

# FCR 9

Office of the President  
September 10, 2021

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending June 30, 2021 be accepted. This report refers only to projects that had activity within this quarter.

Background: Under House Bill 622 enacted in the 1982 session of the Kentucky General Assembly, the University is authorized to enter into architectural, engineering, and related consultant contracts for the purpose of accomplishing capital construction at the University of Kentucky.

***For the period April 1, 2021 thru June 30, 2021:***

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

- |                 |  |
|-----------------|--|
| Project 2239.77 | Patient Care Facility (Fit-up Pavilion A Basement and Other Improvements Phase I-J) Capital Project<br>- Turner Construction, \$1,797,797 (Construction) |
| Project 2511.72 | Renew/Modernize Facilities Capital Project (Campus Enabling Phase II)<br>- Staggs & Fisher, \$584,693 (Design)   |
| Project 2543.0  | Improve Center for Applied Energy Research Facilities Capital Project - Carbon Fiber Development Facility<br>- Omni Architects, \$238,000 (Design)       |
| Project 2550.0  | Improve Electrical Infrastructure (Ag North and South Complex)<br>- Glenwood Electric, \$5,021,360 (Construction)  |
| Project 2553.0  | Improve Building Systems - UK Healthcare Pavilion WH - Replace AHU 4 and 5 Capital Project<br>- CMTA Engineers, \$145,000 (Design)                       |

- Project 2554.0      Improve Building Systems - UK Healthcare Pavilion H - Replace AHU S1 and S1A Capital Project  
- CMTA Engineers, \$289,500 (Design)  
- Wehr Constructors, \$387,297 (Construction)
- Project 2557.0      Improve Building Systems UK HealthCare Capital Project (Good Samaritan Hospital Emergency Generator)  
- CMTA Engineers, \$142,500 (Design)
- Project 2556.0      Construct Facilities Shops & Storage Facility (Vaughan Warehouse #1 & #7 Replacement for UK Healthcare)  
- JRA Architects, \$754,050 (Design)
- Project 2558.0      Improve Campus Parking and Transportation System - 2021 Parking Maintenance  
- Carl Walker Construction, \$1,082,777 (Construction)

***Five contracts were completed this quarter:***

- Project 2499.0      University of Kentucky HealthCare Disparities Initiative (Research Building 2 - Phase II)  
- Whiting-Turner Contracting Co., \$29,808,085
- Project 2501.0      Improve Good Samaritan Hospital Facilities (UKGS Magnetic Resonance Imaging)  
- Wehr Constructors, \$3,604,868
- Project 2508.0      Improve Building Mechanical Systems - Ag North HVAC  
- Lagco, Inc., \$4,246,471
- Project 2511.7      Renew/Modernize Facilities Capital Project (Campus Enabling Phase I)  
- Dixon Electric, \$1,429,465
- Project 2512.0      Improve Civil/Site Infrastructure - Library Drive Extension Phase I Capital Project  
- Marrillia Design & Construction, \$2,714,755

**Four amendments were as follows:**

- Project 2402.9 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 5th Floor Pavilion A
- Provide design services to add a dock leveler and canopy at the main dock. (+) \$27,000
  - Provide design modifications resulting from observations made during the pandemic. (+) \$8,000
- Project 2446.4 Facilities Renewal, Modernization and Deferred Maintenance (Phase II) Capital Project (Chemistry-Physics)
- Provide design services for the donor wall, extend construction administration services and provide a credit for MS4 permitting that will not be needed. (+) \$66,320
- Project 2402.13 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Interventional Services Pavilion A, H, & G
- Provide additional construction administration services required for various owner-requested changes. (+) \$67,150

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

- Project 2402.9 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 5th Floor Pavilion A
- Provide labor and material to add hospital stops to doorframes to simplify the cleaning process. (+) \$29,597
- Project 2402.13 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Interventional Services Pavilion A, H, & G
- Provide the labor and materials for two thermal mixing valves and one temperature sensor to monitor and deliver water at appropriate temperatures throughout the floor. (+) \$29,926
  - Provide the labor, equipment and materials necessary to add two additional reading stations and make the necessary electrical adjustments. (+) \$32,661
  - Liquidate trade allowances not used in full. (-) 69,038
- Project 2500.0 Improve Clinical/Ambulatory Service Pool Capital Project (Cancer Services)
- Increase the area of ante room and non-hazardous compounding spaces in the clean room portion of the Pharmacy. (+) 48,747

- Project 2511.70 Renew/Modernize Facilities Capital Project (Campus Enabling Phase I)
- Install a complete asphalt resurfacing of Rose Street, from the Columbia intersection to Patterson Drive. (+) 62,737
- Project 2530.0 Expand Student Center (Dining) Capital Project
- Modify existing plumbing and electric power as required for the food service equipment additions and alterations in Champions Kitchen. (+) \$95,010
  - Liquidate trades allowances not used in full. (-) 39,271
- Project 2538.0 Construct Research Building (Fit-Up Two Wet Labs) Capital Project
- Install an additional drain and power/communications floor boxes to support fume hoods. (+) \$42,727

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

## **CAPITAL CONSTRUCTION CONTRACTS QUARTERLY ACTIVITY REPORT**

This report contains capital projects that have a dollar scope value of \$1,000,000 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.

**BIM:** refers to Building Information Modeling (BIM). BIM is a digital representation of physical and functional characteristics of a facility. A BIM is a shared knowledge resource for information about a facility forming a reliable basis for decisions during its life cycle; defined as existing from earliest conception to demolition.

**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 following the requirements of the contract between the University and the contractor.

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

**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 of the construction of a project. This "prime" contractor usually employs the services of various subcontractors (trade contractors) and vendors in fulfilling its contractual obligations.

**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.

**MEP:** refers to the mechanical, electrical, and plumbing (MEP) components of construction.

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

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

- Programming phase: refers to the initial planning phase of a project, during which the University (with or without participation by a consultant) defines in detail the needs and requirements of a project. This program becomes the basis for consultant selection, fee negotiation, and design of the project.
- Schematic design (S/D or Phase 1): refers to the first formal phase of design by the consultant, in which a general design solution to project programmatic requirements is developed.
- Design development (D/D or Phase 2): refers to the second formal phase of design by the consultant, during which the schematic design is expanded to identify solutions to design issues in broad terms, sufficient to insure the stated programmatic needs can be met.
- Construction document phase (C/D or Phase 3): refers to the final phase of the design process in which the details and specific project requirements are identified and incorporated in a final set of biddable construction documents.
- Bidding phase (Phase 4): refers to the stage of a project during which proposals for construction are solicited, culminating in the award of one or more contracts for construction.
- Construction phase (Phase 5): refers to the actual construction of the project by contractors.

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

**Substantial Completion:** refers to the time during construction, certified by the consultant, when the work is sufficiently complete for the University to occupy the facility for its intended use without significant interruption. Upon certification of substantial completion, the University assumes operational and maintenance responsibility and insurance liability for the project and the warranty period begins. Some work generally remains, including correction of minor punch list 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  
August 2021**

**Construct Agriculture Research Facility 2 Capital Project (Poultry Research Facility Relocation)**

*Project Description:*

The project will relocate the current program, on Coldstream Farm, to the C. Oran Little Research Center in Versailles, Kentucky. At completion, the area dedicated for research will double in size, in a modern facility with new equipment. The existing program facility was constructed in the late 1980s and is on university property that is included in the land swap agreement between the university and Lexington-Fayette Urban County Government.

*Project Status:*

An RFP was issued for two poultry buildings, a Nutritional Studies Building and a Layer/Breeder Building. Two responses were received, and an award was initiated to Long Construction. Trade contracts were released for bids at the same time as the RFP above, for sitework, site plumbing, and site electrical. All bids received were within the available construction funds. Construction will commence in Aug. of 2021.

**Construct Beam Institute 1 Capital Project**

*Project Description:*

This project will construct a new facility to support the College of Agriculture Food & Environment's Kentucky Spirits Research Institute program. The new facility will be located adjacent to the Cooper House and Barnhart Building. The facility will be approximately up to 8,500 gross square feet and will include a spirit laboratory, large conference space, classroom, offices and public reception space.

*Project Status:*

The project is in the Construction Document phase of design and is scheduled to bid in Sept. 2021.

**Construct Facilities Shops & Storage Facility (Vaughan Warehouse #1 & #7 Replacement for UK Healthcare)**

*Project Description:*

This project will replace warehouses at the Vaughan Warehouse site (Building #1 and Building #7) that have reached the end of their useful service life with a single, approximately 66,000 square feet facility. This new storage facility will provide UK HealthCare with secure and up-to-date space.

*Project Status:*

JRA Architects was selected as the design consultant. The project is currently in the design development phase. Construction documents are due in Oct. 2021.

**Construct Research Building (Fit-Up Two Wet Labs) Capital Project**

*Project Description:*

This Project marks Phase III of the Healthy Kentucky Research Building (HKRB) construction and will fit-up two wet laboratories on the first floor dedicated to

cardiovascular research. The two wet laboratories will add 12 research benches, 14 procedure rooms, four linear equipment rooms, two adjoining fume-hood rooms, and office spaces. This work is largely funded thru a National Institutes of Health (NIH) grant.

*Project Status:*

All contracts are in place and work is over 80% complete. The installation of metal stud walls to include hanging of drywall is near completion. Mechanical and electrical rough-in are complete and the installation of fixtures is underway. The ceiling grid is in place in all rooms. Approximately 90% of the finish flooring is in place and protected. Laboratory casework has been delivered and assembly is ongoing. Substantial Completion is scheduled for Sept. 2021 and the project is on schedule.

**Construct Research Building 2 (Final Phase) Capital Project**

*Project Description:*

The project includes the fit-up of 30,000 SF on Level Six of the Healthy Kentucky Research Building (HKRB) with three Wet Lab neighborhoods, along with the completion of the 2,000 SF Level One Seminar Room, two 1,000 SF Conference rooms on Level Two located directly above the Seminar room and the fit-out of the 8,000 SF Lower-Level Imaging Suite. This project will complete the fit-out of the HKRB (formerly Research Building 2).

*Project Status:*

The project is moving forward on schedule. All contracts are now in place. The metal stud walls are now complete in all areas. In-wall plumbing and overhead electrical are ongoing. Work for the next several months will include continuing mechanical and electrical rough-in as well as the hanging of ductwork. The schedule calls for one side of all walls to be hung by the end of Aug. 2021 as the walls have already been topped out. Substantial Completion is currently scheduled for June 2022.

**Construct/Improve Greek Housing (Alpha Delta Pi) Capital Project**

*Project Description:*

The 13,500sf sorority house located at the corner of Rose St. and Columbia Ave will receive a complete renovation and a 1,900sf addition that will relocate the kitchen, and reconfigure the floor plan to allow for additional bathrooms and enlarged meeting, dining and lounge areas. Mechanical and plumbing upgrades will be provided throughout.

*Project Status:*

Temporary occupancy was achieved on Aug. 10, 2021.

**Construct/Improve Greek Housing (Delta Gamma) Capital Project**

*Project Description:*

The current facility is 11,380 GSF (9,966 NSF) and includes a basement, 1<sup>st</sup>-floor, and 2<sup>nd</sup>-floor. The project includes renovating the current space and building addition. Current Program includes a complete renovation of all existing restrooms, providing ADA Accessibility, transforming all bedrooms from 4-person occupancy to 2-person occupancy, elevator addition; Complete upgrade of building systems, including new fire alarm panel, connectivity to the Delta Room, Campus Security System, the addition of fiber line, new mechanical system and upgrades to the electrical system; finishes upgrades; new furniture layout (procurement and furniture not included). Renovate

existing space to include +/- 2,100 SF Chapter Room/Dining Area, Craft Room, Breakfast Area and Storage, Living Room, Study Area, adding Guest Men's Restroom, Laundry and foyer upgrades. The project includes associated site improvements including an accessible entrance, building an addition to house a new elevator and sunroom, and expand key functions including the Chapter Room, Living Room, Dining Room, Kitchen and support spaces.

*Project Status:*

An early Abatement and Demolition Trade package was awarded in June 2021. Work associated with this trade package will continue through Aug. 2021. The remaining trade packages are currently out to bid and will award in early fall 2021.

**Decommission Facilities (Demolition of Kirwan-Blanding)**

*Project Description:*

The Kirwan-Blanding Housing Complex and Dining Commons, built in 1967, is located on the southeast side of campus. It consists of two 23-story towers, eight low-rise buildings and a dining-commons comprising over 500,000 gross square feet of space on 12.75 acres. These facilities are vacant and have reached the end of their useful life. Due to the deteriorating condition of these 11 buildings, use as housing and dining is no longer feasible. The property is strategically located for the university's needs and the university will regain approximately 12.75 acres of land in a desirable central campus location.

*Project Status:*

Building demolitions have been completed and approximately 90% of the site has been restored with final grading and grass seed and straw. Final site detail work along the southern end of the site along Complex Drive is scheduled to wrap up mid-Aug. 2021.

