

# FCR 8

Office of the President  
April 1, 2014

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending December 31, 2013 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 October 1, 2013 thru December 31, 2013:***

***There were eight new contracts this quarter:***

Project 2239.75	Construct Patient Care Facility – Clinical Decision Unit (Phase I-E) JRA Architects, \$283,969 ( <i>Design</i> )
Project 2326.0	Renovate Schmidt Vocal Arts Center Churchill McGee, LLC, \$1,250,435 ( <i>Construction</i> )
Project 2339.0	Renovate Academic Facility – University Lofts Facility D.W. Wilburn, Inc., \$12,273,000 ( <i>Construction</i> )
Project 2354.0	Repair/Upgrade/Improve Building Systems (UKHC) - Good Samaritan Hospital Air Handlers Congleton-Hacker Company, \$2,270,050 ( <i>Construction</i> )
Project 2379.0	Emergency Replacement of Woodford County Feed Mill Luckett & Farley, \$33,750 ( <i>Design</i> )
Project 2381.0	Acquire/Renovate Academic Facilities – Early Childhood Laboratory Murphy, Graves, Trimble, \$175,000 ( <i>Design</i> )
Project 2382.0	Repair/Upgrade/Improve Building Mechanical Systems (Fine Arts) CMTA Engineers, \$153,110 ( <i>Design</i> )
Project 2390.0	Repair/Upgrade/Improve Building Shell Systems (2014 Annual Parking Garage Maintenance & Restoration) THP Limited, Inc. \$84,610 ( <i>Design</i> )

***Two contracts were completed this quarter:***

Project 2338.0	Renovate/Upgrade Softball Complex Codell Construction, \$8,411,044
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Project 2355.0 Repair/Upgrade/Improve Mechanical Infrastructure (Steam Line Farm Road)  
Industry Services, \$582,501

***Five amendments were as follows:***

- Project 2239.73 Construct Patient Care Facility – 8<sup>th</sup> Floor Fit-Out (Phase I-D)  
- Provide construction administration as project was originally design only (+) \$250,000
- Project 2336.0 Construct UK/Nicholasville Road Flood Mitigation  
- Provide additional design services due to an increased scope after additional grant funds were awarded (+) \$272,000
- Project 2339.0 Renovate Academic Facility – University Lofts Facility  
- Provide additional design services for extensive existing system upgrades necessary to handle the College’s anticipated program loads and needs (+) \$453,000
- Project 2345.0 Renovate/Expand Gatton Building  
- Provide additional reimbursable services, including fire modeling and design and coordination of the building security system (+) \$53,550
- Project 2362.0 Upgrade/Expand Commonwealth Stadium  
- Provide additional design services for expanded way finding and graphic design services, incorporation of the University electronic security initiatives, and an additional design package allowing for accelerated steel purchase (+) \$368,952

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

- Project 2338.0 Renovate/Upgrade Softball Complex  
- Provide necessary overtime to maintain the schedule prior to the SEC tournament due to above normal inclement weather (+) \$65,000
- Project 2349.0 Renovate/Expand Soccer Facilities  
- Provide for press box change in window system to allow for an unobstructed view (+) \$50,755  
- Provide for plaza paving creating an entrance to the Soccer/Softball complex that will assure a consistent appearance (+) \$123,691
- Project 2353.0 Renovate Robotics Building  
- Provide and install new cable tray, conduit and wiring for building control systems (+) \$66,453  
- Provide for addition of infrastructure required for future fume hoods in four labs (+) \$30,802
- Project 2356.0 Repair/Upgrade/Expand Central Plants (Cooling Tower)  
- Modify discharge piping to eliminate inverted trap condition resulting from reuse of existing discharge piping (+) \$67,519

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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, probability 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 (Phase 4):** 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 (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**  
**February 2014**

**Acquire/Renovate Academic Facilities – Early Childhood Laboratory**

*Project Description:*

This project will renovate approximately 10,566 square feet of shelled space in the recently purchased Lexington Theological Seminary facilities to accommodate the College of Education's Early Childhood Laboratory currently located in the basement of the Erickson Building. The Early Childhood Laboratory provides early childhood education to children from six weeks of age through pre-school and provides College of Education students with an excellent opportunity to gain invaluable field experience in early childhood teaching. The program also provides a valuable on-campus childcare opportunity for faculty and staff. This renovation will include Americans with Disabilities Act compliance, upgrade and replacement of mechanical systems, and fit-up of programming space to accommodate the lab. This project will allow for expansion of the program in improved facilities, and also alleviate long-standing environmental concerns related to the current location.

*Project Status:*

Design was completed in mid-February. The project was transmitted out for bids at the end of February.

**Campus Security System**

*Project Description:*

This project includes various security initiatives using a centralized safety response to campus monitored from the Police Department located in the Safety and Security Building for both the Main campus and UK Health Care (UKHC) campus. The project includes a geo-diverse video management (VMS) and security management system (SMS) that provides situational awareness to targeted areas on campus and event driven analytics to alert University Campus Police of possible threats to campus. This project will provide campus-wide camera monitoring, early warning systems speakers, and other communication devices to monitor and respond to campus incidents. The project will provide the infrastructure necessary for proposed installations and incorporate or replace legacy systems to a single security system.

*Project Status:*

Main campus installations are complete. The UKHC facility assessments for each building have been completed. The conversions of existing UKHC proprietary hardware continue to be completed in advance of new installations. The new Next Level gateway installation is scheduled to begin next month with camera change over to follow gateway installation. The new UK ID will be issued to UKHC students, faculty and staff in March and April. The contractor is proposing all building installation to begin after ID issuance in May with all work to complete by July 1<sup>st</sup>.

**Construct Academic Science Building**

*Project Description:*

This project will construct a 232,000 gross square foot Academic Science facility. The new facility will house most of the introductory science laboratory courses allowing students to learn the commonalities of multiple science disciplines in an interdisciplinary fashion and model "team problem-solving". The facility will be student oriented, having an open environment that encourages interaction and collaboration beyond the classroom. The new building will also contain premier interdisciplinary undergraduate science teaching labs and classrooms as well as student commons space, group and individual study rooms, and other amenities. The project also includes three floors of shelled research floors.

*Project Status:*

Schematic review meetings were completed in January. Design Development meetings have begun and will continue through June. Early Bid Packages for demolition, excavation, and site utilities are planned to be advertised in early May. Advertising of building bid packages is planned for early September. Demolition of Donovan Hall and Wenner-Gren is scheduled for June, 2014.

### **Construct Patient Care Facility – 8th Floor Fit-out (Phase 1D)**

#### *Project Description:*

Since opening the first two patient care floors in Pavilion A in May 2011, UK HealthCare has continued to experience strong inpatient admissions growth. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the eighth floor for inpatient cardiovascular services and fit-up of space on the third floor for an expansion of inpatient pharmacy services. This project will provide 64 inpatient beds and increase the medication packaging and distribution capacity for the Central Pharmacy.

#### *Project Status:*

Construction is well underway. Submittals are 75% complete. The west tower is framed. Mechanical, Electrical, Plumbing (MEP) rough-in is in process. Drywall will begin in March. Air-Handling Units (AHUs) are on order and will ship in April.

