

Office of the President
September 16, 2003

Members, Board of Trustees:

CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending June 30, 2003 be accepted. 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 April 1, 2003 – June 30, 2003, there was one new contract:

Student Housing Facilities 2153.0

Three contracts were completed; they are as follows:

Gluck Equine Research Center Renovation 2005.0
Plant Sciences Building 1745.0
Renovate Parking Structure # 1 – Phase I 2138.0

There was one amendment this quarter, and ten change orders.

Action taken: Approved Disapproved Other _____

University of Kentucky



*Capital Construction
Quarterly Activity Report*

For the three months ending June 30, 2003

CAPITAL CONSTRUCTION CONTRACTS QUARTERLY ACTIVITY REPORT

This report contains capital projects that have a dollar scope value of \$400,000 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).

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Biomedical /Biological Sciences Research Bldg

Project Number: 1876.0

Scope: \$72,867,555

Project Description:

The new structure will serve as a state of the art facility for collaboration in research and graduate education, biological chemistry, genetics, molecular and cellular biology, neuroscience and related fields. The design will allow the faculty of multidisciplinary teams to be housed in adjoining labs.

Consultant: A.M. Kinney

Contract # A001400

Total Amendments to Date: 3

Original Contract Amount: \$5,600,000

Cumulative Amendment Amount: \$786,154

Revised Contract Amount: \$6,386,154

Describe all amendments :

Amendment #1, 12/11/01, an increase of \$485,742.00, was approved to provide consultant services to include the addition of a pedestrian bridge to the main campus, expanded Vivarium facilities and the addition of space for an amenity feature.

Amendment #2, 10/8/02, an increase of \$204,750.00, was approved to provide for owner requested changes to the design during the construction document phase and for reimbursable expenses for printing and HB&C plan review fees. **Amendment #3**, 6/10/03, an increase of \$95,662, was approved for additional service during the Bidding Process which includes Specification and Bidding of a Boiler for the CUP, Revision of Division 1700 Specifications to current standards and analysis of multiple bid packages.

Contractor: Gilbane (Construction Manager At-Risk)

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

*Gilbane's contract was awarded by RFP process.

Contract # X203535

Total Change Orders to Date: 83

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$59,379,657

Cumulative Change Order Amount: \$584,161

Revised Contract Amount: \$59,963,818

Contract Percent Complete: 28%

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

Change Order #26, 1/9/03, was approved for \$35,958 to extend 30" condenser water pipe from bullhead tee to future cooling tower well. **Change Order #27**, 1/9/03, was approved for \$32,683 to delete Adscos steam expansion joints from Specification 15121CUP. After bid, issues were discovered with one of the specified expansion joints, as such this manufacturer was eliminated from specification, resulting in additional cost for alternate joints. **Change Order #30**, 1/15/03, was approved for \$42,019 to revise material for 48" and 30" condenser water pipe to ductile iron pipe. **Change Order #40**, 3/14/03 was approved for \$72,705 to incorporate revisions to pumping systems and valves. **Change Order #44**, 3/17/03, was approved for \$82,037 to change direct buried steam piping Multitherm 500 System Class A. This will provide a more durable protective jacket for steam piping. **Change Order #45**, 3/28/03, was approved for \$48,745 to revise circuit breaker specification and to relocate bus differential relays. **Change Order #49**, 4/8/03, was approved for \$42,430 to undercut BBSRB ground floor from column line 8 north as required due to unsuitable soils and uneven rock. **Change Order #52**, 4/24/03, was approved for \$28,102 to undercut CUP area beyond 7' depth indicated on documents due to unsuitable soils not previously identified in soils investigation. **Change Order #59**, 5/20/03, was approved for \$87,614 because it was determined that certain portions of the plumbing design did not comply with the Kentucky HB&C requirements as interpreted by the reviewer. **Change Order #61**, 5/23/03, was approved for \$117,246 to revise the RO/DI water system in the BBSRB to increase the quality of water provided at the labs to a Level II. **Change Order #70**, 6/11/03, was approved for \$26,383 to revise routing of ductbanks east of CUP. **Change Order #71**, 6/11/03 was approved for \$35,484 to provide additional down leads for the Lightning Protection System required to obtain U.L. Listing.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Building/Site Upgrade III (RO system upgrade)

Project Number: 2074.0

Scope: \$753,250

Project Description:

This project consists of providing separate Reverse Osmosis Water recirculation systems for Riser A/B and Riser C of the University of Kentucky Medical Science wing. Common softener and carbon filter equipment will be located in Mechanical Room MA2. R.O. equipment, storage tanks, distribution pumps, deionized equipment, UV unit and final filters will be located in Mechanical Room MA2 and H46 for Riser A/B and Riser C respectively. Piping and fittings will be schedule 80 PVC.

