

# FCR 12

Office of the President  
June 17, 2008

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the Board of Trustees accept the capital construction report for the three months ending March 31, 2008. This report refers only to projects that had activity within this quarter.

Background Under House Bill 622 enacted in the 1982 session of the 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 January 1, 2008 thru March 31, 2008:***

***There were six new contracts this quarter.***

Project 2252.0	Upgrade Cancer Center Radiologic Facility Woodford Builders, \$4,935,000
Project 2261.0	Renovate Central Vivarium Denham Blythe Company, \$687,001
Project 2268.0	Expand Chemistry Physics Building Denham Blythe Company, \$3,053,850
Project 2270.0	Renovate M.I. King Library Woodford Builders, \$956,000
Project 2271.0	Fit-up Education Space in Health Science Building M.P. Kelly Construction, \$654,000
Project 2276.1	Upgrade Fume Hoods T.H. Morgan – Life Safety Denham Blythe Company, \$1,587,580

***Five contracts were completed:***

Project 2231.0	Upgrade Surgical Services Woodford Builders, \$3,345,958
Project 2248.0	Replace Steam and Condensate Pipe Lagco, \$1,792,601
Project 2251.0	Renovate – Expand Boone Faculty Center Jarboe Construction Co., \$5,146,599
Project 2255.0	Renovate 3 <sup>rd</sup> Floor Little Library Woodford Builders, \$1,222,256
Project 2265.0	Renovate Hospital Nursing Units – Hospital (NICU) The Wagner Co., \$834,907

***One amendment as follows:***

- Project 2271.0      Fit-up Education Space in Health Science Building  
- Additional lighting design and calculations (+) \$1,170

***Eleven change orders greater than \$25,000 were as follows:***

- Project 2228.0      Construct Student Health Facility  
- Addition of precast tunnel covers and a high pressure return line throughout the tunnel (+) \$34,129  
- Modifications to existing steam line (+) \$135,968
- Project 2235.0      Construct Biological Pharmaceutical Complex Building  
- Add stone fill in basement floor area (+) \$29,633  
- Provide recessed flooring at floors 3 and 5 for Cold Rooms (+) \$25,146  
- Structural steel modifications (+) \$121,994  
- Revise re-bar at locations of recessed base plates (+) \$62,605
- Project 2239.0      Construct Patient Care Facility  
- Enlarge existing emergency generator pads (+) \$33,072  
- Additional Construction Manager's staff and general conditions due to the addition of two floors (+) \$388,426  
- Reallocate blasting and excavation of rock work to Bid Package # 4 from Bid Package # 5. This will eliminate blasting after the foundation installation in Bid Package # 4. (+) \$128,502  
- Increase rock allowance (+) \$229,016
- Project 2239.32      PCF – Hospital – CUP Expansion  
- Provide temporary heat to CUP building (+) \$53,981

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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**  
**April 30, 2008**

**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 December 2009.

*Project Status:*

Construction of Bid Package # 3, Structural Steel, continues with delivery of steel to the job site and steel erection. Bid Package # 4, Building Fit-up, will re-bid the Painting work category. These bids will open on May 20, 2008. Bid Package # 5 was advertised and awards to all work categories will be completed in the next few weeks.

**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 227,000 GSF of new space. The proposed site is located off Martin Luther King Boulevard 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) were selected to provide programming and conceptual design services for the Gatton College. The programming, conceptual design and final renderings have now been completed. Subject to 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.

### **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. This project is currently in fund raising and waiting for legislative authorization before proceeding with subsequent phases of design.

### **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 opened to temporary occupancy in November with full occupancy anticipated by May 2008.

#### *Project Status:*

All areas of the garage are nearing completion. All work scopes have completed with the exception of painting, curtain wall, exterior steel panels, site work and landscaping and the exit canopy. Masonry is complete, all lighting is installed and concrete flatwork is complete. Signage has been replaced and interior deck painting is complete. General building cleanup and site cleanup continues. Final punch list reviews are scheduled. The final occupancy inspection is scheduled for May 7, 2008.

