed. Work has begun on the installation of the new traffic signals at the Transcript and Conn Terrace intersections of Limestone. New signal pole bases have been placed and conduit bored under Limestone at both intersections. The elevators are nearing completion and the inspection has been scheduled. Glass and glazing has started on the lower levels with framing and vision glass being installed.

**BP 3.2 CUP Expansion:**

*Project Description:*

The project includes an 18,000 square foot addition to the existing CUP on Press Avenue. The expansion will include provisions for two new 125,000 lb/hr boilers and additional chillers. The structure will include an enlarged cold well and basement in the cooling section. The boilers and supporting equipment will be installed under this project.

*Project Status:*

The construction of the addition to the CUP is well underway. The finalizing of submittals will be a major activity during the month of November. The forming and pouring of the grade beams and foundation walls for the pipe gallery completed during October. The slabs on grade and elevated slabs will be formed and poured during November. The schedule calls for the two boilers associated with the project to be set in place in mid December of 2007.

**PCF – Building (BP #'s 4, 5 & 6):**

*Project Description:*

This project includes:

- (BP #4) The demolition of the existing Parking Structure #4. The work will involve the start of all deep foundations up to the grade of the excavation.
- (BP #5) The construction of the new 1,022,000 gross square feet building's structural frame, fireproofing, exterior wall enclosure for all new building spaces, windows, exterior doors and roofs. Also included will be all exterior site improvements, civil design for roadways, drainage systems, landscaping, hardscape surfaces and walks.
- (BP #6) The interior fit-out partitions, interior finishes, doors and frames, ceilings, mechanical systems, electrical systems, technology systems, medical equipment and fire protection for approximately 490,000 occupiable square feet; and 532,000 square feet of shell space. The work also will include drawings and specifications for signage, interior furnishings and lighting.

*Project Status:*

- Mass Excavation and Foundations (BP # 4A & 4)

The bids for the Mass Excavation and Foundations Package which includes the demolition of the existing parking garage were opened during September. Contracts for four bid packages were released during October. The Demolition package which includes the demolition of the existing Hospital Parking Garage was awarded to O'Rourke Wrecking. The drilled pier package was awarded to Hayes Drilling. The mechanical package was awarded to TJ Dryer. The Electrical package was awarded to Arts Electric. The excavation within the building footprint began in early November. The demolition of the parking garage is scheduled to begin November 26<sup>th</sup>. The processing of submittals and excavation will be the next major activities.

- Core and Shell (BP # 5)

Fifty percent construction documents for the Core and Shell have been published and the review and estimating process is complete. An early package for pre-cast concrete has been released. These documents were in the hands of bidders during the month of October. These bidding results will be

analyzed during November with the contract being let if the bids are found to be acceptable. The completing of the Construction Documents will be the major activity during the month of November. The Final CDs are due December 7, 2007. Final review and estimating will begin when the documents are in hand. The bidding of the work is currently scheduled for May 2008, and the award of the various packages will occur during May and June of 2008.

- Fit Up (BP # 6)

During September the project team continued to evaluate the value engineering options for BP 6. The documents for the Fit-Up portion of the Patient Care Facility are now moving into the CD phase. The decision was made to break the final CDs into approximated 10 packages for maximum bidding flexibility. Fifty percent Construction Documents are to be published in November. An estimate based on the 50% documents will be generated after Construction Document completion. Decisions as to what elements of the Patient Care Facility will be included in Phase 1A will be considered in detail based on the estimates.

### **Construct Student Health Facility**

#### *Project Description:*

University Health Services will be an outpatient clinic to house University Health Services for students with support spaces and some administrative offices. This project will create additional space by constructing a new building of 72,714 gross square feet. The site will be in the courtyard framed by the Wethington Building, Warren Wright Medical Plaza and the Sanders Brown Center on Aging.

#### *Project Status:*

Construction continues to make steady progress. The north stairway is being used for construction access through the building. HVAC ductwork is in progress on all floors. Metal stud layout also continues on all floors. Curtain wall framing and glazing is nearing completion. Mechanical, electrical, sprinkler and plumbing rough-in work is progressing on all floors. Exterior brick work continues to make steady progress. Roofing work continues over the 4th floor. The sidewalk at the south end of Sanders-Brown remains closed to facilitate utility work in that area. The projected completion date is April 30, 2008. University Health Services plans to move in May 2008 after the Spring Semester ends.

### **Expand & Upgrade Livestock Disease Diagnostic Lab**

#### *Project Description:*

New space is needed for more than one veterinary pathologist to perform animal postmortem examinations in addition to renovation of current necropsy space. New space is also needed to add molecular biology/special procedures capabilities to the laboratory. New technology in the form of an alkaline hydrolysis digester is needed to replace an aging incinerator. The LDDC is an office and laboratory building with net assignable space of 3,860 square feet for offices and 28,100 square feet of laboratories and support space. It is proposed to add 6,300 and 1,200 square feet (net) of new laboratory and office space, respectively. An existing necropsy laboratory and support space will be renovated (2,000 square feet net). An aging incinerator is the present means of carcass disposal. An alkaline hydrolysis digester will be installed for carcass disposal after renovating 2,000 square feet (net) of space to contain the digester.

#### *Project Status:*

A preliminary Purchase Order has been tentatively negotiated with Bio-Safe last month. Work continues on the Scope of Work to execute a new Purchase Order with Bio-Safe. Anticipate Purchase Order to be finalized next month with manufacturing of new digester to begin immediately thereafter. Anticipate digester complete and delivered to the University by February 2008. An additional Facility Feasibility Study will be initiated this month to evaluate all animal carcass disposal options including necessary pretreatment alternatives. The study will also include an evaluation of the existing facility to meet the long term needs of the University. A final report is anticipated by late December 2007.

### **4<sup>th</sup> Floor Fit-up BBSRB**

#### *Project Description:*

This project will fit-up approximately 32,750 square feet in the currently "shelled space" on the fourth floor of the BBSRB Building. The fit-up will include wet bench laboratory space, support space, and dry computational labs. The University has received a federal grant award of \$3,685,000 from the National Center for Research Resources Extramural Research Facilities Improvement Program. The space will



primarily be utilized by Pharmacology. The final construction cost estimate is \$7,618,000, and the project scope has been revised to \$9,663,925.

*Project Status:*

All spaces have now been occupied. The contractor is responding to warranty issues as they arise.

**Fit-up Education Space in Health Science Bldg**

*Project Description:*

This project will fit-up approximately 4,000 net square feet of shelled education space in the basement of the Health Science Building. The building, constructed in 2002, is approximately 210,000 gross square feet, and is in good condition. The building consists of classrooms, class labs, student spaces, patient clinic, research labs, faculty offices, administrative offices, and support space. The fit-up space will include the latest in technology for an auditorium/classroom. The room will seat approximately 165 students. The space was originally designed and shelled for this use.

