

# FCR 12

Office of the President  
September 16, 2022

Members, Board of Trustees:

## CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending June 30, 2022, 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 thru April 1, 2022 thru June 30, 2022:***

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

- |                 |  |
|-----------------|--|
| Project 2511.72 | Renew/Modernize Facilities Capital Project<br>- Marrillia Design and Construction., \$7,420,000 (Construction)   |
| Project 2560.0  | Repair/Upgrade/Expand Central Plant – Deaerators Capital Project<br>- Lagco, Inc., \$829,900 (Construction)  |
| Project 2563.0  | Construct Ambulatory Facility – UK HealthCare (Cancer Treatment Center/Ambulatory Surgery Center Capital Project (Design Only)<br>- Champlin Architects, \$22,630,392 (Construction) |
| Project 2564.0  | Construct College of Medicine Building (Design Only)<br>- Turner Construction, \$304,136 (Construction)  |
| Project 2571.0  | Improve Sanders-Brown Center on Aging/Neuroscience Facilities<br>- Whiting-Turner Contracting, \$1,937,750 (Construction)  |
| Project 2572.0  | Repair/Upgrade/Expand Central Plants (Expand Central Plant – Design Only)<br>- KFI Engineers, \$2,426,500 (Design)   |

Project 2579.0 Improve Campus Parking and Transportation System - 2022 Maintenance

- Carl Walker Construction, \$1,260,700 (Construction)

Project 2582.0 Improve Kroger Field Stadium (Audio Visual Improvements) Capital Project

- Formetco, Inc., \$4,088,131 (Construction)

***One contract was completed this quarter:***

Project 2530.0 Expand Student Center (Dining) Capital Project

- Turner Construction, \$14,208,513

***Eight amendments were as follows:***

Project 2402.16 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 12th Floor Pavilion A

- Extend the scope of services for a headwall acoustical performance analysis on the 12th floor and additional scope for workroom pods decision point analysis, BIM review, pharmacy decision point analysis, pharmacy redesign, and mechanical system acoustical performance analysis. (+) \$91,350

Project 2402.9 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 5th Floor Pavilion A

- Extend the scope of services for a medical gas outage and head-wall acoustical performance analysis on the 5<sup>th</sup> floor. (+) \$12,600

Project 2511.2 Renew/Modernize Facilities - Reynolds Building #1 (Design Only) Capital Project

- Provide for additional reimbursable services as required to provide special inspection service and to add services for bidding and construction administration. (+) \$766,537.40

Project 2511.8 Renew/Modernize Facilities Capital Project (Frazee Hall)

- Provide for additional design services for interior fit-up (Phase III). (+) \$216,306

Project 2544.0 Improve Center for Applied Energy Research Facilities - Mineral Process Building Expansion

- Provide for additional charges incurred for Special Inspection Services (+) \$4,575

Project 2560.0 Repair/Upgrade/Expand Central Plant – Deaerators Capital Project

- Provide for a structure and enclosure outside the east façade of the Central Heating Plant. (+) \$25,200

Project 2564.0 Construct College of Medicine Building (Design Only)

- Provide for additional redesign services relating to a physical model to be used to help communicate design concepts (+) \$15,750

Project 2573.0 Upgrade/Renovate/Expand Research Labs (Biosafety Lab Renovation – Health Sciences Research Building) Capital Project

- Provide for additional design services, bidding services, and construction administration as required to add an air handling unit (+) \$79,850

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

Project 2239.77 Patient Care Facility (Fit-up Pavilion A Basement and Other Improvements Phase I-J) Capital Project

- Provide a new carpet product that meets cleaning and acoustic requirements (+) \$33,194

Project 2402.9 Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 5<sup>th</sup> Floor Pavilion A

- Modify and relocate nurses' stations to provide required clearance (+) \$35,946
- Furnish labor, materials, and equipment for additional medical gas scope of work (+) \$120,339

Project 2446.4 Facilities Renewal, Modernization and Deferred Maintenance (Phase I & II) Capital Project (Chemistry-Physics)

- Install a booster pump on the soft water and hot water lines serving two sterilizers in room 388B. (+) \$32,986.08

Project 2511.1 Improve Academic/Administrative Space 1 – Cooper House (Renew/Modernize Cooper House)

- To install additional masonry restoration scope (exterior and interior) due to existing conditions. (+) \$48,305

Project 2530.0 Expand Student Center (Dining) Capital Project

- To furnish and install deck-supported cold form framing to support wood slat ceiling ACP 16 in lobbies C201 and C202 on the second floor and C301 and C302 on the third floor (+) \$50,470

Project 2552.0 Construct Research Building 2 (Final Phase) Capital Project  
- To fit out the warming kitchen near the first-floor lobby (+)  
\$233,900.97

Project 2556.0 Construct Facilities Shops & Storage Facility (Vaughan Warehouse  
#1 & #7 Replacement for UK Healthcare)  
- To provide and install an additional storm inlet and close the  
opening of the curbed island and increase the storm pipe sizes  
(+) \$75,000.92  
- To provide new fire hydrants and provide buried piping from the  
fire pump discharge to fire department connection at vault. (+)  
\$43,285.43

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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 boldface 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 boldface 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 the 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 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, probable 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, restrooms, 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 ensure 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 into 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 complete.

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

**Major Projects**  
**Capital Project Management Division**  
**June 2022**

**Project 2239.77 - 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 work on Bid Package 1 continues. The finishing work is nearly complete in the Environmental Services and Supply and Distribution areas. Bid Package 2 construction document design is complete and is scheduled for advertisement in September 2022.

**Project 2402.9 - Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit up 5th 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, UK HealthCare (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 complete. Several “after occupancy” change orders are in process. The project was substantially completed on April 20, 2022.

**Project 2402.16 - Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Fit-up 12th 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, UK HealthCare (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:*

All work has been bid and is under contract. Demolition is underway. Submittals and BIM modeling are in process. Wall layout has begun.

**Projects 2446.1 and 2446.4 - 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 the 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:*

Project achieved substantial completion in July 2022.

**Project 2497.2 - Repair/Upgrade/Expand Central Plant - Cooling Plant #1 Tower Replacement (Phase III)**

*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:*

The installation of the new cooling towers nears completion. Substantial completion was achieved in August 2022.

**Project 2505.0 - 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:*

The poultry structures are complete. The project team has completed punch list inspections. The Kentucky Department of Housing, Buildings, & Construction has issued the Certificate of Occupancy. Final testing and commissioning of the evaporative cooling

systems were performed. Corrective work on the above noted punchlist was completed. Final exterior site work was completed in late August. The facility is ready for the program to begin relocation from the current location at Coldstream.

### **Project 2511.1 - 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:*

Construction continues with electrical, plumbing and ductwork rough-in, elevator shaft installation and finishes within the interior of the house. The impact of material delays and change orders due to existing conditions has extended the project completion to October 2022.