#### **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. During the month of April the installation of the roofing was completed. The boilers have been set into place and the stacks were extended thru the roof. Completion of the interior and exterior masonry is scheduled for late May. The other major activities during May will be the completion of the building envelop and beginning of mechanical and electrical rough-ins.

### **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 removal of the shot rock was the major activity during April. Approximately 85% of the required mass excavation was completed by the end of April. The excavation within the northern portion of the building footprint continued thru April with completion scheduled for mid May. Foundations and foundation walls in the west elevation were placed during April. The continuing installation of the storm culvert that serves to divert surface water around the new structure will continue thru May. This work will continue for the south and north elevation.

##### - Core and Shell (BP # 5)

Early packages for pre-cast concrete and construction cranes have previously been bid and awarded. The rest of the trades in Bid Package # 5 are currently in the bidding process. The pre bid meeting with interested contractors was held April 8<sup>th</sup>. The bid opening was extended until May 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> due to bidder requests. Turner will begin scoping reviews with the apparent low bidders immediately after the bids are opened. Assuming the work comes in within budget the award of the various packages will occur during May and June of 2008.

##### - Fit up (BP # 6)

The 100% construction review documents were published and distributed in March. Turner Construction has undertaken detailed constructability/IDC review of the documents. Representatives of the University and the commissioning agent also completed in-depth reviews of the document during early April. All review comments and reports were delivered to the consultants April 23<sup>rd</sup>. The consultants are to provide written responses to all comments in early May. Production of final documents will begin based on this input.

Final construction documents are to be published in late May. At that time, Turner and Boyken will complete a detailed reconciled estimate of the documents. The estimates are due to be published in late June. The decision has been made to break the final construction documents into approximately ten packages for maximum bidding flexibility. Decisions as to what elements of the Patient Care Facility will be included in Phase 1A will be considered in detail based on the detailed estimate, budget considerations and market conditions during the summer bidding period. Bids are scheduled for early September with an 8 week bidding period.

### **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 work is nearing completion . Punchlists have been generated for the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors, along with the Basement, Penthouse , and Stairwells. The punch inspection for the 1<sup>st</sup> floor is scheduled for the first week of May. Exterior, roofing, and landscaping inspections are scheduled for May 8<sup>th</sup> and May 14<sup>th</sup>. Furniture has started delivering on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and is scheduled to begin on the 4<sup>th</sup> floor the



first week of May. Work on the steam line at the north end of site will not be completed until early summer. The move-in to the building has been temporarily delayed pending review of the programmatic space allocation.

#### **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:*

Duct work installation is approximately 40% complete on both floors; plumbing for casework is 65% roughed-in. Wall layout & stud installation is 90%. Drywall installation will begin on Monday, May 5. Casework shop drawings have been reviewed and approved, and the order has been placed. A crane will be on site Monday, May 5 through Monday, May 19 to deliver new piping and the new air handling unit, and to remove the old unit. Substantial completion date is scheduled for July 31, 2008.

#### **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:*

Schematic design is complete. We are awaiting approval to proceed with the proposed \$20 million legislative authority. The initial Facility Feasibility study confirmed the selection of the tissue digester as the preferred method of disposal. Alternative effluent treatment options continue to be reviewed and evaluated. The bench scale effluent treatability study meeting is scheduled for May 8, 2008. The manufacturer of the 10,000 lb. digester continues, with the factory acceptance tests delayed 6 weeks until June 2008.

#### **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. Bids have been received and a contract has been awarded to M.P. Kelly Construction. Substantial completion is scheduled for July 30, 2008, with Final Completion scheduled for August 31, 2008. The contractor mobilized the week of March 17<sup>th</sup>. Construction work has begun with above-ceiling mechanical and electrical rough-ins. Insulation has been installed on the exterior wall and the spray-on insulation has been applied to the underneath side of the balcony deck. The balcony

repairs are being performed as a separate project. The slate tile on the balcony has been removed and removal of the concrete leveling bed is scheduled to be completed the week of May 5<sup>th</sup>. A polyurethane leveling bed and final urethane finish are scheduled to be completed the week of May 19<sup>th</sup>.