*Project Status:*

Lucas/Schwering Architects are providing architectural design services for the fit-up of the classroom in the basement of the Health Science Building. The initial design kick-off meeting was held on August 23rd, and Phase 2 design development documents were submitted in October. The project is scheduled to be completed in August 2008. The project is on schedule and within budget.

**Fit-Up Gill Building Ground Floor - Hospital**

*Project Description:*

Champlin-Haupt/ Kohrs Lonnemann Heil are the consultant's designing to a \$1,550,000 construction budget. This Project encompasses renovations to 5,000 square feet of existing Ground Floor Shell Space within the Gill Heart Institute to accommodate the creation of a new Cardiology Center, including Cardiology Diagnostics and Clinical Research Programs. The scope of work shall include, but not be limited to the following: Cardiology Diagnostic Suite that shall consist of: Waiting room, Interview, Reception, Nurse Station, Prep/Recovery, Patient Toilet/Dress, Soiled Workroom, MRI/CT Control, CT Exam, MRI Exam (1.5T), MRI Equipment (1.5T), Storage, and Cardiology Reading. The Clinical Research Suite shall consist of: Clinical Research Offices, MRI Control, MRI Exam (3.0T), MRI Equipment (3.0T), Clinical Research Workroom, and Staff Toilet..

*Project Status:*

Final Schematic Design Documents were received in October. The design consultants have begun work on the Construction Documents. Phase 3 – 50% documents are to be received in late November, with Phase 3 – 100% documents to be delivered on December 13th. The anticipated bid date is February 12th with substantial completion scheduled for August 27, 2008.

**Memorial Coliseum Expansion**

*Project Description:*

The basketball practice facility consists of the addition of men's and women's basketball offices, practice facility, weight training, medical support, locker/shower, facilities ticket office, administrative offices, and minor renovation of existing locker rooms. The estimated total cost of the facility is \$30 million, consisting of the \$2.5 million for design plus \$27.5 million for construction. This project involves the design of a 92,300 square foot Basketball Practice Facility to enhance the University's ability to attract top student athletes. The new facility will alleviate scheduling problems at Memorial Coliseum and will provide amenities in line with other NCAA basketball facilities in the country. The practice facility will be connected to Memorial Coliseum, which is located near the intersection of Lexington Avenue and the Avenue of Champions, and will renovate 7,700 square feet to support volleyball, gymnastics, offices and ticketing. Sherman-Carter-Barnhart, Inc. is the prime architect for the project. They are working in conjunction with HNTB as the design architect, Staggs and Fisher as the M/E/P engineers, and the Structural Design Group as the structural engineer. Fuller, Mossbarger, Scott and May perform geotechnical and survey work for the project.

*Project Status:*

The renovation work has been accepted as substantially complete and the users have occupied all spaces. The contractor is responding to warranty issues as they arise.

### **Renovate 3<sup>rd</sup> Floor Lucille Little Library**

#### *Project Description:*

This project addresses life safety and ADA concerns in the Little Library in addition to providing permanent instructional and research space for Kentucky's only accredited Library and Information Science program which places graduates in industry, research, non-profit, and government organization. This project includes final renovations to provide new classrooms, student facilities, faculty offices, and a student technology center for the School of Library and Information Sciences. Approximately, 20,380 gross square feet is being renovated in all phases.

#### *Project Status:*

All rooms being renovated on the west side of the 3<sup>rd</sup> floor are complete. A temporary certificate of occupancy was issued by Housing, Buildings & Construction and furniture installation is complete. Work in November will include the completion and activation of the building sprinkler system. The demolition of the existing elevator/installation of the new elevator was delayed to minimize the impact/inconvenience to the building users and occupants.

### **Renovate Central Vivarium**

#### *Project Description:*

The project will involve the purchase of a new Primate Cage Wash unit to be installed in a renovated cage wash area within the existing DLAR facility.

#### *Project Status:*

Bid documents were submitted and the project was advertised for construction. Bids will be received in November.

### **Renovate - Expand Boone Center**

#### *Project Description:*

The Boone Faculty Center was built in 1986 and has only received minor maintenance repairs in the interim. This project will renovate the original 19,561 square feet of the Boone Faculty Center on the Lexington Campus and construct an addition of approximately 3,300 square feet. The center as constructed is able to host small to medium size meetings, functions, luncheons and dinners, but due to space constraints it is unable to accommodate the numerous larger scale conferences and symposia that university departments frequently host. These departments then contract with local hotels and the convention center. Since the center is to operate and be maintained on a self supporting basis the inability to reasonably host the 300 to 400 attendee events causes a loss of potential campus dollars to off campus sites, that if able to be captured could help defray the annual operating expenses of the center.

#### *Project Status:*

Copper roofing and exterior masonry work are substantially complete. Work is in progress to implement the revisions in the design of the kitchen and public restroom areas. Drywall finishing in the west portion of the building is nearly complete and ready for primer to be applied. Final coordination of electrical conduit system required to support the A/V vendor's equipment is ongoing. Preparations are being made to allow for restoration of steam to the building to supply heat and allow for finish wood products to be moved into the building.

### **Replace Steam and Condensate Pipe**

#### *Project Description:*

This project will replace central steam and condensate piping systems. The Central Utilities Systems of the University of Kentucky have proven to be very economical to maintain and operate. It reduces the construction cost of new building by eliminating redundancy in buildings and reduces the operations cost of new and existing buildings by providing reliable and low cost energy alternatives at central locations. The Central Steam and Condensate system on the University of Kentucky Campus is an extensive layout of underground piping, tunnels, and steam pits. A large portion of this system has deteriorated through corrosion, and much of it is beyond design life expectancy. Condensate returns and steam lines need to be improved. Most of the direct bury steam lines consist of Class A conduit systems, which have deteriorated and corroded to the point that increased loads on the central heating system have been experienced. Repairing these steam and condensate lines will improve the ability of the campus heating system to deliver steam to all campus buildings.

*Project Status:*

All steam piping is complete, tested and inspected. Backfill of the piping from Main Gate, south, to the Gatton College will complete in early November. Restoration of landscape materials, sidewalks at Main Gate, Administration Drive paving and removal of staging areas will complete by mid-November.

**Student Housing - Supporting Utility Plant Upgrades (Boiler/Chilled Water)**

*Project Description:*

This project includes expanding the Virginia Ave. CUP to accommodate future expansion in steam and chilled water capacity. The project was established in support of the Student Housing Project.