### **Project 2511.2 - 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:*

All trade packages were awarded as of August 2022. Construction commenced in mid-August with a scheduled substantial completion of January 2024.

### **Project 2511.72 - 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:*

Marrillia was the successful bidder and has milled existing asphalt, ordered the fountain and materials, and starting underground utilities.

### **Project 2511.8 and 2511.81 - 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.

#### *Project Status:*

Site work on the Core and Shell phase of the project began in early June which included detouring traffic from Administration Dr. to Patterson Dr. to install new chilled and domestic water lines. This work was completed on Aug. 5. The demolition of the remaining first floor work is complete. Additionally, waterproofing of the existing structure, backfilling underground waterproofing, connecting to student center utilities and excavating at the mechanical room for underground utility installation is also complete. Installation of the subflooring on the 2<sup>nd</sup> floor is underway, as well as micropile installation for the new stair wells and elevator. Substantial completion is scheduled for June 2023.

### **Project 2520.0 - 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. 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.

#### *Project Status:*

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

### **Project 2526.0 - Construct Beam Institute 1 Capital Project**

#### *Project Description:*

This project will construct a new facility to support the College of Agriculture Food and 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:*

Construction has started with the site fencing, site utilities and installation of the building pad. The project is scheduled to be completed in May 2023.

**Project 2536.0 - Construct Beam Institute II (Construct Maturation Building) Capital Project**

*Project Description:*

The new facility will complement the Still Building and provide an area for the sprits to age and for research. It will consist of approximately 1,000-1,500 square feet of space with limited HVAC requirements. It will be sited and coordinated with the Still Building.

*Project Status:*

Construction has started with the installation of the concrete footings. The forming of the foundation walls has begun. The project is scheduled to be completed in May 2023.

**Project 2543.0 - 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:*

Bidding will proceed when the final project funding is received and anticipated for Spring 2023.

**Project 2544.0 - Improve Center for Applied Energy Research Facilities – Mineral Processing Facility Expansion**

*Project Description:*

The university's Center for Applied Energy Research (CAER) is working in partnership with the U.S. Department of Defense to expand the university's Mineral Process Building. This 2,000 square foot expansion is essential for increasing bulk storage of raw materials which are needed to develop high-performing concrete for military applications. The elimination of heavy precast rebar-laden structural elements can greatly simplify logistics, speed of construction and ongoing repair. The purpose of the research is to create cement and concretes that can be used to construct or repair bridges, runways, roadways and other hardened structures. These materials must be simple to deploy and use; quickly

achieve a very high strength; and achieve high bond strength with little or no surface preparation.

The expansion will allow CAER to develop more concrete variations and increase the scale and scope of specimens for advanced field testing and implementation. As the raw materials are sensitive to environmental conditions such as heat and moisture, monitored and conditioned storage space is required to ensure uniformity in the materials and products.

*Project Status:*

Construction activities are complete. A punchlist inspection is scheduled for early September.

**Project 2549.0 - Improve Coldstream Research Campus (Public Infrastructure) Capital Project**

*Project Description:*

The university plans to improve the public infrastructure of select building lots at the Coldstream Research Campus to include land preparation, sewers/storm drainage, curbs, sidewalks, promenades and pedways, roads, street lighting, provision of utilities, public spaces and parking.

*Project Status:*

Project construction is 91% complete with site concrete and paving not yet complete. Final paving will occur in November 2022. Final completion is anticipated for late December 2022.

**Project 2550.0 - 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 their recommended service life. The resiliency of the electrical service will be improved via new high voltage switches, duct banks, 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:*

Medium voltage cabling installation is still proceeding. Three breakers are still needed to complete the work. Two of them are scheduled to be delivered the first week of September 2022 and the last one in October 2022. All exterior work is complete.

### **Project 2551.0 - Renovate/Improve Nursing Units - UK HealthCare (Pav H 3rd 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:*

This project is currently in construction with an anticipated substantial completion date of October 2022. The operations leadership team will be setting opening dates for this unit based on final occupancy approval and staffing availability.

### **Project 2552.0 - 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:*

This project has been completed on schedule. Substantial completion was achieved June 8, 2022.

### **Project 2553.0 - 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 installation and start-up of AHU 4 & 5 is complete. Both units are online and functioning per design. The project was substantially complete on Aug. 8, 2022.

### **Project 2554.0 - Improve Building Systems - UK Healthcare Pavilion H - Replace AHU S1 and S1A Capital Project**

#### *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 penthouse construction is nearly complete. The new AHU has been assembled and all piping has been run. Material lead times continue to be an issue for this project. Several electrical components will not be available until later this year and will delay the project.

**Project 2555.0 - 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. The 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. The project is currently undergoing a redesign that may include the demolition of the existing building followed by new construction.

*Project Status:*

Trade package bids were significantly over budget due to market conditions, so the project is currently undergoing a redesign.

**Project 2556.0 - Construct Facilities Shops and Storage Facility (Vaughan Warehouse #1 and #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 44,000 square feet facility. This new storage facility will provide UK HealthCare with secure and up-to-date space.

*Project Status:*

The earthwork, foundations, concrete slab, dock, under slab utilities, steel frame and roof are all complete.

**Project 2557.0 - 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 construction bids came in significantly over the budgeted amount. The generator and electrical switchgear are being pre-purchased directly from the vendor. Due to the long delivery dates, the project installation will rebid in January 2023 with project completion expected in September 2023.

**Project 2560.0 - 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:*

Construction commenced in the Med Center Plant. Abatement of hazardous materials was completed in early August with demolition commencing immediately thereafter. All work in the Medical Center Plant is anticipated to be final in October 2022.

**Project 2562.0 - Construct/Expand/Renovate Ambulatory Care - UK HealthCare (Pavilion HA Forensics/Pediatric Sleep Study) Capital Project**

*Project Description:*

This capital project will renovate and improve approximately 7,000 square feet of space on the ground level of Pavilion HA to provide four sleep study rooms, three forensic exam rooms, consult spaces as required for each practice, and staff spaces. The goal is to provide a “pediatric friendly” sleep study space to better serve the needs of our pediatric patients.

*Project Status:*

Stengel-Hill has been selected as the consultant for this project. The project is currently in design and expected to bid in January 2023. Final completion is anticipated for November 2023.

**Project 2563.0 - 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:*

Champlin Architecture was selected as the project architect and is under contract. Design programming has begun.

**Project 2564.0 - Construct College of Medicine Building (Design Only)**

*Project Description:*

This project is planned to include approximately 450,000 square feet for classrooms, simulation suites, conference rooms and office and support space for the College of Medicine, College of Public Health, expansion space for the College of Health Science and College of Nursing. 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:*

Programming validation for all four colleges was completed in August. The design team is currently reviewing the program information in comparison to the proposed square footage to evaluate the need for any adjustments. A notice to proceed into Schematic Design is anticipated for early October 2022.