### **Construct Patient Care Facility – Clinical Decision Unit (Phase 1E)**

#### *Project Description:*

This project is a fit-up of a 7,300 square foot shell space on the ground floor for use as a Clinical Decision Unit. The project consists of 24 patient observation beds, staff and support areas, and required utilities.

#### *Project Status:*

Phase III design review documents have been distributed. The project will bid in late March.

### **Construct UK/Nicholasville Road Flood Mitigation**

#### *Project Description:*

This project will construct three separate improvements, to provide 100 year storm (and lesser storm) mitigation to prevent roadway overtopping and improve pedestrian safety addressing storm water quantity within this one campus water shed. 1) Area south of Alumni Drive at Shawneetown Drive (includes permanent removal of remaining section of Shawneetown Drive and relocation of existing utilities) will be excavated for additional storm water detention. 2) Existing culvert upgrade at the upstream side of Nicholasville Road. 3) Installation of storm water retention areas between University Drive extension and Greg Page Drive, south of Alumni Drive. The \$11,880,030 project will be funded by a federal grant of \$8,910,023 from FEMA with the balance of \$2,970,007 being the In-Kind value of the 3.6 acres of University of Kentucky land determined by adjacent property values. Water quality related issues may also be part of the project scope depending on available funds and compatibility with storm water quantity design. At the completion of the project, the final landscaping will create a natural park setting, creating a model of how storm water management areas can also be passive park settings.

#### *Project Status:*

Design was completed in January. The project was transmitted for bids at the end of February.

### **Emergency Replacement of Woodford County Feed Mill**

#### *Project Description*

On May 26, 2013 a fire destroyed the College of Agriculture's feed manufacturing facility located on the C.O. Little Research Center in Woodford County. This facility was used to create precise diets suitable for research for all poultry at the Coldstream Research Center and all swine and sheep at the C.O. Little Research Center. This project is for the design and reconstruction of the facility.

#### *Project Status:*

Advertising for a combined Request for Proposals (RFP) for the Feed Mill Equipment and Building occurred this month with award to be issued in March. Construction is planned to be completed this fall. Two separate invitations for bids for the concrete silos and also for the support building will be issued in late February with an award in March. Both items are scheduled to be constructed by fall.

### **Renovate Academic Facility – University Lofts Facility**

#### *Project Description:*

This project will renovate the 110,000 gross square foot facility into classrooms, class labs/studios, office and support space for the College of Fine Arts. The improvements will also include necessary upgrades of the building systems such as communications, plumbing, HVAC, electrical, fire safety and security.

*Project Status:*

Demolition of all interior space and installation of the elevator pit are complete. Structural floor improvements and modifications continue. Floor slab prep will start in the basement in the next few weeks, as well as metal stud work on the 2<sup>nd</sup> floor. Below slab on-grade plumbing will complete, weather permitting. Substantial completion is scheduled for February, 2015.

**Renovate Robotics Building**

*Project Description:*

The Center for Biomedical Engineering (CBME) was transferred administratively to the College of Engineering effective July 1, 2010. CBME is currently in the Wenner-Gren Research Lab. A key component of this transfer is the relocation of the CBME from the Wenner-Gren buildings to the 5th floor of the Center for Robotics and Manufacturing Systems (CRMS). The relocation is needed to take advantage of the many collaborative research opportunities between the CBME faculty and the various other Engineering faculty in and near the CRMS building. The project will completely renovate eight existing labs to accommodate the relocation, as well as renovate two former labs into shared equipment rooms and graduate student office space. The approximate square footage of the planned renovation will be 3,500.

*Project Status:*

Construction is ongoing and on schedule.

**Renovate Schmidt Vocal Arts Center**

*Project Description:*

This project will complete the renovations to include rehearsal rooms, teaching studios, practice rooms, music library, office space for staff and graduate assistants, and enhancements to the building's main entrance.

*Project Status:*

Walls and soffits have been framed, with 85% of the drywall installation complete. Frames and sound proof doors are installed. Boilers are set in place. In the next month, painting on the 2<sup>nd</sup> floor will begin, as will setting the new HVAC units in place. Substantial completion is scheduled for April 3, 2014.

**Renovate/Expand Gatton Building**

*Project Description:*

This project includes renovating and expanding the existing 138,400 gross square foot Gatton Building. The expansion will include a three story addition comprised primarily of community-oriented space to include an atrium, with a café and seating area, classrooms, and a 500 seat auditorium. The addition will become the primary entrance to the building and will be accessed from central campus. A secondary entrance from South Limestone Street will also be incorporated in the renovated space. The original 1963 building will provide various types of space for faculty and students; the classrooms in the 1991 addition will be renovated and updated to include the latest technology.

*Project Status:*

The project has been bid as two separate bid packages. The first, a site utility enabling package (i.e., relocation of site utilities, site stabilization, reworking mechanical spaces, etc.), has been awarded to multiple trade contractors. Work is underway and was scheduled to be completed February 7, 2014, but is behind schedule due to weather delays and changes to the scope of work to facilitate bid package #2 work.

Bids for bid package #2 (renovation of the existing building and construction of a new addition) have been received and are currently under review. Completion of the work associated with this bid package will occur in multiple phases. Phase I will consist of construction of the new addition (February 2014 – July 2015); Phase II, which partially overlaps with Phase I, includes the renovation of the original 1963 building (May 2014 – July 2015); and Phase III will renovate the 1991 addition (August 2015 – April 2016). The project is currently on schedule.

**Renovate/Expand Soccer Facilities**

*Project Description:*

This project will renovate and expand the University's soccer facilities to include locker, shower, and lounge space for the men's and women's soccer teams, training and umpire rooms, and new seating and a press box. This project will also include upgrades to plumbing, electrical, and HVAC systems.



*Project Status:*

The ground level is nearing substantial completion. The concourse and press levels are progressing. The project should be substantially complete by May 1, 2014.

**Repair/Upgrade/Expand Central Plants - CUP Boiler Feed Water System**

*Project Description:*

The Central Utility Plant (CUP) on Press Avenue houses three gas boilers that furnish steam to the campus system. The current feed water system was installed when the plant was initially opened and does not have the capacity to support the plant feed water requirements when all three boilers are on-line. This project will replace the existing feed water system with an enhanced higher capacity feed water system.

*Project Status:*

The project is currently in the construction documents phase. Recent design revisions required structural modifications to the plant. The design team has been expanded to include a structural engineering firm. The construction documents will be presented for review in early April. Bidding is scheduled for mid-May. The project should be complete for the 2014-15 heating season.

**Repair/Upgrade/Improve Electrical Infrastructure (Central Campus)**

*Project Description:*

Current projects under construction and in various stages of planning will require expanded electrical capacity to meet the power needs of these facilities. This project will construct an underground duct bank and bring 12,000 volts (12kV) feeds from Substation #3 to power each facility. The duct bank will serve the future Academic Science Building along with the other new facilities. It will also add to campus system overall reliability.

*Project Status:*

Design is complete. The project is currently out to bid. Construction began in late February.

**Repair/Upgrade/Improve Mechanical Infrastructure -Replace Sanitary Sewer on Woodland Avenue**

*Project Description:*

The Phase II-A and Phase II-B Housing projects include replacing Cooperstown Apartments with undergraduate student residence halls. The number of students residing in this area will significantly increase, as the 314 graduate and family apartments will be replaced with 2,428 undergraduate beds. As a result, the sanitary main capacity must be increased to handle the effluent discharge from these facilities. This project will replace an aged 8" clay sewer line with a 12" ductile iron line.