**Expand Student Center (Dining)**

*Project Description:*

The Gatton Student Center provides multiple student dining venues but is unable to meet increased demand due to high meal plan participation rates and projected student enrollment growth. A separate feasibility study was commissioned from Omni Architects to assess the possibility of expanding the current Champions Kitchen dining area toward the east to increase dining capacity by up to 350 seats. This study determined that it would be the most cost-effective to construct a second and third floor as part of this dining expansion to meet expanding and anticipated student support and other needs.

*Project Status:*

The project achieved substantial completion in July 2021. Move-in for the various student services on the second and third floors is expected to occur in mid-Sept. 2021.

**Facilities Renewal, Modernization and Deferred Maintenance (Phase-I and II) Capital Project (Chemistry-Physics)**

*Project Description:*

Renovations in the Chemistry-Physics Building will provide centralized state-of-the-art laboratories, accompanying offices, and collaboration spaces on the third floor. The project includes the creation of modern wet-bench research labs and computational spaces. The second phase will include replacement of the building exterior, stair tower,

freight elevator and roof, construction of a new loading dock and entrance additions and mechanical upgrades in the penthouse.

*Project Status:*

Work commenced removing first and second-floor skin in Nov. 2020 and will be ongoing through Summer 2022. Third-floor skin is complete. Main atrium work achieved substantial completion in June 2021. Third-floor renovation remains on schedule, and on budget with substantial completion scheduled for the summer of 2022.

**Improve Academic/Administrative Space 1 – Cooper House (Renew/Modernize Cooper House)**

*Project Description:*

This project will renovate the Cooper House for the College of Agriculture, Food, and Environment. Cooper House, located on the corner of Nicholasville Road and Cooper Drive, was constructed in approximately 1880 and acquired by UK in 1940. The building is on the university's list of historical structures and was home to Dean Thomas Poe Cooper for whom the House is named. Currently, the house is vacant and needs renovation. The renovation and restoration of the Cooper House will include a reception area to welcome prospective students, faculty, visitors and industry partners; meeting rooms; and space to showcase goods and products.

*Project Status:*

The project was awarded to Marrillia Design and Construction. Construction began in Aug. 2021 with substantial completion scheduled for May of 2022.

**Improve Building Systems - UK HealthCare Capital Project (Pavilion H Air Handling Units S1, and S1A)**

*Project Description:*

This project will replace two air handling units (AHUs) in the Chandler Hospital Pavilion H. AHUs S1 and S1A serve the Ground Floor and first floor of the Patient Care Addition. These AHUs, which were installed in 1972 are in poor mechanical condition and are not dependable. The replacement of the units will ensure patient safety and comfort, air quality and compliance with regulatory requirements.

*Project Status:*

The AHU is on order and in the submittal approval process. The project is out to bid. Wehr Constructors has been selected as the Construction Manager for the project.

**Improve Building Systems - UK HealthCare Capital Project (Pavilion WH Air Handling Units 4, and 5)**

*Project Description:*

This project will replace two air handling units (AHUs) in the Whitney Hendrickson building of the Markey Cancer Center, Pavilion WH. AHUs 4 and 5 serve multiple areas of Pavilion WH. These AHUs are in poor mechanical condition and are not dependable.

The replacement of the units will ensure patient safety and comfort, air quality and compliance with regulatory requirements.

*Project Status:*

The AHUs are on order and in the submittal approval process. The project is out to bid and is expected to begin in Sept. 2021.

### **Improve Building Systems UK HealthCare Capital Project (Good Samaritan Hospital Emergency Generator)**

#### *Project Description:*

This project will upgrade the emergency power system in the Good Samaritan Hospital facility to a level required to properly support the current load requirements. The project will add a new interior 750 kilo-volt-ampere generator and connect in parallel with the existing two. In this configuration, two generators will support the facility. The third generator will be redundant and allow for routine maintenance without compromising the emergency operation of the hospital. The resulting design capacity will be 1800 amperes at 480 volts. This additional generator will be placed in the existing paint shop and two adjacent storage areas. In addition, the project will include switchgear installation, building, cooling and MRI modifications.

#### *Project Status:*

The project is scheduled to bid in Sept. 2021.

### **Improve Campus Parking and Transportation System - 2021 Parking Maintenance**

#### *Project Description:*

This project will serve to complete the fourth year of the Parking Structure Maintenance Master Plan. Work on the various structures will include completion of concrete repairs, installation of surface coatings, completion of masonry repairs, painting as required and other miscellaneous work that will serve to extend the life and serviceability of the various parking structures. This year's work includes significant work on the concrete elements of the Good Samaritan Garage, the ramps to Parking Structure Number 1 as well as various items on all other garages.

#### *Project Status:*

Work on all garages is well underway. Parking Structure #1 (PS #1) is complete except for the membrane on the ramps which was delayed by material delivery. The coatings are now scheduled for early Sept. 2021. The work on PS #2, PS #5 and PS #7 is complete. Work on PS #3 continues in the evenings as not to disrupt patient services. This work includes both painting and caulking in several areas. Work on the Good Samaritan garage began in late Aug. 2021 and will continue into Sept. 2021. Work on all garages is now scheduled for Sept. 2021 as the result of delays in material deliveries.

### **Improve Center for Applied Energy Research Facilities - Carbon Fiber Development Facility**

#### *Project Description:*

The university's Center for Applied Energy Research (CAER) is working in partnership with the Oak Ridge National Laboratory Carbon Fiber Technology Facility (ORNL) on the conversion of coal to high-value carbon products. Carbon fiber is being increasingly used in aerospace and automotive applications to replace more traditional metals. Pursuant to this partnership, CAER will construct a new laboratory building to serve as a pilot-scale process development unit.

The new laboratory will be approximately 5,000 square feet and located on Research Park Drive, Lexington, KY, adjacent to other CAER facilities (the Spinline and Pitch Lab buildings). In partnership with ORNL, CAER will produce high-value carbon fiber from raw

coal on the largest scale in the United States. The new special purpose-built facility is necessary to efficiently and safely process tons of coal into mesophase pitch, recover and utilize by-products, and develop new sustainable technologies to generate high-value carbon fiber, binders and other materials for composite structures.

*Project Status:*

Design has commenced to the completion of the schematic design phase. The remaining design phases will continue through October 2021.

**Improve Clinical/Ambulatory Service Pool Capital Project (Cancer Services)**

*Project Description:*

The project will address the expansion of clinical services and the relocation of support and administrative services within the Markey Center and Chandler Hospital Complex including the following buildings: Roach, Whitney Hendrickson and Pavilion A of Chandler Hospital. This will provide additional outpatient service space and create a permanent location for PET scanning.

*Project Status:*

Bid Package One and Two; all work is complete.

Bid Package Three; Most work is complete. Pharmacy and PET/CT are complete and have been approved by KY Housing Building and Construction (HB&C) and Community Health Systems Office of Inspector General (CHS-OIG). Roach 1C is complete. Six rooms in Roach 1 B are in construction. The Whitney Hendrickson pharmacy has not been started due to availability.

**Improve Electrical Infrastructure (Ag North and South Complex)**

*Project Description:*

The Agriculture North and South Complex and surrounding areas need significant high voltage infrastructure upgrades. This project will replace the electrical service utility infrastructure and related electrical distribution equipment associated with the Agriculture Science Complex section of campus that is located along Cooper Drive and Farm Road between Nicholasville Road and University Drive.

The existing electrical infrastructure must be replaced to provide reliable service. The related equipment, raceway, and cabling equipment also must be replaced as it has exceeded its recommended service life. The resiliency of the electrical service will be improved via new high voltage switches, duct bank, manholes cabling, transformers and distribution equipment. The project will also provide additional capacity to support future campus development and the upgraded electrical infrastructure will conform to the university's current construction standards.

*Project Status:*

The project was bid on May 7, 2021, with Glenwood Electric as the successful contractor. Manhole E418 has been set, with the duct bank between E418 and E419 complete. The duct bank has been tied into E912 and has been installed across the hospital entrance on Limestone St. Feed conduits have been installed in the Seed House basement to the Head House. Existing panelboard new feeder conduits have been partially installed in the Seed House. Substantial completion is scheduled for Jan. 19, 2022.

### **Improve Memorial Coliseum (Design Only) Capital Project**

#### *Project Description:*

This project initiated the design phase of the Improve Memorial Coliseum Capital Project. The facility, which opened in 1950, was built as a memorial to Kentuckians who had died in World War II, and the Korean War. The facility once served as the home to the Kentucky men's basketball program which won two national championships while occupying the building (1951 and 1958). When UK men's basketball games were moved to Rupp Arena in 1976, the building continued to serve as the men's basketball practice facility prior to the opening of the Joe Craft Center in Jan. of 2007. This historic facility now is home to competition for three women's athletics teams: women's basketball (since 1974), gymnastics and volleyball. The restoration and improvement of this historic property will include enhanced amenities, a revived tribute to fallen Kentuckians who lost their lives in military service, climate control, modern seating and other enhancements to benefit student-athletes and the public attending athletics and community events in the facility. The project also will include many system-related upgrades such as life safety, security, lighting and sound. The renovation will encompass the entire building including offices and academic functions, as well as building envelop and site upgrades. It will also include upgrades to the CATS' Center and the Women's Basketball Locker Room suite located in the connected Craft Center.

#### *Project Status:*

The project was approved as "Design Only", and all design is complete. Awaiting approval to proceed into bidding & construction.

### **Patient Care Facility (Fit-up Pavilion A Basement and Other Improvements Phase I-J) Capital Project**

#### *Project Description:*

This capital project includes the following components: fit-up of approximately 13,000 square feet of available shell space; expansion of the Kitchen/Food Service Operations; construction of a Maintenance Shop for the medical center physical plant division; relocation and expansion of Supply and Distribution; rework of Central Sterile decontamination and clean work areas; and expansion of Central Sterile stores and Operating Room Materials management. This project will enable these services to better serve the needs of the anticipated increased patient load created by the opening of Interventional Radiology, and the 5th and 12th patient floors.

#### *Project Status:*

The architect has been meeting with user groups and the design is progressing on schedule. Phase 1 design is complete thru design development, and construction documents are well underway. Phase 2 design has schematic approval and is nearing completion of design development plans.

### **Renew/Modernize Facilities - Reynolds Building #1 (Design Only) Capital Project**

#### *Project Description:*

This project, when completed, will renovate the existing Reynolds Building #1 for the College of Design thus allowing the College to consolidate from four buildings to one building. This renewal of the Reynolds Building will provide adaptive re-use of a historic structure continuing the concept of an arts and design district on campus. The renovation

will include a small addition for vertical access and student commons space. The design will create large, open spaces for studios, classrooms, offices, and other support spaces for current and future programs.

*Project Status:*

The project was approved as “Design Only”, and all design is complete. Awaiting approval to proceed into bidding and construction.

**Renew/Modernize Facilities Capital Project - Campus Enabling Phase II**

*Project Description:*

This project will address civil site upgrades on Rose Street from Columbia Drive to Huguelet Drive. These improvements will provide better walkability and connections between buildings, enhance the main pedestrian corridors that link the campus in all directions, along with improving accessibility issues while improving campus safety.

*Project Status:*

Construction documents are due in Sept. 2021.

**Renew/Modernize Facilities Capital Project (Frazee Hall)**

*Project Description:*

This project will include both the design and construction phases of the renovation of Frazee Hall. Originally completed in 1907, the 18,071 gross square foot structure is on the university’s historic structures list. The modernization will revitalize the facility by providing new mechanical, electrical and other building systems, and may include a connector to the Gatton Student Center. The interior will be comprised of offices and support spaces that will serve to augment and enhance the services offered by the student center.

*Project Status:*

Demolition and abatement are complete. The project bids in Aug. 2021. Substantial completion is scheduled for July 2022.

**Renew/Modernize Facilities Capital Project (Patterson Office Tower)**

*Project Description:*

The 13,124 square foot 18th floor currently includes conference rooms and restrooms and is the highest occupied floor of the Patterson Office Tower. It will be renovated and modernized to include offices, conference rooms and restrooms with space similar to the lower floors. It is expected to have approximately 48 offices, conference spaces, restrooms and desired supporting spaces.

*Project Status:*

The project achieved substantial completion in Aug. 2021.

**Renew/Modernize Facilities Capital Project (White Hall Classroom Building)**

*Project Description:*

The renovation will entail improvements to the public restrooms in the basement, first, second and third floors. In addition, a Master Plan study to renew and modernize the building to include the interior and exterior is to be completed. The goal of the Master Plan is to position the university for a larger modernization project in the future.

*Project Status:*

Phase I of construction on the east side of the White Hall Building was completed in Aug. 2021. Phase II of construction on the west side of the building started in Aug. 2021 and is scheduled to complete in October 2021.

