

FCR 8

Office of the President
March 10, 2009

Members, Board of Trustees:

CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending December 31, 2008 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, 2008 thru December 31, 2008:

There were four new contracts this quarter.

Project 2286.0	Renovate/Expand the Center for Applied Energy Research Biagi, Chance, Cummins, London & Titzer, \$200,000
Project 2295.0	Renovate Koinonia House (aka Schmidt Vocal Art Center) Ross Tarrant Architects, \$98,000
Project 2298.1	Expand/Renovate Outpatient Clinic in Kentucky Clinic Messer Construction Company, \$2,055,000
Project 2299.1	Convert Hunt Morgan Space to Class Lab Omni Architects, \$295,000

Four contracts were completed:

Project 2253.0	Fit-Up Gill Building Ground Floor - Hospital Congleton Hacker Company, \$2,391,373
Project 2270.0	Renovate M.I. King Library Woodford Builders, \$1,005,343
Project 2271.0	Fit-Up Education Space in Health Science Building MP Kelly Construction Services, \$678,852
Project 2277.0	Renovate 4th Floor Critical Care Unit – UK Samaritan Hospital Messer Construction Company, \$2,422,247

One amendment as follows:

- Project 2277.3 Replace Emergency Generators & Fire Pump – UK Samaritan Hospital
- Additional design services required to provide location options for the emergency generators (+) \$8,200

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

- Project 2235.0 Construct Biological Pharmaceutical Complex Building
- Repair the roadway cuts along Washington Avenue created by installation of a new Columbia Gas gas line using the asphalt contractor already on site (+) \$31,978
 - Due to a found condition during construction, the Washington Avenue communications manhole required relocation and expansion. (+) \$88,473
 - Provide for a change in public space selected wood finish (+) \$29,298
 - Provide additional coordination with structural steel bid packs (+) \$27,627
 - Delete creation of the graphics programming on the controls. The graphics will be designed by the PPD to match the existing controls (-) \$30,500
- Project 2239.0 Construct Patient Care Facility
- Offset the chilled water piping to avoid conflict with the communications cable tray tie-in (+) \$38,301
 - Install a high pressure steam and a pump discharge valve in the main on the south side of the Gill Heart tap to provide greater flexibility to the system (+) \$34,881
 - Provide for additional removal of rock and soil and to provide additional concrete for the drilled piers. Found conditions required deeper piers than was required by contract (+) \$73,079
 - Provide for assignment of the concrete shear wall to the trade contractor in accordance with the structural documents (+) \$38,438
- Project 2239.32 PCF – Hospital – CUP Expansion
- Provide and install pipe insulation for the new boiler feed water piping and the boiler blow-down piping (+) \$52,257
 - Provide and install two wye strainers and install and connect the stack gas analyzers and Horiba panels (+) \$34,693
- Project 2261.0 Renovate Central Vivarium
- Replace existing underground sanitary line to serve the new cage wash unit due to the deterioration of the existing line (+) \$35,643

Action taken: Approved Disapproved Other _____

CAPITAL CONSTRUCTION CONTRACTS QUARTERLY ACTIVITY REPORT

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

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY REPORT

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Major Projects
Capital Project Management Division
January 31, 2009

Construct Biological Pharmaceutical Complex Building

Project Description:

Phase I of the Biological Sciences/Pharmaceutical Complex, was authorized by the 2005 General Assembly and funded in 2006 at \$40,000,000. Phase II was funded at \$92,792,000 and together these phases will complete the 279,000 gross square foot facility that includes some "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building will be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to be complete by December 2009.

Project Status:

Building is nearing weather tightness. Temporary building heat is in place. Installation of mechanical systems continues in the Penthouse. Installation of window frames and glass installation continues this month. Placing of the mechanical/electrical work continues on the basement and third floor. Rough-in work has begun on the second floor. Brick façade work continues this month on the North Elevation and work has begun on the south elevation. Limestone panels have been placed on the East Elevation.

Construct Patient Care Facility

Project Description:

The Hospital's present patient bed tower is over 40 years old. Although the space served patients well, the infrastructure is aging, and the facility can not accommodate rapidly developing technology. This project is providing 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. The 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. The progress of all the components is listed below.

PCF – Building (BP #'s 3B, 4, 5 & 6):

Project Description:

This project includes:

- (BP #3B) Early Site Work
- (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, Early Site Work and Foundations (BP #3B & 4)

The major area of activities of the 3B package during January was the generation and completion of punch lists. UK employees were trained on the proper operation of the newly installed equipment. Activities in January included water proofing, back filling of concrete for the north tunnel top and insulation of underground plumbing on the northern section of the ground floor. Final inspections and generation of punch lists for this work will begin in the next month. The Mass Excavation and Foundations Package is on schedule to be completed in February 2009.

- Core and Shell (BP #5)

The majority of the Bids for the work in Bid Pack 5 were opened and awarded in the summer and fall of 2008. The Site Work and Landscaping packages will be issued in the summer of 2009 completing the buyout of Bid Pack 5. The trade contractors that are under contact will continue the shop drawing process and BIM processes. On site work during January included installation of piping in the basement, installation of the podium concrete for levels two and three. The insulation of the site utilities in the south and west tunnel of the facility are on-going. Major on-site activities in the coming month will include installation of mechanical piping and equipment, including air handlers on the ground floor, installation of electrical equipment including primary conduit and wiring, bus ducts and temporary lighting on the lower two levels of the structure and installation of the podium concrete for levels three and four. In addition, off site production of duct work and exterior skin to include precast sections and window wall assemblies are scheduled to continue. The mock-up of the exterior construction of the building should near completion and testing in late February.

- Fit up (BP #6)

Bid Package 6, which is the interior fit-up of the building, is nearing completion of the bidding process. The majority of the trade contractors for this work are now under contact. These mechanical and electrical contractors will continue the shop drawing process and BIM processes. Several packages using the RFP process should be awarded in the upcoming month to include pneumatic tube and integrated controls. The major on-site activity for Bid Package 6 during the next month will be the continued laying of masonry walls to enclose the utility tunnel on the northern sector of the ground floor.