*Project Status:*

The funds from this project are scheduled to be expended for the purchase the 125,000 lb/hr boiler with emissions controls for installation in the expanded CUP. The boiler is being purchased from English Tube and Boiler of Richmond, Virginia and the production of the boiler is nearing completion. The unit will be undergoing final assembly during November including installation of burners. The unit is scheduled to be shipped via rail in late November.

**Renovate Cancer Center Radiologic Facility**

*Project Description:*

The University of Kentucky Hospital needs to significantly upgrade and improve the current clinical space in the Lower Level of University Hospital. This will include therapy rooms, clinic exam areas, infusion space, office, education, and support space for the clinical practice. Given that the clinic will need to continue operations during the project, it is anticipated that areas will be taken down, or phased, during the construction. Surge space to allow the phasing has been identified. The addition will be located along the west side of the Markey Cancer Center/Ben F. Roach Cancer Care Facility, while the renovation will occur in existing research space on the on the Lower Level of the same building. Development of Radiation Medicine clinical areas is essential to growth of cancer programs supportive of the strategic plans for UK HealthCare. Current facilities are split between the Lower Level of the hospital and the Roach Building. Several initial facility studies have been completed that identified expansion and renovation of the areas of the Lower Level of the Roach Building to respond to immediate needs and is consistent with the Ambulatory Master Plan.

*Project Status:*

Phase 3 review documents were submitted and distributed to all project team members. The Phase 3 review meeting is scheduled for 2<sup>nd</sup> week of November. Bid documents are to be completed and submitted the latter part of November and the project will be transmitted to bid at that time.

**Upgrade Surgical Services**

*Project Description:*

Stengel-Hill/CMTA are the consultant's designing to a \$3,369,450 construction budget. This project will renovate existing space to develop a Same Day Surgery Intake Unit; will relocate surgical offices adjacent to the operating rooms in the Critical Care Center to expand the Post Anesthesia Care Unit; will develop a Pre-op, PACU, and waiting space in the main hospital building dedicated to pediatric patients; and will renovate the 1st floor surgical waiting area. The current layout and size of unit causes numerous inefficiencies in the department. The amount of PACU beds is too few based on industry standards. This renovation will allow for improved operational efficiencies of the operating rooms and will provide for an improved patient experience with the development of the same day surgery intake unit. This space is connected to the Hospital's central chilled water and steam systems.

*Project Status:*

Work in Phase III, PACU Annex, was completed on August 28<sup>th</sup>. The hospital requested that the work in Phase IV be delayed until mid-November 2007 as the hospital has been at capacity and can not temporarily give up the PACU beds at this time. However, the hospital requested that the contractor complete the work in the corridor as scheduled. The duration of Phase IV is 60 days.

### **ARS - Agriculture Project**

#### *Project Description:*

The Forage Animal Production Research Laboratory will serve the Forage Animal Production Research Unit for the USDA - ARS on the campus of the University of Kentucky. The mission of the FAPRU is to improve productivity, profitability, competitiveness and environmental sustainability of forage based enterprises within the transition zone of the Eastern and Midwestern United States. Multidisciplinary teams to work to identify, evaluate, and manipulate genetic and physiological factors, using for the enhancement of food animal and equine health and performance in forage based enterprises as well as to improve forage plant persistence, quality, and production. Three to four story building with approximately 65,000 GSF for research labs, equipment and support rooms, offices and conferences rooms. The program also includes approximately 12,000 GSF for greenhouses and head house.

#### *Project Status:*

Schematic design meeting was held in October. The schedule is being developed.

### **Construct Gatton Building Project**

#### *Project Description:*

The proposed Gatton College Complex will include a state of the art Classroom component which will enable the Gatton College to provide the type of "world ready" business education demanded by today's students and business leaders. The Classrooms will include tiered and flat smart classrooms furnished with computer/video and projection systems as well as smaller break-out rooms that will permit high impact peer-to-peer learning. This complex also will house the business research and study library as well as the Undergraduate and Graduate Advising Centers. The complex will contain signature spaces including a large auditorium, trading floor, innovative laboratories to support action learning, creative problem-solving and leadership development. The building also will house the Von Allmen Center for Entrepreneurship and E-Commerce Laboratory. The Faculty/Administration component will consist of office space for faculty, staff, and graduate assistants. The Outreach component will host nationally competitive professional and life-long learning experiences, and house the College's economic development related service centers including the Center for Business and Economic Research, Kentucky Small Business Development Center and the Center for a Sustainable Aluminum Industry. The program is currently projected at approximately 214,000 GSF of new space. The proposed site is located off Martin Luther King Blvd. and Euclid Avenue, moving UK's Business and Economics efforts closer to downtown Lexington and the business community.

#### *Project Status:*

Kohn Pederson Fox Architects (KPF) are providing programming and conceptual design services for the Gatton College. The initial kick-off meeting was held on August 27th and programming meetings are being held every two weeks. The next design meetings were held on November 2nd. Programming and conceptual design services are scheduled for completion in December 2007, with final documents to be submitted in January 2008. With legislative authorization and funding approval, a solicitation will be issued in July 2008 requesting submittals for Prime architectural firms to take the project through the traditional design phases. It is anticipated KPF will be added to the Prime Firm's overall design team.

### **Expand Chemistry Physics Building**

#### *Project Description:*

To accommodate expanding enrollment, an additional organic chemistry teaching lab must be provided for fall 2008. This additional lab will be created via a major renovation of six adjoining rooms in the Chemistry Physics Building totaling approximately 2,300 net square feet. The dividing walls will be removed to create one large open room, and all finishes will be replaced. New bench casework will be installed with 20 instructional fume hoods spaced along the benches; five additional hoods will be located on a side wall. Each student workstation will be provided with water, cup sink, certain lab gases, electrical power and some storage space. Wall cabinets, safety stations, and high quality lighting will be installed. The building's ventilation capacity will be upgraded by installing a new AHU to accommodate this hood-intensive room, as well as additional future lab work planned.

#### *Project Status:*

The combined Schematic/Design Development documents were delivered to the University on October 26th. A review meeting was held in November. The University and consultants are working aggressively

to complete the project documents to allow for a bid date before the holiday season. Substantial completion is scheduled for mid-July, 2008.

#### **Renovate Hospital Nursing Units - Hospital (NICU)**

##### *Project Description:*

The project is for renovation of the existing nursing units in the University Hospital to upgrade the facilities to provide better care with newer space and technology. The existing nursing units are outdated and need upgrading. The project provides for the renovation of the Third floor CCC Nursery area. The renovated space will provide for the relocation of the Newborn Nursery and for the installation of eight level II NICU beds and eight level III NICU beds. The Project will involve the relocation of walls, Med gas headwalls, utilities, etc. and systems to make these functions operational.