**Renovate/Improve Nursing Units - UK HealthCare (Pav H 3<sup>rd</sup> - Floor Behavioral Health)**

*Project Description:*

This project will relocate Adolescent Behavioral Health from UK Good Samaritan Hospital to Albert B. Chandler Hospital so that it will better align with services available at the Kentucky Children's Hospital (also located within the Albert B. Chandler Hospital). This project will provide modifications and safety upgrades to a space that was previously used as a behavioral health unit.

*Project Status:*

Construction Documents are due in Aug. 2021.

**Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 5<sup>th</sup>- Floor Pavilion A**

*Project Description:*

The Albert B. Chandler Hospital facilities development plan provides for the systematic replacement and renovation of patient care facilities. Since the opening of the first two patient care floors in Pavilion A of the new Patient Care Facility in May 2011, UKHealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the fifth floor for inpatient services. This project will provide 64 inpatient beds, including 20 ICU beds.

*Project Status:*

Construction is progressing. Framing of all areas is nearly complete. Overhead rough-in of utilities is progressing throughout. The air handling units are in place on the third floor and are being wired and piped. Patient room owner furnished/contractor installed headwalls are being installed as they are received. The project will complete the second quarter of 2022.

**Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 12<sup>th</sup> - Floor Pavilion**

**A**

*Project Description:*

The Albert B. Chandler Hospital facilities development plan provides for the systematic replacement and renovation of patient care facilities. Since the opening of the first two patient care floors in Pavilion A of the new Patient Care Facility in May 2011, UKHealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the twelfth floor for inpatient services. This project will provide 64 inpatient beds, including 20 ICU beds.

*Project Status:*

The architect has been meeting with user groups and design has begun. Schematic design is progressing on schedule. Construction is expected to begin in the second quarter of 2022.

**Repair, Upgrade or Improve Building Systems - UK HealthCare Capital Project (Pavilion HA Air Handling Units 1, 2, 3, and 4)**

*Project Description:*

This project will replace 4 air handling units (AHUs) in the Chandler Hospital Pavilion HA. AHUs 1 and 2 service the third floor (Mother-Baby Unit and Obstetrics) and AHU 3 and 4 services the 4<sup>th</sup>-floor Pediatric unit. These AHUs, which were installed in 1992 and 1995, respectively, are in poor mechanical condition with failing fans and coils and do not meet the cooling load for the area. The replacement of the units will ensure patient safety and comfort, air quality, and compliance with regulatory requirements.

*Project Status:*

AHU #4 has been installed and is online. The controls have been commissioned. The final punch list is being worked off.

**Repair/Upgrade/Expand Central Plant - Cooling Plant #1 Tower Replacement (Phase II)**

*Project Description:*

This project will replace existing cooling towers at Cooling Plant #1. This utility plant is one of five that are integrated with a shared utility distribution system. This means that any facility connected to our system can be served by any of these plants. These existing cooling towers have deteriorated, and the plant cannot achieve its rated capacity. The new towers also will improve plant efficiency and reduce energy consumption. The support structure also has deteriorated and will be repaired as existing cooling towers are removed. The project will be done in four phases over four years ensuring that this chilled water plant is always available.

*Project Status:*

Phase II of the project was substantially complete in July 2021. Design for Phase III has started and is scheduled to be bid in October 2021.

**Repair/Upgrade/Expand Central Plant – Deaerators Capital Project**

*Project Description:*

The deaerator tanks are an integral part of an efficient steam production system that protects the boiler, reduces water consumption and energy costs and minimizes the water treatment additives allowing the condensate to be reused instead of being wasted. With the constant use of operation, metal fatigue and structural failures are occurring, as are limitations to the capacity of water they can service, resulting in supporting boilers not being able to operate at plant capacity. The scope of this capital project is \$6,000,000 and will be completed over several phases as annual funding becomes available.

*Project Status:*

An RFP was released for direct purchase of a deaerator tank for the Central Heating Plant facility, and a deaerator tank and condensate surge tank for the Medical Center Heating

Plant. Awards are anticipated for July 2021. An RFP for consultant design services for all tanks will be issued in Aug. 2021.

### **Construct Ambulatory Facility - UK HealthCare (Cancer Treatment Center/Ambulatory Surgery Center Capital Project (Design Only)**

#### *Project Description:*

UK HealthCare has identified a need for a Cancer and Advanced Ambulatory Complex. This site will include multiple clinical care buildings and structured parking with an anchor of approximately 260,000 square feet for cancer-specific services. Other services targeted for this location include, but are not limited to, outpatient operating rooms, minor procedures, diagnostics and imaging services, pharmacy, retail, outpatient clinics, meeting spaces and necessary support spaces.

The scope of work for design services will include program validation, detailed programming services, schematic design through construction documentation phases, and budget estimates for all phases with projected timelines for each. Additional Board approval will be required to initiate the bid and construction phases.

#### *Project Status:*

This project is currently advertised for design services proposals.

### **Construct College of Medicine Building (Design Only)**

#### *Project Description:*

This project is planned to include approximately 380,000 square feet for classrooms, simulation suites, conference rooms and office and support space for the College of Medicine and potentially other healthcare colleges. The scope of work for design services will include program validation, detailed programming services, schematic design through construction documentation phases, and budget estimates for all phases with projected timelines for each. Additional Board approval will be required to initiate the bid and construction phases.

#### *Project Status:*

The RFP for the local Architect of Record (AoR) design team was released in May 2021. The interviews and selection were completed in late July 2021 with JRA Architects selected to lead the project through design. An RFP to select the National Academic Medical Consultant (NAMC) was released in late June 2021 with HOK Architects being selected. Contract negotiations are proceeding. The selected NAMC will be assigned to the AoR team as a sub-consultant.

### **Improve Parking/Transportation Systems UK HealthCare (Parking Structure #8 Expansion - Design Only)**

#### *Project Description:*

This project will include traffic analysis and design of an expansion west of the existing Parking Structure 8 and associated site work to include stormwater detention systems and adjacent roadway reconfiguration. Once constructed, the expanded structure will help alleviate current and future parking demands by providing approximately 700 additional parking spaces.

*Project Status:*

Consultant proposals were received in July 2021. Three firms will interview within the next two weeks and an architect will be selected.

**Repair/Upgrade/Expand Central Plant – Deaerators Capital Project**

*Project Description:*

The deaerator tanks are an integral part of an efficient steam production system that protects the boiler, reduces water consumption and energy costs and minimizes the water treatment additives allowing the condensate to be reused instead of being wasted. With the constant use of operation, metal fatigue and structural failures are occurring, as are limitations to the capacity of water they can service, resulting in supporting boilers not being able to operate at plant capacity. The scope of this capital project is \$6,000,000 and will be completed over several phases as annual funding becomes available.

*Project Status:*

An RFP was released for direct purchase of a deaerator tank for the Central Heating Plant facility, and a deaerator tank and condensate surge tank for the Medical Center Heating Plant. Awards are anticipated for July 2021. An RFP for consultant design services for all tanks will be issued in Aug. 2021.

**P3 Parking Structure Capital Project**

*Project Description:*

North campus is home to approximately 2,500 undergraduate and graduate students. This is an increase of approximately 1,170 since 2011. The university recognizes the importance of supporting vibrant, welcoming and sustainable developments that provide critical links between the university, downtown Lexington, and surrounding urban neighborhoods. To enhance the quality of life for students, faculty and staff and partner with the city in its vision for an enhanced commercial corridor, the university received proposals for a P-3 business relationship to develop a mixed-use parking facility on the Winslow Street site. This site is located on north campus, bordered by Winslow Street, South Limestone Street, and South Upper. The mixed-use facility consists of street front ground floor retail, restaurant, and/or office space with supported parking above. The new facility will tie into the existing Parking Structure #5 at all levels apart from the basement. Parking structure #5 was originally constructed to accommodate later expansion. It is anticipated that the project will add approximately 918 parking spaces to the structure, along with roughly 23,150 GSF of space that will be fitted out for UK and retail use.

*Project Status:*

All phases of the project are now substantially complete.

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Acquire/Renovate Housing (Alpha Gamma Delta) Capital Project**

Project Number: 2521.00

**Project Description:**

Scope: \$4,900,000

This project will fully renovate the current Alpha Gamma Delta facility. The renovation will include a complete mechanical, electrical, and plumbing upgrade; kitchen relocation to the basement level; and upgrade of restrooms and public spaces. The project also will include the addition of insulated perimeter walls in the sleeping rooms; an addition on the back of the building to provide seven additional beds; and study space on the first floor. A 500 square foot elevator addition will provide accessibility to all levels and a new front entry with an accessible main entrance will be provided. The facility will be updated with all new windows; all exterior brick will be repaired, and a full re-roof also will be included in the project.

**Consultant:** EOP Architects

Contract # A201000M

Original Contract Amount:

\$72,400

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$72,400

**No amendments this quarter.**

**Contractor** Marrillia Design & Construction

Contract # 7500228565

Original Contract Amount:

\$4,119,000

Total Change Orders to Date: 035

Cumulative Change Order Amount:

\$119,656

Low Bid: \$4,119,000

Revised Contract Amount:

\$4,238,656

High Bid: \$5,042,724

Contract Percent Complete:

99%

Number of Bids: 6

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

Change Order # 7, 3/31/20, was approved for an increase of \$66,396 to provide the labor and equipment to install a complete digital addressable fire alarm system by SimplexGrinnell using the pricing from the unit price contract with the University of Kentucky. Change Order # 15, 5/26/20, was approved for an increase of \$36,402 to provide architectural and structural revisions to the lower roof due to existing conditions. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Agriculture Research Facility 2 Capital Project (Poultry Research Facility Relocation)**

Project Number: 2505.00

**Project Description:**

Scope: \$6,000,000

The project will relocate the current program, on Coldstream Farm, to the C. Oran Little Research Center in Versailles, Kentucky. At completion, the area dedicated for research will double in size, in a modern facility with new equipment. The existing program facility was constructed in the late 1980's and is on University property that is included in the land swap agreement between the University and Lexington-Fayette Urban County Government.

**Consultant:** JRA Architects

Contract # A191160

Original Contract Amount: \$531,750

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$531,750

**No amendments this quarter.**

**Contractor** Congleton-Hacker Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500188868

Original Contract Amount: \$5,186,322

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$5,186,322

High Bid:

Contract Percent Complete: 45%

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 Beam Institute I Capital Project**

Project Number: 2526.00

**Project Description:** Scope: \$5,500,000

This project will construct a new facility to support the College of Agriculture's Kentucky Spirits Research Institute program. The new facility will be located in the heart of the College of Agriculture's district and adjacent to the Cooper House and Barnhart Building. The facility will be up to 8,500 gross square feet and will include a spirits laboratory, large conference/seminar space, classroom, offices, and a public reception space.

**Consultant:** Joseph & Joseph Architects

Contract # A211070 Original Contract Amount: \$388,207

Total Amendments to Date: Cumulative Amendment Amount:

**Describe all amendments :** Revised Contract Amount: \$388,207

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract # Original Contract Amount:

Total Change Orders to Date: Cumulative Change Order Amount:

Low Bid: Revised Contract Amount:

High Bid: Contract Percent Complete:

Number of Bids:

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

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**Construct Facilities Shops & Storage Facility (Vaughan Warehouse #1 & #7 Replacement for UK Healthcare)**

Project Number: 2556.00

**Project Description:** Scope: \$12,000,000

This project will replace two existing warehouses at the Vaughan Warehouse site (Building #1 and Building #7) that have reached the end of their useful service life with a single, approximately 66,000 square feet facility. This new storage facility will provide UK HealthCare with secure and up-to-date space.

**Consultant:** JRA Architects

Contract # A211200 Original Contract Amount: \$754,050

Total Amendments to Date: Cumulative Amendment Amount:

**Describe all amendments :** Revised Contract Amount: \$754,050

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract # Original Contract Amount:

Total Change Orders to Date: Cumulative Change Order Amount:

Low Bid: Revised Contract Amount:

High Bid: Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Research Building (Fit-Up Two Wet Labs) Capital Project**

Project Number: 2538.00

**Project Description:**

Scope: \$8,000,000

This Project marks Phase III of the HKRB construction and will fit-up two wet laboratories on the first floor dedicated to cardiovascular research. The two wet laboratories will add 12 research benches, fourteen procedure rooms, four linear equipment rooms, two adjoining fume-hood rooms, and office spaces. This work is largely funded thru a National Institutes of Health (NIH) grant.