#### **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:*

Contracts and purchase orders have been written engaging Congleton-Hacker Company as the general contractor for this project. Congleton-Hacker mobilized and began construction on April 21<sup>st</sup>. Substantial completion is currently scheduled for October 21, 2008.

#### **Renovate 4th Floor Critical Care Unit - UK Samaritan Hospital**

##### *Project Description:*

This project will be consist of renovating approximately 15, 840 square feet of hospital space to create 12 ICU rooms, 16 acute rooms, two nursing stations, physician work areas, medical room, office for the critical care director, shared office for care manager and nurse manager, clean utility, soiled utility, storage, nourishment station, staff break room, staff lockers and family waiting.

##### *Project Status:*

The project bid on Tuesday, April 15, and Messer was the low bidder. A purchase order and contract was issued on Monday, April 28<sup>th</sup>. Heat sensors were installed so ceiling demolition may begin. Demolition of the existing walls, electrical and plumbing lines will begin on May 1<sup>st</sup>. A meeting is scheduled for Monday, May 5<sup>th</sup> so all involved parties can coordinate access to the third floor mental health unit so new plumbing lines can be installed to the floor above.

#### **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:*

The contractor mobilized onsite. Demolition of the interior spaces is complete. Utility relocations are ongoing. New equipment pits and floor slabs will be installed in May. The new cage washer was delivered to a local storage facility, awaiting installation.

#### **Renovate M.I. King Library**

##### *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 contractor mobilized onsite. New rooms on the third floor are framed and door frames have been installed. Demolition of spaces on the 2<sup>nd</sup> level is complete. New rooms on the 2<sup>nd</sup> level are ongoing. The entrance to the south side of the building has been closed to allow for demolition of adjacent spaces. The east entrance to the building has been modified to allow for this entrance to be used temporarily.

### **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 was purchased from English Tube and Boiler of Richmond, Virginia. The unit arrived via rail January 18, 2008. The boiler was set into place in the CUP expansion January 22, 2008. The next months will be required to connect the boiler to the necessary services in preparation for commissioning.

### **Upgrade Cancer Center Radiologic Facility- Hospital**

#### *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:*

The contractor has mobilized onsite, installing fencing to define the limits of the construction and staging areas. Abatement of floor tile and lab countertops has been completed on the lower level. Demolition of approximately a third of the space on the lower level has been completed. A supplemental air intake fan, installed on the roof of the building, has been completed. This fan, complete with HEPA filters, will allow fresh air to be supplied to the air handlers while construction is ongoing. The relocation of utilities along the front of the building is underway. Earth excavation, to allow for expansion of the lower level of the building, will begin in early May and continue through the remainder of the month. A new corridor wall on the lower level will be constructed to allow for demolition in additional spaces to continue.

### **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*

All demolition is complete. Wall framing and hanging is 100% complete; drywall finishing is 50% complete. Electrical rough-in is 60%; plumbing rough-in is 75% complete; ductwork install is 10%. Casework shop drawings have been reviewed and approved, and the order has been placed. A chilled water outage to the building will be required so the old piping can be removed and the new piping installed. The Southwest quadrant of the building will be without chilled water from May 5-June 15, 2008. There will be a crane on site to remove the existing Air Handling Unit and deliver new piping. Control work will also begin in May. The current substantial completion date is July 18, 2008.

### **ARS - Agriculture Project**

#### *Project Description:*

This is a federally funded project. The Forage Animal Production Research Laboratory will serve the Forage Animal Production Research Unit for the USDA. This unit is known as ARS on the south 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 Easter 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. This building will be a three to four story building with approximately 65,000 GSF for research labs, equipment and support rooms, offices and conferences rooms. The building will be located near the Plant Science building on the South Campus. The program also includes approximately 12,000 GSF for greenhouses and head house.

*Project Status:*

A Preliminary schematic design alternative # 1 was recommended by College of Agriculture this past month. University of Kentucky will advertise Consultant Selection RFP this month to begin the design process of repairing the steam line within the proposed lease area. Coordination with the proposed service tunnel extending from Plant Science building will be included.

