

# FCR 18

Office of the President  
March 6, 2007

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the Board of Trustees accept the capital construction report for the three months ending December 31, 2006. 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, 2006 thru December 31, 2006:***

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

Project 2239.31	PCF – Hospital – Cooling Plant # 1 Messer Construction Co., \$4,252,000
Project 2248.0	Replace Steam and Condensate Pipe Staggs and Fisher, \$276,000
Project 2253.0	Fit-Up Gill Building Ground Floor - Hospital Champlin/Haupt, \$155,000
Project 2255.0	Renovate 3 <sup>rd</sup> Floor Little Library Pearson & Peters, \$112,875

***Three contracts were completed:***

Project 1698.1	KY Swine Development and Training Center Feed Mill (Woodford County) Denham Blythe, \$269,073
Project 2229.0	Expand Cancer Infusion Suites The Wagner Company, \$1,004,478
Project 2233.0	Renovate Vivarium in Central DLAR Facility Woodford Builders, \$819,748

## CAPITAL CONSTRUCTION CONTRACTS QUARTERLY ACTIVITY REPORT

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

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

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

# CAPITAL CONSTRUCTION QUARTERLY ACTIVITY REPORT

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Construct Biological Pharmaceutical Complex Building**

*Project Description:*

Phase I of the Biological Sciences/Pharmaceutical Complex, authorized by the 2005 General Assembly, will construct a shelled building at UK's Research Complex. Phase II will complete the 279,000 gross square foot facility that includes "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building will be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to break ground in April 2007 and be complete by October 2009.

*Project Status:*

Schematics were approved in December. Expanded project scope approved by Legislative Capital Projects and Bond Oversight Committee in December. Design Development began in January and will last approximately four months. Interviews for Construction Manager were held in January.

**Construct Student Health Facility**

*Project Description:*

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

*Project Status:*

Turner Construction Company is the Construction Manager for the project. Bid Packages #1, 2 & 3 have been received with several contracts awarded. The fence has been erected around the construction site and site excavation has begun. Much of the basement level has been excavated. Excavation work required for the utility tunnel to connect the new building to the Wethington Building is expected to begin soon. The bids for Metal Studs/Drywall, HVAC/Plumbing and Concrete were well above projected cost estimates. Budget adjustments and design changes have been identified to bring the project within budget. Bid Package #4, which includes millwork, flooring, window treatments and landscaping opened on January 26, 2007.

**Construct Patient Care Facility**

*Project Description:*

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

**PCF - Huguelet Drive Extension (GMP #1):**

*Project Description:*

This package will link Huguelet Drive to Virginia Avenue at the current Clinic Drive location. The new road will provide an east-west link from University Drive to the west side of campus at Virginia Avenue.

New signalization and bike paths are included to provide additional safety along the route. New entries to existing parking lots will be constructed and perpendicular parking will be removed between University Drive and Rose Street. The entire route will receive new landscaping and way-finding signage that will tie to both the Medical Center and Main Campus standards. Rose Street was closed to through traffic on November 20, 2006. LFUCG city council formally adopted closure ordinance in December 2006.

*Project Status:*

Huguelet Drive is open to vehicular and pedestrian traffic, all paving is complete, and contractors are completing punch list items.

**PCF - Parking Garage (GMP #2):**

*Project Description:*

This package will construct a seven level parking structure that will have an approximate 1,600 car capacity. The new garage will be located on the west side of Limestone Street, between Conn Terrace and Transcript Avenue. This structure will replace the existing Medical Center parking garage that must be demolished in order to tie the new Patient Care Facility to the existing Medical Center. A future pedestrian bridge will connect the new structure to the Patient Care Facility and the design has allowed for the future addition of approximately 15,000 square feet of retail space fronting Limestone. The garage is currently scheduled to open to temporary occupancy in late Fall with full occupancy by March 2008.

*Project Status:*

The first two elevated slab pours have been made on the parking structure and all major foundation and below grade concrete has been placed. Forming and pouring of remaining slabs on grade and elevated slabs will progress as curing times allow the relocation of forms and mechanical rough-in. During the curing times the next level columns will be formed and poured in anticipation of deck forming. This process will repeat for several months until exterior masonry begins in the Spring.