**Consultant:** Champlin Architects

Contract # A21190

Original Contract Amount:

\$590,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$590,000

**No amendments this quarter.**

**Contractor** Whiting-Turner Contracting Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500256847

Original Contract Amount:

\$6,902,289

Total Change Orders to Date: 006

Cumulative Change Order Amount:

-\$205,143

Low Bid:

Revised Contract Amount:

\$6,697,145

High Bid:

Contract Percent Complete:

62%

Number of Bids:

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

Change Order 1, 2/15/21, was approved for a decrease of (\$274,800) to provide a credit to adjust the value of the allowance in the mechanical package for the HVAC controls. **Change Order # 6, 4/30/21, was approved for an increase of \$42,727 to install an additional drain and power/communications floor boxes to support fume hoods.**

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CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

Construct Research Building 2 (Final Phase) Capital Project

Project Number: 2552.00

**Project Description:**

Scope: \$22,064,438

The project includes the fit-out of 30,000 SF on Level Six with three Wet Lab neighborhoods, along with the completion of the 2,000 SF Level One Seminar Room, two 1,000 SF Conference rooms on Level Two located directly above the Seminar room and the fit-out of the 8,000 SF Lower-Level Imaging Suite. This project will complete the fit-out of the HKRB (formerly known as Research Building 2).

**Consultant:** Champlin Architecture

Contract # A191070

Original Contract Amount: \$1,415,875

Total Amendments to Date: 1

Cumulative Amendment Amount: \$63,850

**Describe all amendments :**

Revised Contract Amount: \$1,479,725

Amendment 2, 3/16/21, an increase of \$63,850 was approved to provide additional design and construction administration services associated with the addition of eight additional fume hoods. **No amendments this quarter.**

**Contractor** Whiting-Turner

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500266937

Original Contract Amount: \$15,231,491

Total Change Orders to Date: 010

Cumulative Change Order Amount: \$40,055

Low Bid:

Revised Contract Amount: \$15,271,545

High Bid:

Contract Percent Complete: 11%

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

Construct/Improve Greek Housing (Alpha Delta Pi) Capital Project

Project Number: 2524.00

Project Description:

Scope: \$5,900,000

The 13,500sf sorority house located at the corner of Rose St. and Columbia Ave will receive a complete renovation and a 1,900sf addition that will relocate the kitchen, and reconfigure the floor plan to allow for additional bathrooms and enlarged meeting, dining and lounge areas. Mechanical and plumbing upgrades will be provided throughout.

Consultant: EOP Architects

Contract # A201080	Original Contract Amount:	\$74,470
Total Amendments to Date: 3	Cumulative Amendment Amount:	\$412,150
<b>Describe all amendments :</b>	Revised Contract Amount:	\$486,620

Amendment 1, 12/10/19, an increase of \$83,150 was approved to provide design development design services. Amendment 2, 3/24/20, an increase of \$176,800 was approved to provide construction document design services. Amendment 3, 8/24/20, an increase of \$152,200 was approved to provide add bidding and construction administration services, as well as special inspections. **No amendments this quarter.**

Contractor Congleton-Hacker Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500251352	Original Contract Amount:	\$4,852,019
Total Change Orders to Date: 062	Cumulative Change Order Amount:	-\$13,252
Low Bid:	Revised Contract Amount:	\$4,838,767
High Bid:	Contract Percent Complete:	80%

Number of Bids:

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

Change Order # 3, 10/19/20, was approved for a decrease of \$30,000 to provide a credit for structural steel allowance. Change Order # 4, 10/19/20, was approved for a decrease of \$33,948 to provide credit for value engineering modifications to the doors and specialties trade package. Change Order # 6, 10/19/20, was approved for a decrease of \$34,065 to provide a credit for changing all wall coverings to paint. Change Order # 7, 10/22/20, was approved for a decrease of \$109,350 to provide a credit for value engineering modifications to the architectural woodwork trade package. Change Order # 8, 10/22/20, was approved for a decrease of \$64,000 to provide a credit for value engineering modifications to materials in the plumbing and mechanical trade package. Change Order # 14, 12/30/20, was approved for an increase of \$95,092 to construct patio on the Columbia Ave. side of the house. Change Order # 25, 1/25/21, was approved for an increase of \$26,887 to backfill recesses and blend rooms with self-leveling blended cementitious compound. Additionally, clean and prime subgrade as well as slope and taper fill to match connection points with other rooms. Change Order # 27, 3/1/21, was approved for an increase of \$31,751 to provide labor and materials to reroute sanitary lines and addition of a duplex sanitary sump system. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct/Improve Greek Housing (Delta Gamma) Capital Project**

Project Number: 2555.00

**Project Description:**

Scope: \$6,000,000

Project will include an early abatement and demolition package to be completed Summer 2021 after residents vacate the property. Renovation of existing building includes (11,380 GSF) and new Addition (2,500 GSF +/-). Interior modernization includes building systems upgrades, accessibility upgrades, reconfiguration of interior spaces, and interior finish material upgrades. Addition will include expanded useable programmatic space along with a new elevator for the building.

**Consultant:** Lord, Aeck, & Sargent, Inc.

Contract # A211140

Original Contract Amount:

\$459,168

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$459,168

**No amendments this quarter.**

**Contractor** Dean Builds, Inc

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500274431

Original Contract Amount:

\$173,450

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$173,450

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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**Decommission Facilities (Demolition of Kirwan-Blanding)**

Project Number: 2533.00

**Project Description:** Scope: \$11,074,050

At its December 12, 2017 meeting the Board of Trustees authorized the Executive Vice President for Finance and Administration to proceed with design and demolition of the Kirwan-Blanding Resident Housing Complex and Dining Commons, formerly undergraduate student housing and dining commons, located at 750-770 Woodland Avenue, Lexington, Kentucky.

The Kirwan-Blanding Housing Complex and Dining Commons, built in 1967, is located on the southeast side of campus. It consists of two 23-story towers, eight low-rise buildings, and a dining commons comprising over 500,000 gross square feet of space on 12.75 acres. These facilities are vacant and have reached the end of their useful life. Due to the deteriorating condition of these 11 buildings, use as housing and dining is no longer feasible. The property is strategically located for the University's needs and the University will regain approximately 12.75 acres of land in a desirable central campus location.

**Consultant: No design consultant for this project.**

Contract #	Original Contract Amount:
Total Amendments to Date:	Cumulative Amendment Amount:
<b>Describe all amendments :</b>	Revised Contract Amount:

**No amendments this quarter.**

**Contractor** Sunesis Environmental LLC

**Note: This contract awarded by RFP Process.**

Contract # 7500229961	Original Contract Amount:	\$7,780,000
Total Change Orders to Date: 016	Cumulative Change Order Amount:	\$2,434,183
Low Bid:	Revised Contract Amount:	\$10,214,183
High Bid:	Contract Percent Complete:	99%
Number of Bids:		

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

Change Order # 1, 4/14/20, was approved for an increase of \$495,330 to remove and dispose of concrete block (CMU) at each concrete floor slab on Kirwan Tower. The first course of CMU at each floor slab contained an applied waterproofing that tested positive for asbestos and must be disposed of separately per abatement specification. Change Order # 2, 4/22/20, was approved for an increase of \$52,381 to dispose of 78 trash chute doors and 276 elevator doors that tested positive for asbestos. Change Order # 4, 5/8/20, was approved for an increase of \$63,461 to provide additional abatement of asbestos materials found in Kirwan I, II, III, and Blanding I that were not noted on the original asbestos abatement report. Change Order # 5, 6/8/20, was approved for an increase of \$334,461 to provide abatement to the waterproof coating on the foundation basement walls of Kirwan I, II, & III. Change Order # 6, 6/22/20, was approved for an increase of \$110,329 to reconcile the quantities of abatement and disposal of those items in Kirwan Tower that were on the original hazardous materials survey; including room fire doors, TSI pipe fitting insulation, plaster ceilings, glue dots for mirrors, floor tile, mastic, and linoleum. Change Order # 7, 6/22/20, was approved for an increase of \$120,265 reconcile the quantities of abatement and disposal of those items in Blanding Tower that were on the original hazardous materials survey; including room fire doors, TSI pipe fitting insulation, plaster ceilings, glue dots for mirrors, floor tile, mastic, and linoleum. Change Order # 9, 8/31/20, was approved for an increase of \$153,498 to adjust quantities of actual abated amount of thermal system insulation, duct insulation, and pipe insulation in mechanical rooms and utility tunnels for the Kirwan/Blanding Complex. Change Order # 11, 8/19/20, was approved for an increase of \$25,566 provide temporary rental generators for electrical to complete remaining asbestos abatement and demolition. The basement electrical rooms are no longer viable for safety concerns. Change Order #13, 1/25/21, was approved for an increase of \$1,007,028 to backfill all areas noted in the original RFP to be left as excavated, relating to the basements of Kirwan I, II, III, and associated utility tunnels. Complete final site grading and restore the site in similar with remaining areas. Provide and install connector sidewalks across the site, with associated pedestrian lighting. **No change orders greater than \$25,000 this quarter.**

**Expand Student Center (Dining) Project**

Project Number: 2530.00

**Project Description:**

Scope: \$25,000,000

The Gatton Student Center provides multiple student dining venues but is unable to meet increased demand due to high meal plan participation rates and projected continued student enrollment growth. A separate feasibility study was commissioned from Omni Architects to assess the possibility of expanding the current Champions Kitchen dining area toward the east in order to increase dining capacity by up to 350 seats. This study determined that it would be most cost effective to construct a second and third floor as part of this dining expansion to meet expanding and anticipated student support and other needs. It is expected that one or both additional floors will be shelled space at this time.

**Consultant:** Omni Architects

Contract # A201140	Original Contract Amount:	\$800,000
Total Amendments to Date: 2	Cumulative Amendment Amount:	\$641,230
<b>Describe all amendments :</b>	Revised Contract Amount:	\$1,441,230

Amendment 1, 3/24/20, an increase of \$291,730 was approved to provide for construction administration services originally not included because the project began as design only. Amendment also provides for special inspections and plan review permit fee. Amendment 2, 11/17/20, an increase of \$349,500 was approved to provide additional design and construction administration services for the fit-up of the second and third floors. Includes added design for special audiovisual/IT and access controls, branding, and environmental graphics and an allowance for hardware commissioning and plan review fee. **No amendments this quarter.**

**Contractor:** Turner Construction Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500219079	Original Contract Amount:	\$14,208,513
Total Change Orders to Date: 044	Cumulative Change Order Amount:	\$4,583,322
Low Bid:	Revised Contract Amount:	\$18,791,835
High Bid:	Contract Percent Complete:	86%
Number of Bids:		

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

Change Order # 3, 5/18/20, was approved for an increase of \$43,311 to modify bid pack 1 & 2 scopes of work to add an accessible ramp from the exterior dining patio. Change Order # 10, 8/26/20, was approved for an increase of \$66,129 to provide an alternate route for the chilled water piping to limit the disruption of operations resulting from above ceiling work in the existing building. Change Order # 13, 10/27/20, was approved for an increase of \$43,367 to install fire dampers in the floor for the supply and return ducts. Also includes fire alarm integration to fire smoke dampers located in the second floor slab for the supply, return and exhaust ducts that go to the first floor. Change Order # 15, 11/6/20, was approved for a decrease of \$43,425 to provide a credit for the vertical sunshades that mount on horizontal mullions. Change Order # 22, 2/9/21, was approved for an increase of \$4,189,013 to provide labor and material to fit out the 2nd and 3rd floor of the Student Center addition. Fit-out is to include all finishes and MEP items to complete and occupy these floors. **Change Order # 27, 4/26/21, was approved for an increase of \$95,010 to modify existing plumbing and electric power as required for the food service equipment additions and alterations in Champions Kitchen. Change Order # 35, 4/29/21, was approved for a decrease of (\$39,271) to liquidate trades allowances not used in full.**

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

### Facilities Renewal, Modernization and Deferred Maintenance Capital Project (Chemistry-Physics)

Project Number: 2446.10 & 2446.40

**Project Description:** Scope: \$60,914,909

Renovations in the Chemistry-Physics Building will provide centralized state-of-the-art laboratories, accompanying offices, and collaboration spaces on the third floor. The project includes the creation of modern wet-bench research labs and computational spaces.