Convert Hunt Morgan Space to Class Lab

Project Description:

This project will convert approximately 6,000 Net Square Feet of space on the ground floor of the Thomas Hunt Morgan Building into class lab teaching space. The project will include wet bench casework, flooring, ceilings, lighting, and Smart Classroom technology. The work will also include modifications to the plumbing, electrical and HVAC systems. Approximately 1800 Net Square Feet of space on the second floor will be renovated for two research faculty. There will be two research laboratories, each at 765 square feet and each with a 135 square foot office. Omni Architects, HERA Lab Consultants and Biagi, Chance, Cummins, London and Titzer Engineers are designing to a \$2,320,000 construction budget.

Project Status:

A Design Development review meeting was held in December with the University's project team and consultants. To expedite the construction schedule and obtain a better bid, the University submitted bid documents to Purchasing for demolition work on the ground floor only in January. Plans that show accurate existing conditions will prevent future change orders as well as decrease the time needed to complete the project. A pre-bid meeting with several local contractors was held in January. Construction Drawings for the renovation of both the ground and second floors was submitted to the University in late January. A bid date for mid March is anticipated.

Expand Ophthalmology Clinic - Hospital

Project Description:

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

Project Status:

JRA Architects was awarded the contract to provide architectural design services for this project in January. The design of this project will lag behind the project to renovate the outpatient clinic space in Kentucky Clinic (KNI).

The Neurosurgery Department will move to the first floor after the renovation work is complete and will allow the space they currently occupy on the third floor to be renovated for Ophthalmology. The project is currently on hold by the hospital; however, internal meetings for operational planning will be scheduled by the hospital Office of Facilities & Planning when the project is started back up. Design meetings will follow the internal operational meetings.

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:

All Construction Design documents were completed in January. Bid opening for Bid Package #2, relocating existing site utilities, completed in January. The Title V Air permit was submitted to the Department of Air Quality this month. The Construction Manager continues to evaluate Trade Packages and cost estimates. Bid Package 1, site staging and new parking lots, are complete. Bid Package 3 will be advertised in the upcoming month. Bid Packages 1 and 2 allow for the site staging to be done in advance of the larger construction Bid Package 3. The 10,000 pound tissue digester is complete and the ownership was transferred to University. The digester has been insured by UK and remains stored at the manufacturer.

Expand/Renovate Outpatient Clinic in Kentucky Clinic

Project Description:

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

Project Status:

Demolition work has been completed. Existing gypsum board walls that terminated just above the ceiling have been extended to the deck above to provide additional privacy. Under slab plumbing work is nearing completion. Steel studs are being erected, with hanging of gypsum board to follow. Mechanical, electrical and plumbing rough-ins are in progress. Progress meetings are being held twice monthly, with other on site meetings as required for coordination. The project schedule has been delayed two weeks due to the discovery of a major existing supply duct that was found to have multiple leaks and require replacement.

Fit-Up Gill Building Ground Floor - Hospital

Project Description:

This Project encompasses renovations to approximately 9,000 square feet, with 5,000 square feet of vacant shelled space. The remaining 4,000 square feet to be renovated previously housed offices and conference rooms within the Gill Heart Institute. The renovated space will accommodate the following new Radiology & Cardiology spaces: Waiting room, Interview, Reception, Nurse Station, Prep/Recovery, Patient Toilet/Dressing, Soiled Workroom, two (2) 64-slice CT Exams, CT control, MRI Exam (1.5T), MRI Equipment Room (1.5T), MRI Exam (3T), MRI Equipment Room (3T), staff break and staff toilet.

Project Status:

The project is substantially complete. The end user began seeing patients on December 8, 2008. The added CT scanner was delivered and set on December 15, 2008. Siemens has completed the install and training is taking place this week. Final punch list work is nearly completed. The contractor has demobilized and removed the fenced staging area on Rose St.

Renovate Central Vivarium

Project Description:

The project will involve the purchase of a new Primate Cage Wash unit to be installed in a renovated cage wash area within the existing DLAR facility.

Project Status:

All finishes in the original project limits are 97% complete. Installation of a new sewer line to replace an existing failed line is ongoing and will continue through the next month.

Renovate Koinonia House (aka Schmidt Vocal Art Center)

Project Description:

The project continues the renovation of the Vocal Arts Center, which houses the UK Opera Program. The facility was acquired by the University in 1991. At that time, some of the first floor was renovated, but the second floor of the building remained shelled space. The current project includes upgrades to the electrical and mechanical systems, installation of a sprinkler system, a new stairwell, and an elevator. The project also begins fitting out the second floor to address needs created by the recent growth of the Opera Program. The second floor will eventually include rehearsal rooms, teaching studios, classrooms, practice rooms, a dance studio, and office space for staff and graduate assistants.

Project Status:

Design development documents were delivered to the University in January. A review meeting took place in early February. The University is considering several options for cooling and heating the building. The consultants are scheduled to deliver the Construction Documents in late February with a review meeting to be scheduled for 2 weeks thereafter.

Renovate M.I. King Library

Project Description:

Renovate the 2nd and 3rd floors of the M. I. King Library, 1962 Addition, to accommodate the relocation of the Chemistry Library, Physics Library and a computer lab, all currently housed in the Chemistry-Physics Building; the Math Library, currently housed in the lower level of the Patterson Office Tower. The majority of the renovation will occur on the 3rd floor of the M. I. King Library, with a smaller area on the 2nd floor and minor work on the 4th floor. An existing elevator, located inside the south entrance vestibule, is to be replaced with new components within the existing elevator shaft. All staff areas to include hard wired computer outlets and wireless capability to be provided in addition to the hard-wired throughout.

Project Status:

Punchlist areas are complete and the last scheduled project meeting took place in early February.

Replace Emergency Generators & Fire Pump - UK Good Samaritan Hospital

Project Description:

This scope of this project will consist of the replacement or upgrades of the following equipment at the Good Samaritan Hospital: Emergency generator, transfer switches, air handling unit #25, constant pressure water pumps, deareator tank, and a fire pump.

Project Status:

The Construction Documents were delivered in January. A review meeting will take place in February. Upon approval and receipt of Title V permit, the bid documents will be submitted to Purchasing.