##### *Project Status:*

The bids were opened on October 2nd, and The Wagner Company was the low bidder. A work order was issued on October 12<sup>th</sup>. Substantial completion date for Phase I is scheduled on January 10, 2008, and Phase II substantial completion is scheduled for March 5, 2008. Temporary barriers have been installed and approved; demolition began on October 24th. Asbestos abatement began on October 29th. A meeting to discuss necessary utility outages occurred on October 31st. Bi-weekly progress meetings are underway.

#### **Renovate King Library South**

##### *Project Description:*

This project is for the renovation of the 2nd and 3rd floors of the M. I. King Library, 1962 addition, to accommodate the relocation of the Chemistry Library, Physics Library and a computer lab, all currently housed in the Chemistry-Physics Building, as well as the Math Library, currently housed in the lower level of the Patterson Office Tower. The majority of the renovation will occur on the 3rd floor of the M. I. King Library, with a smaller area on the 2nd floor and minor work on the 4th floor. An existing elevator, located inside the south entrance vestibule, is to be replaced with new components within the existing elevator shaft. All staff areas are to include hard wired computer outlets and wireless capability throughout.

##### *Project Status:*

The Phase 1/Phase 2 Combined review documents were submitted and the review meeting was held in late October. The Project is now in Phase 3 and Construction Documents are being produced.

#### **Upgrade Fume Hoods TH Morgan - Life Safety**

##### *Project Description:*

To accommodate the needs of contemporary research and biology instruction, this project will update the fume hood exhaust and air supply systems and perform needed renovations and upgrades of teaching and research labs to accommodate eight new biology faculty members.

##### *Project Status*

The scope of work and schematic design were reviewed and approved by the Dr. Cassone, in-coming Chairman of the Biology Dept. Design meetings have been held with the consultants and Biology faculty to determine their individual needs in their perspective labs. The engineering consultants met with the Physical Plant Dept. on October 26th to review the proposed HVAC design that will accommodate the increased number of fume hoods. Final construction documents and opinion of probable cost are scheduled to be delivered in mid-November. The current proposed schedule has the majority of the work in the T.H. Morgan Bldg. to be completed by July, 2008 for occupancy by the new Chairman and some new faculty. The remainder of the work is scheduled to be completed by July, 2009.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

**Construct Biological Pharmaceutical Complex Building**

Project Number: 2235.00

Scope: \$132,792,000

**Project Description:**

Phase I of the Biological Sciences/Pharmaceutical Complex, was authorized by the 2005 General Assembly and funded in 2006 at \$40,000,000. Phase II was funded at \$92,792,000 and together these phases will complete the 279,000 gross square foot facility that includes some "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building will be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to be complete by October 2009.

**Consultant:** EOP Architects

Contract # A061150/A071060

Total Amendments to Date: 1

Original Contract Amount: \$10,585,020

Cumulative Amendment Amount: \$220,700

Revised Contract Amount: \$10,805,720

**Describe all amendments :**

**Amendment #1, 5/8/07,** an increase of \$220,700, was approved for additional design services to provide an additional research floor as well as a new utility tunnel. This amendment also provides for wind tunnel testing as well as a specialized lighting consultant. **No amendments this quarter.**

**Contractor:** Messer Construction Co. (Construction Manager At-Risk) Note: This is a "CM-At-Risk" contract.

The amount will be increased as subcontracts are bid and added. \*Messer's contract was awarded by RFP process.

Contract % complete was calculated using the estimated \$107 Million Construction Budget.

Contract # 4500007696

Total Change Orders to Date: 1

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$22,408,230

Cumulative Change Order Amount: \$46,616

Revised Contract Amount: \$22,454,846

Contract Percent Complete: 4%

**Describe all change orders greater than \$25,000.00:**

**Change Order # 1, 9/4/07,** was approved for an increase of \$46,616 to provide additional excavation and a storm manhole. The design work for underslab perimeter drainage was completed after the excavation package was bid.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Law School Building - Design Only**

Project Number: 2264.00

Scope: \$500,000

**Project Description:**

The new College of Law building will provide additional and reconfigured classrooms, teaching technology, and study spaces to support modern teaching techniques, collaborative learning, distance education, and a comprehensive and innovative law school curriculum. Also to these ends, the building will alleviate the College's critical current and future needs for a single integrated facility housing the College's faculty, library, legal clinic, student activities, outreach programs, and administration. The building consists of approximately 200,000 GSF located on Scott Street. Construction financing for the building will be sought from the General Assembly in the 2010 session.

**Consultant:** Robert A.M. Stern Architects

Contract # A071140

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$500,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$500,000

**Contractor:** No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

Original Contract Amount:	
Cumulative Change Order Amount:	
Revised Contract Amount:	
Contract Percent Complete:	

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

**Construct Patient Care Facility**

Project Number: 2239.0

Scope: \$450,000,000

**Project Description:**

This project will construct a new hospital addition to include patient beds, patient diagnostic and treatment areas, support areas, support facilities, medical equipment and infrastructure. The project also includes the replacement of the hospital parking garage and a connecting bridge as well as land acquisition and utility costs.

**Consultant:** GBBN, Inc.

Contract #	A061080	Original Contract Amount:	\$30,400,226
Total Amendments to Date:		Cumulative Amendment Amount:	\$5,148,931
<b>Describe all Amendments:</b>		Revised Contract Amount:	\$35,549,157

**Amendment # 1**, 9/12/06, was approved for \$299,044 for additional design services required to design two additional floors for the parking garage. This amendment also provides for additional survey services associated with the rerouting of the ductbank; the addition of 12 receptor sources to be studied as part of the existing wind study; and the need for additional storm water modeling to review the impact on the new Patient Care Facility during heavy rain storm events. **Amendment # 2**, 2/13/07, was approved for additional design services associated with increased scope including but not limited to increased renovation of areas in the existing hospital (all phases); development of early bid packages for infrastructure and site utility packages and temporary emergency department access; development of on additional bed wing (all phases); development of partial cafeteria (all phases); design of fitup for two additional floors (shell only - all phases); design of a redundant communications feed (all phases); additional design services associated with security systems; development of design of Phase 1B air handlers (thru DD's) and

additional design of costs associated with relocation and installation of above ground and underground fuel tanks (all phases). Also included is additional reimbursable services for added geotechnical rock investigation; additional site survey and added construction testing. **No amendments this quarter.**