**Consultant:** Omni Architects

Contract # A181090	Original Contract Amount:	\$272,500
Total Amendments to Date: 8	Cumulative Amendment Amount:	\$4,135,401
<b>Describe all amendments :</b>	Revised Contract Amount:	\$4,407,901

Amendment 1, 3/1/18, an increase of \$1,676,074 was approved for additional design services as required to provide remaining phases of design, bidding, and construction administration. This amendment also provides for additional reimbursable services associated with plan review and special inspections. Amendment 2, 6/21/18, an increase of \$472,825 was approved for additional design services as required for additional construction scope to include additional daylight, views, and finishes, the partial penthouse, replacement of the third floor skin, and replacement of the roof as well as relocation of the rooftop observatory. Amendment 3, 10/18/18, an increase of \$15,000 was approved for additional design of the laboratory spaces. Amendment 4, 1/15/19, an increase of \$1,772,527 was approved for additional design and construction administration services associated with additional project scope to upgrade building envelope and infrastructure. Also included are a site survey, a smoke evacuation model, and storm water MS4 permitting. Amendment 6, 1/17/20, an increase of \$131,750 was approved to provide additional special inspections and an addition of audio-visual design services. Amendment 7, 4/23/20, an increase of \$14,000 was approved for additional design services related to changes to the existing scope of the research lab. **Amendment 8, 4/30/21, an increase of \$66,320 was approved to provide design services for the donor wall, to extend construction administration services and to provide a credit for MS4 permitting that will not be needed.**

**Contractor** Wehr Constructors, Inc.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500136893	Original Contract Amount:	\$44,122,508
Total Change Orders to Date: 208	Cumulative Change Order Amount:	\$1,942,815
Low Bid:	Revised Contract Amount:	\$46,065,323
High Bid:	Contract Percent Complete:	72%
Number of Bids:		

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

Change Order # 10, 4/12/19, was approved for a decrease of \$32,864 to provide a credit associated with allowances not utilized during trade package buyout. Change Order # 12, 4/18/19, was approved for an increase of \$309,577 for electrical work moved to bid package one, allowing the work to happen over the summer period of the academic calendar. Change Order # 13, 5/28/19, was approved for an increase of \$247,620 for demolition work moved to bid package one, allowing for the work to happen over the summer period of the academic calendar. Change Order # 28, 3/24/20, was approved for an increase of \$55,166 to adjust the value of the contract to reflect the actual costs for drilled piers installed at the south entrance addition. The incurred expenses were due to subsurface conditions. Change Order # 31, 4/2/20, was approved for an increase of \$25,966 to provide controls associated with the scope change related to the addition of Einstein Bagels. Change Order # 33, 4/1/20, was approved for a decrease of \$25,016 to provide a credit for the emergency shut-off valves for the nitrogen and carbon dioxide supplies as they are not required. Change Order # 38, 4/17/20, was approved for an increase of \$333,728 to provide for costs associated with polychlorinated biphenyls material (PCB) testing of the concrete substrate at existing opening to comply with the EPA's PCB abatement plan. Change Order # 59, 6/10/20, was approved for a decrease of \$254,126 to provide a credit associated with scope overlap identified during post-bid meetings with low bid trade contractors. Change Order # 74, 7/22/20, was approved for an increase of \$30,558 to provide additional fencing around project site to ensure pedestrian safety. Change Order # 84, 8/24/20, was approved for an increase of \$47,713 to revise select air barriers to improve the thermal performance of the building envelope. Change Order # 86, 8/21/20, was approved for a decrease

## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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of \$40,210 to provide a credit to delete the custom graphic from the resilient walk-off mats. Change Order # 92, 9/14/20, was approved for an increase of \$157,038 to provide necessary restoration work on air-handling unit 3/4. Change Order # 96, 9/21/20, was approved for an increase of \$25,517 to provide lab plumbing utilities. Change Order # 125, 11/18/20, was approved for an increase of \$25,625 to remove and replace the existing roof system over the lecture hall. Change Order # 132, 12/7/20, was approved for an increase of \$27,941 to integrate the control of the color changing blue lights into the university's Tridium system. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Academic/Administrative Space 1 – Cooper House (Renew/Modernize Cooper House)**

Project Number: 2511.10

**Project Description:**

Scope: \$4,330,000

This project will renovate the Cooper House for the College of Agriculture, Food, and Environment. Cooper House, located on the corner of Nicholasville Road and Cooper Drive, was constructed in approximately 1880 and acquired by UK in 1940. The building is on the University's list of historical structures and was home to Dean Thomas Poe Cooper for whom the House is named. Currently the house is vacant and is in need of renovation. The renovation and restoration of the Cooper House will include a reception area to welcome prospective students, faculty, visitors, and industry partners; meeting rooms; and, space to showcase goods and products.

**Consultant:** Lord Aeck Sargent

Contract # A191170

Original Contract Amount:

\$297,096

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$297,096

**No amendments this quarter.**

**Contractor:**

**No construction contract awarded to date.**

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Building Mechanical Systems (Agriculture North HVAC) Capital Project**

Project Number: 2508.00

**Project Description:**

Scope: \$6,949,591

Originally constructed in 1964, Agriculture Science Center North consisted of 10 air handling units with constant volume reheat boxes and individual exhaust fans serving numerous different spaces. Those units have severely deteriorated and are affecting building air quality and pressurization. This phased project will replace and combine existing equipment that has reached its useful life cycles.

**Consultant:** CMTA Engineers

Contract # A191130

Original Contract Amount:

\$660,150

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$660,150

**No amendments this quarter.**

**Contractor** Lagco Inc.

Contract # 7500221543

Original Contract Amount:

\$4,019,100

Total Change Orders to Date: 027

Cumulative Change Order Amount:

\$227,371

Low Bid: \$4,019,100

Revised Contract Amount:

\$4,246,471

High Bid: \$5,434,659

Contract Percent Complete:

100%

Number of Bids: 2

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

Change Order # 10, 8/19/20, was approved for an increase of \$36,551 to provide duct changes and install new venturi style air valves and controls to both hoods in Lab S-104 and exhaust connection for hood in S-324. Change Order # 19, 1/18/21, was approved for an increase of \$38,877 to provide materials and labor to provide and install maintenance platforms for the two lab hood exhaust fans. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Building Systems - UK Healthcare Pavilion H - Replace AHU S1 and S1A Capital Project**

Project Number: 2554.00

**Project Description:**

Scope: \$4,000,000

This project will replace two existing air handling units (AHUs) and their controls in Pavilion H (Chandler Medical Center and Hospital). Installed in 1972, these assets have exceeded their useful life. Replacing this equipment will improve the reliability of the systems, improve the temperature and humidity control, and improve energy efficiency. This expenditure will allow a planned replacement with little disruption to operations and patient care.

**Consultant:** CMTA, Inc

Contract # A211180

Original Contract Amount:

\$289,500

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$289,500

**No amendments this quarter.**

**Contractor** Wehr Constructors

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500277089

Original Contract Amount:

\$387,297

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$387,297

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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**Improve Building Systems - UK Healthcare Pavilion WH - Replace AHU 4 and 5 Capital Project**

Project Number: 2553.00

**Project Description:** Scope: \$2,000,000

This project will replace two existing air handling units (AHUs) and their controls in Pavilion WH (Marylou Whitney and John Hendrickson Cancer Facility for Women). Installed in 1989, these assets have exceeded their useful life. Replacing this equipment will improve the reliability of the systems, improve the temperature and humidity control, and improve energy efficiency. This expenditure will allow a planned replacement with little disruption to operations and patient care.

**Consultant:** CMTA, Inc

Contract # A211180 Original Contract Amount: \$145,500

Total Amendments to Date: Cumulative Amendment Amount:

**Describe all amendments :** Revised Contract Amount: \$145,500

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract # Original Contract Amount:

Total Change Orders to Date: Cumulative Change Order Amount:

Low Bid: Revised Contract Amount:

High Bid: Contract Percent Complete:

Number of Bids:

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

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**Improve Building Systems UK HealthCare Capital Project (Good Samaritan Hospital Emergency Generator)**

Project Number: 2557.00

**Project Description:** Scope: \$1,900,000

This project will upgrade the emergency power system in the Good Samaritan Hospital facility to a level required to properly support the current load requirements. The project will add a new interior 750 kilo-volt-ampere generator and connect in parallel with the existing two. In this configuration, two generators will support the facility. The third generator will be redundant and allow for routine maintenance without compromising the emergency operation of the hospital. The resulting design capacity will be 1800 ampere at 480 volts. This additional generator will be placed in the existing paint shop and two adjacent storage areas.

**Consultant:** CMTA, Inc

Contract # A211170 Original Contract Amount: \$142,500

Total Amendments to Date: Cumulative Amendment Amount:

**Describe all amendments :** Revised Contract Amount: \$142,500

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract # Original Contract Amount:

Total Change Orders to Date: Cumulative Change Order Amount:

Low Bid: Revised Contract Amount:

High Bid: Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Campus Parking and Transportation System - 2021 Parking Maintenance**

Project Number: 2558.00

**Project Description:**

Scope: \$1,250,000

This project will serve to complete the fourth year of the Parking Structure Maintenance masterplan. Work on the various structures will include completion of concrete repairs, installation of surface coatings, completion of masonry repairs, painting as required and other miscellaneous work that will serve to extend the life and serviceability of the various parking structures. This year's work includes significant work on the concrete elements of the Good Samaritan Garage, the ramps to Parking Structure Number 1 we well as various items on all other garages.

**Consultant:** THP Limited, Inc.

Contract # A181150

Original Contract Amount:

\$47,725

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$47,725

**No amendments this quarter.**

**Contractor** Carl Walker Construction Inc

Contract # 7500275635

Original Contract Amount:

\$1,082,777

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$1,082,777

Revised Contract Amount:

\$1,082,777

High Bid: \$1,560,571

Contract Percent Complete:

20%

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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**Improve Center for Applied Energy Research Facilities Capital Project - Carbon Fiber Development Facility**

Project Number: 2543.00

**Project Description:**

Scope: \$2,500,000

The University's Center for Applied Energy Research (CAER) is working in partnership with the Oak Ridge National Laboratory Carbon Fiber Technology Facility (ORNL) on the conversion of coal to high-value carbon products. Carbon fiber is being increasingly used in aerospace and automotive applications to replace more traditional metals. Pursuant to this partnership, CAER will construct a new laboratory building to serve as a pilot-scale process development unit.

The new laboratory will be approximately 5,000 square feet and located on Research Park Drive, Lexington, KY, adjacent to other CAER facilities (the Spinline and Pitch Lab buildings). In partnership with ORNL, CAER will produce high-value carbon fiber from raw coal on the largest-scale in the United States. The new special purpose-built facility is necessary to efficiently and safely process tons of coal into mesophase pitch, recover and utilize by-products, and develop new sustainable technologies to generate high value carbon fiber, binders, and other materials for composite structures.

**Consultant:** Omni Architects

Contract # A211190

Original Contract Amount: \$238,000

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$238,000

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Civil/Site Infrastructure - Library Drive Extension Phase I Capital Project**

Project Number: 2512.00

**Project Description:**

Scope: \$4,000,000

This project will extend Library Drive to intersect with Washington Avenue. The extension is necessary to alleviate traffic on Rose Street from Columbia Avenue to Funkhouser Drive which will allow for safer pedestrian traffic through this area of campus. The project also includes replacing and upgrading chilled water lines under the Library Drive extension, which will provide extra capacity, better balance, and flow.

**Consultant:** Bell Engineering

Contract # A191200

Original Contract Amount: \$515,119

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$515,119

**No amendments this quarter.**

**Contractor** Marrillia Design & Construction

Contract # 7500223649

Original Contract Amount: \$2,520,000

Total Change Orders to Date: 016

Cumulative Change Order Amount: \$194,755

Low Bid: \$2,520,000

Revised Contract Amount: \$2,714,755

High Bid:

Contract Percent Complete: 100%

Number of Bids: 1

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

Change Order # 1, 3/25/20, was approved for an increase of \$30,495 to add two additional elbows in each 12" chilled water main to miss the storm and water at vault CW302. Change Order # 3, 4/21/20, was approved for an increase of \$51,887 to relocate the vault to the south and offset the new chilled water lines away from existing duct banks. Change Order # 10, 9/15/20, was approved for an increase of \$52,726 to mill, patch, and install an asphalt overlay on Graham Avenue from the intersection with the new Library Drive to within approximately 30 feet of the Law Building. Change Order #15, 1/29/21, was approved for a decrease of (\$25,327) to provide a credit for unused unsuitable soils allowance. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Clinical/Ambulatory Service Pool Capital Project (Cancer Services)**

Project Number: 2500.00

**Project Description:** Scope: \$16,634,734

The project will address expansion of clinical services and the relocation of support and administrative services within the Markey Center and Chandler Hospital Complex including the following buildings: Roach, Whitney Hendrickson, Davis Mills, and Combs as well as other areas of Chandler Hospital. This will provide additional outpatient service space and create a permanent location for PET scanning.