*Project Status:*

The new sewer line section from Columbia to the entrance to Woodland Glen is complete. Once the tie-in is complete then backfill and finish restoration can occur.

**Repair/Upgrade/Expand Central Plants (Cooling Tower)**

*Project Description:*

The Medical Center Cooling Plant provides chilled water to the campus loop as well as the Medical Center. The cooling tower is in excess of 10 years old. This tower does not meet today's cooling capacity requirements due to increased loads and other inefficiencies.

*Project Status:*

Construction is complete. Punch lists have been completed. Startup will occur when there is warm weather.

**Repair/Upgrade/Improve Bldg. Systems – UKHC (Good Samaritan Hospital Air Handlers)**

*Project Description:*

This project will replace air handling units (AHU) 19 and 21 in Good Samaritan Hospital. AHU 19 heats and cools patient areas on floors four through seven. AHU 21 serves the second floor operating rooms and the pre-operative and post-operative acute care unit areas. These AHUs are 42 years old, in poor mechanical condition and do not provide sufficient airflow to meet current code requirements. Replacement of these AHUs is needed to ensure patient and staff comfort and air quality and to meet regulatory requirements.

*Project Status:*

The chases for the new ductwork are 90% complete. The temporary AHU is in place and will be commissioned for use the first week of March. AHU 19 will then be taken out of service and replaced with a new unit to be located in the vacant laundry room, with installation to be complete by April 7<sup>th</sup>. Installation of AHU 21 is scheduled to be complete by May 20, 2014.

### **Repair/Upgrade/Improve Building Mechanical Systems (Fine Arts)**

#### *Project Description:*

This project will replace and upgrade major mechanical systems in the Fine Arts Building which includes replacement/upgrade of the air handling units and associated temperature controls, exhaust fans, and the reheat coils serving the north wing. The replacement and upgrade of these mechanical systems will improve the comfort and energy efficiency of the areas served and also improve indoor air quality as the existing supply and return duct systems will be cleaned. The work will be phased to complete as much of the work as possible during the summer and off peak times to minimize the impact to students, faculty, and staff.

#### *Project Status:*

CMTA Consulting Engineers along with JRA Architects are providing consulting services for this project. The Phase III Construction Documents submittal has been received and is currently being reviewed. The project is scheduled to bid in late March and construction is scheduled to be substantially complete in mid-October 2014. The project is currently on schedule and in budget.

### **Repair/Upgrade/Improve Building Shell Systems (2014 Annual Parking Garage Maintenance & Restoration)**

#### *Project Description:*

This project is the second yearly component of a preventative maintenance and repair program for the campus parking structures programmed for the next nine years and includes repairs in eight of the parking garages. This maintenance and repair program is intended to maintain and extend the useful life of the campus parking structures. Work will include masonry repairs, concrete repairs, painting, traffic coatings, roofing replacement as well as any work deemed to be critical to the continued service of the each individual garage.

#### *Project Status:*

This year's work is in the final stages of design. The construction documents are due in early March with bidding scheduled for late March. This schedule results in construction beginning in early April and continuing thru the summer months. Every effort will be made to minimize the impact of this construction project on parking availability.

### **Repair/Upgrade/Improve Civil/Site Infrastructure - Construct Cooperstown Loop Road**

#### *Project Description:*

As part of the Phase II-A and Phase II-B Housing projects, the Cooperstown apartments will be replaced with undergraduate student residence halls. A relocation of Cooperstown Drive is necessary to provide sufficient usable land for the proposed layout and improve traffic flow from Sports Center Drive. The relocation will be included in the update of the Campus Master Plan currently underway.

#### *Project Status:*

Sherman Carter Barnhart is the selected design consultant. The design development phase is complete and has been approved.

### **Upgrade/Expand Commonwealth Stadium**

#### *Project Description:*

The existing stadium, built in 1973, needs upgrades and expansion to better accommodate the students, fans and players. The project will provide new premium seating with revenue generating opportunities, improving the overall operational effectiveness and enhancing the fan experience as well as allowing UK to attract the best student-athletes to the campus. Among the planned improvements are many spectator driven improvements (improved concessions, restrooms and security), a new multi-purpose recruiting room, 16-20 new private suites, new home team locker room, approximately 2,000 new club seats, three new club spaces, new press facilities and a new full service kitchen.

#### *Project Status:*

The Stadium project is moving forward on schedule with substantial completion set for August 14, 2015 prior to the beginning of the 2015 football season. In support of the schedule the design documents being prepared by RossTarrant/HNTB are being released in four packages.

The "Early Steel Package" has been bid, is now under contract and moving forward within budget.

"Design Release 1" which includes site clearing, some demolition, piers and foundations, and other subterranean work is currently under contract and moving forward. Demolition is well under way with upper rows of the south side upper bowl being removed in late February.

“Design Release 2” which includes slab on deck installation, architectural precast materials, elevators, and miscellaneous HVAC components was released for bids January 27, 2014. Bids will be opened on February 27, 2014.

“Design Release 3” which consists of all other elements including masonry, mechanical and plumbing systems, electrical systems, graphics, roofing, glazing, seating, finishes, etc. is in the construction document phase and will be released for bids March 21, 2014. Bids will be opened in April of 2014.

### **Upgrade/Relocate Pediatric Critical Care Unit**

#### *Project Description:*

The project will renovate existing space of the KY Children’s Hospital Acute Care Unit in Pavilion HA. The work implements contemporary pediatric design concepts, interior finish upgrades including flooring, wall reconfigurations, ceiling, and lighting. The project includes all patient, public, and staff spaces such as patient rooms, patient bathrooms, team work areas, and corridors. The implementation of this project is dependent upon private donations. Preliminary designs and related renderings will assist the University in fund-raising efforts.

#### *Project Status:*

The hospital has approved the renovation of four patient rooms for the first phase, renovating two rooms at a time. The renovation work should take approximately three weeks for each pair of rooms. CPMD is awaiting funding so the project may be bid.

### **Champions Court I & II (Previously referred to as “Blazer” & “Wildcat”)**

#### *Project Description:*

This project is a part of the Phase II-A development of the partnership between the University of Kentucky and Education Realty Trust (EdR) to replace on-campus undergraduate and graduate student housing. The Champions Court I (CCI) building consists of eight floors with 740 beds, and includes shelled space for fit-out of retail and classroom space. The Champions Court II (CCII) building consists of 427 beds on five floors and does not include shelled space. These buildings are being constructed on the site encompassed by Martin Luther King Blvd. to the west, Lexington Ave. to the east, Avenue of Champions to the south and north to include the Samaritan parking lot which is located just north of the former Joe B. Hall Wildcat Lodge. The Joe B. Hall Wildcat Lodge was demolished to make room for the new construction.

#### *Project Status:*

These two buildings are currently under construction and scheduled to open in August 2014. Below is a summary of the work currently in progress:

#### Champions Court I (South Building)

MEP rough-in work continues to progress on the interior. Exterior sheathing is nearing completion; stone/masonry work is underway. Setting of door frames and interior finishes have begun. Installing casework and countertops have started on the upper floors.