**Contractor:** Turner Construction Co.

Note: This is a 'CM-At-Risk' contract. The amount will be increased as sub-contracts are bid and added. \*Turner's contract was awarded by RFP process. Contract % was complete was calculated using the estimated \$300 Million Construction Budget

Contract #	4500007616	Original Contract Amount:	\$63,432,866
Total Change Orders to Date:	7	Cumulative Change Order Amount:	\$336,801
Low Bid:		Revised Contract Amount:	\$63,769,667
High Bid:		Contract % complete:	3.97%

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

**Change Order #1**, 6/4/07, was approved for an increase of \$91,344 to facilitate the procurement strategy and meet the project timeline. A portion of select infrastructure was transferred from Bid Pack 4A to the earlier Bid Pack 3B. **Change Order #2**, 5/31/07, was approved for an increase of \$65,296 to relocate the existing direct buried steam lines and pressurized drain found to be in conflict with the new tunnel. Since the lines must be moved they will be relocated into the new tunnel to make the lines accessible for maintenance. **Change**

**Order # 3**, 7/11/07, was approved for an increase of \$58,928 to relocate an existing sanitary sewer manhole and associated lines to resolve underground utility conflicts. **Change Order # 5**, 9/6/07, was approved for an increase of \$49,439 to replace and relocate deteriorated and inaccessible 2 1/2" and 1 1/2" underground direct buried steam lines that were revealed upon excavation.



**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**PCF - Hospital - GMP # 2 - Parking Garage**

Project Number: 2239.20

Scope: \$32,766,968

**Project Description:**

GMP # 2. This is a portion of the larger Patient Care Facility Project (2239.0). This package will construct a seven level parking structure that will have an approximate 1,600 car capacity. The new garage will be located on the west side of Limestone Street, between Conn Terrace and Transcript Avenue. This structure will replace the existing Med. Center parking garage that must be demolished in order to tie the new Patient Care Facility to the existing Medical Center. A future pedestrian bridge will connect the new structure to the Patient Care Facility and the design has allowed for the future addition of approximately 15,000 square feet of retail space fronting Limestone.

**Consultant:** GBBN, Inc.

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Gilbane Building Company (GMP #2)

Contract # 4500001350

Original Contract Amount:

\$32,766,968

Total Change Orders to Date: 3 (time ext. only)

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$32,766,968

High Bid:

Contract Percent Complete:

70%

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

**No change orders greater than \$25,000 this quarter.**

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**PCF - Hospital - Cooling Plant # 1 Modifications**

Project Number: 2239.31

Scope: \$12,850,000

**Project Description:**

This is a portion of the larger Patient Care Facility Project (2239.0). This package will provide the University the ability to meet the utility requirements of the new Patient Care Facility. The Central Utility Plant on Press Avenue will be expanded with a new boiler; Chillier Plant No. 1 on University Drive will be renovated with new chillers; new emergency generators will be added to Chillier Plant No. 3 to serve the Patient Care Facility; critical steam and chilled water lines will be replaced and upsized in order to provide the capacity that will be required to service Phase 1A of the Patient Bed Tower.

**Consultant:** GBBN, Inc.

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Messer Construction Co.

Contract # 4500005952

Original Contract Amount:

\$4,252,000

Total Change Orders to Date: 19

Cumulative Change Order Amount:

\$190,949

Low Bid: \$4,252,000

Revised Contract Amount:

\$4,442,949

High Bid: \$4,464,000

Contract Percent Complete:

100%

Number of Bids: 3

**Describe all change orders greater than \$25,000.00:**

**Change Order # 1, 1/8/07,** was approved for an increase of \$25,295 to provide for the delivery of 4 chillers from storage to the jobsite. **Change Order # 7, 5/8/07,** was approved for an increase of \$31,273 to clean existing condenser water piping due to excess interior buildup. This will prevent clogged strainers and equipment upon start up. **No change orders greater than \$25,000 this quarter.**

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**PCF - Hospital - CUP Expansion**

Project Number: 2239.32

Scope: \$13,150,000

**Project Description:**

This is a portion of the larger Patient Care Facility Project (2239.0). The project includes an 18,000 square foot addition to the existing Central Utilities Plant on Press Avenue. The expansion will include provisions for two new 125,000 lb./hr boilers and additional chillers. The structure will include an enlarged cold well and basement in the cooling section. The boilers and supporting equipment will be installed under this project. Chiller purchases are not contemplated at this time.

**Consultant:** GBBN Inc.

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Messer Construction Co.

Contract # 4500008954

Original Contract Amount:

\$9,474,000

Total Change Orders to Date: 3

Cumulative Change Order Amount:

\$11,540

Low Bid: \$9,474,000

Revised Contract Amount:

\$9,485,540

High Bid: \$10,400,000

Contract Percent Complete:

22%

Number of Bids: 2

**Describe all change orders greater than \$25,000.00:**

**No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Student Health Facility**

Project Number: 2228.00

Scope: \$24,000,000

**Project Description:**

University Health Services will be an outpatient clinic with support spaces and some administrative offices. This project will create additional space by constructing a new building of 72,714 gross square feet. The site will be in the courtyard framed by the Wethington Building, Warren Wright Medical Plaza and the Sanders Brown Center on Aging.

**Consultant:** Omni Architects

Contract # A061070

Total Amendments to Date: 1

Original Contract Amount: \$1,332,600

Cumulative Amendment Amount: \$77,203

Revised Contract Amount: \$1,409,803

**Describe all amendments :**

**Amendment #1**, 5/11/2006, an increase of \$77,203.00, was approved for additional programming and design services required for revisions to the BSA study, for adding a high pressure steam line through the Student Health Facility connecting inside the existing AAH Tunnel and to provide more thorough survey and geotechnical reports than originally anticipated. **Amendment #2**, 5/8/2007, an increase of \$10,000, was approved to provide an allowance for reimbursable services related to scanning and uploading submittal documents for construction document archival. **No amendments this quarter.**

**Contractor:** Turner Construction Company (Construction Manager-At-Risk)

Note: This is a 'CM-At-Risk' contract. The amount will be increased as subcontracts are bid and added.

\*Turner's contract was awarded by RFP process.

Contract # 4500004856

Total Change Orders to Date: 23

Low Bid:

High Bid:

Original Contract Amount: \$19,454,490

Cumulative Change Order Amount: \$224,784

Revised Contract Amount: \$19,679,274

Contract Percent Complete: 55%

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

**Change Order # 3**, 4/24/07, was approved for an increase of \$49,508 to provide additional drilling as required to hit bearing rock that was deeper than specified. **Change Order # 21**, 9/11/07, was approved for an increase of \$48,480 to increase the amount of crushed stone necessary to maintain basement floor elevation and increased footer depths due to the hidden condition of the existing rock strata.