**Consultant:** JRA Architects

Contract # A191080	Original Contract Amount:	\$643,163
Total Amendments to Date: 4	Cumulative Amendment Amount:	\$367,998
<b>Describe all amendments :</b>	Revised Contract Amount:	\$1,011,160

Amendment 1, 10/15/18, an increase of \$4,900 was approved for additional design services as required to provide a planning study for the relocation of the specialty pharmacy. The relocation is necessary to allow space for the Cancer Center pharmacy which is a component of the project. Amendment 2, 3/7/19, an increase of \$299,638 was approved for additional design services for some redesign, the addition of bidding and construction administration services, and additional design services related to programming work for relocating an existing Specialty Pharmacy enabling project. Amendment 3, 11/7/19, an increase of \$59,860 was approved to provide additional design services as required to redesign the PET/CT phase of the project to address several logistical issues with location and construction of the PET/CT on the second floor of Pavilion H. Amendment 4, 7/27/20, an increase of \$3,600 was approved for additional design services to provide a signage and wayfinding schedule and plan for an alternate location of the PET suite and a 500 square foot research storage space. **No amendments this quarter.**

**Contractor** Wehr Constructors, Inc.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500186356	Original Contract Amount:	\$9,338,366
Total Change Orders to Date: 108	Cumulative Change Order Amount:	\$909,925
Low Bid:	Revised Contract Amount:	\$10,248,291
High Bid:	Contract Percent Complete:	92%
Number of Bids:		

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

Change Order # 15, 11/19/19, was approved for an increase of \$39,538 to expand Communications Closet CC191A in the Roach Building. Change Order # 20, 12/4/19, was approved for an increase of \$46,587 to install a split system HVAC unit to serve the expanded communications room CC191A in the Roach Building. Change Order # 44, 3/31/20, was approved for an increase of \$33,118 to provide various changes necessary to accommodate furniture layout. These changes include corner guards, data and electrical modifications, and trim. Change Order # 67, 11/16/20, was approved for an increase of \$110,513 to provide fire dampers, access panels and doors at the entry of the existing ductwork and duct shaft. Change Order # 68, 11/20/20 was approved for an increase of \$31,732 to address various found conditions after demolition. These include changes to cable trays and cable, existing ductwork, and fire dampers. Change Order # 75, 1/25/21, was approved for a decrease of (\$79,996) to credit un-used allowances from Bid Package 1 back to the owner. Change Order # 78, 1/22/21, was approved for an increase of \$27,480 to provide additional electrical scope required to upsize the breaker and feeder to accommodate the new PET/CT Equipment. Change Order # 82, 3/12/21 was approved for an increase of \$35,780 to revise the countertops to enlarge the space in the PET-CT Control Room. Modify cabinets, wall protection railing and corner guards in the hot lab. Provide power and data for waiting room television. Change Order # 83, 3/12/21 was approved for an increase of \$31,338 to provide duct and heating hot water piping revisions necessary to accommodate new system layout. Changes were necessary due to found conditions. Change Order # 85, 3/12/21 was approved for a decrease of (\$25,163) to provide a credit for roofing scope of work covered by another trade package. **Change Order # 90, 5/5/21, was approved for an increase of \$48,747 to increase the area of ante room and non-hazardous compounding spaces in the clean room portion of the Pharmacy.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Electrical Infrastructure (Ag North and South Complex)**

Project Number: 2550.00

**Project Description:**

Scope: \$6,720,973

The Agriculture North and South Complex and surrounding areas need significant high voltage infrastructure upgrades. This project will replace the electrical service utility infrastructure and related electrical distribution equipment associated with the Agriculture Science Complex section of campus that is located along Cooper Drive and Farm Road between Nicholasville Road and University Drive.

The existing electrical infrastructure must be replaced to provide reliable service. The related equipment, raceway, and cabling equipment also must be replaced as it has exceeded its recommended service life. The resiliency of the electrical service will be improved via new high voltage switches, duct bank, manholes cabling, transformers and distribution equipment. The project will also provide additional capacity to support future campus development and the upgraded electrical infrastructure will conform to the University's current construction standards.

**Consultant:** Staggs & Fisher

Contract # A211130

Original Contract Amount:

\$567,843

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$567,843

**No amendments this quarter.**

**Contractor:** Glenwood Electric

Contract # 7500280736

Original Contract Amount:

\$5,021,360

Total Change Orders to Date: 4

Cumulative Change Order Amount:

\$67,208

Low Bid: \$5,021,360

Revised Contract Amount:

\$5,088,568

High Bid: \$6,473,000

Contract Percent Complete:

10%

Number of Bids: 4

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

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Good Samaritan Hospital Facilities (UK Healthcare Good Samaritan Interventional Radiology) Capital Project**

Project Number: 2517.00

**Project Description:**

Scope: \$5,800,000

This project will expand the clinical services available at the UK HealthCare Good Samaritan (UKGS) campus by renovating an area in the main facility to create patient preparation/recovery bays and install an Interventional Radiology (IR) suite. The patient volume at UKGS continues to grow. Currently, UKGS inpatients who need IR services are transported to the UK HealthCare Chandler campus for necessary procedures. Given the ongoing and predicted future needs of UKGS, expanded IR capabilities are required within the hospital facility. Expanded onsite services will decrease current inefficiencies and timing factors related to coordination and transportation of inpatients for these services and improve operational efficiencies by supporting both inpatient and outpatient populations within the main UKGS facility.

**Consultant:** Stengel Hill Architecture

Contract # A191180

Original Contract Amount: \$212,800

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$212,800

**No amendments this quarter.**

**Contractor** Wehr Constructors, Inc.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500198234

Original Contract Amount: \$413,352

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$413,352

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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**Improve Good Samaritan Hospital Facilities (UKGS Magnetic Resonance Imaging)**

Project Number: 2501.00

**Project Description:**

Scope: \$7,465,122

This project will address expansion of clinical services available at the UK HealthCare Good Samaritan (UKGS) campus by renovating an area in the main facility and installing up to two Magnetic Resonance Imaging (MRI) machines. The patient volume at UKGS continues to grow and expand. Current UKGS in-patients who need MRI services are transported to the main UK HealthCare Chandler campus for necessary testing. Outpatients have access to limited scope MRI testing within the Professional Arts Center (PAC) building on a machine that is past its useful life. As a result of the ongoing and forecasted future needs of this campus, expanded MRI capabilities are necessary within the hospital facility. Expanded onsite services will decrease the current inefficiencies and delays related to coordination and transportation of inpatients offsite for these MRI services.

**Consultant:** Stengel-Hill Architecture

Contract # A191100

Original Contract Amount:

\$231,875

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$231,875

Amendment 1, 4/20/20, an increase of \$22,000 was approved for additional design and construction administration for work associated with the Mobile Central Sterile Unit, and the addition of special inspection services. **No amendments this quarter.**

**Contractor** Wehr Constructors, Inc.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500198232

Original Contract Amount:

\$3,097,097

Total Change Orders to Date: 064

Cumulative Change Order Amount:

\$507,771

Low Bid:

Revised Contract Amount:

\$3,604,868

High Bid:

Contract Percent Complete:

100%

Number of Bids:

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

Change Order # 1, 2/3/20, was approved for an increase of \$45,607 to provide design revisions necessary to accommodate the installation of the mobile sterile unit. These revisions include changes to the walkway and ramp, the addition of water softeners to the water heater design, revision of heat trace, and changes in power and communications configurations. Change Order # 9, 3/23/20, was approved for an increase of \$40,482 to install a new ceiling system as use of the existing system was not feasible due to rusted grid and compromised ceiling tiles. Change Order # 63, 1/22/21, was approved for an increase of \$28,556 to provide extended general conditions for added Central Sterile Unit scope. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Good Samaritan Hospital Facilities Capital Project (Third Floor Renovation)**

Project Number: 2542.00

**Project Description:**

Scope: \$2,530,000

The patient volume at UK HealthCare Good Samaritan Hospital (UKGSH) continues to grow. This Project will address patient over-crowding with renovation of acute care beds. The Project encompasses the renovation of 13,490 square feet of existing space on the third floor of Wing B at UKGSH. The scope includes the relocation of a Dialysis Suite, upgrades to 30 patient rooms, Wing B finishes, new staff support spaces, a public restroom (compliant with the American with Disabilities Act Accessibility (ADA Guidelines), and a communication closet. The Project will be completed in phases to minimize any negative impact on patient care.

**Consultant:** JRA Architects

Contract # A201000T

Original Contract Amount:

\$21,740

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$21,740

**No amendments this quarter.**

**Contractor** Omni Commercial LLC

Contract # 7500239311

Original Contract Amount:

\$967,000

Total Change Orders to Date: 068

Cumulative Change Order Amount:

\$709,372

Low Bid: \$967,000

Revised Contract Amount:

\$1,676,372

High Bid: \$1,108,000

Contract Percent Complete:

99%

Number of Bids: 4

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

Change Order # 3, 7/10/20, was approved for an increase of \$97,638 to provide wall modifications allowing for mounting and connection of the new headwall panels in each patient room. Change Order # 7, 8/11/20, was approved for an increase of \$40,715 to furnish nine prefinished red oak doors, hollow metal frames, and hardware that were previously owner furnished items. Change Order # 13, 9/25/20, was approved for an increase of \$77,902 to provide modifications to existing circuits, conduit, and feeders necessary to meet current code requirements. Change Order # 17, 9/30/20, was approved for an increase of \$52,710 to review and address the fire stopping defects for all existing penetrations through the walls within this project's boundaries to meet current code requirements. Change Order # 15, 10/1/20, was approved for an increase of \$25,510 to provide drywall and sealing modifications to several corridor wall locations, allowing the corridor walls to be smoke partitions. Change Order # 22, 11/11/20, was approved for an increase of \$97,885 to provide removal of existing ceiling tile in the hallways and installation of temporary heat detectors as necessary while ceiling is removed. Ceiling tiles will be replaced and ceiling grid will be reused. Change Order # 27, 12/2/20, was approved for an increase of \$38,030 to provide electrical and ITS conduit and medical gas connections on thirty new headwalls. Change Order # 41, 2/5/21, was approved for an increase of \$49,676 to provide necessary modifications to allow the soiled holding room and fifth dialysis bay to remain in the redesigned Dialysis Suite. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Memorial Coliseum (Design Only) Capital Project**

Project Number: 2520.00

**Project Description:**

Scope: \$4,000,000

This project will initiate the design phase of the Improve Memorial Coliseum Capital Project. The facility, which opened in 1950, was built as a memorial to Kentuckians who had died in World War I, World War II, and the Korean War. The facility once served as the home to the Kentucky men's basketball program which won two national championships while occupying the building (1951 and 1958). This historic facility now is home to competition for three women's athletics teams: women's basketball (since 1974), gymnastics, and volleyball. The restoration and improvement of this historic property is likely to include enhanced amenities, a revived tribute to fallen Kentuckians who lost their lives in military service, climate control, modern seating, and other enhancements to benefit student-athletes and the public attending athletics and community events in the facility. The project also will include many system-related upgrades such as life safety, security, lighting, and sound. The renovation will encompass the entire building including offices and academic functions, as well as building envelop and site upgrades. It will also include upgrades to the CATS' Center and the Women's Basketball Locker Room suite located in the connected Craft Center.

**Consultant:** RossTarrant Architects

Contract # A201110

Original Contract Amount: \$715,080

Total Amendments to Date: 2

Cumulative Amendment Amount: \$2,413,215

**Describe all amendments :**

Revised Contract Amount: \$3,128,295

Amendment 1, 12/18/19, an increase of \$2,154,715 was approved to provide consulting services for design development through bidding and reimbursable allowances for special inspections, hazardous materials survey, existing materials testing, plan review fees, and geotechnical exploration. Amendment 2, 8/12/20, an increase of \$258,500 was approved to provide additional consulting services from design development through bidding as a result of the revised project scope. **No amendments this quarter.**

**Contractor** Congleton Hacker Company

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500220804

Original Contract Amount: \$90,000

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$90,000

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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**Improve Student Center Space 1 - Harris Ballroom**

Project Number: 2506.00

**Project Description:**

Scope: \$4,700,000

The University's Student Center was originally constructed in 1938 and expanded in 1963 and 1982. It was further expanded and renovated in 2018 to more than 378,000 square feet, including an atrium, recreation area, lounges, conference facilities, entertainment venues, retail space, food service, bookstore, student organization spaces, and administrative support offices. The Center is heavily used by the University community and others with almost two million visitors annually. The Grand Ballroom in the newly expanded Student Center provides unique opportunities for multipurpose meeting space, but is unable to meet the growing demand for large multi-functional spaces on campus. The 2018 expansion/renovation project provided schematic design of the Harris Ballroom, but was unable to fit out this space due to budget constraints. Subsequently, the Harris Ballroom is currently a "shell space" in the Student Center. Completion is necessary at this time due to the extremely high demand for large multi-functional space at the University.

