

Office of the President  
January 27, 2004

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending December 31, 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 October 1, 2003 thru December 31, 2003:***

***There was one new contract:***

Project 2153.0          Student Housing Facilities  
                                 Messer Construction, \$33,775,000

***One contract was completed. It was as follows:***

Project 2138.1          Renovate Parking Structure # 1 – Phase Two  
                                 Volunteer Restoration, \$994,900

***There were no amendments.***

***There were eight change orders.***

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

*University of Kentucky*



*Capital Construction  
Quarterly Activity Report*

*For the three months ending December 31, 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).

## **MAJOR PROJECT SUMMARY REPORT**

January 2, 2004

### **CPST**

Proposals from design/build contractors have been received and evaluated, and Messer Construction of Lexington is the apparent successful firm. Negotiations are currently underway to confirm the scope of work and contract details, and the final contract should be executed in early January, 2004. Completion of design will begin immediately thereafter, and on site work may begin as early as February, 2004. Construction is anticipated to be substantially complete in late Spring, 2005.

### **BBSRB**

This \$72M project designed by A. M. Kinney of Cincinnati in association with ZBA of Cincinnati and Venturi, Scott Brown of Philadelphia and others is located near the intersection of South Limestone Street and Virginia Av. The project includes a major research building with vivarium; a central utility plant (CUP) to include new chiller, boiler and substation; a spine to connect the new CUP to the existing systems as well as serve future buildings in the Virginia Avenue area; and a bridge connecting the new structure to the existing campus. Over the last three months construction has continued on schedule. Over the past 90 days, the mechanical rough in on the ground floor has reach 90% completion, the hanging of dry wall on the 1<sup>st</sup> and 2<sup>nd</sup> floor has been 75% completed, the roofing on the bridge has been completed and the installation of the veneer has begun, the tunneling under South Limestone Street for the steam and chill water piping has been completed and the boiler has been set in the CUP.

The current completion date is October 21, 2004 although Gilbane, the construction-manager-at-risk, is committed to bettering that date. Work over the next three months will include continuing the MEP rough in through-out the buildings; initial hanging and finishing of dry wall on the lower floors; completion of the "skin" of the BBSRB; installation of the duct banks and piping to complete the spine; continuing construction of the bridge over South Limestone Street; cutting of the opening for the entry into the third floor of the Kentucky Clinic, piping and wiring associated with the various units in the CUP; completion of UK's portion of the substation; and completion of the cooling tower.

### **PRIMARY CARE/OUTPATIENT DIAGNOSTIC & TREATMENT CENTER**

(Gill Heart Institute/Outpatient Surgery Center)

This \$24,491,723 project, designed by CMW, Inc. and currently under construction, is scheduled to be completed in two (2) phases, and the first phase was scheduled for substantial completion in early January. Failure by the contractor to complete stairwells finishes, lobby flooring and final air balancing, while delaying issuance of the certificate of occupancy, has not delayed acceptance of the 3<sup>rd</sup> and 4<sup>th</sup> floor areas so that the users can proceed with installation of furnishings and equipment. The Hospital wants to occupy the upper floors and begin training and to open the Cath Labs in mid April (17<sup>th</sup> and 18<sup>th</sup>).

The 2<sup>nd</sup> floor connector to the hospital is progressing and is expected to complete by the end of January. The second phase is scheduled for completion by the end of January or early February, although the contractor continues to miss targeted milestone dates. The cast stone on the bridge is nearing completion, with start of the brick work pending. Punch inspections have begun and will continue on the lower floors as those floors are made ready for inspection. The project is behind the original target schedule. It is currently within budget, but the budget has been substantially impacted by required changes.

### **PARKING STRUCTURE #6:**

Two sites for these structures to be constructed under this \$16,280,000 project were selected on September 30. The Virginia Avenue site and the Tennis Court Parking lot site were determined to represent the best combination of economy, utility and aesthetic acceptability. HNTB of Kansas City, Mo. has been selected to assist in preparation of the RFP for design build services. The project kick-off meeting is scheduled for January 15<sup>th</sup>. The consultant has been issued the University's preliminary program. The project is currently approximately nine weeks behind the initial schedule. Over the next two months, program verification will be completed and schematic design will be started. Initial discussion with the selected consultant indicates that the schedule can be adjusted to meet the targeted date for substantial completion of August 2005.

### **UK CENTER FOR RURAL HEALTH**

The new Center for Rural Health in Hazard, a \$13,065,000 Project designed by Omni Architects and being constructed by D. W. Wilburn, Inc. of Lexington. Work completed during the last quarter includes paving and concrete work, drywall installation, and the plumbing systems. Work that is ongoing at this time is the suspended ceiling grid which is 95% complete; base coat painting which is 80% complete. Building systems, including Electrical are at 88% complete, HVAC is 90% complete and the Sprinkler/Fire Alarm System is at 98% completion. Site work has commenced and is approximately 45% complete.