Consultant: Biagi, Chance, Cummins, London, Titzer, Inc.

Contract # A021190

Total Amendments to Date: 0

Original Contract Amount:

\$40,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$40,000

Describe all amendments :

No amendments this quarter.

Contractor: Finney Company

Contract # X301139

Total Change Orders to Date: 6

Low Bid: \$413,000

High Bid: \$604,965

Number of Bids: 3

Original Contract Amount:

\$413,000

Cumulative Change Order Amount:

\$24,113

Revised Contract Amount:

\$437,113

Contract Percent Complete:

97%

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

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

Infrastructure Utility Upgrade Phase I - Hospital Drive Steam

Project Number: 1949.2

Scope: \$637,400

Project Description:

Replace steam and condensate lines under the Medical Center Hospital Drive.

Consultant: Staggs & Fisher (Amendment to 1949.0 Contract)

Contract # A011180

Total Amendments to Date: 0

Original Contract Amount:

\$67,600

Cumulative Amendment Amount:

Revised Contract Amount:

\$67,600

Describe all amendments :

No amendments this quarter.

Contractor:

Contract # No Construction contracts awarded to date.

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:

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Main Building Reconstruction (Administration Bldg.)

Project Number: 2025.0

Scope: \$16,075,000

Project Description:

The Administration Building Reconstruction project involves rebuilding the interior and exterior portions of the building while re-using the exterior masonry wall shell that remained after the May 2001 fire. In general, the President's office and related functions will be housed in the building along with a visitor's center, a smart classroom, public ceremonial space and other administrative offices. All building systems will be new and include state of the art HVAC, electrical, communications, fire/smoke detection and suppression components and will be connected to the central campus utility systems. Structural and architectural systems and details are now being developed but will include new toilets, elevator and other amenities associated with new construction to meet current building codes and accessibility standards. Sitework will include the creation of a Patterson Plaza entrance at the east side of the building and a connecting link to the Gillis Building. Other sitework details are now being programmed.

Consultant: James W. Potts Architects

Contract # A021160

Total Amendments to Date: 1

Original Contract Amount: \$841,340

Cumulative Amendment Amount: \$172,000

Revised Contract Amount: \$1,013,340

Describe all amendments :

Amendment #1, 9/10/02, was approved for \$172,000 to provide for an increase in scope for additional design services. The additional services include the design and construction of increased site work that includes re-grading, utilities relocation and installation, roadwork and landscaping to incorporate the reconstruction of the building into the surrounding campus buildings and grounds. **No amendments this quarter.**

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

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

*Messer's Contract was awarded by RFP process.

Contract # X301712

Total Change Orders to Date: 22

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$6,356,502

Cumulative Change Order Amount: \$17,520

Revised Contract Amount: \$6,374,022

Contract Percent Complete: 29%

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Nursing Unit Modification IX (5-North GCRC Unit)

Project Number: 2057.0

Scope: \$1,080,000

Project Description:

The project involves the design of a renovation to the 5th floor, north GCRC Unit. . The outpatient services will be relocated and the space evacuated will be renovated to provide additional inpatient rooms. When the outpatient services of the GCRC Unit are relocated, this project will provide for possibly 5 additional inpatient rooms and support facilities. The remaining rooms will be upgraded aesthetically with new finishes to the extent the project budget will allow.

Consultant: Gartner, Burdick, Bauer-Nilsen, Inc. (GBBN)

Contract # A021140

Total Amendments to Date: 1

Original Contract Amount: \$49,900

Cumulative Amendment Amount: \$7,150

Revised Contract Amount: \$57,050

Describe all amendments :

Amendment #1, 3/7/03, in the amount of \$7,150. was approved to provide drawing revisions due to a change in function of the new patient rooms from "in-patient" to "exam/procedure" rooms. **No amendments this quarter.**

Contractor: E H Construction

Contract # X304381

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$314,990

Cumulative Change Order Amount:

Revised Contract Amount: \$314,990

Contract Percent Complete:

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Primary Care Ctr/Outpatient Diagnostic & Treatment Ctr

Project Number: 1764.0

Scope: \$24,491,723

Project Description:

Construct a new facility of approximately 90,000 gross square feet of space to house the Center for Advanced Surgery and the Gill Heart Institute. The new facility will consist of an outpatient surgery center and an outpatient clinic devoted to diagnostic and treatment services.