**Consultant:** Omni Architects

Contract # A191120

Original Contract Amount: \$391,140

Total Amendments to Date: 1

Cumulative Amendment Amount: \$4,305

**Describe all amendments :**

Revised Contract Amount: \$395,445

Amendment 1, 9/30/19, an increase of \$4,305 was approved to provide special inspections for fireproofing and penetrations. **No amendments this quarter.**

**Contractor** Marrillia Design & Construction

Contract # 75002111614

Original Contract Amount: \$3,524,000

Total Change Orders to Date: 014

Cumulative Change Order Amount: \$51,394

Low Bid: \$3,524,000

Revised Contract Amount: \$3,575,394

High Bid: \$3,524,000

Contract Percent Complete: 99%

Number of Bids: 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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**Patient Care Facility (Fit-up Pavilion A Basement and Other Improvements Phase I-J) Capital Project**

Project Number: 2239.77

**Project Description:** Scope: \$26,000,000

This capital project includes the following components: fit-up of approximately 13,000 square feet of available shell space; expansion of the Kitchen/Food Service Operations; construction of a Maintenance Shop for the medical center physical plant division; relocation and expansion of Supply and Distribution; rework of Central Sterile decontamination and clean work areas; and expansion of Central Sterile stores and Operating Room Materials management. This project will enable these services to better serve the needs of the anticipated increased patient load created by the opening of Interventional Radiology, and the 5th and 12th patient floors

**Consultant:** GBBN Architects

Contract # A211160	Original Contract Amount:	\$1,908,500
Total Amendments to Date:	Cumulative Amendment Amount:	
<b>Describe all amendments :</b>	Revised Contract Amount:	\$1,908,500

**No amendments this quarter.**

**Contractor** Turner Construction Company Inc

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500277081	Original Contract Amount:	\$1,797,797
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$1,797,797
High Bid:	Contract Percent Complete:	

Number of Bids:

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

**No change orders greater than \$25,00 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renew/Modernize Facilities - Reynolds Building #1 (Design Only) Capital Project**

Project Number: 2511.20

**Project Description:** Scope: \$3,400,000

This project will renovate the existing Reynolds Building #1 for the College of Design thus allowing the College to consolidate from four buildings to one building. This renewal of the Reynolds Building will provide an adaptive re-use of a historic structure continuing the concept of an arts and design district on campus. The renovation will include a small addition for vertical access and student commons space. The design will create large, open spaces for studios, classrooms, offices, and other support spaces for current and future programs.

**Consultant:** K. Norman Berry Associates Architects PLLC

Contract # A201070	Original Contract Amount:	\$2,659,341
Total Amendments to Date:	Cumulative Amendment Amount:	-\$64,854
<b>Describe all amendments :</b>	Revised Contract Amount:	\$2,594,487

Amendment 1, 11/24/20, a decrease of \$64,854 was approved to deduct remaining allowances from reimbursable services and to add enhanced renderings for fundraising purposes. **No amendments this quarter.**

**Contractor** Turner Construction Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500232559	Original Contract Amount:	\$128,350
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$128,350
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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**Renew/Modernize Facilities Capital Project (Campus Enabling Phase II)**

Project Number: 2511.72

**Project Description:** Scope: \$4,562,583

This project will address civil site upgrades on Rose Street from Columbia Drive to Huguelet Drive. These improvements will provide better walkability and connections between buildings, enhance the main pedestrian corridors that link the campus in all directions, along with improving accessibility issue while improving campus safety.

**Consultant:** Staggs & Fisher

Contract # A211210	Original Contract Amount:	\$584,693
Total Amendments to Date:	Cumulative Amendment Amount:	
<b>Describe all amendments :</b>	Revised Contract Amount:	\$584,693

**No amendments this quarter.**

**Contractor**

**No construction contract awarded to date.**

Contract #	Original Contract Amount:	
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	
High Bid:	Contract Percent Complete:	
Number of Bids:		

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

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**Renew/Modernize Facilities Capital Project Phase I (Campus Enabling)**

**Project Number: 2511.70**

**Scope: \$4,300,000**

**Project Description:**

This project will include the replacement and upgrade of steam, chilled water, communications and electric on Rose Street from Huguelet Drive to Columbia Drive. This will allow for extra capacity, better balance and flow, along with redundancy.

**Consultant:** Staggs & Fisher

Contract #	A201210	Original Contract Amount:	\$367,800
Total Amendments to Date:		Cumulative Amendment Amount:	\$0
<b>Describe all Amendments:</b>		Revised Contract Amount:	\$367,800

**No amendments this quarter.**

**Contractor 1:** Dixon Electric, Inc. (Electrical)

Contract # 1	7500241886		
Total Change Orders to Date:	16	Original Contract Amount:	\$1,072,657
Low Bid:	\$1,072,657	Cumulative Change Order Amount:	\$356,808
High Bid:	\$2,197,200	Revised Contract Amount:	\$1,429,465
Number of Bids:	6	Contract % complete:	100%

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

Change Order # 1, 7/17/20, was approved for an increase of \$35,000 to construct a new 8' x 8' electric manhole at the end of ductbank allowing for the installation of additional conduits in the future. Change Order # 3, 8/3/20, was approved for an increase of \$67,375 to modify the location of the new west telecommunications manhole allowing for removal and rerouting of the overhead lines to be adjusted to this new location. Existing abandoned utility poles will be removed. Change Order # 9, 9/23/20, was approved for an increase of \$55,372 to bring the existing roadway surface on Old Rose Street from Washington Street to Funkhouser drive to an acceptable condition that will accommodate the heavy, daily pedestrian traffic that passes through this portion of central campus. Change Order # 14, 3/24/21, was approved for an increase of \$25,717 to resurface asphalt on Columbia Avenue from Rose Street to Columbia Terrace. **Change Order # 15, 4/8/21, was approved for an increase of \$62,737 to install a complete asphalt resurfacing of Rose Street, from the Columbia intersection to Patterson Drive.**

**Contractor 2:** Lagco, Inc. (Steam & Chilled Water)

Contract # 2	7500243848		
Total Change Orders to Date:	11	Original Contract Amount:	\$1,857,800
Low Bid:	\$1,857,800	Cumulative Change Order Amount:	\$29,054
High Bid:	\$2,895,700	Revised Contract Amount:	\$1,886,854
Number of Bids:	4	Contract % complete:	99%

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

Change Order # 9, 3/24/21, was approved for a decrease of (\$45,575) to provide a credit for the concrete cap over the piping and blacktop on top of the trench. Another project following this one will address Rose Street finishes. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renew/Modernize Facilities Capital Project (Frazee Hall)**

Project Number: 2511.80

**Project Description:** Scope: \$15,000,000

This project will include both the design and construction phases of the renovation of Frazee Hall. Originally completed in 1907, the 18,071 gross square feet structure is on the University's historic structures list. The modernization will revitalize the facility by providing new mechanical, electrical, and other building systems, and may include a connector to the Gatton Student Center. The interior will be comprised of offices and support spaces that will serve to augment and enhance the services offered by the student center.

**Consultant:** Lord Aeck Sargent

Contract # A211090	Original Contract Amount:	\$1,791,483
Total Amendments to Date: 004	Cumulative Amendment Amount:	\$144,150
<b>Describe all amendments :</b>	Revised Contract Amount:	\$1,935,633

Amendment 1, 1/25/21, an increase of \$1,381 was approved to provide additional reimbursables as required to extend the site survey area to facilitate a proposed new chilled water line. **No amendments this quarter.**

**Contractor** The Whiting-Turner Contracting Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500259203	Original Contract Amount:	\$1,791,483
Total Change Orders to Date: 004	Cumulative Change Order Amount:	\$144,150
Low Bid:	Revised Contract Amount:	\$1,935,633
High Bid:	Contract Percent Complete:	

Number of Bids:

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

Change Order # 1, 3/5/21, was approved for an increase of \$62,101 to address a number of unforeseen conditions uncovered as a part of selective demolition. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renew/Modernize Facilities Capital Project (Patterson Office Tower)**

Project Number: 2511.61

**Project Description:**

Scope: \$4,000,000

The 13,124 square foot 18th floor currently includes conference rooms and restrooms and is the highest occupied floor of the Patterson Office Tower. It will be renovated and modernized to include offices, conference room and restrooms with the space similar to the lower floors. It is expected to have approximately 48 offices, conference spaces, restroom and desired supporting spaces.

**Consultant:** JRA Architects

Contract # A201240

Original Contract Amount:

\$258,520

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$258,520

**No amendments this quarter.**

**Contractor** Marrillia Design & Construction

Contract # 7500256650

Original Contract Amount:

\$1,604,091

Total Change Orders to Date: 014

Cumulative Change Order Amount:

\$74,777

Low Bid: \$1,604,091

Revised Contract Amount:

\$1,678,868

High Bid: \$2,066,096

Contract Percent Complete:

99%

Number of Bids: 6

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

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

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**Renew/Modernize Facilities Capital Project (White Hall Classroom Building)**

Project Number: 2511.51

**Project Description:**

Scope: \$3,170,823

The renovation will entail improvements to the public restrooms in the basement, first, second and third floors. In addition, a Master Plan study to renew and modernize the building to include the interior and exterior is to be completed. The goal of the Master Plan is to position the university for a larger modernization project in the future.

**Consultant:** JRA Architects

Contract # A201230

Original Contract Amount:

\$341,402

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$341,402

**No amendments this quarter.**

**Contractor** Marrillia Design & Construction

Contract # 7500256619

Original Contract Amount:

\$1,906,909

Total Change Orders to Date: 007

Cumulative Change Order Amount:

\$30,873

Low Bid: \$1,906,909

Revised Contract Amount:

\$1,937,782

High Bid: \$2,129,000

Contract Percent Complete:

53%

Number of Bids: 6

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

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate/Improve Nursing Units - UK HealthCare (Pav H 3rd Floor Behavioral Health) Capital Project**

Project Number: 2551.00

**Project Description:**

Scope: \$6,000,000

This project will relocate Adolescent Behavioral Health from UK Good Samaritan Hospital to Albert B. Chandler Hospital so that it will better align with services available at the Kentucky Children's Hospital (also located within the Albert B. Chandler Hospital). This project will provide modifications and safety upgrades to a space that was previously used as a behavioral health unit.

**Consultant:** Stengel Hill Architecture

Contract # A211110

Original Contract Amount:

\$320,221

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$320,221

**No amendments this quarter.**

**Contractor** Wehr Construction

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500261985

Original Contract Amount:

\$509,700

Total Change Orders to Date: 005

Cumulative Change Order Amount:

\$50,187

Low Bid:

Revised Contract Amount:

\$559,887

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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Renovate/Upgrade UK HealthCare Facilities (Phase I-I) - Fit-up 5th Floor Pavilion A

Project Number: 2402.90

**Project Description:**

Scope: \$37,000,000

The Albert B. Chandler Hospital facilities development plan provides for the systematic replacement and renovation of patient care facilities. Since the opening of the first two patient care floors in Pavilion A of the new Patient Care Facility in May 2011, UKHealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the fifth and twelfth floors for inpatient services. This project will provide 128 inpatient beds, including 48 ICU beds.

**Consultant:** GBBN Architects, Inc.

Contract # A161200

Original Contract Amount: \$798,100

Total Amendments to Date: 4

Cumulative Amendment Amount: \$575,400

**Describe all amendments :**

Revised Contract Amount: \$1,373,500

Amendment 1, 2/10/20, an increase of \$217,000 was approved to provide additional design services as required to provide a feasibility and assessment study for Pavilion A space. Amendment 2, 4/7/20, an increase of \$323,400 was approved for additional design related to change in programming, extended bidding and construction administration services, and an increase to reimbursable services. **Amendment 3, 4/16/21, an increase of \$27,000 was approved to provide design services to add a dock leveler and canopy at the main dock. Amendment 4, 6/22/21, an increase of \$8,000 was approved to provide modifications resulting from observations made during the pandemic.**

**Contractor** Turner Construction Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500250628

Original Contract Amount: \$19,035,970

Total Change Orders to Date: 21

Cumulative Change Order Amount: \$11,651

Low Bid:

Revised Contract Amount: \$19,047,621

High Bid:

Contract Percent Complete: 30%

Number of Bids:

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

**Change Order # 4, 5/3/21, was approved for an increase of \$29,597 to provide labor and material to add hospital stops to doorframes to simplify the cleaning process.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate/Upgrade UK HealthCare Facilities (Phase I-I) - Interventional Services Pav A, AH & G**

Project Number: 2402.13

**Project Description:** Scope: \$49,000,000

The Interventional Services project requires the fit out of approximately 35,000 square feet of shell space on the First floor of Pavilion A of Chandler Hospital. This will include procedure rooms, prep/ recovery, as well as staff and support spaces. Also included will be an Endoscopy project that requires the refurbishment of approximately 14,000 square feet on the third floor of Pavilion H.