**PCF - Cooling Plant No.1 (BP #3.1):**

*Project Description:*

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

*Project Status:*

Demolition is complete on the north side of the cooling plant, existing cooling tower sumps and piping has been removed and the existing 1500 ton chillers were removed to make way for the new 2250 ton chillers. The new chillers were moved into the building in late January. Replacement of existing chilled water pumps on the south side chiller units began in January.

**PCF - CUP Expansion (BP #3.2):**

*Project Description:*

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

*Project Status:*

The Title V Air Quality Permit was obtained in December. In January the designers continued to revise and develop the plans and specifications for the CUP addition and associated equipment. The final production of the Construction Documents will be delivered in early February. University personnel will undertake a final review of the documents before the bidding process begins. The project is scheduled to go out for bid during February. The work is to be bid as a lump sum contract. After the bid opening in February the construction will begin.

**PCF - Building (BP #'s 4, 5 & 6):**

*Project Description:*

This project includes:

- (BP #4) The demolition of the existing Parking Structure #4. The work will involve the start of all deep foundations up to the grade of the excavation.
- (BP #5) The construction of the new 1,022,000 gross square feet building's structural frame, fireproofing, exterior wall enclosure for all new building spaces, windows, exterior doors and roofs. Also

included will be all exterior site improvements, civil design for roadways, drainage systems, landscaping, hardscape surfaces and walks.

- (BP #6) The interior fit-out partitions, interior finishes, doors and frames, ceilings, mechanical systems, electrical systems, technology systems, medical equipment and fire protection for approximately 490,000 occupiable square feet; and 532,000 square feet of shell space. The work also will include drawings and specifications for signage, interior furnishings and lighting.

*Project Status:*

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

University written comments for the Design Development level documents were compiled and distributed to the consultants in January. This portion of the project will move into Construction Documents after comments are acknowledged. The current schedule calls for a Design Development estimate for BP #4 in February 2007 with a 50% Construction Documents estimate in April of 2007.

In order to maintain the schedule, a portion of the work has been accelerated. This early bid package, BP # 4A, includes utility work, storm drainage work and minor site work and has been scheduled for March 2007. The publication of Construction Documents for this work has been placed on fast track. Construction Documents for this work will be produced in February 2007, and work will begin in March 2007.

- Core and Shell (BP #5):

University written comments for the Design Development level documents were compiled and distributed to the consultants in January. Meetings will be held during February to address specific issues that remain in question. After all comments have been addressed the production of Construction Documents will begin. The current schedule calls for a Design Development estimate of the Core and Shell for BP #5 in February 2007. The production of Construction Documents will begin after budget reconciliation based on the Design Development estimate. The 50% Construction Documents estimate is scheduled for August 2007. The bidding of the work is currently scheduled for May 2008 with an award of the various packages to occur in the later half of 2008. The work remains on schedule.

- Fit-Up (BP # 6)

The documents for the Fit-Up portion (Bid Package #6) of the Patient Care Facility are now at the 90% level of Design Development. A series of meetings will be held with the users during the second and third week of February to review the final Design Development documents with the user groups.

Representatives of user groups including pharmacy, surgery, security, pathology, maintenance, nursing, imaging, public spaces, etc. will meet with the designers to provide input and evaluation on the design to date. The Design Development documents will continue during March to include the incorporation of user input. The 100% Design Development submission for BP #6 is due March 27<sup>th</sup>, 2008.

### **Expand Emergency Services - Hospital**

*Project Description:*

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

*Project Status:*

Due to concealed conditions the project is currently running approximately 45 days behind the original schedule. Ductwork and ceiling grid are complete; electrical work is approximately 95% complete. Mill work, painting and flooring are underway. The temporary air handling unit is connected and in service. Medical gas certifications have been obtained. In the next 30 days the contractors will continue painting and installing the mill work, flooring and ceilings, and the remainder of the conduit for the owner provided equipment is to be installed.

