



# Facilities Planning & Construction

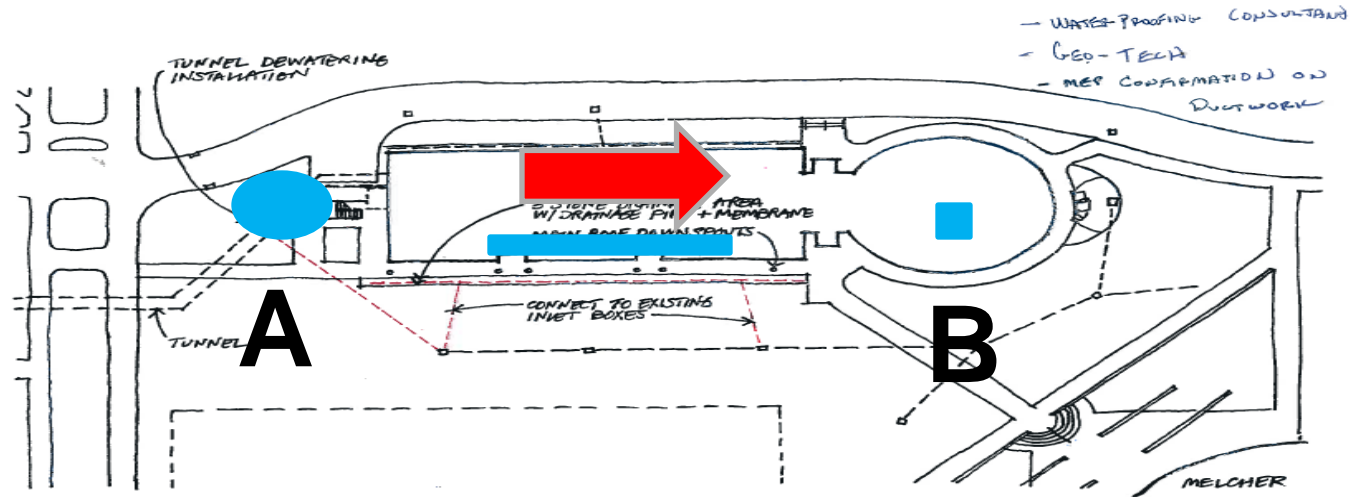
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**JULY 16, 2010**



# CEMO Hall – Water Issues



SITE PLAN: GROUND WATER REMOVAL CONCEPT ①  
CEMO HALL  
BNIM 5.26.10

## A

•Continuous pumping with submersible pump as water builds up in monitoring well.

## B

( Pump durations for auditorium.

- Sat - 3:15
- Sun - 3:05
- Mon - 1:30
- Tue - 1:15
- Wed - ?



# Science Complex Funding

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## \$57m Original Allocation

\$31m	Fleming Addition
\$10.0m	SR-1 Life Safety Upgrades
\$13.0m	Old Fleming Renovation
\$ 3.0m	Old Science Renovation

## \$57m Revised Allocation

\$31m	Fleming Addition
\$14.6m	SR-1 Life Safety Upgrades
\$7.9m	Old Fleming Renovation ( Includes Physics Labs)
\$500k	SR-1 Offices ( estimate only)
\$3.0m	Old Science Renovation



# Fleming Addition

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Design Start	1/1/2010
Design Complete	8/1/2010
Construction Start	7/6/2010
Substantial Completion	8/1/2010
Commissioning/Activation	10/2010
Occupancy	11/2010-12/2010

## Issues:

Peer review in progress for structural and civil issues.



# Old Fleming Renovation – Program Scope

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Labs in this building will generally be dry for Physics and Geo-science teaching labs, thus reducing HVAC needs.

Approximately 60% of the building will remain as is; although space for faculty/staff/teaching assistants offices/ academic counseling will increase. The basement will be used to house Health Science program areas and college stores. This will be completed at a budget of \$13,030,091.”

The Fire Marshall has determined that the basement area cannot be utilized without a fire protection system, and we are proposing to add fire protection to the entire building, however, the budget for Old Fleming is now \$8,469,214 due to increases in SR-1.



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FPC will issue shortly Request for Qualifications for Architecture and Engineering and for CM at Risk services for the renovations and new structure. Conceptual space allocation for the renovation is as follows:

Fleming:

Labs in this building will generally be dry for Physics and Geoscience teaching labs, thus reducing HVAC needs. Approximately 60% of the building will remain as is; although space for Faculty/Staff/teaching assistants offices and academic counseling will increase. The basement will be used to house Health Science program areas and college stores. This will be completed at a budget of \$13,030,091.

Old Science:

Old Science will be renovated for use by the College of Liberal Arts and Sciences. Improvements will consist of removing all laboratory casework, equipment and fume hoods, and painting and providing new finishes where necessary. All life safety requirements will be met. This will be completed at a budget of \$3,401,321. In turn, CLASS will relinquish Political Science and Psychology space in PGH, allowing the Mathematics and Computer Science departments to expand their present space.