The current contracted substantial completion date is January 17, 2004. However, in the last few days, D. W. Wilburn notified Omni Architects/UK CPMD of the failure of Central Kentucky Glass to receive and commence installation of the Alucobon Panels for the building exterior. However, no official confirmation has been received that the panels have been ordered and the contractor has stated that once an order was placed, the panels could not be delivered and installed in less than six weeks. Based on the recent events regarding the Alucobon Panels, the earliest anticipated substantial completion date is now late February, 2004.

The existing Center for Rural Health, utilizing rental space, is currently planning to move in March of 2004.

### **MAIN BUILDING**

Construction continues and completion is currently scheduled for August 2004, although wet weather has slowed progress during recent weeks. Messer Construction, the project manager, will re-sequence the schedule and work with finish trades to minimize any impact that may result. Most underground utility construction is now complete, the upper portion of the POT plaza is now accessible to pedestrians, and construction on Patterson Drive and in the area between the Main Building and The Gillis Building will be sufficiently complete prior to start of classes in January to allow re-opening of these access routes. Most notable progress in recent weeks includes installation of roof framing and the start of installation of the new windows. Less apparent progress has been made in interior plumbing rough-in, ductwork installation, and wall framing,

During the next three months the roof framing will be complete and the building will be ready for the start of drywall and interior finishes. Construction of the elevator shaft will be completed, and the assembly of the new tower on the ground prior to setting it in place will begin in January.

## **PHARMACY FUME HOODS**

This \$750,000 indoor air quality project began with Med Center PPD correcting conditions that hindered the full operation of existing exhaust systems. Med Center PPD is installing new monitoring devices on existing fume hoods using \$45 K of project funds. The project team met in December to review the results of a total building air balance report and determine the priority areas in which indoor air quality issues will be addressed with the remaining available funds.

Additional air balance investigation will now proceed in designated "worst case" areas to determine the extent of additional exhaust and control modifications needed. Staggs & Fisher Consulting Engineers is now developing a work plan that will be reviewed by the project team in late January 2004. A set schedule for design and construction activities will then be developed.

## **STUDENT HOUSING FACILITIES**

The RFP for design/build services for this \$46,000,000 (\$33,800,000 construction budget) project, programmed by Ayers Saint Gross, is currently under construction. Messer and Sherman Carter Barnhart were selected as the successful bidder (\$33,775,00) and construction completion remains unchanged at June 2005. Over the last month, site mobilization and completion of the final design documents has begun. The next two months will include submittal of the final design documents to the University and continuation of foundation excavation and construction. Design work continues on related programs to provide an elevator in the existing Kirwan-Blanding Commons and a new steam boiler in the new central Plant. Relocation of the basketball courts adjacent to Blazer Hall has been completed but some finishing work remains pending more favorable weather

## **AG SCIENCE NORTH – RENOVATE 5 LABS AND OFFICES:**

The firm of Johnson-McAdams, designers for the U. S. Department of Agriculture, has received final review comments on the Construction Documents from the State of Kentucky Department of Housing, Buildings and Construction, Division of Building Code Enforcement & Division of Plumbing. This document reflected a revised-and reduced construction scope for this project of \$550,000. Subsequently, the Project was advertised on December 9, 2003 and a pre-bid meeting was held on December 16, 2003. A bid opening is scheduled for January 14, 2004. The Base bid remains with renovating 3 labs and offices with an add alternate for the remaining two labs due to the reduction in federal funds. The next two months will include selection of the contractor and beginning the 6 month construction work. This project has been following the design schedule as proposed and managed by USDA in accordance with the lease agreement between USDA and UK. CPMD remains design reviewer and construction administration with USDA performing design coordination tasks.

## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

### Biomedical /Biological Sciences Research Bldg

Project Number: 1876.0

Scope: \$72,978,900

#### 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. **No amendments this quarter.**

**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: 108

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$59,379,657

Cumulative Change Order Amount: \$1,360,503

Revised Contract Amount: \$60,740,160

Contract Percent Complete: 66%

#### 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. **Change Order #77**, 7/21/03, was approved for \$170,684 to revise the electrical switch gear and associated bus ducts. The feeds for the CUP were converted from the 4160V to 480V to accommodate operational safety considerations. **Change Order #89**, 8/22/03, was approved for \$112,333, to provide reimbursement for costs incurred as a result of the storm event on May 15, 2003. This was reimbursed thru the Builders Risk Insurance Policy held by the University. **Change Order #109**, 10/21/03, was approved for \$36,466 to provide temporary heating. **Change Order #110**, 10/21/03, was approved for \$57,460, to provide a resinous flooring system. **Change Order #120**, 11/24/03, was approved for \$47,518 to modify ground floor ceiling to a stud frame. **Change Order #121**, 12/3/03, was approved for \$25,793 to provide freezer monitoring. **Change Order #125**, 12/9/03, was approved for \$40,000 to modify concrete columns at bridge.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**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: 7