#### Champions Court II (North Building)

Roof has been dried in. Wall finishing and MEP rough-in work are progressing on the interior. Exterior wall sheathing is continuing to progress. Cooling tower has been set. Stone/masonry work is in progress.

### **Woodland Glen I & II (Housing to replace Cooperstown Buildings D & E)**

#### *Project Description:*

This project is a part of the Phase II-A development of the partnership between the University of Kentucky and Education Realty Trust (EdR) to replace on-campus undergraduate and graduate student housing. These buildings make up the first section of the Woodland Glen housing area. These two new buildings (WGI & WGII) will be five stories each, with each building providing 409 beds for a total of 818 beds. They will be located where the former Cooperstown D & E Buildings were located. A total of three classrooms will be included in these buildings combined.

*Project Status:*

These two buildings are currently under construction and scheduled to open in August 2014. Below is a summary of the work currently in progress:

Woodland Glen I (South Building)

Interior MEP and architectural finishes are in progress. Casework & countertops have begun on the 4<sup>th</sup> floor. Interior framing and drywall installation are underway. Brick and masonry work are nearing completion.

Woodland Glen II (North Building)

Framing has been completed and roofing is nearing completion. Exterior sheathing is underway. MEP rough-ins continue to progress. High cut drywall work has begun.

Site utility work is making progress for both buildings.

**Haggin Hall I**

*Project Description:*

This project is a part of the Phase II-A development of the partnership between the University of Kentucky and Education Realty Trust (EdR) to replace on-campus undergraduate and graduate student housing. The Haggin Hall I building consists of five floors with 396 total beds, and includes shelled space for fit-out of a dining facility. This building is being constructed on the site location of the former Haggin Hall, and is encompassed by Hilltop Ave. to the North; Huguelet Ave. to the South; Central Halls I & II to the East; and the future science building to the West.

*Project Status:*

Exterior wall framing, sheathing and roofing are progressing. Interior subflooring and wall framing have begun. Interior MEP rough-ins are underway. Exterior stone/masonry work has begun. This building is scheduled to open in August 2014.

**Woodland Glen III, IV & V**

*Project Description:*

This project is a part of the Phase II-B development of the partnership between the University of Kentucky and Education Realty Trust (EdR) to replace on-campus undergraduate and graduate student housing. These buildings will make-up the last section of the Woodland Glen housing area. These three new buildings (WGIII, WGIV, & WGV) will be as follows: WGIII is five stories, with 782 beds & two classrooms; WGIV is seven stories, with 578 beds and one classroom; WGV is five stories, with 250 beds and one classroom, for a total of 1,610 beds and four classrooms. They will be located where the former Cooperstown A, B, C, F, & G Buildings were located.

*Project Status:*

Construction has begun for all three buildings. These buildings are all scheduled to open in August 2015. Below is a summary of work at each of the buildings:

Woodland Glen III (North Building)

Building pad, foundations, structural frame, and underground MEP work are in progress.

Woodland Glen IV (East Building)

Building pad, foundations, structural frame, and underground MEP work are in progress.

Woodland Glen V (South Building)

Building pad, foundations, structural frame, and underground MEP have begun.

**Abatement & Demolition North Campus Buildings**

*Project Description:*

This project will demolish five buildings on north campus to clear a site for the Phase II-C development of the partnership between the University of Kentucky and Education Realty Trust (EdR). The buildings to be demolished include: Boyd Hall, Jewell Hall, Holmes Hall, Keeneland Hall, and the Hamilton House.

*Project Status:*

Bids were received on February 14<sup>th</sup>, and are in budget with NCM Demolition and Remediation submitting the low

bid. The abatement and demolition work is scheduled to be completed by the end of September 2014 to allow construction of the new housing buildings to begin at this location. This project is currently on schedule and in budget.

### **Construct Football Training Facility and Practice Fields**

#### *Project Description:*

This project will construct the Football Training Facilities and Practice Fields for the Department of Intercollegiate Athletics football program. The project will include a new two-story structure and two practice fields with an adjoining drill area and will house administrative offices, locker spaces, team meeting areas, training areas, high performance and weight room spaces, equipment rooms, a hydrotherapy room, player locker rooms, lounge facilities, an academic lounge/study area, and an entrance lobby with enhanced visitor amenities.

#### *Project Status:*

The RFP for a design team and a construction manager (CM) were posted for this project on February 1, 2014. Design interviews will be held on March 12<sup>th</sup>. The CM written proposals are due March 6<sup>th</sup> with interviews being held on April 4<sup>th</sup>.

Design is scheduled to begin on March 31, 2014 with substantial completion being July 15, 2016. The selected CM will participate fully in the design and bidding process before construction contracts are finalized. The design team's estimate and the CM's estimate team's construction estimates will be reconciled at the end of each design phase. The design of the project will not proceed until the project is deemed in budget.

### **Construct/Expand/Renovate Ambulatory Care Facility – UK Healthcare**

#### *Project Description:*

This project will renovate the Department of Medicine Clinic located in the original section of the Kentucky Clinic Building. This renovation will create more usable exam room space, enhance patient and staff circulation, improve waiting areas, and upgrade HVAC systems to current standards.

#### *Project Status:*

An RFP for design services will be issued in March 2014.

### **Design - Expand/Renovate Student Center**

#### *Project Description*

The renovation and expansion of the Student Center is part of a broader plan to enhance student life across campus. Improvements will likely include updated student activity and study spaces, dining and retail operations, parking, bookstore, and other amenities that support student access. This design phase will be negotiated in full but initiated and contracted in appropriate subcomponents. Initially, it will provide schematic documents to allow for a more detailed needs assessment, advanced preliminary concepts, and more detailed cost estimates for the project.

#### *Project Status:*

An RFP for design services was issued in February. Design proposals are due in early March.

### **Design – Renovate/Upgrade Hospital Facilities – Good Samaritan Emergency Department**

#### *Project Description:*

This project will develop a design for the renovation of the Good Samaritan Emergency Department. The renovation contemplated will address the needs of the patient population and the clinical services offered at Good Samaritan. Specific elements will likely include expanded service capabilities, private patient rooms, improved staff support spaces, and enhanced patient and family waiting space.

#### *Project Status:*

Awaiting funding so the project may be advertised for design services.

### **Repair/Upgrade/Improve Civil/Site Infrastructure - Scott Street Parking Lot**

#### *Project Description:*

This project will construct a parking lot at 313-347 Scott Street. The project creates approximately 265 parking spaces which will offset recent north campus parking losses. This project includes the construction of the lot as well as associated site preparation including demolition and abatement of the Reynolds Warehouse #3 and four other small structures located on the site.

*Project Status:*

Consultant interviews were held on February 18<sup>th</sup>. Fee negotiations will continue through February. Abatement will begin during the Design Phase after Reynolds #3 occupants are relocated.

**Repair/Upgrade/Improve Civil/Site Infrastructure - South Campus Parking Lot**

*Project Description:*

This project will expand the E.S. Good Barn parking lot and connect it to the parking lot currently under construction as part of the FEMA South Campus Storm Water capital project at the northwest corner of University and Alumni Drives. The expanded lot will provide parking along the University Drive transit corridor, and will create approximately 400 parking spaces.