Science and Research I:

The first floor of SRI, currently Physics classrooms, is proposed to be reassigned as general purpose classrooms; the second floor to house NSM departmental offices; the third and fourth floors to be remodeled as chemistry and biology laboratories; and the fifth, sixth, and seventh floors as Geoscience and Physics research labs and overflow Chemistry research labs. This will be completed at a budget of \$16,238,547.

Two Story Fleming Building Extension:

Fifteen Chemistry and fifteen Biology teaching labs will be located in this building. In conformance with the Framework Plan, the site will be adjacent to Fleming at the corner of Cullen and Entrance



# SERC III ( level 3 & 5)

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Design Start	10/1/09
Design Complete	1/6/10
Construction Start	2/17/10
*Substantial Completion	9/10 & 11/10
Activation/Commissioning	11/10 & 12/10
Occupancy	11/10 & 12/10

\* Level 5 is latter date

## Issues:

Changes by end users?

BSL 3 ?

Commissioning in building effecting other systems



# Dr. Akay Lab

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## Schedule

- Scope approved 7/6/10
- \*Design Complete 9/10/10
- Bidding 9/10/10 - 10/1/10
- Summation/Valuation of Bids 10/3/10 – 10/15/10
- UH review of GMP 10/18/10 – 10/22/10
- Contract Execution 10/25/10 – 11/5/10
- Construction NTP 11/8/10 ( THECB October 28, 2010)
- Construction Complete 1/15/2010

## Issues

- Break out of funding for \$15m.
- Dr. Akay lab included in funding of \$15m





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**University of Houston  
Third Phase SERC Laboratory Build-out  
Supporting Information**

**PROPOSED BUDGET**

Construction Cost	\$9,573,000
Fixed Equipment	\$2,186,000
Furniture and Moveable Equipment	\$ 625,000
Professional Services Fees	\$ 825,000
Project Management	\$ 438,000
Testing, Balancing, Misc.	\$ 210,000
Art	\$ 118,000
Contingency	\$ 1,025,000
<b>TOTAL PROJECT COST</b>	<b>\$15,000,000</b>
<b>SOURCE OF FUNDS</b>	<b>HEAF, IDC</b>



# SERC Phase IV

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## Schedule

- Scope approved N/A
- \*Design Complete
- Bidding
- Summation/Valuation of Bids
- UH review of GMP
- Contract Execution
- Construction NTP
- Construction Complete

## Issues

- Break out of funding for \$15m.
- Programming information in development



# Fleming Physics Labs

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Design Start	6/21/10
Design Complete	8/12/10
Construction Start	9/12/10
Substantial Completion	11/22/10
Commissioning/Activation	12/10/10
Occupancy	12/15/10

## Issues:

None at this time



# SR-1 Offices ( Dr. Casey)

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*Design Start	7/20/10
Design Complete	9/20/10
Construction Start	11/25/10
Substantial Completion	1/15/2011
Commissioning/Activation	2/2011
Occupancy	2/2011

## Issues

- \*Program approval required by Provost office prior to commencement of design.
- Project schedule dependent upon program approval.



# ERP – Beams and Blades

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- Project currently on hold
- Linbeck construction estimate \$8.8m - \$9.1m. CONSTRUCTION ONLY



# Petroleum Engineering

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Design Start	1/21/2010
Design Complete	6/30/2010
Construction Start	6/1/2010
*Substantial Completion	12/1/2010
Commissioning/Activation	Spring 2012
Occupancy	Summer 2012

\*10/31/10 beneficial occupancy for engineering

## Issues:

Monthly meeting with Engineering and Provost office to review budget, schedule. No Changes!



# Health and Biomed

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Design Start	6/21/10
Design Complete	2/1/11
Construction Start	12/16/2010
Substantial Completion	Fall 2012
Commissioning/Activation	Fall 2012
Occupancy	Fall 2012

## Issues:

- Ground Breaking scheduled for November 3, 2010
- Level 3 conversion from classrooms to wet lab- pricing +\$600k



# Scope Change – Level 3 Office to “Wet Lab” infrastructure

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1 Additional Louver at Penthouse for Additional Outside Air	\$0.00
2 Upgraded floor AHUs that can handle additional outside air	\$59,222.00
3 Additional ductwork for exhaust riser to enlarge to be able to serve 3rd floor in future	\$273,528.00
Additional Outside Air Duct Taps off of manifolds for future additional unit	in above
Enlarge the exhaust fans to be able to serve the additional exhaust in the future	in above
4 Enlarge the exhaust manifold on the roof	\$51,168.00
5 Some additional money for an enlarged chase (big WAG)	\$0.00
6 Pipe Size Increase w/Insulation	\$133,640.00
Subtotal of Direct Cost w/o Tellepsen Mark-ups	\$517,558.00
Tellepsen Mark-up (Fee/GC/Bond/Insurance/Contingencies etc)	\$584,082.94





# Classroom and Business

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*Design Start	8/1/10
*Design Complete	1/2011
*Construction Start	12/2010
Substantial Completion	February 2012
Commissioning/Activation	Spring 2012
Occupancy	Summer 2012

\*estimated until design confirmed

## Issues:

Program/Design confirmation in progress. Schedule being revised.

Confirm only constructing core/shell ( 5 floors) and the first two levels at this time.



# Classroom and Business Building

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## Design Clarifications

1. Integration with surrounding buildings and Professional Precinct area.
2. Incorporate the site/plaza elements with the building entrances.
3. Articulate building entrances.
4. Enclose exterior stair.
5. Ensuring finished floor are above grade, CEMO issues.
6. Study effect of massing and height of 5 story building on the site in relationship to surround buildings.
7. Articulate 5<sup>th</sup> floor story to lighten massing in a “Classical” modulation.
8. Create and articulate shadow lines with brick facade to reduce massing appearance.
9. Evaluate exterior window placement with regards to variation pattern.
10. Create a stronger sense of openness in the interior of the building.
11. Explore possibility of rotating classrooms 90 degrees so teaching wall is not located on exterior glazed wall.



# Blaffer Gallery

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Design Start	?
Design Complete	?
Construction Start	?
Substantial Completion	?
Commissioning/Activation	?
Occupancy	January 2012

## Issues:

- Contract with A/E to be signed
- Program to be developed
- Total Project Budget to be confirmed by Provost Office



# University Center

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## Program Recommendations from revised Student Affairs program

- Place programs with intense infrastructure requirements into the new addition
- Reduce sf from Student Affairs of 100ksf to 72-80ksf
- Remove Health Center from Project in its entirety
- Relocate Student Affairs organizations from new expansion space and place in renovated University Center. Lower level use less expensive renovation.



# Hilton Hotel

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Design Start	?
Design Complete	?
Construction Start	?
Substantial Completion	December 2011

## Issues

- There was no facility space program, feasibility study or valid scope of work developed. Resulting in continued budget issues (UHBOR and THECB re-approval)
- Confirming items and equipment on emergency power. Hilton requesting freezers and refrigerators.
- Schedule, scope and proposal from consultant completed next week.
- Studying utilization of SR-1 generator



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# PROJECTS IN PLANNING AND PROGRAMMING



# Pharmacy Update

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- Preliminary Program Requirements
- Administrative Organization-Departments or Sections (Org chart)
- Staffing-Personnel function (office/workstation)
- Classroom/Labs-Dispensing, Toxicology (module size)
- Support Spaces-Reception, Conference, Break room, Storage
- Special Needs-Equipment (lighting, acoustics, temperature, humidity, exhaust, security, UPS, IT)
- Adjacencies-External and Internal (Bridge to Optometry)
- Expansion-Shelf Space, Future Building Connection
- Departmental Storage
- Machines and Mechanical Equipment
- Special Projects-Vivarium – **Shared with Health and Biomed**
- Infrastructure-Utility availability (satellite heating and cooling plant)
- Code Issues-fire sprinkle
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# Law Center

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- Planning Services - \$48k
  - Space Planning
  - MEP, Civil, Structural feasibility study





# Law Center

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<b>Program Validation &amp; Approval</b>	<b>7/26/2010</b>	<b>4/28/2011</b>
Programming & Prelim Planning (Courtney Harper)	7/26/2010	10/5/2010
CFPC Site Presentation	10/8/2010	10/8/2010
THECB Application Submitted	1/7/2011	1/7/2011
BOR Approval of Project (November 2010)	11/11/2010	11/11/2010
THECB Approval	4/28/2011	4/28/2011
<b>Procurement Phase (Design &amp; Construction)</b>	<b>10/22/2010</b>	<b>1/10/2011</b>
Prepare RFQs for Design & Construction Services	10/22/2010	11/11/2010
Issue RFQ for A/E Services	11/15/2010	11/15/2010
Final Selection of A/E Team	12/27/2010	12/27/2010
Contract Execution with A/E Team	1/10/2011	1/10/2011
Issue RFQ for Construction Services (CM@R)	11/12/2010	11/12/2010
Final Selection of Construction Team	12/24/2010	12/24/2010
Contract Execution with Construction Team	1/7/2011	1/7/2011
Design Phase/GMP Phase	1/14/2011	10/3/2011
Project Kick-off & Program Confirmation	1/14/2011	1/14/2011
Schematic Design Complete	3/11/2011	3/11/2011
Design Development Complete	6/10/2011	6/10/2011
Issue 100% DD's for GMP pricing	6/13/2011	6/13/2011
Issue GMP Contract for Addition Only	7/28/2011	7/28/2011
Construction Documents Complete	10/3/2011	10/3/2011
<b>Construction &amp; Occupancy</b>	<b>8/11/2011</b>	<b>11/26/2012</b>
Law Center Construction Start (MP1)	8/11/2011	8/11/2011
Law Center Construction Substantial Completion (MP1)	10/1/2012	10/1/2012
Law Center Owner Occupancy (Spring 2012)	11/26/2012	11/26/2012



# Future Residential Housing

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Married Student Housing and Cougar  
Place replacement

- Project being handled by E. Cullen staff at this time.