**Project 2565.0 - 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:*

The design development phase is underway with the option of adding offices per an add alternate.

**Project 2571.0 - Improve Sanders-Brown Center on Aging/Neuroscience Facilities**

*Project Description:*

This project will improve and modernize two connected four-story buildings occupied by the Sanders-Brown Center on Aging. The original building was completed in 1979, and the later addition was completed in 1998. This project will include an interior renovation of the lower three floors of the original building to provide a welcoming reception area, updated and consolidated administration spaces, and much-needed research space. Exterior improvements will also be included to give the two buildings a refreshed façade and provide a unified appearance.

*Project Status:*

The design development review meeting was held on June 27, 2022, and a budget reconciliation meeting was held on July 11. Construction documents are due on Nov. 3, 2022. Bidding is currently anticipated for January 2023 with substantial completion in February 2025.

**Project 2572.0 - Repair/Upgrade/Expand Central Plants (Expand Central Plants - Design Only)**

*Project Description:*

Several large projects related to both the academic health sciences and UK HealthCare are planned. Expansion of the current utility infrastructure, specifically emergency power generation and steamed and chilled water capacity, is necessary to support these projects. This project will develop a utility master plan that will support the development of the precinct bordered by South Limestone, Waller Avenue, Virginia Avenue and the railroad right of way to the west and adjoining facilities. This project will design the needed infrastructure components for the phased expansion of the central plant and supporting systems.

*Project Status:*

The preliminary work on the Master Plan was finished mid-August 2022. The design of those elements selected for the first phase will begin. The design phase is scheduled to be completed by May 2023 with construction beginning approximately July 2023 and with substantial completion by May 2023.

**Project 2573.0 - Upgrade/Renovate/Expand Research Labs (Biosafety Lab Renovation – Health Sciences Research Building) Capital Project**

*Project Description:*

The University of Kentucky is home to leaders in the fields of immunology, microbiology and infectious diseases. As the flagship university of the Commonwealth of Kentucky, the university is often called upon to respond to health emergencies. In response to the COVID-19 pandemic, the university has embarked on an ambitious project to expand its research portfolio on emerging and re-emerging pathogens. In support of these research activities, this project will renovate and upgrade the Health Sciences Research Building which was constructed in 1992. This project will retrofit approximately 1,450 square feet and will include reconfiguration of the existing space to accommodate a large, shared laboratory.

*Project Status:*

The design of the project is complete. Due to current delivery times of materials, the university is currently in the process of direct ordering some of the equipment in advance of the bidding process to assist with the project schedule. The air handler is anticipated to be delivered in August 2023 with a substantial completion for the project in October 2023.

### **Project 2577.0 - Improve Building Shell Systems (William T. Young Library Roof Replacement) Capital Project**

#### *Project Description:*

The original roof, constructed in 1994, is well past its useful life and needs replacement. This project will replace the roof and construct a platform that will allow for future maintenance of the cupola from the exterior of the building.

#### *Project Status:*

Consultant bids are currently being reviewed for selection.

### **Project 2578.0 - Improve Building Shell Systems (Peterson Service Building Window Replacement) Capital Project**

#### *Project Description:*

The project will replace single pane, failing and inoperable windows with more weather-tight and energy-efficient windows. This project will be completed in two phases with the first phase estimated at \$800,000 and the second phase estimated at \$550,000.

#### *Project Status:*

The initial shipment of windows is anticipated to arrive October 2022.

### **Project 2579.0 - Improve Campus Parking and Transportation System - 2022 Maintenance**

#### *Project Description:*

In 2018 a study was undertaken to complete a condition assessment, evaluation and development of a master maintenance plan for the campus parking facilities consisting of a detailed preventative maintenance and repair program. The purpose of the study was to assess the condition and develop a maintenance master plan that once implemented is designed to alleviate existing deterioration, provide long-term durability and extend the useful life of each parking facility.

This project will serve to complete the fifth year of the 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.

#### *Project Status:*

The work in parking Structures #5, #6 and #7 is complete. The unusual rain events have complicated the coating and stripping in the remaining structures. The work in Parking Structures #1, #2 and the Good Samaritan Structure were complete Aug. 21<sup>st</sup> allowing full operational capacity for the Fall semester. The work in Structure #3 will continue into September being complete by the end of the month on schedule.

### **Project 2581.0 – Grain & Forage Center Emergency Project Design**

#### *Project Description:*

On December 10, 2021, the Grain and Forage Center of Excellence and Princeton Research Farm (UKREC) received a direct hit from an EF-4 tornado with sustained winds of an estimated 190 MPH. The devastation included the destruction of most of the research facilities the Grain and Forage Center building which was completed in February 2020. The loss of facilities impacted 11 academic departments/administrative units and more than 70 full and part-time employees. The planned new facility will replace the

demolished building. The replacement facility will allow the University to continue research on intensive agricultural practices, study water quality issues and help define the environmental footprint of intensive agriculture. This ultimately benefits Kentucky producers by providing new applications and technologies resulting in increased yields, reduced inputs and higher economic returns.

The project is planned to include approximately 55,000 square feet for administrative, conference, learning, laboratory and office areas.

*Project Status:*

JRA Architects is the project architect. A design contract was finalized August 2022.

**Project 2582.0 - Improve Kroger Field Stadium (Audio Visual Improvements) Capital Project**

*Project Description:*

This project will improve the video system at the Kroger Field Stadium. The current stadium bowl LED video displays have reached the end of their expected service life and are experiencing intermittent failures. Installation of new, improved video displays will improve the fan experience and ensure that UK Athletics facilities are in line with SEC and NCAA competitors.

*Project Status:*

The old scoreboards have been removed and two 20-foot wider scoreboards have been installed. The metal cladding that wraps the scoreboard is currently being installed.

**Project 2583.0 - Improve Athletics Facility 2 (Nutter Fieldhouse) Capital Project**

*Project Description:*

This project will improve and renovate the Nutter Fieldhouse to create a football-focused environment while also enhancing student safety. The planned improvements include the replacement of the synthetic turf with an infill system over a wall-to-wall shock pad and refreshed finishes and graphics to update the appearance of the training area. Also included are revisions to the mechanical system to improve circulation and performance as well as new overhead doors and operable windows to add passive circulation to the practice area. New LED lighting will improve visibility during practice and reduce maintenance while improving energy efficiency.

*Project Status:*

UK plans to install new windows and overhead doors this Fall while working around the teams' schedules inside Nutter Fieldhouse.

**Project 2584.0 - Construct Indoor Track Capital Project**

*Project Description:*

This project will construct a new indoor track and field practice facility adjacent to the Outdoor Track and Field Facility and Shively Sports Complex. The proposed facility will provide a dedicated indoor training venue for the University of Kentucky Men's and Women's Track and Field and Cross-Country teams. The facility will primarily serve the Men's and Women's Track and Field programs and will include approximately 2,500 gross square feet of fully conditioned storage space for the UK Band program.