**Expand Ophthalmology Clinic - Hospital**

*Project Description:*

This project consists of renovating approximately 12,500 square feet of space on the third floor of the Kentucky Clinic, some of which is currently occupied by Neurosurgery, in order to expand the existing Ophthalmology Clinic (also located on the third floor of the Kentucky Clinic) into the vacated space. It also includes refurbishing the existing Ophthalmology Clinic space. This project will necessitate phased construction activities to include expansion into the additional space as well as a full refurbishment of the existing Ophthalmology Clinic.

*Project Status:*

JRA Architects have been selected to provide architectural design services for this project. The design of this project will lag behind the project to renovate the outpatient clinic space in Kentucky Clinic (KNI) that is currently occupied by University Health Services. The Neurosurgery Department will move into that space after the renovation work is completed and will then allow the space they currently occupy on the 3<sup>rd</sup> floor to be renovated to accommodate Ophthalmology.

**Renovate Outpatient Clinic in Kentucky Clinic**

*Project Description:*

This project consists of renovating approximately 13,300 square feet of existing space on the first floor of the Kentucky Clinic which is to be vacated by the University Health Services (Student Health Facility) to create a new outpatient clinic for the Kentucky Neuroscience Institute (Neurology, Neurosurgery and Physical Medicine & Rehabilitation clinical services). This project includes renovation of part of the space and refurbishment of all of the space. After completion of the construction work associated with this renovation, KNI departments will move into this space.

*Project Status:*

JRA Architects have been selected to provide architectural design services for this project. The consultants have spent time in the existing space confirming existing conditions. The project is nearing completion of schematic design. Meetings are being held on Friday mornings to facilitate user input.

**Replace Emergency Generators & Fire Pump - UK Good Samaritan Hospital**

*Project Description:*

This scope of this project will consist of the replacement or upgrades of the following equipment at the Good Samaritan Hospital: Emergency Generator, Transfer Switches, AHU #25, Constant Pressure Water Pumps, Deaerator Tank, and a Fire Pump.

*Project Status:*

Design submittals from interested engineering design firms were delivered on Thursday, April 24. CMW, Inc. was the highest scoring firm based on the submittal criteria. The University is currently negotiating a fee with CMW. The current schedule indicates that design will be complete by July 9, 2008.

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 December 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: 28
Low Bid:
High Bid:

Original Contract Amount: \$32,558,183
Cumulative Change Order Amount: \$524,380
Revised Contract Amount: \$33,082,563
Contract Percent Complete: 13%

Number of Bids:

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.
Change Order # 10, 2/1/08, was approved for an increase of \$29,633 to add compacted crushed stone fill across the basement floor area. The added stone will provide a work base for first floor slab construction scaffolding.
Change Order # 17, 2/1/08, was approved for an increase of \$25,146 to provide depressed slabs at floors 3 and 5 for installation of Cold Rooms. This will allow for recessed floor at the cold rooms without a curb or ramp.
Change Order # 19, 2/1/08, was approved for an increase of \$121,994 to provide changes to the structural steel package due to design modifications in Bid Package 4. Change Order # 29, 3/31/08, was approved for an increase of \$62,605 to provide re-bar revisions at locations of recessed base plates.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Gatton Building Complex - Design Phase**

Project Number: 2267.00

Scope: \$800,000

**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. 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 227,000 GSF of new space. The proposed site is located off Martin Luther King Boulevard and Euclid Avenue, moving UK's Business and Economics efforts closer to downtown Lexington and the business community. Construction financing will be sought from the General Assembly in the 2010 session.

**Consultant:** Kohn Pederson Fox Associates

Contract # A081110

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$660,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$660,000

**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:

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Law School Building - Design Only**

Project Number: 2264.00

Scope: \$680,000

**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: 1

**Describe all amendments :**

**Amendment 1**, 11/13/07, an increase of \$28,998 was approved for additional design services to provide a professional water color rendering and additional site visits. **No amendments this quarter.**

Original Contract Amount: \$500,000

Cumulative Amendment Amount: \$28,998

Revised Contract Amount: \$528,998

**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:

**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:	2	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 an 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*