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

*Project Description:*

New space is needed for more than one veterinary pathologist to perform animal postmortem examinations in addition to renovation of current necropsy space. New space is also needed to add molecular biology/special procedures capabilities to the laboratory. New technology in the form of an alkaline

hydrolysis digester is needed to replace an aging incinerator. The LDDC is an office and laboratory building with net assignable space of 3,860 square feet for offices and 28,100 square feet of laboratories and support space. It is proposed to add 6,300 and 1,200 square feet (net) of new laboratory and office space, respectively. An existing necropsy laboratory and support space will be renovated (2,000 square feet net). An aging incinerator is the present means of carcass disposal. An alkaline hydrolysis digester will be installed for carcass disposal after renovating 2,000 square feet (net) of space to contain the digester.

*Project Status:*

The consultants are currently analyzing pre-treatment alternatives in lieu of discharging tissue digester waste into the Town Branch Waste Water Treatment Plant. We continue to await Legislative action regarding restoration of the veto funds. UK Purchasing is trying to negotiate revised delivery schedule of the tissue digester resulting from financial constraints within the vendor organization.

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

*Project Description:*

This project will fit-up approximately 32,750 square feet in the currently "shelled space" on the fourth floor of the BBSRB Building. The fit-up will include wet bench laboratory space, support space, and dry computational labs. The University has received a federal grant award of \$3,685,000 from the National Center for Research Resources Extramural Research Facilities Improvement Program. The space will primarily be utilized by Pharmacology. The final construction cost estimate is \$7,618,000, and the project scope has been revised to \$9,663,925.

*Project Status:*

The contractor continues to make progress with interior finishes, mechanical, electrical and casework items. Above ceiling inspections have been performed in offices and support spaces, and will follow in the wet labs when they are completed. Work continues to progress on the Organic Synthesis Lab. The SCoBIRC Labs are scheduled to move from the 3rd floor to the 4th floor. There will be changes necessary to accommodate the SCoBIRC Labs. AM Kinney will meet with the users to coordinate the required changes. Delivery of materials from Superior Labs (SLS) is behind schedule and has impacted related plumbing and electrical work. Lab tops were shipped incorrectly and had to be replaced. SLS is working to ship the corrected tops and additional equipment.

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

*Project Description:*

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

*Project Status:*

The University and design consultants have met on a regular basis to refine the Design Development documents and began writing specifications. The University supplied the consultants with vendor drawings for both MRI units and the CT equipment. Final Design Development drawings were transmitted to University staff for review. A phase review meeting is scheduled. Once reviewed and approved, the consultants will begin the Construction Documents.

**Memorial Coliseum Expansion**

*Project Description:*

The basketball practice facility consists of the addition of men's and women's basketball offices, practice facility, weight training, medical support, locker/shower, facilities ticket office, administrative offices, and minor renovation of existing locker rooms. The estimated total cost of the facility is \$30 million, consisting of the \$2.5 million for design plus \$27.5 million for construction. This project involves the design of a 92,300 square foot Basketball Practice Facility to enhance the University's ability to attract top student athletes. The new facility will alleviate scheduling problems at Memorial Coliseum and will provide



amenities in line with other NCAA basketball facilities in the country. The practice facility will be connected to Memorial Coliseum, which is located near the intersection of Lexington Avenue and the Avenue of Champions, and will renovate 7,700 square feet to support volleyball, gymnastics, offices and ticketing. Sherman-Carter-Barnhart, Inc. is the prime architect for the project. They are working in conjunction with HNTB as the design architect, Staggs and Fisher as the M/E/P engineers, and the Structural Design Group as the structural engineer. Fuller, Mossbarger, Scott and May perform geotechnical and survey work for the project.

*Project Status:*

Architectural punch inspections have been generated for the Court Level and 2nd Level, as well as portions of the 1st Level. A temporary occupancy permit has been obtained for the Court Level, and the contractor has allowed Athletics to use the Court Level for practice. Weight lifting equipment has been moved into the Weight Room. Final adjustments are being made to the hydrotherapy pools to obtain required permits. Finish millwork and flooring are continuing at the Level 1 Main Entrance Lobby and Corridors. Furniture delivery has started at the Court and 2nd Levels. Graphics have been installed by Ze Design on the Court Level, and have begun on the upper levels. XOS has begun installation of the AV system at the Court Level. Beneficial Occupancy of the building is scheduled for February 2, 2007.