Upgrade Cancer Center Radiologic Facility

Project Description:

The University of Kentucky Hospital needs to significantly upgrade and improve the current clinical space in the Lower Level of University Hospital. This will include therapy rooms, clinic exam areas, infusion space, office, education, and support space for the clinical practice. Given that the clinic will need to continue operations during the project, it is anticipated that areas will be taken down, or phased, during the construction. Surge space to allow the phasing has been identified. The addition will be located along the west side of the Markey Cancer Center/Ben F. Roach Cancer Care Facility, while the renovation will occur in existing research space on the on the Lower Level of the same building. Development of Radiation Medicine clinical areas is essential to growth of cancer programs

supportive of the strategic plans for UK HealthCare. Current facilities are split between the Lower Level of the hospital and the Roach Building. Several initial facility studies have been completed that identified expansion and renovation of the areas of the Lower Level of the Roach Building to respond to immediate needs and is consistent with the Ambulatory Master Plan.

Project Status:

Installation of the concrete roof deck in the expansion area was completed. Demolition of the construction area on the first floor is continuing. Mock-ups of the new glass rail on the second level balcony have been reviewed and modifications were recommended by the consultant. Patient treatment clinical areas on the first floor have been relocated to other areas in the Markey Cancer Center. Work in the next month will involve the ongoing fit-up of the first floor as well as fit-up of the expansion areas on the lower level.

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 of research 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:

Sixty Percent Construction Documents were forwarded to the University in December. The University received bids to build steam/condensate drainage manholes adjacent to the existing steam line along Farm Road and within the proposed lease area. These manholes are temporary until a complete replacement of the steam line can be funded. Coordination with the proposed service tunnel extending from Plant Science Building to Farm Road is also proposed.

Digital Village, Phase II

Project Description:

This project consists of the design and construction of approximately 43,000 gross square feet of research space for the Center for Visualization and Virtual Environments as well as selected research activities in the Department of Computer Science and the Department of Electrical and Computer Engineering. The facility must be sufficiently flexible in design so that it can be easily adapted to support research into emerging areas of interest. The structure should provide flexible office space and support facilities. This project will pursue LEED Certification.

Project Status:

JRA Architects, along with RATIO Architects were selected as the architectural designers for the project. The initial design kick-off meeting was held in December and programming meetings were held in January. Stantec was commissioned to provide site survey and geotechnical services. An RFP has been issued for Construction Management services. A September ground breaking is planned.

Expand Coldstream Research Campus – Redundant Power Supply

Project Description:

The main electrical service to Coldstream Research Campus is currently supplied by Kentucky Utilities through a combination of overhead supply and underground distribution systems. The main 12KV power supply is delivered by an overhead circuit from KU's IBM station. Several existing and future projects require that Coldstream Research Campus have a redundant electrical power supply available. The immediate redundant power needs are for the first building in the Lexhold Technology Center (under construction), Exstream Software buildings (under construction), the LFUCG Emergency Operations Center (being designed) and the UK Data Center (in design). In order to successfully market the Coldstream Research Campus in the future, separate and redundant power feeds will be essential.

Project Status:

Project is currently being designed by KU for commencement in the Spring of 2009.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Construct Biological Pharmaceutical Complex Building

Project Number: 2235.00

Scope: \$132,792,000

Project Description:

Phase I of the Biological Sciences/Pharmaceutical Complex, was authorized by the 2005 General Assembly and funded in 2006 at \$40,000,000. Phase II was funded at \$92,792,000 and together these phases will complete the 279,000 gross square foot facility that includes some "shell space" to allow for the growing research needs. This "shell space" will be fitted out for research laboratories at a later date as university funds and/or grant dollars become available. This new building will provide the college with a state-of-the-art facility that will also allow the college to expand enrollment to address the shortage of pharmacists in Kentucky. The College of Pharmacy will relocate to this new facility and vacate their existing space. In addition to the current Pharmacy Building, college faculty members are housed in 10 buildings on and off campus. Consolidation of the research and teaching expertise of the eighth ranked College of Pharmacy in the U.S. will further strengthen the instruction of students and research collaboration among faculty. The vacated Pharmacy Building is currently scheduled to be reassigned to the Department of Biology to provide needed expansion space for classrooms, research, and faculty to meet the needs of the growing student enrollment in UK's largest department. The project is expected to be complete by December 2009.

Consultant: EOP Architects

Contract # A061150/A071060

Total Amendments to Date: 2

Original Contract Amount: \$10,585,020

Cumulative Amendment Amount: \$502,976

Revised Contract Amount: \$11,087,996

Describe all amendments :

Amendment #1, 5/8/07, an increase of \$220,700, was approved for additional design services to provide an additional research floor as well as a new utility tunnel. This amendment also provides for wind tunnel testing as well as a specialized lighting consultant. Amendment #2, an increase of \$282,276, was approved for Structural engineers to redesign the foundation and sub-slab connections due to discovery of unforeseen solution channel to bedrock and to redesign the first floor from a steel frame to a concrete frame. Additionally the amendment was to design a Donor Recognition Program that will address the range of donor opportunities as outlined by the University, as well as a standard program of plaque recognition. Pinpoint Associates are to locate all underground utilities beginning with Parking Structure # 2, traveling on Washington Avenue and ending at Limestone Avenue. This amendment also provides for an independent third party consultant to provide for all Special and Material Testing as required by the construction documents and 2007 KBC. No amendments this quarter.

Contractor: Messer Construction Co. (Construction Manager At-Risk) Note: This is a 'CM-At-Risk' contract.

The amount will be increased as subcontracts are bid and added. *Messer's contract was awarded by RFP process.

Contract % complete was calculated using the estimated \$107 Million Construction Budget.