*Project Status:*

Congleton-Hacker was the construction manager selected from the RFP. The project is currently in the design development phase.

**Project 2590.1- Multi-Disciplinary Science Building 5<sup>th</sup> Floor Renovation**

*Project Description:*

The University of Kentucky plans to renovate approximately 15,800 GSF of vacant lab spaces on the 5th floor of the Multi-Disciplinary Science Building to accommodate new teaching spaces, faculty and advisor offices, a 150-seat +/- capacity classroom, and clinic exam simulation rooms for competency assessments. This floor will be shared by the College of Health Sciences and the College of Nursing. Renovations of associated Mechanical, Electrical and Plumbing systems is to be included in the scope of services as well as other required services related to communications and security systems.

*Project Status:*

Stengel Hill was selected as the consultant and contract negotiations are underway. The anticipated bid date is in May 2023 with substantial completion targeted in April 2024.

**Project 2590.3 – Pence Hall – Asset Preservation**

*Project Description:*

The Pence Hall Renovation project will entail a renovation of the existing 1907 building, and will most likely include classrooms, offices, group study rooms, class labs, research space, and student organizations for a specified college to be confirmed later. Renovations will address among other items; accessibility issues, exterior enclosure, mechanical, electrical, plumbing as well as interior modifications.

*Project Status:*

The design team submittals were delivered to the university on Aug. 10, 2022. Design is expected to begin in mid-September and is scheduled to be completed by mid-July 2023. Substantial completion is anticipated in May 2025.

**Project 2591.3 – Renew/Modernize Facilities- Frazee Interior Fit-Up**

*Project Description:*

The Frazee Interior Fit-Up project will be comprised of fitting up 18,140 GSF of interior space that will have offices and support space for Student Success, which is comprised of Basic Needs, Big Blue Pantry, 1<sup>st</sup> Year Experience, University Advising, Fraternity & Sorority Life, Residence Life, Student Conduct, the Dean of Students and the Center for Support and Intervention.

*Project Status:*

Construction Documents were delivered in mid-August. A late September 2023 bid date is expected, with substantial completion anticipated in May 2023.

**Project 2592.0 – Improve Jacobs Science Building Capital Project**

*Project Description:*

The Jacobs Science Building was completed in 2016. The completed project included approximately 34,000 gross square feet of shell space located on four floors. This project fits out the shell space as an enabling initiative associated with the upcoming

Modernization and Asset Preservation projects. The fit-out will include centrally scheduled classrooms as well as lab surge spaces.

*Project Status:*

Consultant interviews were held July 2022 and contract negotiations are underway.

**Project 2593.0 - Improve Campus Parking and Transportation System – 2023 Maintenance**

*Project Description:*

In 2018 a study was undertaken to complete a condition assessment, evaluation, and development of a master maintenance plan for the campus parking facilities consisting of a detailed preventative maintenance and repair program. The purpose of the study was to assess the condition and develop a maintenance master plan that once implemented is designed to alleviate existing deterioration, provide long-term durability and extend the useful life of each parking facility.

This project will serve to complete the sixth year of the master plan. Work on the various structures generally includes completion of concrete repairs, installation of surface coatings, completion of masonry repairs, painting as required maintenance of roofs, and other miscellaneous work that will serve to extend the life and serviceability of the various parking structures.

*Project Status:*

THP Limited of Cincinnati, Ohio was selected as the consultant for this year's study and resulting construction. The schedule calls for the Garage Conditional Assessment to be complete by November 2022. The construction documents for the work in 2023 will be completed by March 2023 with the bidding shortly thereafter. Construction is scheduled for May 2023 to September 2023.

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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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500277081	Original Contract Amount:	\$9,977,973
Total Change Orders to Date: 22	Cumulative Change Order Amount:	\$161,001
Low Bid:	Revised Contract Amount:	\$10,138,974
High Bid:	Contract Percent Complete:	38%

Number of Bids:

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

**Change Order # 16, 6/27/2022 was approved for an increase of \$33,194 to provide a new carpet product that meets cleaning and acoustic requirements.**

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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: \$52,000,000

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 floor 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: 2

Cumulative Amendment Amount: \$786,350

**Describe all amendments :**

Revised Contract Amount: \$1,534,850

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 the start of design. The project was originally slated to run concurrently with the fit-up of the 5th floor providing some efficiencies of staffing during construction administration. **Amendment 5, 4/22/22, an increase of \$91,350 was approved to extend the scope of services for a headwall acoustical performance analysis on the 12th floor and additional scope for workroom pods decision point analysis, BIM review, pharmacy decision point analysis, pharmacy redesign, and mechanical system acoustical performance analysis.**

**Contractor:** Turner Construction Company Inc

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

Contract # 7500303283

Original Contract Amount: \$28,191,577

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$28,191,577

High Bid:

Contract Percent Complete: 13%

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: 5

Cumulative Amendment Amount: \$588,000

**Describe all amendments :**

Revised Contract Amount: \$1,386,100

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. **Amendment 5, 4/22/22, an increase of \$12,600 to extend the scope of services for a med gas outage on the 5th floor and headwall acoustical performance analysis on the 5th floor.**

**Contractor:** Turner Construction Co.

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

Contract # 7500250628

Original Contract Amount: \$19,583,302

Total Change Orders to Date: 72

Cumulative Change Order Amount: \$585,791

Low Bid:

Revised Contract Amount: \$20,169,093

High Bid:

Contract Percent Complete: 96%

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. Change Order # 18, 8/5/21, was approved for a decrease of \$57,717 to correct a duplicated trade package for artwork panels. Change Order # 19, 8/12/21, was approved for a decrease of \$107,574 to credit CM services back to the user due to lower estimated bids. Change Order # 21, 8/11/21, was approved for an increase of \$36,790 to allow alternate access to water main lines to avoid an outage and maintain the schedule. Change Order # 31, 9/17/21, was approved for an increase of \$33,599 to procure materials that best match the original design and preexisting flooring. The original contracted flooring was discontinued. **Change Order # 65, 5/27/2022 was approved for an increase of \$35,946 to modify and relocate nurses' stations to provide required clearance. Change Order #68, 6/29/22 was approved for an increase of \$120,339 for additional med gas scope of work.**

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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

Project Number: 2446.10 and 2446.40

#### Project Description:

Scope: \$59,764,755.68

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

#### Describe all amendments :

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 the 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. **No amendments this quarter.**

**Contractor:** Wehr Constructors, Inc.

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

Contract # 7500136893

Original Contract Amount: \$44,122,508

Total Change Orders to Date: 301

Cumulative Change Order Amount: \$2,466,545

Low Bid:

Revised Contract Amount: \$46,589,053

High Bid:

Contract Percent Complete: 98%

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 the 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,

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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7/22/20 was approved for an increase of \$30,558 to provide additional fencing around the 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 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. Change Order # 235, 11/15/2021 was approved for an increase of \$28,277 to install 3 phase circuits needs for the autoclaves and hot water supply to the autoclaves. Change Order # 236, 11/17/21 was approved for an increase of \$36,156 to replace the drain piping on the exhaust manifold in the penthouse. **Change Order # 285, 06/6/2022 was approved for an increase of \$32,986.08 to install a booster pump on the soft water and hot water lines serving two sterilizers.**

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

Project Number: 2497.20

#### Project Description:

Scope: \$9,600,000

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 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: 4

Cumulative Amendment Amount: \$352,943

#### Describe all amendments :

Revised Contract Amount: \$886,568

Amendment 1, 10/24/19 an increase of \$212,400 was approved to provide bidding and construction administration fees. The 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. Amendment 4, 12/9/2021, an increase of \$80,850 was approved for special inspections and structural analysis. **No amendments this quarter.**

**Contractor:** Churchill McGee

Contract # 7500303736

Original Contract Amount: \$1,397,500

Total Change Orders to Date: 2

Cumulative Change Order Amount: \$7,921

Low Bid: \$1,397,500

Revised Contract Amount: \$1,405,421

High Bid: \$1,711,900

Contract Percent Complete: 71%

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 Clinical/Ambulatory Service Pool Capital Project (Cancer Services)

Project Number: 2500.00

**Project Description:**

Scope: \$17,250,000

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, 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

**Describe all amendments :**

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 the 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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500186356

Original Contract Amount: \$9,681,045

Total Change Orders to Date: 124

Cumulative Change Order Amount: \$876,471

Low Bid:

Revised Contract Amount: \$10,557,516

High Bid:

Contract Percent Complete: 99%

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 the 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 the 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 the 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 cleanroom portion of the Pharmacy. **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: \$3,500,000

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: 99%

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

Project Number: 2505.00

**Project Description:**

Scope: \$6,354,000

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 1980s 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

Change Order # 3, 01/6/2022 was approved for a increase of \$60,232 to adjust the site utilities and structures required to coordinate the sewer elevations and to connect to existing utilities not previously identified on the property survey.

**No amendments this quarter.**

**Contractor:** Congleton-Hacker Co.

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

Contract # 7500188868

Original Contract Amount: \$5,186,322

Total Change Orders to Date: 5

Cumulative Change Order Amount: \$73,143

Low Bid:

Revised Contract Amount: \$5,259,465

High Bid:

Contract Percent Complete: 82%

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 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:** Marilla Design & Construction

Contract # 7500287683

Original Contract Amount:

\$3,130,000

Total Change Orders to Date: 18

Cumulative Change Order Amount:

\$166,301

Low Bid: \$3,130,000

Revised Contract Amount:

\$3,296,301

High Bid: \$4,735,000

Contract Percent Complete:

77%

Number of Bids: 6

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

**Change Order # 7, 4/22/22 was approved for an increase of \$48,305 for additional interior and exterior masonry restoration scope due to existing conditions.**

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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### Renew/Modernize Facilities - Reynolds Building #1 Capital Project (Phase I and Phase II)

Project Number: 2511.20 and 2511.21

**Project Description:** Scope: \$57,900,000

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 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: 3	Cumulative Amendment Amount:	\$615,998
<b>Describe all amendments :</b>	Revised Contract Amount:	\$3,275,339

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. Amendment 2, 10/6/2021, a decrease of \$85,685 was approved for services not used in design. **Amendment 3, 6/30/22, an increase of \$766,537.40 was approved for additional reimbursable services as required to provide special inspection service and to add services for bidding and construction administration.**

**Contractor:** Turner Construction Co.

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

Contract # 7500232559	Original Contract Amount:	\$48,441,655
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$48,441,655
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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**Renew/Modernize Facilities Capital Project (White Hall Classroom Building)**

Project Number: 2511.51

**Project Description:**

Scope: \$2,600,000

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

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$341,402

Cumulative Amendment Amount:

Revised Contract Amount:

\$341,402

**Contractor:** Marrillia Design & Construction

Contract # 7500256619

Total Change Orders to Date: 15

Low Bid: \$1,906,909

High Bid: \$2,129,000

Number of Bids: 6

Original Contract Amount:

\$1,906,909

Cumulative Change Order Amount:

\$52,813

Revised Contract Amount:

\$1,959,722

Contract Percent Complete:

99%

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

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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

Project Number: 2511.61

**Project Description:**

Scope: \$2,700,000

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 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.

**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: 24

Cumulative Change Order Amount:

\$101,381

Low Bid: \$1,604,091

Revised Contract Amount:

\$1,705,472

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 (Campus Enabling Phase II and Phase III)**

Project Number: 2511.72 and 2511.73

**Project Description:**

Scope: \$10,000,000

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.

**Consultant:** Staggs & Fisher

Contract # A211210

Original Contract Amount:

\$584,693

Total Amendments to Date: 1

Cumulative Amendment Amount:

\$76,889

**Describe all amendments :**

Revised Contract Amount:

\$661,582

Amendment 1, 2/28/2022, an increase of \$76,889 was approved for additional design services due to an increased scope of work. **No amendments this quarter.**

**Contractor:** Marrillia Design & Construction

Contract # 7500325192

Original Contract Amount:

\$7,420,000

Total Change Orders to Date: 1

Cumulative Change Order Amount:

\$2,864

Low Bid: \$7,420,000

Revised Contract Amount:

\$7,422,864

High Bid: \$9,700,000

Contract Percent Complete:

1%

Number of Bids: 3

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

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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### Renew/Modernize Facilities Capital Project (Frazee Hall)- Phase I and Phase II

Project Number: 2511.80 and 2511.81

**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. 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: \$1,131,679

Total Amendments to Date: 2

Cumulative Amendment Amount: \$217,687

**Describe all amendments :**

Revised Contract Amount: \$1,349,366

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. **Amendment 2, 5/31/22, an increase of \$216,306 was approved for additional design services including architectural, MEP, structural design services and door hardware commissioning.**

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

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

Contract # 7500259203

Original Contract Amount: \$10,649,715

Total Change Orders to Date: 7

Cumulative Change Order Amount: \$190,048

Low Bid:

Revised Contract Amount: \$10,839,763

High Bid:

Contract Percent Complete: 2%

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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### 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. The 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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### 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 Beam Institute I Capital Project**

Project Number: 2526.00

**Project Description:**

Scope: \$7,164,385

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 public reception space.

**Consultant:** Joseph & Joseph Architects

Contract # A211070

Total Amendments to Date: 1

Original Contract Amount: \$388,207

Cumulative Amendment Amount: \$77,244

**Describe all amendments :**

Revised Contract Amount: \$465,451

Amendment 1, 10/6/2021, an increase of \$77,244 was approved to add bidding and construction administrative services not on original contract. **No amendments this quarter.**

**Contractor:** Marrillia Design & Construction

Note: This contract awarded by RFP Process.