Total Change Orders to Date:	52	Original Contract Amount:	\$77,164,590
Low Bid:		Cumulative Change Order Amount:	\$4,497,001
High Bid:		Revised Contract Amount:	\$81,661,591
Number of Bids:		Contract % complete:	8.00%

**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 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. **Change Order # 10**, 10/1/07, was approved for an increase of \$55,314 to convert the portion of the six existing sanitary and storm sewer lines that pass through the main tunnel to ductile iron to ensure that these lines don't rupture. The increase also provided for re-routing the existing water lines to avoid conflict with the new tunnel. **Change Order # 11**, 10/4/07, was approved for an increase of \$47,780 to replace and re-route the existing domestic water line as well as reroute the existing water main. Change Order # 21, 11/21/07, was approved for an increase of \$53,383 to convert the 7000KVA transformer from aluminum to copper windings, add an air switch to the transformer and add a medium voltage outdoor breaker with remote monitoring and control capability to all five electric substations. These changes were made to increase the efficiency of the system and to meet specifications of upcoming substation upgrades. **Change Order # 23**, 12/10/07, was approved for a decrease of \$48,383 to alter the installation of the cold water and the cold water return piping system to avoid conflict with sensitive boiler equipment. **Change Order # 27**, 12/5/07, was approved for an increase of \$144,844 to provide saw cutting of the pedestrian walkway and walkway roofing instead of traditional hammering. The saw cutting method will reduce noise and vibration impacts to the adjacent Critical Care Facility. **Change Order # 32**, 1/18/08, was approved for an increase of \$33,072 to enlarge the existing emergency generator pads to support installation of new diesel generators due to changes in EPA regulations. **Change Order # 34**, 2/1/08, was approved for \$388,426 to provide additional construction manager's staff and general conditions due to an additional two floors being added to the Patient Care Facility. **Change Order # 42**, 3/20/08, was approved for an increase of \$128,502 to extend the limits of the blasting and excavation of rock in Bid Pack # 4 to accommodate the installation of sanitary line. The rock removal was originally intended for Bid Pack # 5, but will provide cost savings if moved to Bid Pack # 4. Early rock removal will also eliminate blasting after installation of foundation in Bid Pack # 4. **Change Order # 43**, 3/31/08, was approved for an increase of \$229,016 to increase the rock allowance due to greater rock quantities than anticipated.



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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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

Project Number: 2239.20

**Project Description:**

Scope: \$32,766,968

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:

-\$18,000

Low Bid:

Revised Contract Amount:

\$32,748,968

High Bid:

Contract Percent Complete:

94%

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 - CUP Expansion**

Project Number: 2239.32

**Project Description:**

Scope: \$13,150,000

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: 8

Cumulative Change Order Amount:

\$116,108

Low Bid: \$9,474,000

Revised Contract Amount:

\$9,590,108

High Bid: \$10,400,000

Contract Percent Complete:

49%

Number of Bids: 2

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

**Change Order # 4, 12/10/07, was approved for \$37,518 to provide required additional rock and soil drilling. Change Order # 7, 2/21/08, was approved for an increase of \$53,981 to provide temporary building heat until the new dearator and surge tank are installed.**

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Construct Student Health Facility

Project Number: 2228.00

Scope: \$25,000,000

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: 71

Low Bid:

High Bid:

Original Contract Amount: \$19,571,442

Cumulative Change Order Amount: \$820,420

Revised Contract Amount: \$20,391,862

Contract Percent Complete: 98%

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. Change Order # 29, 1/6/07, was approved for \$25,086 to provide duct modifications to the basement and first floor ductwork to fit within constraints of ceiling and walls to accommodate wire management. Change Order # 34, 11/6/07, was approved for \$28,423 to provide additional card readers to restrict/monitor access to the billing office, certain mechanical spaces and to the building after hours from the traction elevator. Change Order # 39, 11/14/07 was approved for \$114,371, to provide porcelain tile in lieu of vinyl flooring. Porcelain tile represents a more durable floor finish. Change Order #40, 11/16/07, was approved for \$33,923 to provide requested changes to the door hardware. This allows for connection to the Simplex security hardware system used throughout the Medical Center rather than using a stand alone system. Change Order # 69, 3/31/08, was approved for an increase of \$34,129 to provide labor, material and equipment necessary to install precast tunnel covers, to form and pour concrete walls of the North tunnel, and to install a high pressure return line through the tunnel and into the building. The high pressure trap line will help to prevent damaging of tunnel and tunnel piping. Change Order # 70, 3/31/08, was approved for an increase of \$135,968 to provide necessary changes to utilize the existing steam line instead of abandoning it.