Contract # 4500007696

Total Change Orders to Date: 88

Low Bid:

High Bid:

Original Contract Amount: \$107,259,492

Cumulative Change Order Amount: \$1,397,251

Revised Contract Amount: \$108,656,743

Contract Percent Complete: 57%

Number of Bids:

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

Change Order # 1, 9/4/07, was approved for an increase of \$46,616 to provide additional excavation and a storm manhole. The design work for underslab perimeter drainage was completed after the excavation package was bid. Change Order # 4, 10/3/07 and increase of \$67,340 was approved to provide a 3 foot wide trench as part of Bid Package 1 instead of being included as scope of work in Bid Package 4. This will provide a possible cost savings due to the efficiency of the excavation contractor being on site. Change Order # 10, 2/1/08, was approved for an increase of \$29,633 to add compacted crushed stone fill across the basement floor area. The added stone will provide a work base for first floor slab construction scaffolding. Change Order # 17, 2/1/08, was approved for an increase of \$25,146 to provide depressed slabs at floors 3 and 5 for installation of Cold Rooms. This will allow for recessed floor at the cold rooms without a curb or ramp. Change Order # 19, 2/1/08, was approved for an increase of \$121,994 to provide changes to the structural steel package due to design modifications in Bid Package 4. Change Order # 29, 3/31/08, was approved for an increase of \$62,605 to provide re-bar revisions at locations of recessed base plates. Change Order # 18, 5/27/08, was approved for \$329,492 to provide additional canopy at the south side of the building. This was added to Bid Pack 3

Construct Biological Pharmaceutical Complex Building Change Orders over \$25,000 cont...

instead of placed with Bid Pack 4 as originally planned. Keeping the steel with one trade contractor provided economy due to ease of coordination and additional mobilization costs. **Change Order # 26, 5/29/08**, was approved for \$43,186 to provide structural columns at the north side of the penthouse. **Change Order # 40, 7/25/08**, was approved for an increase of \$118,200 to modify skin attachments and slab edges to remedy the conflict between existing structural steel and skin attachments. The conflict is due to the fast track nature of the bid packages. Modifications to skin attachments and slab edges are necessary to achieve the design intent. **Change Order # 43, 8/22/08**, was approved for \$39,323.71 to increase one (1) penthouse distribution panel from 600A to 800A. This also increases the feeder to this panelboard and feeders to the modular chiller skid and dry cooler. **Change Order # 53, 9/24/08**, was approved for an increase of \$36,064 for necessary steel required at the window jambs. As a result of the fast track nature of the bid packages the steel package was bought prior to the design of the window details. **Change Order # 55, 9/24/08**, was approved for an increase of \$60,874 to provide revised openings at penthouse roof. This is a result of final coordination of the penthouse roof structure with the actual RTU/curbs provided. **Change Order # 57, 10/14/08**, was approved for an increase of \$31,978 to repair the roadway cuts along Washington Avenue where Columbia Gas has installed their new gas line. The work was originally contracted with Columbia Gas but is being moved to the Construction Manager's scope to provide uniform restoration of Washington Avenue asphalt work. **Change Order # 58, 10/16/08**, was approved for an increase of \$88,473 to provide for Washington Avenue communications manhole expansion due to concealed conditions regarding existing utilities. **Change Order # 62, 11/11/08**, was approved for an increase of \$29,298 to provide for a change in selected wood finish in public spaces to cherry versus beech in lab, support and research spaces. **Change Order # 66, 10/21/08**, was approved for an increase of \$27,627 to provide additional coordination between Bid Packs 2, 3 and 4. **Change Order # 74, 12/11/08**, was approved for a decrease of \$30,500 to delete creation of the graphics programming on controls. The University will design it's own graphic screens.

Construct Patient Care Facility

Project Number: 2239.0

Scope: \$532,300,000

Project Description:

This project will construct a new hospital addition to include patient beds, patient diagnostic and treatment areas, support areas, support facilities, medical equipment and infrastructure. The project also includes the replacement of the hospital parking garage and a connecting bridge as well as land acquisition and utility costs. (Note: The project design scope at the present time is \$532 Million as has been discussed with the BOT.)

Consultant: GBBN, Inc.

Contract #	A061080	Original Contract Amount:	\$30,400,226
Total Amendments to Date:	3	Cumulative Amendment Amount:	\$5,148,931
Describe all Amendments:		Revised Contract Amount:	\$35,549,157

Amendment # 1, 9/12/06, was approved for \$299,044 for additional design services required to design two additional floors for the parking garage. This amendment also provides for additional survey services associated with the rerouting of the ductbank; the addition of 12 receptor sources to be studied as part of the existing wind study; and the need for additional storm water modeling to review the impact on the new Patient Care Facility during heavy rain storm events. **Amendment # 2**, 2/13/07, was approved for additional design services associated with increased scope including but not limited to increased renovation of areas in the existing hospital (all phases); development of early bid packages for infrastructure and site utility packages and temporary emergency department access; development of on additional bed wing (all phases); development of partial cafeteria (all phases); design of fitup for two additional floors (shell only - all phases); design of a redundant communications feed (all phases); additional design services associated with security systems; development of design of Phase 1B air handlers (thru DD's) and additional design of costs associated with relocation and installation of above ground and underground fuel tanks (all phases). Also included is additional reimbursable services for added geotechnical rock investigation; additional site survey and added construction testing. **Amendment # 3**, 5/13/08, an increase of \$868,849 was approved for additional design services to include completion of the PCF Auditorium and construct a mock up in the College of Nursing. It also provides for 3D images and graphic design services for fund raising efforts as well as additional costs associated with preparing early and separate supplemental bid packages.

Contractor: Turner Construction Co.

*Note: This is a 'CM-At-Risk' contract. The amount will be increased as sub-contracts are bid and added. *Turner's contract was awarded by RFP process. Contract % was complete was calculated using the estimated \$300 Million Construction Budget*

Total Change Orders to Date:	52	Original Contract Amount:	\$77,164,590
Low Bid:		Cumulative Change Order Amount:	\$4,497,001
High Bid:		Revised Contract Amount:	\$81,661,591
Number of Bids:		Contract % complete:	26.00%