Contract # 7500320532

Total Change Orders to Date: 2

Original Contract Amount: \$5,544,839

Cumulative Change Order Amount: -\$231

Low Bid:

Revised Contract Amount: \$5,544,608

High Bid:

Contract Percent Complete: 1%

Number of Bids:

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

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

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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### 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 fees. 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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500219079	Original Contract Amount:	\$14,208,513
Total Change Orders to Date: 50	Cumulative Change Order Amount:	\$4,334,555
Low Bid:	Revised Contract Amount:	\$18,543,068
High Bid:	Contract Percent Complete:	100%
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 the 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. Change Order # 48, 12/1/21 was approved for a decrease of \$262,842 due to account reconciliation related to multiple trade categories. **Change Order # 49, 5/5/22 was approved for an increase of \$50,470 to furnish and install deck-supported cold form framing to support wood slat ceiling ACP 16.**

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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 the 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:

**Describe all amendments :**

Revised Contract Amount:

**No amendments this quarter.**

**Contractor:** Sunesis Environmental LLC

**Note: This contract was 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 to 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 the 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 to 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.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Construct Beam Institute II (Construct Maturation Building) Capital Project**

Project Number: 2536.00

**Project Description:**

Scope: \$2,343,574

The new facility will complement the Still Building and provide an area for the sprits to age and for research. It will consist of approximately 1,000-1,500 square feet of space with limited HVAC requirements. It will be sited and coordinated with the Still Building.

**Consultant:** Joseph & Joseph Architects

Contract # A211080

Original Contract Amount:

\$98,375

Total Amendments to Date: 1

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$98,375

Amendment 1, 10/6/2021, a \$0 administrative change of reimbursable expense to fee. **No amendments this quarter.**

**Contractor:** Marrillia Design & Construction

Note: This contract awarded by RFP Process.

Contract # 7500320534

Original Contract Amount:

\$1,399,161

Total Change Orders to Date: 2

Cumulative Change Order Amount:

\$5,418

Low Bid:

Revised Contract Amount:

\$1,404,579

High Bid:

Contract Percent Complete:

1%

Number of Bids:

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

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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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 Center for Applied Energy Research Facilities - Mineral Process Building Expansion**

Project Number: 2544.00

**Project Description:**

Scope: \$1,166,251

The University's Center for Applied Energy Research (CAER) is working in partnership with the U.S. Department of Defense to expand the University's Mineral Process Building. This 2,000 square foot expansion is essential for increasing bulk storage of raw materials which are needed to develop high-performing concrete for military applications. The elimination of heavy precast rebar-laden structural elements can greatly simplify logistics, speed of construction, and ongoing repair. The purpose of the research is to create cement and concretes that can be used to construct or repair bridges, runways, roadways and other hardened structures. These materials must be simple to deploy and use; quickly achieve a very high strength; and achieve high bond strength with little or no surface preparation. The expansion will allow CAER to develop more concrete variations and increase the scale and scope of specimens for advanced field testing and implementation. As the raw materials are sensitive to environmental conditions such as heat and moisture, monitored and conditioned storage space is required to ensure uniformity in the materials and products.

**Consultant:** Omni Architects

Contract # A211220

Original Contract Amount: \$78,431

Total Amendments to Date: 1

Cumulative Amendment Amount: \$4,575

**Describe all amendments :**

Revised Contract Amount: \$83,006

**Amendment 1, 5/23/22, an increase of \$4,575 was approved for additional charges incurred for Special Inspection Services.**

**Contractor:** Churchill McGee

Contract # 7500309315

Original Contract Amount: \$946,000

Total Change Orders to Date: 1

Cumulative Change Order Amount: -\$24,000

Low Bid: \$946,000

Revised Contract Amount: \$922,000

High Bid: \$1,122,463

Contract Percent Complete: 36%

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 Coldstream Research Campus (Public Infrastructure) Capital Project**

Project Number: 2549.00

**Project Description:**

Scope: \$2,162,600

The university plans to improve the public infrastructure of select building lots at the Coldstream Research Campus to include land preparation, sewers/storm drainage, curbs, sidewalks, promenades and pedways, roads, street lighting, provision of utilities, public spaces, and parking.

**Consultant:** N/A (Private Developer)

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Cityscape Construction - FIFTEEN51, LLC

Note: This is a P3 project. The contract was awarded by RFP Process.

Contract # 7500293913

Original Contract Amount:

\$2,162,421

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$2,162,421

High Bid:

Contract Percent Complete:

87%

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 Electrical Infrastructure (Ag North and South Complex)**

Project Number: 2550.00

**Project Description:**

Scope: \$6,718,453

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 banks, 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: 23

Cumulative Change Order Amount:

\$384,100

Low Bid: \$5,021,360

Revised Contract Amount:

\$5,405,460

High Bid: \$6,473,000

Contract Percent Complete:

96%

Number of Bids: 4

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

Change Order # 3, 8/10/21, was approved for an increase of \$43,032 to provide increased concrete coverage along the electrical duct banks to provide greater durability. Change Order # 7, 9/13/21, was approved for an increase of \$34,315 to provide nighttime roadway work as requested by LFUCG. Change Order # 10, 12/1/21 was approved for an increase of \$140,059 to revise the duct bank routing including the demolition of the previous duct bank and installation of the new equipment. Change Order # 13, 12/23/21 was approved for an increase of \$60,423 to provide a temporary shoring and proposed a permanent fix for a deteriorating wall. **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: \$6,900,000

This project will consist of renovating approximately 10,345 sf of the third floor of Pavilion H to create a Behavioral Health unit comprised of 11 adolescent beds, 6 child beds, and support spaces. All fan coils, VAV boxes, associated ductwork and diffusers that serve the current third floor space will be completely removed.