Consultant: CMW, Inc.

Contract # A991240

Total Amendments to Date: 1

Original Contract Amount: \$2,147,765

Cumulative Amendment Amount: \$217,894

Revised Contract Amount: \$2,365,659

Describe all amendments :

Amendment #1, 12/10/02, an increase of \$217,894.00 was approved for additional design services as a result of value added changes. **No amendments this quarter.**

Contractor: D.W. Wilburn, Inc.

Contract # X014454

Total Change Orders to Date: 106

Low Bid: \$18,670,000

High Bid: \$20,799,000

Number of Bids: 4

Original Contract Amount: \$18,670,000

Cumulative Change Order Amount: \$1,531,335

Revised Contract Amount: \$20,201,335

Contract Percent Complete: 88%

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

Change Order #6, 1/11/01, was approved for \$35,748.88 to modify roof assembly, fire proofing, one hardware set, four doors, exit signs at penthouse and smoke detectors at air code system per review by Housing, Building and Construction Division. **Change Order #9**, 5/8/01, was approved for \$62,186.00 to relocate 5 existing water lines that are in conflict with the ramp in the courtyard area, and to relocate existing storm drainage structures that are also in conflict with new construction. **Change Order #12**, 5/16/01, was approved for \$39,302.40 to add lantern light fixtures to match Allied Health Project. **Change Order #33**, 2/7/02, was approved for \$42,875.27 to make architectural and structural modifications to the electrical room to accommodate electrical gear. **Change Order #37**, 4/8/02, was approved for \$34,909.40 to change the key switches to a Yale seven pin cylinder. **Change Order #44**, 5/29/02, was approved for \$31,459.40 to add light fixtures consisting of 21 Holophane Bollards and 9 Holophane Pole lights. Cost of fixture installation is included in the original contract work. These fixtures were originally planned to be owner provided and contractor installed. This change order will have the contractor provide these fixtures. **Change Order #46**, 10/15/02, was approved for \$64,896.34 to install a Hill-Rom Nurse Call System compatible with the Nurse Call in the rest of the hospital. **Change Order #51**, 11/27/02, was approved for \$669,115.00 to add mechanical chase through the building and to modify wall configurations. The revisions include widening of corridors 000H and 000I to 8'-0", relocation of the elevator equipment room 503, construction of a vertical chase adjacent to same elevator from Penthouse through the floor slab of the first floor. This change is to allow the ground floor to become a diagnostic center in the future for both outpatients and inpatients and provide sufficient HVAC support for future diagnostic center. **Change Order #53**, 12/17/02, was approved for \$30,164.50 to relocate the roof leader from the stairwell as required by code. **Change Order #57**, 1/13/03, was approved for \$38,882.39 for electrical revisions for equipment in the O.R.'s. **Change Order #58**, 1/10/03, was approved for \$45,198.45 was approved to extend the communication conduit from outlets to cable tray per CCR #76. **Change Order #67**, 2/27/03 was approved for \$65,055.08 to install new vibration isolation system support. **Change Order #68**, 3/31/03 was approved for \$93,035.58 to revise the decontamination room. **Change Order #72**, 4/1/03, was approved for \$38,981.55 to provide the 1/2" thick Corian-Sierra Eclipse material solid surface countertops in lieu of the 1/8" veneer solid surface. **Change Order #75**, 4/14/03, was approved for \$46,262.77 to provide fire rated enclosures on tops of elevator shafts and adjacent machine rooms. **Change Order #76**, 4/14/03, was approved for \$28,606.25 to provide fire rated enclosures of the duct chase. **Change Order #77**, 4/29/03, was approved for \$80,447.10 to add door position switches, this change indicates connections for electronic door security not previously covered in the contract documents.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Renovate Parking Structure #1 - Phase Two

Project Number: 2138.1

Scope: \$1,120,240

Project Description:

Scope of work shall consist of:

- 1) Repair delamination on upper slab
- 2) Waterproof entire structure
- 3) Replace and repair expansion joints
- 4) Repair remaining columns and walls
- 5) Clean and repair grout filler holes, all locations.

Consultant: Buell Fryer McReynolds

Contract # A031080

Total Amendments to Date: 0

Original Contract Amount:

\$161,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$161,000

Describe all amendments :

*** Consultant's contract is under project 2138.0**

Contractor: Volunteer Restoration Inc.