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

Change Order # 1, 6/4/07, was approved for an increase of \$91,344 to facilitate the procurement strategy and meet the project timeline. A portion of select infrastructure was transferred from Bid Pack 4A to the earlier Bid Pack 3B. **Change Order #2**, 5/31/07, was approved for an increase of \$65,296 to relocate the existing direct buried steam lines and pressurized drain found to be in conflict with the new tunnel. Since the lines must be moved they will be relocated into the new tunnel to make the lines accessible for maintenance. **Change Order # 3**, 7/11/07, was approved for an increase of \$58,928 to relocate an existing sanitary sewer manhole and associated lines to sanitary sewer manhole and associated lines to resolve underground utility conflicts. **Change Order # 5**, 9/6/07, was approved for an increase of \$49,439 to replace and relocate deteriorated and inaccessible 2 1/2" and 1 1/2" underground direct buried steam lines that were revealed upon excavation. **Change Order # 9**, 10/3/07, was approved for \$2,840,457 to convert the TC-01 Sitework (RAM Engineering) Rock Allowance to an unspecified status. Ram will be responsible to remove all the rock associated with their scope of work for BP 3B and as defined by the Geotechnical Report. This is due to misinterpretation of site conditions. Actual rock removal quantities are greater than estimated quantities in the contract documents. **Change Order # 10**, 10/1/07, was approved for an increase of \$55,314 to convert the portion of the six existing sanitary and storm sewer lines that pass through the main tunnel to ductile iron to ensure that these lines don't rupture. The increase also provided for re-routing the existing water lines to avoid conflict with the new tunnel. **Change Order # 11**, 10/4/07, was approved for an increase of \$47,780 to replace and re-route the existing domestic water line as well as reroute the existing water main. **Change Order # 13**, 10/9/07, was approved for \$40,755 to relocate approximately 150' storm line and associated manhole due to conflict with the new Cooling Plant # 3 utility tunnel. **Change Order # 21**, 11/21/07, was approved for an increase of \$53,383 to convert the 7000KVA transformer from aluminum to copper windings, add an air switch to the transformer and add a medium voltage outdoor breaker with remote monitoring and control capability to all five electric substations. These changes were made to increase the efficiency of the system and to meet specifications of upcoming substation upgrades. **Change Order # 23**, 12/10/07, was approved for a decrease of \$48,383 to alter the installation of the cold water and the cold water return piping system to avoid conflict with sensitive boiler equipment. **Change Order # 27**, 12/5/07, was approved for an increase of \$144,844 to provide saw cutting of the pedestrian walkway and walkway roofing instead of traditional hammering. The saw cutting method will reduce noise and vibration impacts to the adjacent Critical Care Facility. **Change Order # 32**, 1/18/08, was approved for an increase of \$33,072 to enlarge the existing emergency generator pads to support installation of new diesel generators due to changes in EPA regulations. **Change Order # 34**, 2/1/08, was approved for \$388,426 to provide additional construction manager's staff and general conditions due to an additional two floors being added to the Patient Care Facility. **Change Order # 42**, 3/20/08, was approved for an increase of \$128,502 to extend the limits of the blasting and excavation of rock in Bid Pack # 4 to accommodate the installation of sanitary line. The rock removal was originally intended for Bid Pack # 5, but will provide cost savings if moved to Bid Pack # 4. Early rock removal will also eliminate blasting after installation of foundation in Bid Pack # 4.

Change Order # 43, 3/31/08, was approved for an increase of \$229,016 to increase the rock allowance due to greater rock quantities than anticipated. **Change Order # 58**, 4/23/08, a decrease of \$60,522 was approved to utilize the existing ductbank for the new conductors. The existing ductbank was lower than expected and did not interfere with the new storm tunnel. **Change Order # 60**, 4/23/08, was approved for \$34,827 to increase the ductbank from six to twelve conduits to match the size of the existing ductbank. **Change Order # 66**, 5/6/08, was approved for \$42,700 to offset new 36" chilled water lines. A 2" foam glass board insulation was put in place between the chilled water and high pressure steam line due to unexpected elevation. **Change Order # 68**, 6/4/08, was approved for \$39,794 to perform rock removal while classes are in session using a rock trenching machine so as not to disturb teachers, students and staff in the Ag. Science Building. **Change Order # 71**, 5/7/08, was approved for \$47,571 to install four new handicap ramps and thermoplastic street marking to comply with ADA standards. **Change Order # 73**, 6/6/08, was approved for \$37,090 to remove and replace water meter vault that is in the CP # 3 tunnel excavation footprint due to location of hidden chilled water lines. **Change Order # 85**, 6/4/08, was approved for \$28,092 to revise alignment and depth of electrical ductbank that runs from Scott Street toward Electric Substation # 2, and revise the location of it's associated manhole. This will insure proper cover for manhole and ductbank when future changes are made in this area. **Change Order # 90**, 6/9/08, was approved for \$42,604 to install new ductbank at a depth greater than planned due to concealed high voltage ductbank. **Change Order # 98**, 7/3/08, was approved for an increase of \$62,263 to modify the tower crane foundation. This was required due to unsatisfactory rock with mud seams and fractures found in the west tower crane location. **Change Order # 102**, 7/14/08, was approved for an increase of \$50,183 to increase the size of both main electrical duct banks. **Change Order # 110**, 7/30/08, was approved for an increase of \$25,219 to remove an additional 240 linear feet of bad soil on Scott Street that is unsuitable for the new duct bank. Excavated material will be replaced with flowable fill concrete. **Change Order # 121**, 8/25/08, was approved for an increase of \$32,912 to provide additional excavation for fuel tanks to meet required depth. **Change Order # 127**, 8/22/08, was approved for an increase of \$43,493 to perform additional excavation at area "A" shear wall/grade beam due to unsuitable rock. Excavated material will be replaced with 4000 psi concrete. **Change Order # 128**, 8/22/08, was approved for an increase of \$30,655 to perform additional excavation at area "B" shear wall/grade beam due to unsuitable bearing. Excavated material will be replaced with 4000 psi concrete. **Change Order # 130**, 9/9/08, was approved for an increase of \$27,914 to provide control of the control valves with a selector switch and indicator lights. The switch will allow the operator to select which tank to pull oil from. **Change Order # 138**, 9/22/08, was approved for \$40,322 to provide a larger drilling rig needed to sleeve and bore larger holes due to the composition of the subgrade. **Change Order # 139**, 9/22/08, was approved for \$27,303 to sawcut the CCC tunnel footers and slab as required for the 16" sanitary pipe to pass thru the tunnel. The pipe will be sleeved to prevent shearing and concrete and resteel placed around the sleeve. This is due to the existing sanitary pipe being lower than expected. **Change Order # 143**, 9/29/08, was approved for \$33,766 to excavate 6' to 7' below design elevation on the 12.3 line from Column Line D.1 to the southeast corner. Excavated material will be replaced with 4000 psi concrete and added resteel. This is due to found rock. **Change Order # 159**, 11/3/08, was approved for an increase of \$38,301 to offset the chilled water piping to avoid conflict with the communications tie-in to the cable tray. **Change Order # 164**, 11/26/08, was approved for an increase of \$34,881 to install a high pressure steam valve and a pump discharge valve in the main on the south side of the Gill Heart tap. This will reduce the outage to the Gill Heart building and the Critical Care to less than one day and will eliminate future outages. **Change Order # 165**, 11/26/08, was approved for an increase of \$73,079 to provide for additional removal of rock and soil and to provide additional concrete for the drilled piers. Found subsurface conditions required deeper piers than were required by contract.