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

*Project Description:*

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

*Project Status:*

A coordination meeting was held in mid-January with all groups occupying the building to discuss the needs and impact of a sprinkler system being installed throughout the facility as a part of this project. A follow-up meeting will be held in conjunction with the Phase 2 review meeting in early February. Phase 3 of the design will continue through February.

**Renovate - Expand Boone Faculty Center**

*Project Description:*

The Boone Faculty Center was built in 1986 and has only received minor maintenance repairs in the interim. This project will renovate the original 19,561 square feet of the Boone Faculty Center on the Lexington Campus and construct an addition of approximately 3,300 square feet. The center as constructed is able to host small to medium size meetings, functions, luncheons and dinners, but due to space constraints it is unable to accommodate the numerous larger scale conferences and symposia that university departments frequently host. These departments then contract with local hotels and the convention center. Since the center is to operate and be maintained on a self supporting basis the inability to reasonably host the 300 to 400 attendee events causes a loss of potential campus dollars to off campus sites, that if able to be captured could help defray the annual operating expenses of the center. The project is expected to be underway by February 2007 and completed by December 2007.

*Project Status:*

Bids were received in January, but were not within budget. Negotiations with bidders are in progress. The project is still on schedule.

**Renovate Vivarium in Central DLAR Facility**

*Project Description:*

This project will renovate the cage washing area, install a robotic cage washing system, and upgrade spaces to animal procedure rooms in the vivarium in the Combs Building. The building was constructed in 1987 and is in good condition. The facility consists of research labs, offices, lab support areas, animal care areas, and animal care support space.

*Project Status:*

Ancillary issues outside the construction contract should be resolved in the next 30-60 days.

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

#### *Project Description:*

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

#### *Project Status:*

A mid Phase 3 review meeting was held in January. The survey of all existing lines was completed in early January. Construction documents are due in February.

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

#### *Project Description:*

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

#### *Project Status:*

The funds from this project are scheduled to be expended for the purchase of the 125,000 lb/hr boiler with an ultra low no<sub>x</sub> burner and emission controls for installation within the expanded CUP. Shop drawings for the new boiler were reviewed and approved during January. The purchase order for the production of the boiler is scheduled to be released in February.

### **Upgrade Surgical Services**

#### *Project Description:*

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

#### *Project Status:*

Framing and drywall are complete, painting is underway and ceiling grid is being installed, with electrical rough-in at 80% completion. The contractor will continue to paint, install ceiling grid and complete the electrical rough-in. They will begin installing the ceramic tile, flooring, lighting and millwork. Air Handling Unit #6 is scheduled to be replaced with a new unit.

### **ARS - Agriculture Project**

#### *Project Description:*

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

square feet for reasearch labs, equipment and support rooms, offices and conferences rooms. The program also includes approximately 12,000 gross square feet for greenhouses and head house.

*Project Status:*

ARS consultants continue with Schematic design. Schematic design will include utilizing the University's Central Plants for steam and chilled water. No infrastructure for distribution for either of these services was required. A Schematic review meeting is tentatively scheduled for March 2007.

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Biological Pharmaceutical Complex Building**

Project Number: 2235.00

Scope: \$132,792,000

**Project Description:**

Phase I of the Biological Sciences/Pharmaceutical Complex, authorized by the 2005 General Assembly, will construct a shelled building at UK's Research Complex. Phase II will complete the 279,000 gross square foot facility that includes "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building will be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to break ground in April 2007 and be complete by October 2009.

**Consultant:** EOP Architects

Contract # A061150/A071060

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:	\$10,585,020
Cumulative Amendment Amount:	
Revised Contract Amount:	\$10,585,020

**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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**Construct Horticultural Research and Education Facility**

Project Number: 2238.10

Scope: \$860,000

**Project Description:**

Expanded plant science technology will be a major contribution to economic expansion in the Commonwealth. The Horticultural Research and Education Center at South Farm is the key component in the Statewide plan to develop research/extension infrastructure in support of new and existing horticultural industries. The programs through this facility will explore, develop, evaluate, demonstrate, and communicate horticultural crop opportunities through innovative research and educational programs that enhance diversification, profitability, and sustainability of Kentucky farms and landscapes. It will become UK's most visible commitment to enhancing the viability of non-traditional enterprises and family farms. The scope of this project is not yet clearly defined. It will follow and supplement the intent of Project #2154.0 - South Farm Improvements. These projects will serve to develop a horticulture research facility on the South Farm. Included in the scope are greenhouse and headhouse facilities, research laboratories, storage building for equipment and pesticides, environmental rooms, etc.