*Project Status:*

The RFP for the consultant selection was posted, submittals have been received and interviews held. The consultant contract has been negotiated and is en-route for signatures.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Aquire/Renovate Academic Facilities - Early Childhood Laboratory**

Project Number: 2381.00

Scope: \$3,070,000

**Project Description:**

This project will renovate approximately 10,566 square feet of shelled space in the recently purchased Lexington Theological Seminary facilities to accommodate the College of Education's Early Childhood Laboratory currently located in the basement of the Erickson Building. The Early Childhood Laboratory provides early childhood education to children from six weeks of age through pre-school and provides College of Education students with an excellent opportunity to gain invaluable field experience in early childhood teaching. The program also provides a valuable on-campus childcare opportunity for faculty and staff. This renovation will include Americans with Disabilities Act compliance, upgrade and replacement of mechanical systems, and fit-up of programming space to accommodate the lab. This project will allow for expansion of the program in improved facilities, and also alleviate long-standing environmental concerns related to the current location.

**Consultant:** Murphy Graves Trimble

Contract # A141120

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$175,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$175,000

**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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**Campus Security System**

Project Number: 2342.00

Scope: \$4,800,000

**Project Description:**

This project includes various security initiatives using a centralized safety response to campus monitored from the Police Department located in the Safety and Security Building. The project includes a geo-diverse video management (VMS) and security management system (SMS) that provides situational awareness to targeted areas on campus and event driven analytics to alert University Campus Police of possible threats to campus. This project will provide campus-wide camera monitoring, early warning systems speakers, and other communication devices to monitor and respond to campus incidents. The project will provide the infrastructure necessary for proposed installations and incorporate or replace legacy systems to a single security system.

**Consultant:** Biagi, Chance, Cummins, London & Titzer

Contract # A131060B

Original Contract Amount:

\$50,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$50,000

**No amendments this quarter.**

**Contractor:** Dallmann Systems, Inc. \*Dallman's contract awarded by RFP Process

Contract # 7500014489

Original Contract Amount:

\$3,624,511

Total Change Orders to Date: 32

Cumulative Change Order Amount:

\$179,125

Low Bid:

Revised Contract Amount:

\$3,803,636

High Bid:

Contract Percent Complete:

77%

Number of Bids:

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

**Change Order # 1, 5/2/13,** was approved for an increase of \$27,539 to change ID cards form Duo Prox II to iClass Corporate 1000. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Academic Science Building**

Project Number: 2363.00

Scope: \$100,000,000

**Project Description:**

This project will construct a 217,400 gross square foot Academic Science facility. The new facility will house most of the introductory science laboratory courses allowing students to learn the commonalities of multiple science disciplines in an interdisciplinary fashion and model "team problem-solving". The facility will be student oriented, having an open environment that encourages interaction and collaboration beyond the classroom. The new building will also contain premier interdisciplinary undergraduate science teaching labs and classrooms as well as student commons space, group and individual study rooms, and other amenities.

**Consultant:** JRA Architects

Contract # A131210

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$7,445,842

Cumulative Amendment Amount:

Revised Contract Amount:

\$7,445,842

**Contractor:** Messer Construction Co. 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 # 7500019604

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**

Original Contract Amount:

\$4,761,280

Cumulative Change Order Amount:

Revised Contract Amount:

\$4,761,280

Contract Percent Complete:

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Construct Patient Care Facility-8th Floor Patient Rooms (Phase 1D)

Project Number: 2239.73

Project Description:

Scope: \$31,500,000

Since opening the first two patient care floors in Pavilion A in May 2011, UK HealthCare has continued to experience strong inpatient admissions growth. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the eighth floor for inpatient cardiovascular services and fit-up of space on the third floor for an expansion of inpatient pharmacy services. This project will provide 64 inpatient beds and increase the medication packaging and distribution capacity for the Central Pharmacy.

Consultant: GBBN Architects

Contract # A131160

Original Contract Amount: \$538,000

Total Amendments to Date: 2

Cumulative Amendment Amount: \$351,723

Describe all amendments :

Revised Contract Amount: \$889,723

Amendment 1, 9/10/13, an increase of \$101,723 was approved for additional design services and meetings necessary to finalize the documents and meet the needs of the hospital end users as well as increasing the scope of design to include electrical infrastructure improvements. Amendment 2, 12/23/13, an increase of \$250,000 was approved to add fees for construction administration after board approval was granted to carry the project through construction.

Contractor: Turner Construction Co. 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 # 7500021972

Original Contract Amount: \$15,029,402

Total Change Orders to Date: 1

Cumulative Change Order Amount: \$1,850

Low Bid:

Revised Contract Amount: \$15,031,252

High Bid:

Contract Percent Complete: 15%

Number of Bids:

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

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

Construct Patient Care Facility-Clinical Decision Unit (Phase 1E)

Project Number: 2239.75

Project Description:

Scope: \$6,000,000

This project is a fit-up of a 7,300 square foot shell space on the ground floor for use as a Clinical Decision Unit. The project consists of 24 patient observation beds, staff and support areas, and required utilities.

Consultant: JRA Architects

Contract # A141130

Original Contract Amount: \$283,969

Total Amendments to Date:

Cumulative Amendment Amount:

Describe all amendments :

Revised Contract Amount: \$283,969

No amendments this quarter.

Contractor: No construction contract awarded to date.

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct UK/Nicholasville Road Flood Mitigation**

Project Number: 2336.00

Scope: \$11,880,030

**Project Description:**

This project will construct three separate improvements, to provide 100 year storm (and lesser storm) mitigation to prevent roadway overtopping and improve pedestrian safety addressing storm water quantity within this one campus water shed. 1) Area south of Alumni Drive at Shawneetown Drive (includes permanent removal of remaining section of Shawneetown Drive and relocation of existing utilities) will be excavated for additional storm water detention. 2) Existing culvert upgrade at the upstream side of Nicholasville Road. 3) Installation of storm water retention areas between University Drive extension and Greg Page Drive, south of Alumni Drive. The \$11,880,030 project will be funded by a federal grant of \$8,910,023 from FEMA with the balance of \$2,970,007 being the In-Kind value of the 3.6 acres of University of Kentucky land determined by adjacent property values. Water quality related issues may also be part of the project scope depending on available funds and compatibility with storm water quantity design. At the completion of the project, the final landscaping will create a natural park setting, creating a model of how storm water management areas can also be passive park settings.

**Consultant:** Bell Engineering

Contract # A121130

Total Amendments to Date: 1

Original Contract Amount: \$427,000

Cumulative Amendment Amount: \$272,000

**Describe all amendments :**

Revised Contract Amount: \$699,000

**Amendment 1, 12/10/13, an increase of \$272,000 was approved for additional design services as required due to an increase in scope after additional grant funding was awarded.**

**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:**

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Emergency Replacement of Woodford County Feed Mill

Project Number: 2379.00

Scope: \$3,000,000

Project Description:

On May 26, 2013 a fire destroyed the College of Agriculture's feed manufacturing facility located on the C.O. Little Research Center in Woodford County. This facility was used to create precise diets suitable for research for all poultry at the Coldstream Research Center and all swine and sheep at the C.O. Little Research Center. This project is for the design and reconstruction of the facility.