BP # 5 Change Orders

Change Order # 2 BP # 5, 6/30/08, was approved for \$36,359 to provide and install 48" diameter sump pit and piping, for the existing subsurface groundwater. This addressed the field condition of ground water that has been observed in open excavations. **Change Order # 4 BP # 5**, 7/23/08, was approved for \$26,723 to provide two mock-ups of the architectural precast panels. **Change Order # 7 BP # 5**, 9/15/08, was approved for an increase of \$39,922 to provide concrete shear walls at Column Line 12/E-F and Column Line 12/L-M, ground level to underside of third level. **Change Order # 8 BP # 5**, 9/30/08, was approved for an increase of \$26,540 to add one (1) gate valve and three (3) triple duty offset butterfly valves to high pressure steam lines. The original design did not allow for a partial cut-off of steam supply to the building. **Change Order # 20, BP # 5, 12/2/08**, was approved for an increase of \$38,438 to provide concrete shear walls in accordance with the structural documents. The trade contractors scope descriptions failed to assign this task.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

PCF - Hospital GMP #2 - Parking Garage

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 #

Total Amendments to Date:

Describe all amendments :

Original Contract Amount:

Cumulative Amendment Amount:

Revised Contract Amount:

Contractor: Gilbane Building Company (GMP #2)

Contract # 4500001350

Total Change Orders to Date: 3 (Time ext. only)

Low Bid:

High Bid:

Number of Bids:

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

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

Original Contract Amount:

\$32,766,968

Cumulative Change Order Amount:

-\$18,000

Revised Contract Amount:

\$32,748,968

Contract Percent Complete:

99%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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 #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

Describe all amendments :

Revised Contract Amount:

Contractor: Messer Construction Co.

Contract # 4500008954

Original Contract Amount:

\$9,474,000

Total Change Orders to Date: 35

Cumulative Change Order Amount:

\$620,193

Low Bid: \$9,474,000

Revised Contract Amount:

\$10,094,193

High Bid: \$10,400,000

Contract Percent Complete:

99%

Number of Bids: 2

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

Change Order # 4, 12/10/07, was approved for \$37,518 to provide required additional rock and soil drilling. Change Order # 7, 2/21/08, was approved for an increase of \$53,981 to provide temporary building heat until the new dearator and surge tank are installed. Change Order # 14, 7/23/08, was approved for an increase of \$28,219 to change the boiler water piping from ductile iron to schedule 80 black steel pipe. Change Order # 17, 7/10/08, was approved for an increase of \$26,270 to install new platform in the northwest corner of the CUP addition to provide greater accessibility and safer access to valves and equipment. Change Order # 21, 7/23/08, was approved for an increase of \$45,585 to provide for additional costs resulting from the late delivery of the boilers provided by the University and resulting complications which impacted items on the critical path. Liquidated damages collected from the boiler manufacturer will be applied to the compensation associated with this change order. Change Order # 30, 8/11/08, was approved for an increase of \$28,249 to relocate the new condensate pump from the BBSRB tunnel to the College of Pharmacy tunnel. Provide valving to allow the pump to pump in either direction. This change allows for more versatile operation of the campus steam system. Change Order # 34, 10/30/08, was approved for an increase of \$52,257 to provide and install pipe insulation for the new boiler feed water piping and the boiler blow-down piping. Change Order # 35, 11/3/08, was approved for an increase of \$34,693 to provide and install two wye strainers and to install and connect the stack gas analyzers and Horiba panels. Because the boilers were a direct purchase by the University this scope of work was not originally included in the contract documents.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Convert Hunt Morgan Space to Class Lab

Project Number: 2299.10

Scope: \$2,969,900

Project Description:

This project will convert approximately 6,000 Net Square Feet of space on the ground floor of the Thomas Hunt Morgan Building into class lab teaching space. The project will include wet bench casework, flooring, ceilings, lighting, and Smart Classroom technology. The work will also include modifications to the plumbing, electrical and HVAC systems. Approximately 1800 Net Square Feet of space on the second floor will be renovated for two research faculty. There will be two research laboratories, each at 765 square feet and each with a 135 square foot office. Omni Architects, HERA Lab Consultants and Biagi, Chance, Cummins, London and Titzer Engineers are designing to a \$2,320,000 construction budget.

Consultant: Omni Architects

Contract # A091100

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Original Contract Amount:	\$295,000
Cumulative Amendment Amount:	
Revised Contract Amount:	\$295,000

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

Expand Chemistry Physics Building

Project Number: 2268.00

Scope: \$3,752,612

Project Description:

To accommodate expanding enrollment, an additional organic chemistry teaching lab must be provided for fall 2008. This additional lab will be created via a major renovation of 6 adjoining rooms in the Chemistry Physics Building totaling approximately 2,300 net square feet. The dividing walls will be removed to create one large open room. All finishes will be replaced. New bench casework will be installed with 20 instructional fume hoods spaced along the benches; five additional hoods will be located on a side wall. Each student workstation will be provided with water, cup sink, certain lab gases, electrical power, and some storage space. Wall cabinets, safety stations, and high quality lighting will be installed. The building's ventilation capacity will be upgraded by installing a new AHU to accommodate this hood-intensive room, as well as additional future lab work planned.

Consultant: BHDP Architecture

Contract # A081080

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

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

Contractor: Denham-Blythe Company

Contract # 4500023061

Total Change Orders to Date: 34

Low Bid: \$3,053,850

High Bid: \$3,224,000

Number of Bids: 4

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

Change Order # 30, 8/8/08, was approved for an increase of \$74,833 to provide and install four (4) 6 foot fume hoods and required ductwork including casework modifications. No change orders greater than \$25,000 this quarter.