Low Bid: \$413,000

High Bid: \$604,965

Number of Bids: 3

Original Contract Amount: \$413,000

Cumulative Change Order Amount: \$26,889

Revised Contract Amount: \$439,889

Contract Percent Complete: 99%

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

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

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**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.**

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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: 60

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$12,393,282

Cumulative Change Order Amount: \$565,217

Revised Contract Amount: \$12,958,499

Contract Percent Complete: 42%

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

Change Order #16, 7/24/03, was approved for \$30,906 to add additional storm drainage to the scope. Change Order #38, 10/21/03, was approved for \$56,544 for "test holes "and additional rock associated with interior caissons.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**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: 10

Low Bid: \$314,990

High Bid: \$359,986

Number of Bids: 5

Original Contract Amount: \$314,990

Cumulative Change Order Amount: \$21,210

Revised Contract Amount: \$336,200

Contract Percent Complete: 91%

**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

### Primary Care Ctr/Outpatient Diagnostic & Treatment Ctr

Project Number: 1764.0

Scope: \$24,771,723

#### 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: 130

Low Bid: \$18,670,000

High Bid: \$20,799,000

Number of Bids: 4

Original Contract Amount: \$18,670,000

Cumulative Change Order Amount: \$1,954,308

Revised Contract Amount: \$20,624,308

Contract Percent Complete: 90%

#### 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. **Change Order #114**, 9/4/03, was approved for \$254,842.30 to add an elevator in the shell of elevator bank B. **Change Order #121**, 10/7/03, was approved for \$34,386.15 to add card readers for the elevators. **Change Order #122**, 10/9/03, was approved for \$33,662.60 to align the existing pedway elevation with the entrances to the new Gill Building.

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovation of Urology Clinic**

Project Number: 2061.0

Scope: \$560,000

**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

Original Contract Amount: \$35,000

Total Amendments to Date: 1

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

Original Contract Amount: \$387,000

Total Change Orders to Date: 14

Cumulative Change Order Amount: \$18,206

Low Bid:

Revised Contract Amount: \$405,206

High Bid:

Contract Percent Complete: 99%

Number of Bids:

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

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

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**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

Original Contract Amount: \$410,000

Total Amendments to Date: 1

Cumulative Amendment Amount:

Revised Contract Amount: \$410,000

**Describe all amendments :**

**Amendment #1**, 7/8/03, in the amount of \$2,275 was approved for additional design services as required to provide modification to 4th floor labs. **No amendments this quarter.**

**Contractor:** Woodford Builders

Contract # X301038

Original Contract Amount: \$3,877,000

Total Change Orders to Date: 23

Cumulative Change Order Amount: \$42,766

Low Bid: \$3,877,000

Revised Contract Amount: \$3,919,766

High Bid: \$4,428,000

Contract Percent Complete: 99.9%

Number of Bids: 8

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

**Change Order #19**, 7/15/03 was approved for \$34,510 to furnish and install three fume hoods. **No change orders over \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Student Housing Facilities**

Project Number: 2153.0

Scope: \$46,000,000

**Project Description:**

The University is construction four (4) new residence halls located on two sites at the University of Kentucky, one on the south campus and one site on the north campus. On the south campus the site is east of the Kirwan Blanding complex, bounded by Sports Center drive and Complex Boulevard. Three (3), three-story residential halls on the south campus total 534 beds. The residential hall on the north campus site at the corner of Euclid Avenue and MLK Boulevard will be four-stories with 150 beds. The total gross square footage is expected to be approximately 220,000 SF, totaling 684 beds, comprised mostly of semi-suite units. Occupancy is scheduled for the fall of 2005. New housing may include ancillary components including common areas, student activity spaces, academics, food services, parking and central campus utilities.

**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:** Messer Construction

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

Contract # X401834

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$33,775,000

Cumulative Change Order Amount:

Revised Contract Amount: \$33,775,000

Contract Percent Complete:

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

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**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: 28

Low Bid: \$8,320,000

High Bid: \$8,990,000

Number of Bids: 3

Original Contract Amount: \$8,320,000

Cumulative Change Order Amount: \$22,091

Revised Contract Amount: \$8,342,091

Contract Percent Complete: 92%

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

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