

FCR 3

Office of the President
February 23, 2018

Members, Board of Trustees:

CAPITAL CONSTRUCTION REPORT

Recommendation: that the capital construction report for the three months ending December 31, 2017 be accepted. This report refers only to projects that had activity within this quarter.

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

For the period October 1, 2017 thru December 31, 2017:

There were eight new contracts this quarter:

- | | |
|-----------------|--|
| Project 2384.0 | Replace Greek Housing Pool - Alpha Gamma Rho (AGR)
- Marrillia Design & Construction, \$4,389,000 (<i>Design/Build</i>) |
| Project 2402.12 | Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Phase 2 Radiology Pavilion A
- Turner Construction Company, \$254,117 (<i>Construction</i>) |
| Project 2402.13 | Renovate/Upgrade UK HealthCare Facilities (Phase I-I) – Interventional Services Pavilion A, H, & G
- Turner Construction Company, \$1,640,254 (<i>Construction</i>) |
| Project 2446.1 | Facilities Renewal, Modernization and Deferred Maintenance (Phase-I) Capital Project (Chemistry-Physics)
- Omni Architects, \$272,500 (<i>Design</i>) |
| Project 2446.3 | Facilities Renewal, Modernization, and Deferred Maintenance (Phase-I) Capital Project (Infrastructure)
- Staggs & Fisher Engineers, \$233,100 (<i>Design</i>) |
| Project 2457.0 | Renovate/Improve Clinical/Ambulatory Services Capital Project (Brachytherapy)
- The Whiting-Turner Contracting Company, \$1,128,000 (<i>Construction</i>) |
| Project 2482.0 | Repair/Upgrade/Improve Building Systems - UK HealthCare Capital Project (Pavilion HA Air Handling Unit #8)
- CMTA Engineers, \$135,250 (<i>Design</i>)
- H&R Mechanical, \$985,000 (<i>Construction</i>) |

Four contracts were completed this quarter:

- Project 2402.8 Renovate/Upgrade UK HealthCare Facilities (Phase I-G) – 11th Floor Fit-Up
- Turner Construction Company, \$20,936,750
- Project 2447.0 Renovate Third Floor F. Paul Anderson Tower Capital Project
- Marrillia Design & Construction, \$1,696,947
- Project 2456.0 Repair/Upgrade/Improve Building Mechanical Systems Capital Project (Dickey Hall)
- Marrillia Design & Construction, \$3,392,832
- Project 2466.0 Renovate/Upgrade Student Recreation Fields Capital Project
- Vescio Sportsfields, Inc, \$1,201,554

Two amendments were as follows:

- Project 2402.3 Renovate/Upgrade UK HealthCare Facilities (Phase I-F) - Kentucky Children's Hospital NICU
- Provide additional design services necessary for redesign of the kitchen grease trap, lobby art placement, and additional scope to the PICU and Pediatric Endoscopy Suite. The amendment also includes additional structural engineering costs associated with existing conditions.
(+) \$371,005
- Project 2425.0 Construct Research Building Capital Project
- Provide additional design services necessary for addition of a screen wall, casework revisions, and updated renderings. (+) \$9,718

Fifty-four change orders greater than \$25,000 were as follows:

- Project 2394.0 Design/Renovate/Upgrade Hospital Facilities – Good Samaritan Capital Project
- Provide powered overhead coiling doors in three psychiatric exam rooms, and coordination with medical equipment vendor to ensure the coiling doors allow adequate space for headwall connections.
(+) \$95,371
- Project 2396.0 Renovate/Expand Student Center Capital Project
- Provide duct modifications and hanger relocation for Area C3/D3, and modification of the steam lines in Area E1. (+) \$48,251
- Provide necessary structural modifications for the glass canopies in order to coordinate with curtain wall mullion locations, and provide additional cantilevered glass canopies. (+) \$29,191
- Revise the wall mounted LED handrails to post mounted LED handrails. (+) \$81,613
- Revise the mechanical venting and electrical infrastructure in Area C and D to accommodate the revised outdoor fireplace models.
(+) \$40,863

- Provide various ductwork revisions in Areas C, D, D2 corridor, E3, and F1, as a result of the Building Information Modeling (BIM) process. (+) \$66,897
- Provide low voltage pathway changes, and an additional pull box necessary to maintain maximum cable lengths. (+) \$48,767
- Provide exterior wireless coverage for public areas in coordination with revised tree plantings. (+) \$124,001
- Provide revisions associated with the fuel oil storage tank. These changes are required by the Authority Having Jurisdiction (AHJ), after review of the State required submittal. (+) \$37,006
- Provide addition of full height plastic paneling (FRP1) to the walls of 22 room locations for cleanliness and wash-ability. (+) \$99,362
- Modify storm piping and drains in various locations. (+) \$57,869
- Provide for acceleration costs to expedite work and recover schedule efforts associated with the All You Care to Eat Dining (AYCE) phase I site work. (+) \$28,565
- Provide additional steel required, due to the height of the curtain wall in the A/B connector on the west elevation. (+) \$81,647
- Implement changes to the roof edge angle on the radius walls. (+) \$37,737
- Provide additional finishes to the ramps in the AYCE food service areas not originally identified by the food service drawings. Finishes will be added to match the other ramps in the project. (+) \$27,127
- Add additional concrete curbs in Area F and change the wall furring on the steam vault. (+) \$27,549

Project 2402.3

Renovate/Upgrade UK HealthCare Facilities (Phase I-G) – Kentucky Children’s Hospital NICU