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Expand Ophthalmology Clinic - Hospital

Project Number: 2301.00

Scope: \$4,185,000

Project Description:

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

Consultant:

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

Describe all amendments :

Revised Contract Amount:

No amendments this quarter.

Contractor: No construction contract awarded to date.

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Expand & Upgrade Livestock Disease Diagnostic Lab

Project Number: 2234.00

Scope: \$28,500,000

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

Total Amendments to Date: 3

Original Contract Amount: \$648,000

Cumulative Amendment Amount: \$1,846,800

Revised Contract Amount: \$2,494,800

Describe all amendments :

Amendment # 1, 12/12/06, was approved for \$90,000 to provide additional design services to accommodate a phased implementation consistent with the legislative budget action. Includes the additional design to study the new tissue digester effluent impact of the LFUCG Town Branch Wastewater Treatment Plant. **Amendment # 2**, 12/10/07, an increase of \$131,000 was approved for additional schematic design services to include multiple methods of animal carcass disposal including rendering, incineration and digestion. **Amendment # 3**, 7/16/08, an increase of \$1,625,800 to provide all of the architectural and engineering services required to complete Schematic Design, Design Development, Construction Documents and Construction Administration phases for an estimated \$20,000,000 worth of construction at the existing UK Livestock Disease Diagnostic Center Facility. **No amendments this quarter.**

Contractor: Congleton-Hacker Company (Construction Manager-At-Risk)

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

*Congleton-Hacker's contract was awarded by RFP process.

Contract # 4500026910

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount: \$2,011,780

Cumulative Change Order Amount:

Revised Contract Amount: \$2,011,780

Contract Percent Complete: 2%

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

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

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Expand/Renovate Kentucky Clinic - Outpatient Clinic

Project Number: 2298.10

Scope: \$2,930,000

Project Description:

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

Consultant: JRA Architects

Contract # A081130

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Original Contract Amount: \$235,686

Cumulative Amendment Amount:

Revised Contract Amount: \$235,686

Contractor: Messer Construction Co.

Contract # 4500029550

Total Change Orders to Date: 2

Low Bid: \$2,055,000

High Bid: \$2,578,500

Number of Bids: 7

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

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

Original Contract Amount: \$2,055,000

Cumulative Change Order Amount: \$4,197

Revised Contract Amount: \$2,059,197

Contract Percent Complete: 39%

Fit-up Education Space in Health Science Building

Project Number: 2271.00

Scope: \$1,000,000

Project Description:

This project will fit-up approximately 4,000 net square feet of shelled education space in the basement of the Health Science Building. The building, constructed in 2002, is approximately 210,000 gross square feet, and is in good condition. The building consists of classrooms, class labs, student spaces, patient clinic, research labs, faculty offices, administrative offices, and support space. The fit-up space will include the latest in technology for an auditorium/classroom. The room will seat approximately 165 students. The space was originally designed and shelled for this use.

Consultant: Lucas / Schwering Architects

Contract # A081060

Total Amendments to Date: 1

Describe all amendments :

Amendment # 1, 3/11/08, an increase of \$1,170 was approved to perform lighting calculations for the entire building to provide optimum lighting for the project space. No amendments this quarter.

Original Contract Amount: \$52,319

Cumulative Amendment Amount: \$1,170

Revised Contract Amount: \$53,489

Contractor: M.P. Kelly Construction

Contract # 4500024541

Total Change Orders to Date: 9

Low Bid: \$767,157

High Bid: \$881,360

Number of Bids: 5

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

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

Original Contract Amount: \$654,000

Cumulative Change Order Amount: \$24,852

Revised Contract Amount: \$678,852

Contract Percent Complete: 100%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Fit-Up Gill Building Ground Floor - Hospital

Project Number: 2253.00

Scope: \$3,747,520

Project Description:

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

Consultant: Champlin/Haupt

Contract # A071100

Total Amendments to Date: 2

Describe all amendments :

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

Original Contract Amount: \$155,000

Cumulative Amendment Amount: \$174,210

Revised Contract Amount: \$329,210

Contractor: Congleton Hacker Co.

Contract # 4500025155

Total Change Orders to Date: 19

Low Bid: \$2,374,950

High Bid: \$2,505,000

Number of Bids: 4

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

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

Original Contract Amount: \$2,374,950

Cumulative Change Order Amount: \$16,423

Revised Contract Amount: \$2,391,373

Contract Percent Complete: 100%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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

Project Number: 2277.00

Scope: \$3,285,294

Project Description:

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

Consultant: Stengel-Hill Architecture

Contract # A081120

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

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

Contractor: Messer Construction Co.

Contract # 4500025439

Total Change Orders to Date: 26

Low Bid: \$2,326,000

High Bid: \$2,482,116

Number of Bids: 4

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

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

Original Contract Amount:	\$2,326,000
Cumulative Change Order Amount:	\$96,247
Revised Contract Amount:	\$2,422,247
Contract Percent Complete:	100%

Renovate Central Vivarium

Project Number: 2261.00

Scope: \$1,236,000

Project Description:

The project will involve the purchase of a new Primate Cage Wash unit to be installed in a renovated cage wash area within the existing DLAR facility.

Consultant: BHDP

Contract # A071000C

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Original Contract Amount:	\$43,500
Cumulative Amendment Amount:	
Revised Contract Amount:	\$43,500

Contractor: Denham Blythe Company, Inc.

*Price Contract

Contract # 4500024638

Total Change Orders to Date: 14

Low Bid:

High Bid:

Number of Bids:

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

Change Order # 14, 12/23/08, was approved for an increase of \$35,643 to replace existing underground sanitary line to serve the new cage wash unit. The existing line was found to be deteriorated and unusable.

Original Contract Amount:	\$687,001
Cumulative Change Order Amount:	\$70,994
Revised Contract Amount:	\$757,995
Contract Percent Complete:	75%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Renovate Koinonia House (aka Schmidt Vocal Art Center)

Project Number: 2295.00

Scope: \$1,000,000

Project Description:

The project continues the renovation of the Vocal Arts Center, which houses the UK Opera Program. The facility was acquired by the University in 1991. At that time, some of the first floor was renovated, but the second floor of the building remained shelled space. The current project includes upgrades to the electrical and mechanical systems, installation of a sprinkler system, a new stairwell, and an elevator. The project also begins fitting out the second floor to address needs created by the recent growth of the Opera Program. The second floor will eventually include rehearsal rooms, teaching studios, classrooms, practice rooms, a dance studio, and office space for staff and graduate assistants. Ross-Tarrant Architects and CMTA Engineers are designing to a \$775,000 construction budget.