**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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500261985

Original Contract Amount:

\$4,394,891

Total Change Orders to Date: 30

Cumulative Change Order Amount:

\$239,043

Low Bid:

Revised Contract Amount:

\$4,633,934

High Bid:

Contract Percent Complete:

22%

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 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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500266937

Original Contract Amount: \$15,557,291

Total Change Orders to Date: 44

Cumulative Change Order Amount: \$932,366

Low Bid:

Revised Contract Amount: \$16,489,657

High Bid:

Contract Percent Complete: 94%

Number of Bids:

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

Change Order # 11, 8/18/21, was approved for an increase of \$47,133 to provide and install a curved linear floor diffuser in room 150. Change Order # 15, 9/3/21, was approved for an increase of \$54,146 to provide the installation of the custom audio-visual system designed for the facility. Change Order # 17, 10/20/2021 was approved for an increase of \$60,217 to install twelve stainless steel gas delivery panels to create a single point manifold system for compressed air. Change Order # 19, 11/2/21 was approved for an increase of \$32,217 to redirect a condensate pipe and install a rainwater harvest system by-pass. Change Order # 23, 11/23/21 was approved for an increase of \$27,309 to provide upgraded building and directional signage. Change Order # 26, 12/14/21 was approved for an increase of \$35,281 to install acoustical panels on select walls inside Seminar Room 150. Change Order # 28, 1/31/22 was approved for an increase of \$90,894 to relocate and repair two water heaters. Change Order # 29, 2/9/22 was approved for an increase of \$48,463 to provide and install four P2750 trolleys and 20 P5349 curtain sliders and fabricate and install stainless steel track with channel track supports around the ceiling perimeter of five behavior rooms. Change Order #32, 3/25/22 was approved for an increase of \$31,898 to install a water softener to supply the existing Meefog humidifying system. Change Order #34, 3/30/22 was approved for an increase of \$64,488 to remove 44 existing Wetlab glass sliding doors and install glass swing doors at all Wetlabs on Levels 2 through 5. **Change Order # 35, 4/1/22 was approved for an increase of \$233,900.97 to fit out the warming kitchen near the first-floor lobby.**

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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

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$145,500

Cumulative Amendment Amount:

Revised Contract Amount:

\$145,500

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

Contract # 7500297682

Total Change Orders to Date: 3

Low Bid: \$933,669

High Bid: \$1,097,000

Number of Bids: 3

Original Contract Amount:

\$933,669

Cumulative Change Order Amount:

\$27,989

Revised Contract Amount:

\$961,658

Contract Percent Complete:

77%

**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 H - Replace AHU S1 and S1A Capital Project**

Project Number: 2554.00

**Project Description:**

Scope: \$6,000,000

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. The contract value will be increased as subcontracts are bid and awarded.

Contract # 7500277089

Original Contract Amount:

\$4,874,331

Total Change Orders to Date: 10

Cumulative Change Order Amount:

-\$230,957

Low Bid:

Revised Contract Amount:

\$4,643,374

High Bid:

Contract Percent Complete:

53%

Number of Bids:

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

Change Order # 1, 3/1/22 was approved for a decrease of \$254,291 to credit the difference in the roof system bid. **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

The project will include an early abatement and demolition package to be completed in 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. The 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: 2

Cumulative Amendment Amount: \$221,170

**Describe all amendments :**

Revised Contract Amount: \$680,338

Amendment 1, 8/10/21, an increase of \$3,675 was approved for additional land boundary surveys. Amendment 2, 2/28/2022, an increase of \$217,495 was approved for redesign services for the complete redesign of a new building.

**No amendments this quarter.**

**Contractor:** Dean Builds, Inc

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

Contract # 7500274431

Original Contract Amount: \$615,908

Total Change Orders to Date: 2

Cumulative Change Order Amount: \$26,279

Low Bid:

Revised Contract Amount: \$642,187

High Bid:

Contract Percent Complete: 1%

Number of Bids:

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

Change Order # 1, 4/26/21, was approved for an increase of \$25,193 to provide additional asbestos abatement after testing was completed. **No change orders greater than \$25,000 this quarter.**

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## CAPITAL CONSTRUCTION QUARTERLY ACTIVITY

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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: 1

Cumulative Amendment Amount: \$46,300

**Describe all amendments :**

Revised Contract Amount: \$800,350

Amendment 1, 10/6/2021, an increase of \$46,300 was approved for redesign costs associated with a reduction in scope due to current market costs. **No amendments this quarter.**

**Contractor:** Rising Sun Developing, Inc.

Contract # 7500312556

Original Contract Amount: \$7,992,200

Total Change Orders to Date: 9

Cumulative Change Order Amount: \$24,395

Low Bid: \$7,992,200

Revised Contract Amount: \$8,016,595

High Bid: \$9,388,594

Contract Percent Complete: 25%

Number of Bids: 6

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

**Change Order # 3, 4/19/22 was approved for an increase of \$75,000.92 to provide and install an additional storm inlet, close the opening on the curbed island and increase the pipe sizes of storm pipes. Change Order # 4, 5/20/22 was approved for an increase of \$43,285.43 to provide new fire hydrants and buried piping from fire pump discharge to fire department connection.**

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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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

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$142,500

Cumulative Amendment Amount:

Revised Contract Amount:

\$142,500

**Contractor:**

**No construction contract awarded to date.**

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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

Project Number: 2560.00

**Project Description:**

Scope: \$2,030,000

The deaerator tanks are an integral part of an efficient steam production system that protects the boiler, reduces water consumption and energy costs, 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.

**Consultant:** KFI Engineers

Contract # A221090

Original Contract Amount: \$193,700

Total Amendments to Date: 1

Cumulative Amendment Amount: \$25,200

**Describe all amendments :**

Revised Contract Amount: \$218,900

**Amendment 1, 5/31/22, an increase of \$25,200 was approved to provide a structure and enclosure outside the east façade of the Central Heating Plant.**

**Contractor:** Lagco, Inc.

Contract # 7500329274

Original Contract Amount: \$829,900

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$829,900

Revised Contract Amount: \$829,900

High Bid: \$993,000

Contract Percent Complete: 1%

Number of Bids: 2

**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/Expand/Renovate Ambulatory Care - UK HealthCare (Pavillion HA Forensics/Pediatric Sleep Study)  
Capital Project**

Project Number: 2562.00

**Project Description:**

Scope: \$4,400,000

This capital project will renovate and improve approximately 7,000 square feet of space on the ground level of Pavilion HA to provide four sleep study rooms, three forensic exam rooms, consult spaces as required for each practice, and staff spaces. The goal is to provide a “pediatric friendly” sleep study space to better serve the needs of our pediatric patients.

**Consultant:** Stengel-Hill Architecture

Contract # A221140

Original Contract Amount:

\$356,589

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$356,589

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

Project Number: 2563.00

**Project Description:** Scope: \$30,000,000

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.

**Consultant:** Champlin Architecture

Contract # A221170

Original Contract Amount: \$22,630,392

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$22,630,392

**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 College of Medicine Building (Design Only) Capital Project**

Project Number: 2564.00

**Project Description:** Scope: \$30,000,000

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.