Consultant: Lockett & Farley

Contract # A141000FF

Original Contract Amount: \$33,750

Total Amendments to Date:

Cumulative Amendment Amount:

Describe all amendments :

Revised Contract Amount:

\$33,750

No amendments this quarter.

Contractor: No construction contract awarded to date.

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

Renovate Academic Facility - University Lofts Facility

Project Number: 2339.00

Scope: \$15,000,000

Project Description:

This project will renovate the 110,000 gross square foot facility into classrooms, class labs/studios, office and support space for the College of Fine Arts. The improvements will also include necessary upgrades of the building systems such as communications, plumbing, HVAC, electrical, fire safety and security.

Consultant: Omni Architects

Contract # A130180

Original Contract Amount: \$584,437

Total Amendments to Date: 3

Cumulative Amendment Amount: \$484,000

Describe all amendments :

Revised Contract Amount:

\$1,068,437

Amendment 1, 12/11/12, an increase of \$10,000 was approved for additional design services to provide schematic design options and an additional estimate to facilitate budget and design decisions. Amendment 2, 4/9/13, an increase of \$21,000 was approved for an increase to reimbursable services to allow for additional surveying and subsurface investigations. Amendment 3, 11/12/13, an increase of \$453,000 was approved for additional design services due to extensive existing system upgrades necessary to handle the College's anticipated program loads and needs.

Contractor: D.W. Wilburn, Inc.

Contract # 7500026013

Original Contract Amount: \$12,273,000

Total Change Orders to Date: 4

Cumulative Change Order Amount: \$11,550

Low Bid: \$12,273,000

Revised Contract Amount: \$12,284,550

High Bid: \$16,195,000

Contract Percent Complete: 4%

Number of Bids: 8

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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**Renovate Robotics Building**

Project Number: 2353.00

Scope: \$2,375,000

**Project Description:**

The Center for Biomedical Engineering (CBME) was transferred administratively to the College of Engineering effective July 1, 2010. CBME is currently in the Wenner-Gren Research Lab. A key component of this transfer is the relocation of the CBME from the Wenner-Gren buildings to the 5th floor of the Center for Robotics and Manufacturing Systems (CRMS). The relocation is needed to take advantage of the many collaborative research opportunities between the CBME faculty and the various other Engineering faculty in and near the CRMS building. The project will completely renovate eight (8) existing labs to accommodate the relocation, as well as renovate two former labs into shared equipment rooms and graduate student office space. The approximate square footage of the planned renovation will be 3,500.

**Consultant:** Bender Associates Architects

Contract # A131130	Original Contract Amount:	\$105,000
Total Amendments to Date:	Cumulative Amendment Amount:	
<b>Describe all amendments :</b>	Revised Contract Amount:	\$105,000

**No amendments this quarter.**

**Contractor:** Marrillia Design and Construction

Contract # 7500021601	Original Contract Amount:	\$1,235,614
Total Change Orders to Date: 10	Cumulative Change Order Amount:	\$143,832
Low Bid: \$1,235,614	Revised Contract Amount:	\$1,379,446
High Bid: \$1,458,400	Contract Percent Complete:	33%

Number of Bids: 13

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

**Change Order # 1, 10/23/13, was approved for an increase of \$66,453 to remove the existing communications cable tray that conflicts with the new corridor wall location and provide & install new cable tray, conduit & wiring for building control systems, separate from communications wireway as per C&NS standards. Change Order # 7, 12/11/13, was approved for an increase of \$30,802 to add mechanical infrastructure required for future fume hoods in four labs.**

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**Renovate Schmidt Vocal Arts Center**

Project Number: 2326.00

Scope: \$1,625,000

**Project Description:**

This project will complete the renovations to include rehearsal rooms, teaching studios, practice rooms, music library, office space for staff and graduate assistants, and enhancements to the building's main entrance.

**Consultant:** Sherman Carter Barnhart

Contract # A111120	Original Contract Amount:	\$128,540
Total Amendments to Date:	Cumulative Amendment Amount:	
<b>Describe all amendments :</b>	Revised Contract Amount:	\$128,540

**No amendments this quarter.**

**Contractor:** Churchill McGee

Contract # 7500023328	Original Contract Amount:	\$1,250,435
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid: \$1,250,435	Revised Contract Amount:	\$1,250,435
High Bid: \$1,658,800	Contract Percent Complete:	8%

Number of Bids: 10

**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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**Renovate/Expand Gatton Building**

Project Number: 2345.00

Scope: \$65,000,000

**Project Description:**

This project includes renovating and expanding the existing 138,400 gross square foot Gatton Building. The expansion will include a three story addition consisting of 65,727 gross square feet comprised primarily of community-oriented space to include an atrium, with a café and seating area, classrooms, and a 500 seat auditorium. The addition will become the primary entrance to the building and will be accessed from central campus. A secondary entrance from South Limestone Street will also be incorporated in the renovated space. The original 1963 building will provide various types of space for faculty and students; the classrooms in the 1991 addition will be renovated and updated to include the latest technology. When completed, the building will have a total of 204,127 gross square feet.

**Consultant:** Ross Tarrant Architects

Contract # A131090	Original Contract Amount:	\$3,716,149
Total Amendments to Date: 2	Cumulative Amendment Amount:	\$1,805,826
<b>Describe all amendments :</b>	Revised Contract Amount:	\$5,521,975

**Amendment 1**, 6/11/13, an increase of \$1,752,276.24 was approved to provide bidding and construction administration services which were not included in the original contract due to phased legislative authorities, and includes expanded programming and design services. **Amendment 2, 12/10/13, an increase of \$53,550 was approved for to provide for additional reimbursable services including fire modeling services and design & coordination of the building security system.**

**Contractor:** Skanska USA Building

Note: This is a 'CM-At-Risk' contract. The amount will be increased as subcontracts are bid and added. \*SKANSKA's contract was awarded by RFP process.

Contract # 7500012212	Original Contract Amount:	\$5,709,666
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$5,709,666
High Bid:	Contract Percent Complete:	1%
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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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Renovate/Expand Soccer Facilities

Project Number: 2349.00

Scope: \$7,700,000

Project Description:

This project will renovate and expand the University's soccer facilities to include locker, shower, and lounge space for the men's and women's soccer teams, training and umpire rooms, and new seating and a press box. This project will also include upgrades to plumbing, electrical, and HVAC systems.

Consultant: Lockett & Farley

Contract # A121100

Original Contract Amount: \$613,500

Total Amendments to Date:

Cumulative Amendment Amount:

Describe all amendments :

Revised Contract Amount: \$613,500

No amendments this quarter.

Contractor: Codell Construction Co.

Contract # 7500014867

Original Contract Amount: \$5,896,000

Total Change Orders to Date: 34

Cumulative Change Order Amount: \$932,933

Low Bid: \$5,896,000

Revised Contract Amount: \$6,828,933

High Bid: \$6,321,000

Contract Percent Complete: 86%

Number of Bids: 6

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

Change Order # 2, 5/2/13, was approved for an increase of \$121,652 to add alternate # 2, press level suites: rooms 301 & 312, post bid once scope was increased. Change Order # 3, 5/2/13, was approved for an increase of \$159,634 to add alternate # 3, officials room: rooms 121, 121A, 121B, 121A1 & 121B1, post bid once scope was increased.