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Expand Chemistry Physics Building**

Project Number: 2268.00

Scope: \$3,752,612

**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 6 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. 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.

**Consultant:** BHDP Architecture

Contract # A081080

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$262,366
Cumulative Amendment Amount:	
Revised Contract Amount:	\$262,366

**Contractor:** Denham-Blythe Company

Contract # 4500023061

Total Change Orders to Date: 1

Low Bid: \$3,053,850

High Bid: \$3,224,000

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:	\$3,053,850
Cumulative Change Order Amount:	\$9,199
Revised Contract Amount:	\$3,063,049
Contract Percent Complete:	10%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Expand & Upgrade Livestock Disease Diagnostic Lab

Project Number: 2234.00

Project Description:

Scope: \$8,500,000

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

Total Amendments to Date: 2

Original Contract Amount: \$648,000

Cumulative Amendment Amount: \$221,000

Revised Contract Amount: \$869,000

Describe all amendments :

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. Amendment # 2, 12/10/07, an increase of \$131,000 was approved for additional schematic design services to include multiple methods of animal carcass disposal including rendering, incineration and digestion. No amendments this quarter.

Contractor: No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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

Project Number: 2271.00

**Project Description:**

Scope: \$1,000,000

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

Original Contract Amount: \$52,319

Total Amendments to Date: 1

Cumulative Amendment Amount: \$1,170

**Describe all amendments :**

Revised Contract Amount: \$53,489

**Amendment # 1, 3/11/08, an increase of \$1,170 was approved to perform lighting calculations for the entire building to provide optimum lighting for the project space.**

**Contractor:** M.P. Kelly Construction

Contract # 4500024541

Original Contract Amount: \$654,000

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$767,157

Revised Contract Amount: \$654,000

High Bid: \$881,360

Contract Percent Complete:

Number of Bids: 5

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

Project Number: 2253.00

Scope: \$3,747,520

**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: 2

**Describe all amendments :**

**Amendment 1**, 10/9/07, an increase of \$17,660 was approved for additional design services required to provide various options for chiller locations, arrangements and configurations. This amendment also provided for configuration of holding areas, addition of a nourishment area and communications closet. **Amendment 2**, 12/10/07, an increase of \$156,550 was approved for additional design services to include the adjacent square footage currently occupied by the Gill Heart Administration Staff. **No amendments this quarter.**

Original Contract Amount: \$155,000

Cumulative Amendment Amount: \$174,210

Revised Contract Amount: \$329,210

**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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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate 3rd Floor Little Library**

Project Number: 2255.00

Scope: \$1,675,000

**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: 4

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:	\$14,256
Revised Contract Amount:	\$1,222,256
Contract Percent Complete:	100%

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**Renovate 4th Floor Critical Care Unit - UK Good Samaritan Hospital**

Project Number: 2277.00

Scope: \$3,116,750

**Project Description:**

This project will be consist of renovating approximately 15,840 square feet of hospital space to create 15 ICU rooms, 12 acute rooms, two nursing stations, physician work areas, medical room, office for the critical care director, shared office for care manager and nurse manager, clean utility, soiled utility, storage, nourishment station, staff break room, staff lockers and family waiting.

**Consultant:** Stengel-Hill Architecture

Contract # A081120

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$292,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$292,000

**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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**Renovate Central Vivarium**

Project Number: 2261.00

Scope: \$1,200,000

**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:** Denham Blythe Company, Inc.

\*Price Contract

Contract # 4500024638

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 this quarter.**

Original Contract Amount:

\$687,001

Cumulative Change Order Amount:

Revised Contract Amount:

\$687,001

Contract Percent Complete:



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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**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: 91

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. **Change Order # 26**, 10/30/07, was approved for a decrease of \$87,862 in response to previous Change Order # 13. This change order serves to adjust labor and deductive material changes to reconcile any redundancies. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate Hospital Nursing Unit - Hospital (NICU)**

Project Number: 2265.00

**Project Description:**

Scope: \$1,449,000

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 to better serve our patients. 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 (8) level II NICU beds and (8) level III NICU beds. The Project will involve the relocation of walls, Med gas headwalls, utilities, etc. and systems to make these functions operational.