**Consultant:** JRA Architects

Contract # A221150	Original Contract Amount:	\$17,328,758
Total Amendments to Date: 1	Cumulative Amendment Amount:	\$15,750
<b>Describe all amendments :</b>	Revised Contract Amount:	\$17,344,508

**Amendment 1, 4/22/22, an increase of \$15,750 was approved for additional redesign services relating to a physical model to be used to help communicate design concepts.**

**Contractor:** Turner Construction Company

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

Contract # 7500333047	Original Contract Amount:	\$304,136
Total Change Orders to Date:	Cumulative Change Order Amount:	
Low Bid:	Revised Contract Amount:	\$304,136
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 Parking/Transportation Systems UK HealthCare (Parking Structure #8 Expansion - Design Only)**

Project Number: 2565.00

**Project Description:**

Scope: \$5,000,000

Since opening the first two patient care floors in Pavilion A in May 2011, UK HealthCare has continued to experience strong inpatient admissions growth. This volume increase has placed substantial capacity constraints on UK inpatient hospital operations. To meet this demand, patient floors 8, 9, and 10 have been fit-out and placed in operation. Currently, the 5th floor is under construction and the 12th floor is in design. This increased patient volume has created a need for additional parking.

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. Once constructed, the expanded structure will help alleviate current and future parking demands by providing approximately 700 additional parking spaces.

**Consultant:** Walker Consultants

Contract # A221080

Original Contract Amount: \$2,385,650

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount: \$2,385,650

**No amendments this quarter.**

**Contractor:** Messer Construction Co.

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

Contract # 7500315713

Original Contract Amount: \$2,236,440

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount: \$2,236,440

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 Sanders-Brown Center on Aging/Neuroscience Facilities

Project Number: 2571.00

**Project Description:**

Scope: \$28,000,000

This project will improve and modernize two connected four-story buildings occupied by the Sanders-Brown Center on Aging. The original building was completed in 1979, and the later addition was completed in 1998. This project will include an interior renovation of the lower three floors of the original building to provide a welcoming reception area, updated and consolidated administration spaces, and much-needed research space. Exterior improvements will also be included to give the two buildings a refreshed façade and provide a unified appearance.

**Consultant:** Omni Architects

Contract # A221120

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$1,963,609

Cumulative Amendment Amount:

Revised Contract Amount:

\$1,963,609

**Contractor:** Whiting-Turner Contracting

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

Contract # 7500323299

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

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

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

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Original Contract Amount:

\$1,937,750

Cumulative Change Order Amount:

Revised Contract Amount:

\$1,937,750

Contract Percent Complete:

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Repair/Upgrade/Expand Central Plants (Expand Central Plants - Design Only)**

Project Number: 2572.00

**Project Description:**

Scope: \$4,000,000

Several large projects related to both the academic health sciences and UK HealthCare are planned. Expansion of the current utility infrastructure, specifically emergency power generation and steamed and chilled water capacity, is necessary to support these projects. This project will design the needed infrastructure components for the expansion of the central plant.

**Consultant:** KFI Engineers

Contract # A221160

Total Amendments to Date:

**Describe all amendments :**

**No amendments this quarter.**

Original Contract Amount:

\$2,426,500

Cumulative Amendment Amount:

Revised Contract Amount:

\$2,426,500

**Contractor:**

No construction contract awarded to date.

Contract #

Total Change Orders to Date:

Low Bid:

High Bid:

Number of Bids:

Original Contract Amount:

Cumulative Change Order Amount:

Revised Contract Amount:

Contract Percent Complete:

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Upgrade/Renovate/Expand Research Labs (Biosafety Lab Renovation – Health Sciences Research Building)  
Capital Project**

Project Number: 2573.00

**Project Description:**

Scope: \$3,400,000

The University of Kentucky is home to leaders in the fields of immunology, microbiology, and infectious diseases. As the flagship university of the Commonwealth of Kentucky, the university is often called upon to respond to health emergencies. In response to the COVID-19 pandemic, the university has embarked on an ambitious project to expand its research portfolio on emerging and re-emerging pathogens. In support of these research activities, this project will renovate and upgrade the Health Sciences Research Building which was constructed in 1992. This project will retrofit approximately 4,200 square feet and will include reconfiguration of the existing space to accommodate a large shared laboratory.

**Consultant:** Omni Architects

Contract # A221130

Original Contract Amount:

\$111,969

Total Amendments to Date: 1

Cumulative Amendment Amount:

\$79,850

**Describe all amendments :**

Revised Contract Amount:

\$191,819

**Amendment 1, 6/3/22, an increase of \$79,850 was approved for additional design services, bidding services, and construction administration as required to add an air handling unit to the project.**

**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 Shell Systems (Peterson Service Building Window Replacement) Capital Project**

Project Number: 2578.00

**Project Description:**

Scope: \$1,500,000

The project will replace single pane, failing and inoperable windows with more weather tight and energy efficient windows. This project will be completed in two phases with the first phased estimated at \$800,000 and the second phase estimated at \$550,000.

**Consultant:** In-house PPD Design

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Chasteen Enterprises

Contract # 4300294990

Original Contract Amount:

\$645,715

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid: \$645,715

Revised Contract Amount:

\$645,715

High Bid: \$1,028,475

Contract Percent Complete:

10%

Number of Bids: 3

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

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

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**CAPITAL CONSTRUCTION QUARTERLY ACTIVITY**

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**Improve Campus Parking and Transportation System - 2022 Maintenance Capital Project**

Project Number: 2579.00

**Project Description:**

Scope: \$1,500,000

In 2018 a study was undertaken to complete a condition assessment, evaluation and development of a master maintenance plan for the campus parking facilities consisting of a detailed preventative maintenance and repair program. The purpose of the study was to assess the condition and develop a maintenance master plan that once implemented is designed to alleviate existing deterioration, provide long-term durability and extend the useful life of each parking facility.

This project will serve to complete the fifth year of the 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.

**Consultant:** THP Limited, Inc.

Contract # A181150

Original Contract Amount:

\$78,600

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

\$78,600

**No amendments this quarter.**

**Contractor:** Carl Walker Construction

Contract # 7500328203

Original Contract Amount:

\$1,260,700

Total Change Orders to Date: 1

Cumulative Change Order Amount:

\$27,826

Low Bid: \$1,260,700

Revised Contract Amount:

\$1,288,526

High Bid: \$1,811,919

Contract Percent Complete:

1%

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 Kroger Field Stadium (Audio Visual Improvements) Capital Project**

Project Number: 2582.00

**Project Description:**

Scope: \$5,000,000

This project will improve the video system at the Kroger Field Stadium. The current stadium bowl LED video displays have reached the end of their expected service life and are experiencing intermittent failures. Installation of new, improved video displays will improve the fan experience and ensure that UK Athletics facilities are in line with SEC and NCAA competitors.

**Consultant: This is a Design-Build Project. No consultant contract.**

Contract #

Original Contract Amount:

Total Amendments to Date:

Cumulative Amendment Amount:

**Describe all amendments :**

Revised Contract Amount:

**Contractor:** Formetco, Inc.

**\* Design-Build contract awarded by RFP process.**

Contract # 7500328205

Original Contract Amount:

\$4,088,131

Total Change Orders to Date:

Cumulative Change Order Amount:

Low Bid:

Revised Contract Amount:

\$4,088,131

High Bid:

Contract Percent Complete:

1%

Number of Bids:

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

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

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