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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Expand Emergency Services - Hospital

Project Number: 2236.00

Scope: \$4,316,000

**Project Description:**

This renovation project consists of renovating approximately 18,400 square feet of ground floor space in the Critical Care Center. Materials Management and Purchasing Offices will be relocated to expand patient care services in the Emergency Department. The renovation will provide a new and separate Pediatrics Emergency area to include an exterior entrance, waiting room triage and support spaces; additional Emergency Department acute care bays, nursing space and support space; provide a new digital radiology room for exclusive use by the Emergency Department.

**Consultant:** GBBN, Inc.

Contract # A061090

Original Contract Amount: \$265,000

Total Amendments to Date: 2

Cumulative Amendment Amount: \$105,452

**Describe all amendments :**

Revised Contract Amount: \$370,452

**Amendment #1**, 11/08/05, was approved for \$87,500.00 for additional design services to design replacement air handlers, exhaust fans and return fans on the ground floor. It has been determined that the condition and capacity of the existing fans are inadequate to serve the renovated space. **Amendment #2**, 7/13/06, was approved for \$17,952.00 for additional design services for redesigning the Greeter/Security desk; revised electrical drawings due to additional patient monitoring equipment; revised finishes schedule due to requested changes by the Pediatric Department and commissioning of new Air Handling Units. **No amendments this quarter.**

**Contractor:** Eubank & Steele Construction

Contract # 4500003852

Original Contract Amount: \$3,594,750

Total Change Orders to Date: 52

Cumulative Change Order Amount: -\$296,910

Low Bid: \$3,594,750

Revised Contract Amount: \$3,297,840

High Bid: \$3,821,000

Contract Percent Complete: 100%

Number of Bids: 3

**Describe all change orders greater than \$25,000.00:**

**Change Order #50**, 6/19/07, was approved for a decrease of \$434,218.87 to delete Phases 3, 4 and 5 from project documents. The scope of work was revised due to the construction schedule of the new Patient Care Facility running parallel. **No change orders greater than \$25,000 this quarter.**

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Expand & Upgrade Livestock Disease Diagnostic Lab**

Project Number: 2234.00

Scope: \$8,500,000

**Project Description:**

New space is needed for more than one veterinary pathologist to perform animal postmortem examinations in addition to renovation of current necropsy space. New space is also needed to add molecular biology/special procedures capabilities to the laboratory. New technology in the form of an alkaline hydrolysis digester is needed to replace an aging incinerator. The Livestock Disease Diagnostic Lab is an office and laboratory building with net assignable space of 3,860 square feet for offices and 28,100 square feet of laboratories and support space. It is proposed to add 6,300 and 1,200 square feet (net) of new laboratory and office space, respectively. An existing necropsy laboratory and support space will be renovated (2,000 square feet net).

**Consultant:** CMW, Inc.

Contract # A061100

Original Contract Amount: \$648,000

Total Amendments to Date: 1

Cumulative Amendment Amount: \$90,000

**Describe all amendments :**

Revised Contract Amount: \$738,000

**Amendment # 1**, 12/12/06, was approved for \$90,000 to provide additional design services to accommodate a phased implementation consistent with the legislative budget action. Includes the additional design to study the new tissue digester effluent impact of the LFUCG Town Branch Wastewater Treatment Plant. **No amendments this quarter.**

**Contractor:** No construction contract awarded to date.

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Fit-Up 4th Floor in BBSRB

Project Number: 2227.00

Scope: \$9,663,925

**Project Description:**

This project will fit-up approximately 32,750 square feet in the currently "shelled space" on the fourth floor of the BBSRB Building. The fit-up will include wet bench laboratory space, support space, and dry computational labs. The University has received a federal grant award of \$3,685,000 from the National Center for Research Resources Extramural Research Facilities Improvement Program. The space will primarily be utilized by Pharmacology.

**Consultant:** A.M. Kinney

Contract # A051120

Original Contract Amount: \$415,000

Total Amendments to Date: 3

Cumulative Amendment Amount: \$113,525

**Describe all amendments :**

Revised Contract Amount: \$528,525

**Amendment #1**, 04/11/2006, an increase of \$24,000, was approved for additional design services required for development of the Organic Synthesis Laboratory space in the southwest corner of the Fourth Floor Wet Lab area of the BBSRB. **Amendment # 2**, 2/13/07, an increase of \$68,000 was approved to extend construction phase services as well as provide vibration testing services and design services to renovate the 4th floor to accommodate SCoBIRC labs.

**Amendment # 3**, 6/12/07, an increase of \$21,525 was approved to extend construction administration services due to increased duration of construction. **No amendments this quarter.**

**Contractor:** WS Construction

Contract # 4500001420

Original Contract Amount: \$5,342,000

Total Change Orders to Date: 22

Cumulative Change Order Amount: \$638,349

Low Bid: \$5,342,000

Revised Contract Amount: \$5,980,349

High Bid: \$5,657,000

Contract Percent Complete: 99%

Number of Bids: 4

**Describe all change orders greater than \$25,000.00:**

**Change Order # 11**, 10/16/06, was approved for \$27,365.10 for the provision of power for lights and receptacles in the penthouse. The power provisions were not defined in the panel schedules, but should be installed as part of the project scope. **Change Order # 12**, 11/29/06, was approved for \$206,837.85 for an addition of an organic synthesis laboratory to provide an isolated lab space and control chemical fumes. **Change Order # 21, 7/3/07, was approved for an increase of \$321,773.24 to modify the Fourth Floor layout. Changes will be made to accommodate the specific needs of SCoBIRC Lab rather than to provide generic lab space.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Fit-up Education Space in Health Science Building**

Project Number: 2271.00

Scope: \$1,000,000

**Project Description:**

This project will fit-up approximately 4,000 net square feet of shelled education space in the basement of the Health Science Building. The building, constructed in 2002, is approximately 210,000 gross square feet, and is in good condition. The building consists of classrooms, class labs, student spaces, patient clinic, research labs, faculty offices, administrative offices, and support space. The fit-up space will include the latest in technology for an auditorium/classroom. The room will seat approximately 165 students. The space was originally designed and shelled for this use.