Change Order # 4, 5/2/13, was approved for an increase of \$119,859 to add alternate # 4, visitor's locker room: rooms 122, 122A, 122B & 122B1, post bid once scope was increased. Change Order # 5, 5/2/13, was approved for an increase of \$146,412 to add alternate # 1, training room: rooms 103, 103A, 103B & 103C, post bid once scope was increased. The base bid received was within the authorized budgeted amount. It was the Athletic Department's desire to also award the (4) additive alternatives plus related site work and contingency to complete the project.

Change Order #15, 9/17/13, was approved for an increase of \$60,479.07 to provide finished grade and paving between the softball and soccer stadiums to allow for coordination of subsurface utilities. Change Order # 23, 11/11/13, was approved for an increase of \$50,755 to provide for a change to the press box windows from a horizontal sliding system to a system that slides the windows vertically. Change Order # 25, 12/4/13, was approved for an increase of \$123,691 to add plaza paving to the project. This will provide an entrance to the Soccer/Softball complex that will assure a complete and consistent appearance. This scope of work was not included in the plans so as to allow proper coordination once the Soccer and Softball projects were complete.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Renovate/Upgrade Softball Complex

Project Number: 2338.00

Scope: \$9,700,000

Project Description:

This project consists of 1) Spectator seating and amenities, including replacement of the existing portable seating sections for Softball with new treads and risers from end to end of the dugouts that will provide approximately 400-600 new fixed chair back seats, and a combination of 600-800 of bleachers for a total permanent seating capacity of around 1200, including new elevated terraces overlooking the field at the back of the new grandstands and new press facilities, 2) New indoor practice facilities, 3) Playing field improvements, including site lighting and entry plaza to the complex including a new ticket facility and 4) New Team Building with coaches offices, team locker, lounge and equipment facilities for Softball.

Consultant: Lockett & Farley

Contract # A121120	Original Contract Amount:	\$597,800
Total Amendments to Date: 1	Cumulative Amendment Amount:	\$30,000
<b>Describe all amendments :</b>	Revised Contract Amount:	\$627,800

Amendment 1, 12/11/12, an increase of \$30,000 was approved for additional construction administration services. **No amendments this quarter.**

Contractor: Codell Construction Co.

Contract # 7500008312	Original Contract Amount:	\$8,049,310
Total Change Orders to Date: 68	Cumulative Change Order Amount:	\$361,734
Low Bid: \$5,549,310	Revised Contract Amount:	\$8,411,044
High Bid: \$5,568,000	Contract Percent Complete:	100%

Number of Bids: 6

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

**Change Order # 1**, 12/11/12, was approved for an increase of \$28,587 to provide hub pipe in all underground installations to comply with the UK Standards. **Change Order # 7**, 12/17/12, was approved for an increase of \$35,387 to coordinate miscellaneous electrical components with the remainder of the design. **Change Order # 16**, 1/3/13, was approved for an increase of \$30,882 for revision of brick allowance. **Change Order # 19**, 1/4/13, was approved for an increase of \$28,750 to revise and adjust electrical components for coordination and compliance with code. **Change Order # 32**, 2/11/13, was approved for an increase of \$49,098 to install all concealed infrastructure necessary for the concession stand fit-up which was originally not included in the scope. **Change Order # 33**, 2/11/13, was approved for an increase of \$31,219 to accommodate the design of the future soccer stadium connecting bridges and elevator coordination. **Change Order #43, 12/3/13, was approved for an increase of \$65,000 to provide the overtime necessary to maintain the project schedule prior to the start of the SEC tournament. Overtime was necessary to off-set above normal inclement weather.**



**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair Upgrade Expand Central Plants - CUP Boiler Feed Water System**

Project Number: 2389.00

**Project Description:**

Scope: \$1,000,000

The Central Utility Plant (CUP) on Press Avenue houses three gas boilers that furnish steam to the campus system. The current feed water system was installed when the plant was initially opened and does not have the capacity to support the plant feed water requirements when all three boilers are on-line. This project will replace the existing feed water system with an enhanced higher capacity feed water system.

**Consultant:** Staggs & Fisher Consulting Engineers

Contract # A131020S

Original Contract Amount:

\$35,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$35,000

**No amendments this quarter.**

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

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**Repair, Upgrade or Improve Electrical Infrastructure (Central Campus)**

Project Number: 2368.00

**Project Description:**

Scope: \$3,750,000

Current projects under construction and in various stages of planning will require expanded electrical capacity to meet the power needs of these facilities. This project will construct an underground duct bank and bring 12,000 volts (12kV) feeds from Substation #3 to power each facility. The duct bank will serve the future academic science building along with the other new facilities. It will also add to campus system overall reliability.

**Consultant:** Staggs & Fisher Consulting Engineers, Inc.

Contract # A141090

Original Contract Amount:

\$270,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$270,000

**No amendments this quarter.**

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

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair, Upgrade or Improve Mechanical Infrastructure - Replace Sanitary Sewer**

Project Number: 2373.00

**Project Description:**

Scope: \$1,000,000

The Phase II-A and Phase II-B Housing projects include replacing Cooperstown Apartments with undergraduate student residence halls. The number of students residing in this area will significantly increase, as the 314 graduate and family apartments will be replaced with 2,428 undergraduate beds. As a result, the sanitary main capacity must be increased to handle the effluent discharge from these facilities. This project will replace an aged 8" clay sewer line with a 12" ductile iron line.

**Consultant:** Staggs & Fisher Consulting Engineers, Inc.

Contract # A141020U

Original Contract Amount: \$22,500

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$22,500

**No amendments this quarter.**

**Contractor:** Lagco, Inc.

Contract # 7500020092

Original Contract Amount: \$697,800

Total Change Orders to Date: 3

Cumulative Change Order Amount: \$77,130

Low Bid: \$697,800

Revised Contract Amount: \$774,930

High Bid: \$1,370,000

Contract Percent Complete: 70%

Number of Bids: 6

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

**Change Order # 3, 9/26/13, was approved for an increase of \$65,905 to install compacted sand backfill instead of crushed stone per LFUCG sanitary sewer standards. No change orders greater than \$25,000 this quarter.**

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**Repair/Upgrade/Expand Central Plants (Cooling Tower)**

Project Number: 2356.00

**Project Description:**

Scope: \$1,310,000

The Medical Center Cooling Plant provides chilled water to the campus loop as well as the Medical Center. The cooling tower is in excess of 10 years old. This tower does not meet today's cooling capacity requirements due to increased loads and other inefficiencies.

**Consultant:** Staggs & Fisher Consulting Engineers, Inc.

Contract # A131020S

Original Contract Amount: \$43,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$43,000

**No amendments this quarter.**

**Contractor:** Lagco, Inc.

Contract # 7500018392

Original Contract Amount: \$774,483

Total Change Orders to Date: 5

Cumulative Change Order Amount: -\$25,878

Low Bid: \$774,483

Revised Contract Amount: \$748,605

High Bid: \$1,052,000

Contract Percent Complete: 99%

Number of Bids: 5

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

**Change Order # 3, 11/18/13, was approved for an increase of \$67,519 to modify discharge piping to eliminate trap condition that resulted from the reuse of existing discharge piping from the old cooling tower. This created an inverted trap condition that didn't allow water to drain from the towers.**

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair/Upgrade/Improve Bldg Systems - UKHC - (Good Sam Hospital Air Handlers)**

Project Number: 2354.00

**Project Description:**

Scope: \$2,800,000

This project will replace air handling units (AHU) 19 and 21 in Good Samaritan Hospital. AHU 19 heats and cools patient areas on floors four through seven. AHU 21 serves the second floor operating rooms and the pre-operative and post-operative acute care unit areas. These AHUs are 42 years old, in poor mechanical condition and do not provide sufficient airflow to meet current code requirements. Replacement of these AHUs is needed to ensure patient and staff comfort and air quality and to meet regulatory requirements.