**Consultant:** UK College of Ag In-House Design

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**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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**Construct Student Health Facility**

Project Number: 2228.00

Scope: \$24,000,000

**Project Description:**

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

**Consultant:** Omni Architects

Contract # A061070

Original Contract Amount: \$1,332,600

Total Amendments to Date: 1

Cumulative Amendment Amount: \$77,203

**Describe all amendments :**

Revised Contract Amount: \$1,409,803

Amendment #1, 05/11/2006, an increase of \$77,203.00, was approved for additional programming and design services required for revisions to the BSA study, for adding a high pressure steam line through the Student Health Facility connecting inside the existing AAH Tunnel and to provide more thorough survey and geotechnical reports than originally anticipated. **No amendments this quarter.**

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

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

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

Contract # 4500004856

Original Contract Amount: \$7,023,805

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$7,023,805

High Bid:

Contract Percent Complete:

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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**Construct Patient Care Facility**

Project Number: 2239.00

**Project Description:**

Scope: \$450,000,000

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

**Consultant:** GBBN, Inc.

Contract # A061080

Original Contract Amount: \$30,400,226

Total Amendments to Date: 1

Cumulative Amendment Amount: \$299,044

**Describe all amendments :**

Revised Contract Amount: \$30,699,270

Amendment #1, 9/12/06, was approved for \$299,044.00 for additional design services required to design two additional floors for the parking garage. This amendment also provides for additional survey services associated with the rerouting of the ductbank; the addition of 12 receptor sources to be studied as part of the existing wind study; and the need for additional storm water modeling to review the impact on the new Patient Care Facility during heavy rain storm events.

**No amendments this quarter.**

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

Note: This is a 'CM-At-Risk' contract for Design Phase services only. The contract increased when GMP#1 & GMP#2 were approved. We are reporting on GMP#1 & GMP#2 separately below.

Contract # 4500001350

Original Contract Amount: \$507,245

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$507,245

High Bid:

Contract Percent Complete:

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

PCF -Huguelet Drive Extension (GMP #1)

Project Number: 2239.10

Scope: \$4,725,000

Project Description:

GMP#1. This is a portion of the larger Patient Care Facility Project (2239.0). This package will link Huguelet Drive to Virginia Avenue at the current Clinic Drive location. The new road will provide an east-west link from University Drive to the west side of campus at Virginia Avenue. New signalization and bike paths are included to provide additional safety along the route. New entries to existing parking lots will be constructed and perpendicular parking will be removed between University Drive and Rose Street. The entire route will receive new landscaping and way-finding signage that will tie to both the Medical Center and Main Campus standards.

Consultant: Wilbur Smith Associates

Contract # A061050

Original Contract Amount: \$400,000

Total Amendments to Date: 3

Cumulative Amendment Amount: \$66,500

Describe all amendments :

Revised Contract Amount: \$466,500

Amendment #1, 04/11/2006, an increase of \$30,000.00, was approved for additional design services as required for a flashing beacon at the clinic garage entrance and Huguelet Drive as well as street lighting and landscaping for the entire length of Huguelet Drive between Rose Street and University Drive. Amendment #2, 06/13/2006, an increase of \$32,000.00, was approved for redesign of utilities in order to leave existing steam lines in place as a cost saving measure. This amendment also provides for the development of a staging plan for the closure of Rose Street thru the final opening of the new hospital to maintain access to the existing entrance to the hospital and the emergency room. Amendment #3, 11/16/06, an increase of \$4,500 was approved to provide a traffic signal warrant analysis for submission to KYTC with the permit application as required.

Contractor: Gilbane Construction Company (GMP #1)

Contract # 4500001350

Original Contract Amount: \$4,442,101

Total Change Orders to Date: 17

Cumulative Change Order Amount: \$104,342

Low Bid:

Revised Contract Amount: \$4,546,443

High Bid:

Contract Percent Complete: 99%

Number of Bids:

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

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



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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**PCF - Parking Garage (GMP #2)**

Project Number: 2239.20

Scope: \$32,766,968

**Project Description:**

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

**Consultant:** GBBN, Inc.

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

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

Contract # 4500001350

Original Contract Amount:

\$32,766,968

Total Change Orders to Date: 2 (time ext. only)

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$32,766,968

High Bid:

Contract Percent Complete:

20%

Number of Bids:

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

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

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

Project Number: 2239.31

Scope: \$12,850,000

**Project Description:**

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

**Consultant:** GBBN, Inc.

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Messer Construction Co.

Contract # 4500005952

Original Contract Amount:

\$4,252,000

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$4,252,000

Revised Contract Amount:

\$4,252,000

High Bid: \$4,464,000

Contract Percent Complete:

11%

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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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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**PCF - Hospital - CUP Expansion**

Project Number: 2239.32

Scope: \$13,150,000

**Project Description:**

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

**Consultant:** GBBN Inc

See project 2239.0

Contract #

Total Amendments to Date:

**Describe all amendments :**

Original Contract Amount:

Cumulative Amendment Amount:

Revised Contract Amount:

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

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

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

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**PCF - Building**

Project Number: 2239.40

Scope: \$275,841,945

**Project Description:**

This is a portion of the larger Patient Care Facility Project (2239.0). The package will contain:

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

**Consultant:** GBBN, Inc

See project 2239.0

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** 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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**Expand Cancer Infusion Suites - Hospital**

Project Number: 2229.00

Scope: \$1,600,000

**Project Description:**

This project is for the expansion of the chemotherapy infusion program into the 2nd floor of the Davis Millis portion of the Whitney Hendrickson Building. The existing infusion operation is located in the first floor of the same facility directly below the proposed expansion. The demand for chemotherapy infusion services has exceeded the available clinic space capacity causing patients to use inpatient facilities for outpatient services or to wait for needed treatments. The renovation will also provide urgent treatment cancer services that are not currently provided by the cancer center.

**Consultant:** Stengel-Hill Architects

Contract # A061060

Original Contract Amount:

\$84,500

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$84,500

**No amendments this quarter.**

**Contractor:** The Wagner Company

Contract # 4500001850

Original Contract Amount:

\$958,484

Total Change Orders to Date: 20

Cumulative Change Order Amount:

\$45,994

Low Bid: \$958,484

Revised Contract Amount:

\$1,004,478

High Bid: \$1,242,000

Contract Percent Complete:

100%

Number of Bids: 6

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Expand Emergency Services - Hospital

Project Number: 2236.00

Scope: \$4,750,000

Project Description:

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

Consultant: GBBN, Inc.

Contract # A061090

Original Contract Amount: \$265,000

Total Amendments to Date: 2

Cumulative Amendment Amount: \$105,452

Describe all amendments :

Revised Contract Amount: \$370,452

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

Contractor: Eubank & Steele Construction

Contract # 4500003852

Original Contract Amount: \$3,594,750

Total Change Orders to Date: 6

Cumulative Change Order Amount: \$12,291

Low Bid: \$3,594,750

Revised Contract Amount: \$3,607,041

High Bid: \$3,821,000

Contract Percent Complete: 37%

Number of Bids: 3

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

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

**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Expand & Upgrade Livestock Disease Diagnostic Lab**

Project Number: 2234.00

Scope: \$8,500,000

**Project Description:**

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

**Consultant:** CMW, Inc.

Contract # A061100

Original Contract Amount: \$648,000

Total Amendments to Date: 1

Cumulative Amendment Amount: \$90,000

**Describe all amendments :**

Revised Contract Amount: \$738,000

**Amendment # 1, 12/12/06, was approved for \$90,000 to provide additional design services to accommodate a phased implementation consistent with the legislative budget action. Includes the additional design to study the new tissue digester effluent impact of the LFUCG Town Branch Wastewater Treatment Plant.**

**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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**Fit-Up 4th Floor in BBSRB**

Project Number: 2227.00

Scope: \$9,663,925

**Project Description:**

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

**Consultant:** A.M. Kinney

Contract # A051120

Original Contract Amount: \$415,000

Total Amendments to Date: 1

Cumulative Amendment Amount: \$24,000

**Describe all amendments :**

Revised Contract Amount: \$439,000

Amendment #1, 04/11/2006, an increase of \$24,000.00, was approved for additional design services required for development of the Organic Synthesis Laboratory space in the southwest corner of the Fourth Floor Wet Lab area of the BBSRB. **No amendments this quarter.**

**Contractor:** WS Construction

Contract # 4500001420

Original Contract Amount: \$5,342,000

Total Change Orders to Date: 16

Cumulative Change Order Amount: \$280,111

Low Bid: \$5,342,000

Revised Contract Amount: \$5,622,111

High Bid: \$5,657,000

Contract Percent Complete: 92%

Number of Bids: 4

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

Change Order # 11, 10/16/06, was approved for \$27,365.10 for the provision of power for lights and receptacles in the penthouse. The power provisions were not defined in the panel schedules, but should be installed as part of the project scope. Change Order # 12, 11/29/06, was approved for \$206,837.85 for an addition of an organic synthesis laboratory to provide an isolated lab space and control chemical fumes.

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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

Project Number: 2253.00

Scope: \$6,500,000

**Project Description:**

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

**Consultant:** Champlin/Haupt

Contract # A071100

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount: \$155,000

Cumulative Amendment Amount:

Revised Contract Amount: \$155,000

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

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

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

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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**KY Swine Development & Training Ctr. Feed Mill (Woodford County)**

**Project Number: 1698.10**

**Scope: \$1,014,000**

**Project Description:**

Revised project will construct a feed mill on the Woodford County Animal Research Center within either the sheep or swine unit. AG Engineering will design the mill utilizing new components and some equipment from the Cold Stream Farm feed mill when it is demolished.

**Consultant:** UK College of Agriculture in-house design.

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

Revised Contract Amount:

**Describe all Amendments:**

**Contractor I: Denham Blythe**

Contract # X4500002266

Original Contract Amount:

\$267,348

Total Change Orders to Date:

Cumulative Change Order Amount:

\$1,725

Low Bid: \$267,348

Revised Contract Amount:

\$269,073

High Bid: \$361,659

Contract % complete:

100%

Number of Bid 4

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

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

**Contractor II: Feed & Grain Systems**

Contract # X4500002268

Original Contract Amount:

\$650,000

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$650,000

Revised Contract Amount:

\$650,000

High Bid: -

Contract % complete:

77%

Number of Bid 1

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

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

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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**Memorial Colisèum Expansion**

Project Number: 2196.00

Scope: \$30,000,000

**Project Description:**

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

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

Contract # A041080

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount: \$2,000,000

Cumulative Amendment Amount:

Revised Contract Amount: \$2,000,000

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

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

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

Contract # 4500000169

Total Change Orders to Date: 141

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$25,247,691

Cumulative Change Order Amount: \$604,049

Revised Contract Amount: \$25,851,740

Contract Percent Complete: 89%

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

**Change Order #27**, 03/16/06, was approved for \$65,940.07, to adjust contract amount for actual length of drilled piers over the base length included in the base bid. **Change Order #33**, 03/31/06, was approved for -\$25,240.75 to adjust contract amount after receiving donation from Harrod Concrete & Stone. **Change Order #31**, 04/04/2006, was approved for -\$52,052.66, to delete the cost of finish hardware for Aluminum Doors from the Doors, Frames and Hardware bid as it was already included in another trade contractor's scope of work. **Change Order #32**, 04/04/2006, was approved for \$293,576.97, to provide a flexible security control system to facilitate frequent changes due to turnover of student athletes. Revision primarily consists of replacement of conventional mechanical hardware with stand alone electronic access control hardware. **Change order #75**, 08/23/2006, was approved for \$26,773.54 to install additional light fixtures in the men and womens basketball locker rooms to provide even illumination in these locations. **Change order #88**, 09/22/2006, was approved for \$26,384.92, to provide engraved pavers at front entrance. Donor brick pavers will acknowledge donations to the UK MCE Building Fund. **Change Order # 101**, 11/16/06, was approved for a decrease of \$39,115.30 to provide for the deletion of ductwork cleaning. The project work site was kept in such a condition that duct cleaning is unnecessary.

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate 3rd Floor Little Library**

Project Number: 2255.00

Scope: \$1,900,000

**Project Description:**

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

**Consultant:** Pearson & Peters Architects PLC

Contract # A071120

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$112,875

Cumulative Amendment Amount:

Revised Contract Amount:

\$112,875

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

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

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

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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**Renovate - Expand Boone Faculty Center**

Project Number: 2251.00

Scope: \$6,000,000

**Project Description:**

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

**Consultant:** EOP Architects

Contract # A071070

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$275,000

Cumulative Amendment Amount:

Revised Contract Amount:

\$275,000

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

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

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

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate Vivarium in Central DLAR Facility**

Project Number: 2233.00

**Project Description:**

Scope: \$2,250,000

This project will renovate the cage washing area, install a robotic cage washing system, and upgrade spaces to animal procedure rooms in the vivarium in the Combs Building. The Combs Cancer Research building is approximately 75,800 gross square feet. The building was constructed in 1987 and is in good condition. The facility consists of research labs, offices, lab support areas, animal care areas, and animal care support space. The building is heated with steam from the coal fueled central plants and the cooling is supplied from the central, electric generated, chilled water plants.

**Consultant:** BHDP Architecture, Inc.

Contract # A061110

Original Contract Amount: \$117,458

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$117,458

**No amendments this quarter.**

**Contractor:** Woodford Builders

Contract # 4500002795

Original Contract Amount: \$774,000

Total Change Orders to Date: 18

Cumulative Change Order Amount: \$45,748

Low Bid: \$774,000

Revised Contract Amount: \$819,748

High Bid: \$832,350

Contract Percent Complete: 100%

Number of Bids: 2

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

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

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

**(04-2006)**

Project Number: 2248.00

**Project Description:**

Scope: \$3,223,900

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

**Consultant:** Staggs & Fisher

Contract # A071080

Original Contract Amount: \$276,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$276,000

**No amendments this quarter.**

**Contractor:** No construction contact 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

Student Housing - Supporting Utility Plant Upgrades

Project Number: 2153.30

Project Description:

Scope: \$1,275,000

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

Consultant: AM Kinney

Contract # A041000GG	Original Contract Amount:	\$26,315
Total Amendments to Date: 0	Cumulative Amendment Amount:	
	Revised Contract Amount:	\$26,315

Describe all amendments :

No amendments this quarter.

Contractor: English Boiler & Tube Inc.

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

Contract # X500192	Original Contract Amount:	\$245,155
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$245,155
High Bid:	Contract Percent Complete:	98%

Number of Bids:

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

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

Upgrade Surgical Services

Project Number: 2231.00

Project Description:

Scope: \$4,500,000

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

Consultant: Stengel Hill Architects

Contract # A061140	Original Contract Amount:	\$324,000
Total Amendments to Date:	Cumulative Amendment Amount:	
	Revised Contract Amount:	\$324,000

Describe all amendments :

No amendments this quarter.

Contractor: Woodford Builders

Contract # 450000004839	Original Contract Amount:	\$3,328,150
Total Change Orders to Date: 4	Cumulative Change Order Amount:	\$10,078
Low Bid: \$3,280,000	Revised Contract Amount:	\$3,338,228
High Bid: \$4,199,700	Contract Percent Complete:	26%

Number of Bids: 5

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

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

***Two amendments as follows:***

- Project 2234.0      Expand and Upgrade Livestock Disease Diagnostic Lab  
-    Redesign/study on Tissue Digester effluent and impact on LFUCG Town  
     Branch Wastewater Treatment Plant. (+) \$90,000.
- Project 2239.1      PCF -Huguelet Drive Extension (GMP #1)  
-    Addition of traffic signal warrant analysis (+) \$4,500

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

- Project 2196.0      Memorial Coliseum Expansion  
-    Delete ductwork cleaning (-) \$39,115
- Project 2227.0      Fit-Up 4<sup>th</sup> Floor in BBSRB  
-    Provide power for lights and receptacles in the Penthouse (+) \$27,365  
-    Addition of organic synthesis laboratory (+) \$206,838

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