**Consultant:** Lucas / Schwering Architects

Contract # A081060

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$52,319

Cumulative Amendment Amount:

Revised Contract Amount:

\$52,319

**Contractor:** No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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**Fit-Up Gill Building Ground Floor - Hospital**

Project Number: 2253.00

Scope: \$6,500,000

**Project Description:**

Champlin-Haupt/ Kohrs Lonnemann Heil are the consultant's designing to a \$1,550,000 construction budget. This Project encompasses renovations to 5,000 square feet of existing Ground Floor Shell Space within the Gill Heart Institute to accommodate the creation of a new Cardiology Center, including Cardiology Diagnostics and Clinical Research Programs. The scope of work shall include, but not be limited to the following: Cardiology Diagnostic Suite that shall consist of: Waiting room, Interview, Reception, Nurse Station, Prep/Recovery, Patient Toilet/Dress, Soiled Workroom, MRI/CT Control, CT Exam, MRI Exam (1.5T), MRI Equipment (1.5T), Storage, and Cardiology Reading. The Clinical Research Suite shall consist of: Clinical Research Offices, MRI Control, MRI Exam (3.0T), MRI Equipment (3.0T), Clinical Research Workroom, and Staff Toilet.

**Consultant:** Champlin/Haupt

Contract # A071100

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$155,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$155,000

**Contractor:** No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Lease Purchase Hospital Dining Facilities and Equipment (Cafeteria Renovation)**

Project Number: 2262.00

Scope: \$1,100,000

**Project Description:**

This project consists of renovations to existing University Hospital dining facilities (cafeteria and cafe). The project is located on the first floor of the hospital and will meet the requirements of the private vendor who will manage the dining facilities. Facility is in need of updating for aesthetics, patron flow, utility upgrade and new equipment. The project will include new finishes and serving equipment.

**Consultant: L2M**

Contract # A071000FF

Original Contract Amount: \$47,500

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$47,500

**No amendments this quarter.**

**Contractor: Denham Blythe Company**

Contract # 4500009493

Original Contract Amount: \$513,450

Total Change Orders to Date: 23

Cumulative Change Order Amount: \$27,045

Low Bid: \$513,450

Revised Contract Amount: \$540,495

High Bid: \$520,250

Contract Percent Complete: 100%

Number of Bids: 4

**Describe all change orders greater than \$25,000.00:**

**No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Memorial Coliseum Expansion**

Project Number: 2196.00

Scope: \$30,000,000

**Project Description:**

This project consists of the addition of men's and women's basketball offices, practice facility, weight training, medical support, locker/shower, facilities ticket office, administrative offices, and minor renovation of existing locker rooms. The estimated total cost of the facility is \$30 million, consisting of the \$2.5 million for design plus \$27.5 million for construction. This project involves the design of a 92,300 square foot Basketball Practice Facility to enhance the University's ability to attract top student athletes. The new facility will alleviate scheduling problems at Memorial Coliseum and will provide amenities in line with other NCAA basketball facilities in the country. The practice facility will be connected to Memorial Coliseum, which is located near the intersection of Lexington Avenue and the Avenue of Champions, and will renovate 7,700 square feet to support volleyball, gymnastics, offices and ticketing.

**Consultant:** Sherman-Carter-Barnhart/HNTB

Contract # A041080

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$2,000,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$2,000,000

**Contractor:** Messer Construction (Construction Manager-At-Risk)

Note: This is a 'CM-At-Risk' contract. The amount will be increased as subcontracts are bid and added.

\*Messer's contract was awarded by RFP process.

Contract # 4500000169

Total Change Orders to Date: 227

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

**Change Order #27**, 03/16/06, was approved for \$65,940.07, to adjust contract amount for actual length of drilled piers over the base length included in the base bid. **Change Order #33**, 03/31/06, was approved for -\$25,240.75 to adjust contract amount after receiving donation from Harrod Concrete & Stone. **Change Order #31**, 04/04/2006, was approved for -\$52,052.66, to delete the cost of finish hardware for Aluminum Doors from the Doors, Frames and Hardware bid as it was already included in another trade contractor's scope of work. **Change Order #32**, 04/04/2006, was approved for \$293,576.97, to provide a flexible security control system to facilitate frequent changes due to turnover of student athletes. Revision primarily consists of replacement of conventional mechanical hardware with stand alone electronic access control hardware. **Change order #75**, 08/23/2006, was approved for \$26,773.54 to install additional light fixtures in the men and women's basketball locker rooms to provide even illumination in these locations. **Change order #88**, 09/22/2006, was approved for \$26,384.92, to provide engraved pavers at front entrance. Donor brick pavers will acknowledge donations to the UK MCE Building Fund. **Change Order # 101**, 11/16/06, was approved for a decrease of \$39,115.30 to provide for the deletion of ductwork cleaning. The project work site was kept in such a condition that duct cleaning is unnecessary. **Change Order # 201**, 05/7/07, was approved for a decrease of \$200,000 for liquidation of all excess allowance funds. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate 3rd Floor Little Library**

Project Number: 2255.00

Scope: \$1,900,000

**Project Description:**

This project addresses life safety and ADA concerns in the Little Library in addition to providing permanent instructional and research space for Kentucky's only accredited Library and Information Science program which places graduates in industry, research, nonprofit, and government organizations. This project includes final renovations to provide new classrooms, student facilities, faculty offices, and a student technology center for the School of Library and Information Sciences. Approximately, 20,380 gross square feet is being renovated in all phases.

**Consultant:** Pearson & Peters Architects PLC

Contract # A071120

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$112,875

Cumulative Amendment Amount:

Revised Contract Amount:

\$112,875

**Contractor:** Woodford Builders

Contract # 4500009455

Total Change Orders to Date:

Low Bid: \$1,208,000

High Bid: \$1,241,225

Number of Bids: 3

**Describe all change orders greater than \$25,000.00:**

**No change orders greater than \$25,000 this quarter.**

Original Contract Amount:

\$1,208,000

Cumulative Change Order Amount:

Revised Contract Amount:

\$1,208,000

Contract Percent Complete:

50%

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**Renovate Central Vivarium**

Project Number: 2261.00

Scope: \$650,000

**Project Description:**

The project will involve the purchase of a new Primate Cage Wash unit to be installed in a renovated cage wash area within the existing DLAR facility.

**Consultant:** BHDP

Contract # A071000C

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$43,500

Cumulative Amendment Amount:

Revised Contract Amount:

\$43,500

**Contractor:** No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

**Renovate - Expand Boone Center**

Project Number: 2251.00

Scope: \$6,200,000

**Project Description:**

The Boone Faculty Center was built in 1986 and has only received minor maintenance repairs in the interim. This project will renovate the original 19,561 square feet of the Boone Faculty Center on the Lexington Campus and construct an addition of approximately 3,300 square feet. The center as constructed is able to host small to medium size meetings, functions, luncheons and dinners, but due to space constraints it is unable to accommodate the numerous larger scale conferences and symposia that university departments frequently host. These departments then contract with local hotels and the convention center. Since the center is to operate and be maintained on a self supporting basis the inability to reasonably host the 300 to 400 attendee events causes a loss of potential campus dollars to off campus sites, that if able to be captured could help defray the annual operating expenses of the center. The project is expected to be completed by February 2008.

**Consultant:** EOP Architects

Contract # A071070

Total Amendments to Date: 1

**Describe all amendments :**

**Amendment #1, 6/12/07, an increase of \$2,611 was approved to provide for reimbursable expenses for state filing fees and document duplication beyond the contracted agreement. No amendments this quarter.**

Original Contract Amount: \$275,000

Cumulative Amendment Amount: \$2,611

Revised Contract Amount: \$277,611

**Contractor:** Jarboe Construction

Contract # 4500007653

Total Change Orders to Date: 23

Low Bid: \$4,515,000

High Bid: \$4,724,000

Number of Bids: 2

**Describe all change orders greater than \$25,000.00:**

**Change Order # 13, 7/12/07, was approved for an increase of \$445,922.06. This change order reflects the final decisions regarding the FF&E and finishes and finalizes the allowance adjustment, leaving the total project scope unchanged. Change Order # 14, 8/6/07, was approved for an increase of \$ 29,541.20 to replace the original cable tray design for data cabling with 4" conduit and pull boxes. This will allow for easy access due to extreme ceiling heights and existing hard ceilings.**

Original Contract Amount: \$4,515,000

Cumulative Change Order Amount: \$519,441

Revised Contract Amount: \$5,034,441

Contract Percent Complete: 55%

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Replace Steam and Condensate Piping - Multiple Projects****(04-2006)**

Project Number: 2248.00

Scope: \$3,223,900

**Project Description:**

This project will replace central steam and condensate piping systems. The Central Utilities Systems of the University of Kentucky have proven to be very economical to maintain and operate. It reduces the construction cost of new building by eliminating redundancy in buildings and reduces the operations cost of new and existing buildings by providing reliable and low cost energy alternatives at central locations. The Central Steam and Condensate system on the University of Kentucky Campus is an extensive layout of underground piping, tunnels, and steam pits. A large portion of this system has deteriorated through corrosion, and much of it is beyond design life expectancy. Condensate returns and steam lines need to be improved. Most of the direct bury steam lines consist of Class A conduit systems, which have deteriorated and corroded to the point that increased loads on the central heating system have been experienced. Repairing these steam and condensate lines will improve the ability of the campus heating system to deliver steam to all campus buildings.

**Consultant:** Staggs & Fisher

Contract # A071080

Total Amendments to Date:

**Describe all amendments :****No amendments this quarter.**

Original Contract Amount:	\$276,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$276,000

**Contractor:** Lagco, Inc.

Contract # 4500009203

Total Change Orders to Date:

Low Bid: \$1,725,900

High Bid: \$2,632,930

Number of Bids: 4

**Describe all change orders greater than \$25,000.00:****No change orders greater than \$25,000 this quarter.**

Original Contract Amount:	\$1,725,900
Cumulative Change Order Amount:	
Revised Contract Amount:	\$1,725,900
Contract Percent Complete:	91%

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**Student Housing - Supporting Utility Plant Upgrades**

Project Number: 2153.30

Scope: \$1,275,000

**Project Description:**

This project includes expanding the Virginia Avenue Central Utility Plant to accommodate future expansion in steam and chilled water capacity. The project was established in support of the Student Housing Project.

**Consultant:** AM Kinney

Contract # A041000GG

Total Amendments to Date:

**Describe all amendments :****No amendments this quarter.**

Original Contract Amount:	\$26,315
Cumulative Amendment Amount:	
Revised Contract Amount:	\$26,315

**Contractor:** English Boiler & Tube Inc.

\*English Boiler's contract was awarded by RFP process.

Contract # X500192

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

**Describe all change orders greater than \$25,000.00:****No change orders greater than \$25,000.00 this quarter.**

Original Contract Amount:	\$245,155
Cumulative Change Order Amount:	
Revised Contract Amount:	\$245,155
Contract Percent Complete:	98%

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Upgrade Cancer Center Radiologic Facility - Hospital**

Project Number: 2252.00

Scope: \$6,000,000

**Project Description:**

The University of Kentucky Hospital needs to significantly upgrade and improve the current clinical space in the Lower Level of University Hospital. This will include therapy rooms, clinic exam areas, infusion space, office, education, and support space for the clinical practice. Given that the clinic will need to continue operations during the project, it is anticipated that areas will be taken down, or phased, during the construction. Surge space to allow the phasing has been identified. The addition will be located along the west side of the Markey Cancer Center/Ben F. Roach Cancer Care Facility, while the renovation will occur in existing research space on the on the Lower Level of the same building. Development of Radiation Medicine clinical areas is essential to growth of cancer programs supportive of the strategic plans for UK HealthCare. Current facilities are split between the Lower Level of the hospital and the Roach Building. Several initial facility studies have been completed that identified expansion and renovation of the areas of the Lower Level of the Roach Building to respond to immediate needs and is consistent with the Ambulatory Master Plan.

**Consultant:** BSA Lifestructures

Contract # AO71130

Original Contract Amount: \$535,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$535,000

**No amendments this quarter.**

**Contractor:** No construction contract awarded to date.

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

**Describe all change orders greater than \$25,000.00:**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Upgrade Surgical Services**

Project Number: 2231.00

Scope: \$4,500,000

**Project Description:**

This project will renovate existing space to develop a Same Day Surgery Intake Unit; will relocate surgical offices adjacent to the operating rooms in the Critical Care Center to expand the Post Anesthesia Care Unit; will develop a Pre-op, PACU, and waiting space in the main hospital building dedicated to pediatric patients; and will renovate the 1st floor surgical waiting area. The current layout and size of unit causes numerous inefficiencies in the department. The amount of PACU beds is too few based on industry standards. This renovation will allow for improved operational efficiencies of the operating rooms and will provide for an improved patient experience with the development of the same day surgery intake unit. This space is connected to the Hospital's central chilled water and steam systems (coal or gas fired boilers chillers).

**Consultant:** Stengel Hill Architects

Contract # A061140

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$324,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$324,000

**Contractor:** Woodford Builders

Contract # 450000004839

Total Change Orders to Date: 22

Low Bid: \$3,280,000

High Bid: \$4,199,700

Number of Bids: 5

**Describe all change orders greater than \$25,000.00:**

**No changes orders greater than \$25,000.00 this quarter.**

Original Contract Amount:	\$3,328,150
Cumulative Change Order Amount:	\$48,439
Revised Contract Amount:	\$3,376,589
Contract Percent Complete:	90%