**Consultant:** Stengel-Hill Architecture

Contract # A081070

Original Contract Amount: \$90,955

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$90,955

**No amendments this quarter.**

**Contractor:** The Wagner Co.

Contract # 4500017309

Original Contract Amount: \$800,440

Total Change Orders to Date: 20

Cumulative Change Order Amount: \$34,467

Low Bid: \$800,440

Revised Contract Amount: \$834,907

High Bid: \$1,000,923

Contract Percent Complete: 100%

Number of Bids: 5

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

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

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**Renovate M.I. King Library**

Project Number: 2270.00

**Project Description:**

Scope: \$1,752,300

Renovate 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. The Math Library, currently housed in the lower level of the Patterson Office Tower, will be included as well. 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 to include hard wired computer outlets and wireless capability to be provided in addition to the hard-wired throughout.

**Consultant:** Pearson & Peters

Contract # A081090

Original Contract Amount: \$106,700

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$106,700

**No amendments this quarter.**

**Contractor:** Woodford Builders

Contract # 4500024256

Original Contract Amount: \$956,000

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$956,000

Revised Contract Amount: \$956,000

High Bid: \$1,158,000

Contract Percent Complete: 10%

Number of Bids: 5

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

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

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

**Replace Steam and Condensate Piping - Multiple Projects**

Project Number: 2248.00

**Project Description:**

Scope: \$2,298,900

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

Original Contract Amount: \$276,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$276,000

**No amendments this quarter.**

**Contractor:** Lagco, Inc.

Contract # 4500009203

Original Contract Amount: \$1,725,900

Total Change Orders to Date: 6

Cumulative Change Order Amount: \$66,701

Low Bid: \$1,725,900

Revised Contract Amount: \$1,792,601

High Bid: \$2,632,930

Contract Percent Complete: 100%

Number of Bids: 4

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

**Change Order # 2**, 12/3/07, was approved for an increase of \$44,582 to revise profile and guard building steam manhole details. Due to the discovery during excavation that existing piping and the vault was much deeper than shown on the contract documents, benching requirements were increased as well. **No change orders greater than \$25,000 this quarter.**

**Student Housing - Supporting Utility Plant Upgrades**

Project Number: 2153.30

**Project Description:**

Scope: \$1,275,000

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

Original Contract Amount: \$26,315

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$26,315

**No amendments this quarter.**

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

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

Contract # X500192

Original Contract Amount: \$245,155

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$245,155

High Bid:

Contract Percent Complete: 99%

Number of Bids:

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Original Contract Amount:

\$535,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$535,000

Contractor: Woodford Builders, Inc.

Contract # 4500024505

Total Change Orders to Date:

Low Bid: \$4,935,000

High Bid: \$5,190,000

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:

\$4,935,000

Cumulative Change Order Amount:

Revised Contract Amount:

\$4,935,000

Contract Percent Complete:

Upgrade Fume Hoods TH Morgan - Life Safety

Project Number: 2276.00

Scope: \$2,234,480

Project Description:

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

Consultant: Denham-Blythe

Contract # A081100

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Original Contract Amount:

\$214,800

Cumulative Amendment Amount:

Revised Contract Amount:

\$214,800

Contractor: Denham Blythe Company

\*Price Contract

Contract # 4500021969

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 this quarter.

Original Contract Amount:

\$1,587,580

Cumulative Change Order Amount:

Revised Contract Amount:

\$1,587,580

Contract Percent Complete:

11%

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: 32

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 this quarter.**

Original Contract Amount: \$3,328,150

Cumulative Change Order Amount: \$17,808

Revised Contract Amount: \$3,345,958

Contract Percent Complete: 100%

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