**Consultant:** GBBN Architects

Contract # A171200	Original Contract Amount:	\$3,316,500
Total Amendments to Date: 2	Cumulative Amendment Amount:	\$156,890
<b>Describe all amendments :</b>	Revised Contract Amount:	\$3,473,390

Amendment 1, 5/22/20, an increase of \$89,740 was approved for additional design services as required to assist in the Siemen's medical equipment coordination, for the addition of the procedure and CT scan room, and for extended construction administration services due to the extended substantial completion date. **No amendments this quarter.**

**Contractor** Turner Construction Co.

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500130050	Original Contract Amount:	\$19,407,756
Total Change Orders to Date: 122	Cumulative Change Order Amount:	\$1,694,189
Low Bid:	Revised Contract Amount:	\$21,101,945
High Bid:	Contract Percent Complete:	99%

Number of Bids:

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

Change Order # 38, 5/1/20, was approved for an increase of \$31,528 to modify existing ductwork in the 3rd floor mechanical room to accommodate the new air-handling unit. Change Order # 41, 5/7/20, was approved for a decrease of \$82,332 to reduce the scope of technology and electrical work in phase 2 procedure rooms to reduce potential conflicts with future unknown equipment installation. Change Order # 56, 7/14/20, was approved for an increase of \$100,279 to provide additional scope of work needed to accommodate Siemens equipment in procedure rooms 5, 9, 12, and 13; including demo, additional wall protection, updated doors, sprinkler layout, sanitary piping, and glycol lines, an additional fan coil unit, relocation of transfer grilles, additional power, and data consolidation. Change Order # 65, 8/28/20, was approved for an increase of \$84,047 to to accommodate Siemens equipment in procedure rooms 10 & 11; including demo of existing walls and framing, MEP elements, feeder and branch conduits, and sprinkler piping, and to provide BIM services for Unistrut support systems, and the new Nexaris space layout. Change Order # 73, 10/7/20, was approved for an increase of \$94,321 to provide structural revisions to two procedure rooms and the support spaces around the perimeter of those rooms to facilitate installation of the Siemens Nexaris equipment. This equipment is first of its kind being installed in the United States and the final drawings from the equipment vendor were not available at bid. Change Order # 80, 11/4/20, was approved for an increase of \$36,520 to provide radiation shielding between the two Nexaris procedure rooms. Change Order # 83, 11/10/20, was approved for an increase of \$295,160 to provide mechanical, electrical, and plumbing revisions to two procedure rooms and the support spaces around the perimeter of those rooms to facilitate installation of the Siemens Nexaris equipment. This equipment is first of its kind being installed in the United States and the final drawings from the equipment vendor were not available at bid. Change Order # 93, 1/11/21, was approved for an increase of \$27,525 to provide labor and material to facilitate the Siemens equipment installation in each of the (2) CT rooms. **Change Order # 10, 4/19/21 was approved for a increase of \$29,926 to provide the labor and materials for two thermal mixing valves and one temperature sensor to monitor and deliver water at appropriate temperatures throughout the floor. Change Order # 117, 5/19/21 was approved for an increase of \$32,661 to provide the labor, equipment and materials necessary to add two additional reading stations and make the necessary electrical adjustments. Change Order # 119, 6/11/21 was approved for a decrease of (\$69,038) to liquidate trade allowances not used in full.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 12th Floor Pavilion A**

Project Number: 2402.16

**Project Description:**

Scope: \$42,000,000

The Albert B. Chandler Hospital facilities development plan provides for the systematic replacement and renovation of patient care facilities. Since the opening of the first two patient care floors in Pavilion A of the new Patient Care Facility in May 2011, UKHealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. This project will help alleviate these constraints and includes the fit-up of the twelfth floors for inpatient services. This project will provide 64 inpatient beds, including 20 ICU beds.

**Consultant:** GBBN Architects

Contract # A161200

Original Contract Amount: \$748,500

Total Amendments to Date: 1

Cumulative Amendment Amount: \$695,000

**Describe all amendments :**

Revised Contract Amount: \$1,443,500

**Amendment 1, 6/22/21, an increase of \$695,000 was approved to provide additional design services to provide additional design development through construction administration due to the multiyear delay in start of design. The project was originally slated to run concurrent with the fit-up of the 5th floor providing some efficiencies of staffing during construction administration.**

**Contractor**

**No construction contract awarded to date.**

Contract #

Original Contract Amount:

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

High Bid:

Contract Percent Complete:

Number of Bids:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair, Upgrade or Improve Building Systems - UK Healthcare Capital Project (Pavilion H Air Handling Unit)**

Project Number: 2529.00

**Project Description:**

Scope: \$2,865,000

This Project will replace one air handling unit (AHU) in the Chandler Hospital Pavilion H. AHU #1 services the ground, first, and second floors of Pavilion H. This AHU, which is original to the building and was installed in 1959, is in poor mechanical condition with failing fans and coils, and currently does not meet the cooling load for the service area. The replacement of the units will enhance patient and staff safety and comfort, air quality, and compliance with regulatory requirements.

**Consultant:** CMTA Consulting Engineers

Contract # A201160

Original Contract Amount:

\$208,500

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$208,500

**No amendments this quarter.**

**Contractor** Lagco, Inc.

Contract # 7500245397

Original Contract Amount:

\$865,900

Total Change Orders to Date: 014

Cumulative Change Order Amount:

\$92,248

Low Bid: \$865,900

Revised Contract Amount:

\$958,148

High Bid: \$1,310,000

Contract Percent Complete:

99%

Number of Bids: 5

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

Change Order # 1, 9/17/20, was approved for an increase of \$27,997 to revise the piping sizes and tap location for the domestic water feed for this air-handling unit allowing for better access for service and maintenance. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair, Upgrade, or Improve Building Systems - UK HealthCare Capital Project (Pavilion HA Air Handling Units 1, 2, and 3)**

Project Number: 2503.00

**Project Description:**

Scope: \$4,000,000

This project will replace three air handling units (AHUs) in the Chandler Hospital Pavilion HA. AHUs 1 and 2 service the third floor (Mother Baby Unit and Obstetrics) and AHU 3 services the 4th floor Pediatric unit. These AHUs, which were installed in 1992 and 1995, respectively, are in poor mechanical condition with failing fans and coils and do not meet the cooling load for the area. The replacement of the units will ensure patient safety and comfort, air quality, and compliance with regulatory requirements.

**Consultant:** CMTA Consulting Engineers

Contract # A191150

Original Contract Amount:

\$298,500

Total Amendments to Date: 1

Cumulative Amendment Amount:

\$60,000

**Describe all amendments :**

Revised Contract Amount:

\$358,500

Amendment 1, 11/13/19, an increase of \$60,000 was approved to provide additional design and construction administration services as required to replace an additional air-handling unit. **No amendments this quarter.**

**Contractor** H&R Mechanical Contractors, Inc.

Contract # 7500204453

Original Contract Amount:

\$2,187,000

Total Change Orders to Date: 006

Cumulative Change Order Amount:

\$762,266

Low Bid: \$2,187,000

Revised Contract Amount:

\$2,949,266

High Bid: \$2,774,800

Contract Percent Complete:

95%

Number of Bids: 4

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

Change Order # 1, 2/5/20, was approved for an increase of \$742,198 provide the addition of a fourth air-handling unit due to favorable bidding conditions. **No change orders greater than \$25,000 this quarter.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair/Upgrade/Expand Central Plant - Cooling Plant #1 Tower Replacement Phase II**

Project Number: 2497.10

**Project Description:**

Scope: \$7,000,000

This project will replace existing cooling towers at Cooling Plant #1. This utility plant is one of five that are integrated in a shared utility distribution system. This means that any facility connected to our system can be served by any of these plants. These existing cooling towers have deteriorated, and the plant cannot achieve its rated capacity. The new towers also will improve plant efficiency and reduce energy consumption. The support structure also has deteriorated and will be repaired as existing cooling towers are removed. The project will be done in phases over four years ensuring that this chilled water plant is always available.

**Consultant:** Staggs & Fisher

Contract # A191140

Original Contract Amount:

\$533,625

Total Amendments to Date: 3

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$533,625

Amendment 1, 10/24/19, an increase of \$212,400 was approved to provide bidding and construction administration fee. Original contract included design services only. Amendment 2, 7/10/20, an increase of \$19,950 was approved to provide third party commissioning of cooling towers. Amendment 3, 12/16/20, an increase of \$39,743 was approved for the addition of special inspections. **No amendments this quarter.**

**Contractor** Churchill McGee, LLC

Contract # 75000267932

Original Contract Amount:

\$1,191,850

Total Change Orders to Date: 007

Cumulative Change Order Amount:

\$30,822

Low Bid: \$1,191,850

Revised Contract Amount:

\$1,222,672

High Bid: \$1,865,600

Contract Percent Complete:

50%

Number of Bids: 4

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

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

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

### University of Kentucky HealthCare Disparities Initiative (Research Building 2 - Phase II)

Project Number: 2499.00

#### Project Description:

Scope: \$36,400,000

The University's new 300,000 square foot Research Building #2 (RB 2) opened in September 2018 and is the result of a partnership between the Commonwealth and the University. This facility's goal is to enable multidisciplinary research teams to work together to develop solutions to the complex health disparities that plague the people of the Commonwealth of Kentucky, such as cancer, diabetes, obesity and substance abuse. Phase II includes the buildout of fourth and fifth floors as well as the balance of the vivarium in RB 2.

#### Consultant: Champlin Architecture

Contract # A191070

Original Contract Amount: \$2,065,800

Total Amendments to Date: 3

Cumulative Amendment Amount: \$271,790

#### Describe all amendments :

Revised Contract Amount: \$2,337,590

Amendment 1, 8/21/19, an increase of \$127,190 was approved to provide additional design services associated with modifications of the fourth and fifth floor dry lab spaces, the seminar rooms on level two, the conference rooms on level four, and the exhaust systems for four animal rooms in the vivarium. The amendment also provides for design associated with the retrofitting of the lab air systems, the expansion of the signage package, and the completion of cagewash area fit-out. Amendment 2, 7/16/20, an increase of \$92,200 was approved to provide additional lab testing of sensitive laboratory equipment for vibration concerns, as well as development of donor signage and corresponding interior renderings. Amendment 3, 10/28/20, an increase of \$ 52,400 was approved for schematic design of the HKRB Imaging facilities. **No amendments this quarter.**

#### Contractor Whiting-Turner Contracting Company

Note: This is a 'CM-At-Risk' contract awarded by RFP Process. Contract value will be increased as subcontracts are bid and awarded.

Contract # 7500161846

Original Contract Amount: \$28,188,272

Total Change Orders to Date: 096

Cumulative Change Order Amount: \$1,619,813

Low Bid:

Revised Contract Amount: \$29,808,085

High Bid:

Contract Percent Complete: 100%

Number of Bids:

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

Change Order # 11, 8/2/19, was approved for an increase of \$47,852 to install feeders to thirty-three electrical panels, and to upgrade the panels to 22K. Change Order # 22, 10/11/19, was approved for an increase of \$277,225 install the utilities to connect, serve, and support on large steam sterilizer, one medium sterilizer with modular malls, one dual purpose flush station, and one hot air sterilizer in the cagewash area. Change Order # 28, 10/30/19, was approved for an increase of \$38,424 install motorized window shades and a metal panel framing for TV display monitor in wood slat wall in Conference Room 110. Change Order # 33, 11/25/19, was approved for an increase of \$129,189 to remove and replace the laboratory air compressor system with a new Gas Medix-Beacon Meades system. Change Order # 39, 12/13/19, was approved for an increase of \$48,787 to install HVAC duct and piping to elevator machine room F and the food service storage room. Change Order # 40, 12/16/19, was approved for an increase of \$41,303 to add 800 gallons of Kescothermal Inhibited Ethylene Glycol to chemical heated treated water systems and to install additional power circuits to supply receptacles and sump pumps. Change Order # 41, 12/16/19, was approved for an increase of \$27,997 to modify existing roof leader piping on levels 4 and 6. Change Order # 44, 1/15/20, was approved for an increase of \$34,267 to rework existing piping and ductwork to accommodate new construction on the fourth floor, fifth floor, and in the penthouse. Change Order # 47, 2/7/20, was approved for a decrease of \$47,311 to provide a credit to delete the level 4 tie-in to the BBSRB and the construction of a closet in that area. Change Order # 48, 2/10/20, was approved for an increase of \$41,152 to modify the building automation control system. Change Order # 52, 3/5/20, was approved for an increase of \$36,691 to automate the existing chemical batch feeder systems in the penthouse, thereby reducing annual preventative maintenance labor costs and enhancing the reliability of the systems. Change Order # 63, 4/15/20, was approved for an increase of \$86,432 to add data conduit to floor boxes on levels one, four, and six and to add power circuits to floor boxes on level four. Change Order # 77, 6/12/20, was approved for an increase of \$59,370 to modify lower level vivarium doors, walls, and security provisions providing greater security in

## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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the vivarium space. Change Order # 82, 7/24/20, was approved for an increase of \$25,477 to Repair damage to elevator smoke curtains Change Order # 84, 8/7/20 was approved for an increase of \$34,114 to relocate piping, VRF unit, and cast iron vent to accommodate phase 2 equipment. Change Order # 87, 11/10/20 was approved for a decrease of \$56,433 to provide a credit to move work from phase four to the final phase of fit-up allowing the buckhoist to remain in place to support upcoming phase four work on level six. Change Order # 91, 1/19/21 was approved for an increase of \$64,111 to provide the labor, equipment and materials to add a duplex booster pump, holding tank, piping and electrical power that will deliver water to the penthouse at an increased pressure needed for proper operation. Change Order # 93, 2/1/21 was approved for an increase of \$27,356 to provide the labor, equipment and materials necessary to upgrade the DLAR perimeter door security. **No change orders greater than \$25,000 this quarter.**

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