Consultant: Ross Tarrant Architects

Contract # A091090

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Contractor: No construction contract awarded to date.

Original Contract Amount: \$98,000

Cumulative Amendment Amount:

Revised Contract Amount: \$98,000

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:

Renovate M.I. King Library

Project Number: 2270.00

Scope: \$2,250,000

Project Description:

Renovate the 2nd and 3rd floors of the M. I. King Library, 1962 Addition, to accommodate the relocation of the Chemistry Library, Physics Library and a computer lab, all currently housed in the Chemistry-Physics Building. The Math Library, currently housed in the lower level of the Patterson Office Tower, will be included as well. The majority of the renovation will occur on the 3rd floor of the M. I. King Library, with a smaller area on the 2nd floor and minor work on the 4th floor. An existing elevator, located inside the south entrance vestibule, is to be replaced with new components within the existing elevator shaft. All staff areas to include hard wired computer outlets and wireless capability to be provided in addition to the hard-wired throughout.

Consultant: Pearson & Peters

Contract # A081090

Total Amendments to Date:

Describe all amendments :

No amendments this quarter.

Contractor: Woodford Builders

Contract # 4500024256

Total Change Orders to Date: 21

Low Bid: \$956,000

High Bid: \$1,158,000

Number of Bids: 5

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

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

Original Contract Amount: \$106,700

Cumulative Amendment Amount:

Revised Contract Amount: \$106,700

Original Contract Amount: \$956,000

Cumulative Change Order Amount: \$49,343

Revised Contract Amount: \$1,005,343

Contract Percent Complete: 100%

CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Renovate/Expand the Center For Applied Energy Research

Project Number: 2286.00

Project Description: Scope: \$1,477,300

The initial phase of the project will be the construction of a 6,400 square foot support building. This new facility will permit the relocation of the existing mineral processing group, currently housed in the centers main facility. The existing equipment will be relocated along with support space, offices and labs. The existing Crushing Room is to be relocated into an existing facility originally built for dry storage of coal. Renovated space, vacated by the Mineral Processes Lab above, will allow for the development of a biofuels laboratory for production, characterization, and testing of biomass derived fuels, with a focus on biodiesel, bio-oils, and biomass derived Fischer-Tropsch liquids. In addition the existing Combustion/High Bay Lab will have a new bench top fume hood and a new walk-in hood installed with required ductwork and exhaust fans. The principle objective of this project is the establishment of a laboratory dedicated to the development of improved processes for biomass utilization, with the goal of supporting the development of the biofuels industry in Kentucky.

Consultant: Biagi, Chance, Cummins, London & Titzer

Contract # A091080	Original Contract Amount:	\$200,000
Total Amendments to Date:	Cumulative Amendment Amount:	
Describe all amendments :	Revised Contract Amount:	\$200,000
No amendments this quarter.		

Contractor: No construction contract awarded to date.

Contract #	Original Contract Amount:
Total Change Orders to Date:	Cumulative Change Order Amount:
Low Bid:	Revised Contract Amount:
High Bid:	Contract Percent Complete:
Number of Bids:	
Describe all change orders greater than \$25,000.00:	

Replace Emergency Generators & Fire Pump - UK Good Samaritan Hospital

Project Number: 2277.30

Project Description: Scope: \$1,737,600

This scope of this project will consist of the replacement or upgrades of the following equipment at the Good Samaritan Hospital: Emergency generator, transfer switches, air handling unit #25, constant pressure water pumps, deareator tank, and a fire pump.

Consultant: CMW, Inc.

Contract # A081150	Original Contract Amount:	\$140,000
Total Amendments to Date: 1	Cumulative Amendment Amount:	\$8,200
Describe all amendments :	Revised Contract Amount:	\$148,200
Amendment 1, 11/11/08, and increase of \$8200 was approved for additional design services as required to provide location options for the emergency generators.		

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

Student Housing - Supporting Utility Plant Upgrades

Project Number: 2153.30

Project Description: Scope: \$1,275,000

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

Consultant: AM Kinney

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

No amendments this quarter.

Contractor: English Boiler & Tube Inc.

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

Contract # 4500008298	Original Contract Amount:	\$1,147,748
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$1,147,748
High Bid:	Contract Percent Complete:	99%

Number of Bids:

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

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

Upgrade Cancer Center Radiologic Facility - Hospital

Project Number: 2252.00

Project Description: Scope: \$6,000,000

The University of Kentucky Hospital needs to significantly upgrade and improve the current clinical space in the Lower Level of University Hospital. This will include therapy rooms, clinic exam areas, infusion space, office, education, and support space for the clinical practice. Given that the clinic will need to continue operations during the project, it is anticipated that areas will be taken down, or phased, during the construction. Surge space to allow the phasing has been identified. The addition will be located along the west side of the Markey Cancer Center/Ben F. Roach Cancer Care Facility, while the renovation will occur in existing research space on the on the Lower Level of the same building. Development of Radiation Medicine clinical areas is essential to growth of cancer programs supportive of the strategic plans for UK HealthCare. Current facilities are split between the Lower Level of the hospital and the Roach Building. Several initial facility studies have been completed that identified expansion and renovation of the areas of the Lower Level of the Roach Building to respond to immediate needs and is consistent with the Ambulatory Master Plan.

Consultant: BSA Lifestructures

Contract # AO71130	Original Contract Amount:	\$535,000
Total Amendments to Date:	Cumulative Amendment Amount:	
Describe all amendments :	Revised Contract Amount:	\$535,000

No amendments this quarter.

Contractor: Woodford Builders, Inc.

Contract # 4500024505	Original Contract Amount:	\$4,935,000
Total Change Orders to Date: 13	Cumulative Change Order Amount:	\$62,812
Low Bid: \$4,935,000	Revised Contract Amount:	\$4,997,812
High Bid: \$5,190,000	Contract Percent Complete:	56%

Number of Bids: 3

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

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