- Demolish and dispose of the existing floor slab located in Pavilion HA and replace with a new slab, due to previous mercury contamination. Also includes mercury remediation, removal, and disposal of the under slab sanitary line. (+) \$75,000
- Provide additional conduit necessary to add and integrate an additional communications closet. Closet was added to address cabling capacity issues. (+) \$67,603
- Delete the SoundTech glass textile (acoustical) wallcovering from all NICU patient rooms. (-) \$65,390
- Provide new precast 6000-gallon grease trap interceptor to replace an existing 3000-gallon interceptor. (+) \$26,575

Project 2402.7

Renovate/Upgrade UK HealthCare Facilities (Phase I-G) – Pavilion A Surgery Phase I-3A

- Add two sets of cross corridor double doors on magnetic hold-opens and tie them into the fire alarm in the added PACU rooms. (+) 36,049
- Disconnect existing instrument air piping, and reconnect the piping to the nitrogen manifold downstream of zone valve in all ten OR rooms. Rooms will use nitrogen for power tools rather than instrument air. (+) \$40,443

Project 2425.0

Construct Research Building Capital Project

- Modify the two steam anchors to account for forces per the computerized stress analysis, based on actual field conditions.
(+) \$49,099
- Modify manholes 4 & 5 and chilled water piping due to unforeseen rock geology found between bore locations. (+) \$49,931
- Reconfigure the installation of the mechanical, electrical, and plumbing (MEP) elements over the basement central corridor allowing the ductwork in the fit-out package to be installed above the piping and electrical feeds. (+) \$150,103
- Provide additional temporary window opening enclosures in the wet and dry laboratories on six floors. (+) \$90,125
- Complete the architectural revisions and door modifications associated with the tie-in to the BBSRB vivarium facilities. (+) \$27,481
- Install all transitions to copper for pipe sizes 4" and under on branch piping outside the shafts, at the isolation valves. (+) \$33,941
- Modify the steel framing, sliding, intake plenum, and air-handler access components in the penthouse to allow for staged installation of the AHU's as the fit-out of the building continues incrementally.
(+) \$48,998
- Revise eight doors for proper rating due to mislabeling of the doors on the door schedule. (+) \$37,047
- Provide and install four tensile structures in the roof plaza area.
(+) \$85,942
- Modify the west elevation of the BBSRB by removing and reinstalling existing limestone band, allowing for the proper joining of the new plaza and ramp to the existing BBSRB west elevation. (+) \$64,824
- Provide and install the mechanical, electrical, and control items required for proper operation of the bedding waste disposal system; which was purchased after the contracts were in place. (+) 54,533
- Integrate the new vivarium spaces into the existing Edstrom lighting control system; end-user requested after fit-out contracts were in place.
(+) \$60,211
- Upgrade and integrate the existing Edstrom animal watering system serving the BBSRB vivarium to function in concert with the new Edstrom system being installed in the new research building.
(+) \$193,935
- Upgrade all devices and equipment in the vivarium to include weatherproof enclosures to meet cleaning and maintenance requirements. (+) \$27,078
- Install additional fiber optic cable and vertical cable managers, and revise all of the multi-mode fiber optic cable from OM3 to OM4 grade.
(+) \$46,973
- Revise branch switches, OCPDs, and fused disconnect switches associated with roof mounted VRF heat pump condensing units, per the final equipment submittal. (+) \$35,430

- Install and operate new cooling in the mechanical room of the BBSRB. The mechanical tends to overheat and the construction of the new research addition has exacerbated the issue. (+) \$117,249
 - Enclose the lids of the east and west mechanical shafts and upgrade 16 penthouse dampers from fire dampers to combination fire/smoke dampers. (+) \$161,768
 - Modify the roof edge, upgrade the under counter panel in room 310, extend the walls in the penthouse to be full height, and modify the bedding waste compressed air piping. Modifications are necessary to provide for desired appearance and function of the components modified and improved. (+) 52,439
- Project 2429.0 Emergency Replacement of Central Heating Plant Boilers Capital Project
- Remove contaminated soil and water found while excavating the existing fuel oil tank. (+) \$95,731
 - Provide access platforms for upper boiler manhole needed for long-term maintenance access. (+) \$45,176
- Project 2433.0 Construct/Expand/Renovate Ambulatory Care Facility - UK HealthCare Capital Project (Warren Wright Medical Plaza - First Floor)
- Upgrade the existing fire alarm panel to feed the first, second, and third floor fire alarm systems. (+) \$54,657
- Project 2437.0 Construct Baseball Facility Project
- Add terraced seating at the third base line. (+) \$235,289
 - Revise the design of the scoreboard outer column wraps, to include more masonry in lieu of metal panels. (+) \$54,531
 - Increase the graphic scope to optimize graphic contribution and improve the player, fan, and staff experience. (+) \$331,194
 - Upgrade the video wall in the player's locker room from three rows of monitors to four rows. (+) \$82,702
 - Provide necessary footing and backfill changes to portions of the wall in the right field corner, due to larger than expected amounts of unsuitable soil with low bearing pressure and/or high organic content discovered during excavation. (+) \$207,211
 - Provide a credit resulting from a change to the sprinkler design from an all dry sprinkler system to a combination of wet and dry systems throughout the project. (-) \$34,923
 - Provide necessary footing and backfill changes to portions of the wall in the center field due to larger than expected amounts of unsuitable soil with low bearing pressure and/or high organic content discovered during excavation. (+) \$159,871
 - Revise the foundation design for the Field Operations Building due to unsuitable soils found during excavation. (+) \$64,145
- Project 2454.0 Renovate/Improve Clinical/Ambulatory Services Capital Project (Otolaryngology)
- Provide for various revisions necessary to accommodate equipment and room function after completing the mock-up review with users. (+) \$36,434

Project 2468.0

Renovate/Improve UK HealthCare Facilities Capital Project (Simulation Center)

- Reinforce the floor slab above the Simulation Lab space with structural steel. (+) \$50,000

Action taken:

Approved

Disapproved

Other _____