Contract # X304906

Total Change Orders to Date: 0

Low Bid: \$973,400

High Bid: \$1,436,117

Number of Bids: 4

Original Contract Amount:

\$973,400

Cumulative Change Order Amount:

Revised Contract Amount:

\$973,400

Contract Percent Complete:

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

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

Renovation of Urology Clinic

Project Number: 2061.0

Scope: \$550,000

Project Description:

The Urology Clinic is currently located on the first floor of the Kentucky Clinic and shares some functions with the Orthopaedics clinic. The intent of this project is to provide services allowing Urology to function as an independent clinic, with a new and distinctive entrance. The project is also to provide the clinic with a registration/medical records/phone area, waiting room, eight exam rooms, two Cysto/Flouro rooms (one of which will require lead lined walls), a consultation room, manager's office, clean utility, soiled utility, lab, staff toilet, and a handicap accessible patient toilet.

Consultant: James W. Potts Architects

Contract # A021150

Total Amendments to Date: 1

Original Contract Amount:

\$35,000

Cumulative Amendment Amount:

\$3,290

Revised Contract Amount:

\$38,290

Describe all amendments :

Amendment #1, 11/12/02 was approved for an increase of \$3,290 for additional design services for added scope of work. **No amendments this quarter.**

Contractor: Jarboe Construction Company

Contract # X304214

Total Change Orders to Date: 1

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount:

\$387,000

Cumulative Change Order Amount:

\$583

Revised Contract Amount:

\$387,583

Contract Percent Complete:

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

No change orders over \$25,000 this quarter.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Research Lab Fit-up (Aging Allied/Health) 5th Floor

Project Number: 1984.0

Scope: \$5,250,000

Project Description:

This project consists of the construction to fit-up the shelled fifth floor of the Aging/Allied Health Building for the Research Lab use.

Consultant: James W. Potts Architects

Contract # A011160

Total Amendments to Date: 1

Original Contract Amount: \$410,000

Cumulative Amendment Amount:

Revised Contract Amount: \$410,000

Describe all amendments :

No amendments this quarter.

Contractor: Woodford Builders

Contract # X301038

Total Change Orders to Date: 19

Low Bid: \$3,877,000

High Bid: \$4,428,000

Number of Bids: 8

Original Contract Amount: \$3,877,000

Cumulative Change Order Amount: \$66,648

Revised Contract Amount: \$3,943,648

Contract Percent Complete: 74%

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

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

Student Housing Facilities

Project Number: 2153.0

Scope: \$46,000,000

Project Description:

In an effort to respond to issues related to students living off campus, the University has undertaken efforts to assess its campus housing. Consistent with the recently adopted UK Physical Development Campus Plan 2050 Final Report December 2002, the University is constructing new dormitories with approximately 500 to 700 new beds. The dormitories will be configured with suites or semi-suites bedrooms and living areas. The dormitories will be located at sites as identified in the Phase 1 Housing - 2010 Campus Plan. New housing may include ancillary components including common areas, student activity spaces, academics, food services, parking and central campus utilities. The goal of this effort is to provide new dormitories by the start of the Fall semester, August 2005.

Consultant: Ayers/Saint/Gross

Contract # A031090

Total Amendments to Date: 0

Original Contract Amount: \$545,000

Cumulative Amendment Amount:

Revised Contract Amount: \$545,000

Describe all amendments :

No amendments this quarter.

Contractor:

Contract # No construction contracts awarded to date.

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:

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

UK Center for Rural Health

Project Number: 1965.0

Scope: \$13,065,000

Project Description:

The University of Kentucky is undertaking the design and construction of a new Center for Rural Health to provide space to house the existing programs of the Center and the Health Professions programs of Hazard Community College.

Consultant: Omni Architects

Contract # A011110

Total Amendments to Date: 1

Original Contract Amount: \$879,845

Cumulative Amendment Amount: \$140,682

Revised Contract Amount: \$1,020,527

Describe all amendments :

Amendment #1, 3/12/02, was approved for an increase of \$140,682.00 for consultant services to expand the scope of the project. Federal funding was received requiring re-programming and design. **No amendments this quarter.**

Contractor: D.W. Wilburn

Contract # X301039

Total Change Orders to Date: 11

Low Bid: \$8,320,000

High Bid: \$8,990,000

Number of Bids: 3

Original Contract Amount: \$8,320,000

Cumulative Change Order Amount: \$2,027

Revised Contract Amount: \$8,322,027

Contract Percent Complete: 42%

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

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