**Consultant:** CMTA Engineers

Contract # A141100

Original Contract Amount: \$224,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$224,000

**No amendments this quarter.**

**Contractor:** Congleton-Hacker Company

Contract # 7500026836

Original Contract Amount: \$2,270,050

Total Change Orders to Date: 2

Cumulative Change Order Amount: \$5,200

Low Bid: \$2,270,050

Revised Contract Amount: \$2,275,250

High Bid: \$2,353,000

Contract Percent Complete: 10%

Number of Bids: 3

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

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

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**Repair/Upgrade/Improve Building Mechanical Systems - Fine Arts Building**

Project Number: 2382.00

**Project Description:**

Scope: \$2,203,000

This project will replace and upgrade major mechanical systems in the Fine Arts Building which includes replacement/upgrade of the air handling units and associated temperature controls, exhaust fans, and the reheat coils serving the north wing. The replacement and upgrade of these mechanical systems will improve the comfort and energy efficiency of the areas served and also improve indoor air quality as the existing supply and return duct systems will be cleaned. The work will be phased to complete as much of the work as possible during the summer and off peak times to minimize the impact to students, faculty, and staff.

**Consultant:** CMTA Consulting Engineers

Contract # A141140

Original Contract Amount: \$153,110

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$153,110

**No amendments this quarter.**

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

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair/Upgrade/Improve Building Shell Systems - 2013 Annual Parking Garage**

Project Number: 2364.00

**Project Description:**

Scope: \$1,000,000

This project is the first element of a preventative maintenance and repair program for the campus parking structures for the next ten years and includes repairs in eight of the parking garages. This maintenance and repair program is intended to maintain and extend the useful life of the campus parking structures.

**Consultant:** THP Limited, Inc.

Contract # A131110

Original Contract Amount: \$68,750

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$68,750

**No amendments this quarter.**

**Contractor:** RAM Construction Services

Contract # 7500019575

Original Contract Amount: \$669,018

Total Change Orders to Date: 6

Cumulative Change Order Amount:

-\$29,032

Low Bid: \$669,018

Revised Contract Amount:

\$639,986

High Bid: \$1,075,100

Contract Percent Complete:

99%

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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**Repair/Upgrade/Improve Building Shell Systems - 2014 Annual Parking Garage**

Project Number: 2390.00

**Project Description:**

Scope: \$1,000,000

This project is the second yearly component of a preventative maintenance and repair program for the campus parking structures programed for the next nine years and includes repairs in eight of the parking garages. This maintenance and repair program is intended to maintain and extend the useful life of the campus parking structures. Work will include masonry repairs, concrete repairs, painting, traffic coatings, roofing replacement as well as any work deemed to be critical to the continued service of the each individual garage.

**Consultant:** THP Limited, Inc.

Contract # A131110

Original Contract Amount: \$84,610

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$84,610

**No amendments this quarter.**

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

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair/Upgrade/Improve Civil/Site Infrastructure - Cooperstown Loop Road**

Project Number: 2374.00

**Project Description:**

Scope: \$2,350,000

As part of the Phase II-A and Phase II-B Housing projects, the Cooperstown apartments will be replaced with undergraduate student residence halls. A relocation of Cooperstown Drive is necessary to provide sufficient usable land for the proposed layout and improve traffic flow from Sports Center Drive. The relocation will be included in the update of the Campus Master Plan currently underway.

**Consultant:** Sherman Carter Barnhart

Contract # A141070

Original Contract Amount:

\$53,285

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$53,285

**No amendments this quarter.**

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

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**Repair/Upgrade/Improve Mechanical Infrastructure (Steam Line Farm Road)**

Project Number: 2355.00

**Project Description:**

Scope: \$835,000

The Farm Road steam line delivers steam from the campus steam plants to the following buildings: Gluck Equine, Plant Science, E.S. Good Barn, KY Tobacco Center, and BCTCS. The steam is used for building heat, steam humidification, cleaning, and sterilizers. This project replaces the steam and condensate piping from the E.S. Good Barn to the Gluck Building. The 25 year old piping has deteriorated beyond repair. The upstream and downstream sections have been recently replaced.

**Consultant:** Staggs & Fisher Consulting Engineers, Inc.

Contract # A131140

Original Contract Amount:

\$55,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$55,000

**No amendments this quarter.**

**Contractor:** Industry Services Co., Inc.

Contract # 7500017884

Original Contract Amount:

\$582,501

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$582,501

Revised Contract Amount:

\$582,501

High Bid: \$942,900

Contract Percent Complete:

100%

Number of Bids: 4

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

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

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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**Upgrade/Expand Commonwealth Stadium**

Project Number: 2362.00

Scope: \$110,000,000

**Project Description:**

The existing stadium, built in 1973, needs upgrades and expansion to better accommodate the students, fans and players. The project will provide new premium seating with revenue generating opportunities, improving the overall operational effectiveness and enhancing the fan experience as well as allowing UK to attract the best student-athletes to the campus. Among the planned improvements are many spectator driven improvements (improved concessions, restrooms and security), a new multi-purpose recruiting room, 16-20 new private suites, new home team locker room, approximately 2,000 new club seats, three new club spaces, new press facilities and a new full service kitchen.

**Consultant:** Ross Tarrant Architects

Contract # A131170

Original Contract Amount: \$8,367,464

Total Amendments to Date: 1

Cumulative Amendment Amount: \$368,952

**Describe all amendments :**

Revised Contract Amount: \$8,736,416

**Amendment 1, 11/12/13, an increase of \$368,952 was approved for additional design services as required for expanded way finding and graphic design services, incorporation of the University electronic security initiatives, and production of an additional design package to allow for accelerated steel purchase.**

**Contractor:** Skanska/Congleton-Hacker Joint Venture

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

Contract # 7500019555

Original Contract Amount: \$19,263,602

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$19,263,602

High Bid:

Contract Percent Complete: 2%

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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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Upgrade/Relocate Pediatric Critical Care Unit**

Project Number: 2369.00

Scope: \$6,000,000

**Project Description:**

The project will renovate existing space of the KY Children's Hospital Acute Care Unit in Pavilion HA. The work implements contemporary pediatric design concepts, interior finish upgrades including flooring, wall reconfigurations, ceiling and lighting. The project includes all patient, public and staff spaces such as patient rooms, patient bathrooms, team work areas and corridors. The implementation of this project is dependent upon private donations. Preliminary designs and related renderings will assist the University in fund-raising efforts.

**Consultant:** Moody Nolan

Contract # A141080

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$88,233

Cumulative Amendment Amount:

Revised Contract Amount:

\$88,233

**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: