

February
2011

UHCL Arbor Building Expansion / Renovation

"Executive Summary Report"

Project Description

The project provides for the renovation and expansion of the existing UHCL Arbor Building. The University desires to have the facility ready for the Fall semester of 2011. The Arbor Building Renovation and Expansion includes but is not limited to the following scope of work:

Existing Arbor Building Renovations:

- Reconfiguration of Hallway 1.310.4, new classroom entry doors and classroom finishes.
- Four new restrooms, toilet accessories, and drinking fountains for TAS requirements; hallway and classrooms renovations to accommodate smoke separation requirements, and modifications to building finishes.
- Reconfiguration of north vestibule including wall removal, new doors, duct relocation, lighting and glass modifications.
- Renovation of north wing to accommodate new painting studio (Alternate #3).
- Renovation of main corridor and center wing to accommodate new exiting requirements.
- New chiller, reconfiguration of the existing cooling tower, plumbing pipe repair / replacement, and two new AHUs.

North Addition – new free-standing metal building supporting Art functions:

- Foundry w/storage; Wood Shop with support functions; Ceramic Studio w/support spaces including offices, glazing, kilns, and storage spaces; new Dark Room; Sculpture Studio w/ storage; and associated general building support spaces.

South Addition – new free-standing metal building supporting Educational and Psychological functions:

- Autism Clinic with offices, observation and therapy rooms; Psychological Clinic including offices, therapy, observation, and support spaces; Psychological Testing including observation, therapy, conferencing, and support spaces; new Science Classroom with associate prep rooms; general building support spaces.

Project also includes building connectors and associated site work as shown in project documents.

Project Status

South Building is nearly dried in, including seamed metal roof, and exterior densglass and waterproofing. Exterior wall panels are underway. Interior framing is substantially complete, with MEP rough to be completed by mid March.

North Building structural steel has been painted; exterior framing is substantially complete, with roof panels, interior framing, exterior densglass, and MEP rough in all in progress. Gabion retention wall also completed.

Arbor renovation, south and center wing wall framing is substantially complete, with drywall, tape and float, MEP rough in all in progress. Mechanical ductwork is substantially complete and pressure tested. Sprinkler lines are also in progress. Door frame installation starts early March. North restroom is also ready for drywall, with all in-wall fixture plumbing and hangers completed. Drywall and floor tile will start and finish in March. New mechanical equipment installation is in progress.

Site work is ongoing with underground utilities, retention pond, and rough grading substantially complete. Sidewalk and courtyard paving to start in March.

Significant Project Issues (unresolved)

- Spacing of existing cooling towers on roof is under review by engineer and manufacturer. These towers are to receive up-sized motors for more capacity, but the towers are set only 2' apart. Manufacturer's recommended 5' spacing is under review.
- Cost savings from deleted fencing, over-built dumpster gate, and other site features are under review as possible project savings to fund possible cooling tower modifications.
- Schedule impact for revised MEP renovation still to be determined, but still targeting mid-May deadline. UHCL is assessing priorities for areas of renovation and cost. North addition must be complete and occupied before some renovation work can begin.
- Schedule impact from roof and metal panel material delivery and install has delayed progress.

Total Project Schedule Status:

- Notice to Proceed to Palmer Construction was issued May 19, 2010.
- Contractor mobilized by May 26, 2010
- Construction began June 1, 2010
- Contracted work scheduled has been extended due to scope increase to be substantially complete by Fall 2011
- Critical path for new construction being affected by delivery of metal panel material order. This work began aggressively in January 2011. Contractor will make all effort necessary to complete work by May 2011.
- Critical path affected by PR 8 scope (Change Order 07 – renovation HVAC scope, in progress)
- New North Building completion / move-in schedule delay will affect additional renovation work at Arbor north wing. This is critical to academic schedule.
- UHCL making alternate summer academic plans to adjust to possible schedule slip.

30 – Day Accomplishments:

- Underground utility lines are nearly complete.
- Metal panel roofing and walls at North and South are nearly complete.
- Exterior framing at North is substantially complete.
- Change Orders 7 (renovation MEP), 8 (arbor north restroom) executed.
- Gabion wall foundation completed.
- Test and Balance contractor proposal received and under review, with contract to follow.

60 Day Look Ahead:

- North and South Buildings completely dried in.
- Complete all interior framing, drywall, and MEPF at North and South buildings.
- HVAC install and start up.
- Electrical switchgear install and start up.
- Complete gabion wall at dumpster dock.
- Complete underground utilities and tie-ins, grading, retention pond, sidewalks / curbs, site lighting, pavers, and landscaping.
- Completion of Arbor north restroom renovation.
- Start Arbor south restroom renovation once north restroom is operational.
- Continue with Arbor middle and south wing renovation (doors, paint, flooring). Substantial completion is May 2011. Arbor North wing will start in May.

Critical Milestone Changes or Delays:

Construction Documents were scheduled to be completed December 18, 2009. Due to some unresolved site issues by the owner and the University's inability to post the RFP prior to the winter recess, a one month extension was granted for CD delivery. Since the construction duration of 11 months does not coincide with any critical academic deadlines, start and completion of construction did not take priority over quality construction documents or overly aggressive construction time constraints. Increase in interior renovation scope has added 100 days to the schedule, and will substantially complete in late August 2011.

Delay in metal panel delivery has caused schedule to become very tight. Contractor is stacking work for full efficiency.

Schedule impact for revised Arbor MEP renovation still to be determined, but still targeting mid-May deadline. UHCL is assessing priorities for areas of renovation and cost. North Building must be complete and occupied before some renovation work can begin.

Financial Summary

Favorable competitive bidding allows the project to include additional scope of interior renovation as approved by the Board of Regents and THECB. Budget also allows for additional renovation of existing facilities, including upgraded life safety and mechanical equipment. UHCL VP Michelle Dotter requested that the project budget be held at \$10,604,808. With updates and adjustments to budget items, the \$1.3M Renovation cost is within the \$10.6M budget, with a small contingency reserve. Ms. Dotter holds in reserve \$1,000,000 of HEAF funds, as approved by the BOR / THECB.

1/6/11 - Change Orders 7 and 8, have expended contingency within the \$10.6M budget. Additional funds of \$300,000 have been released by UHCL for pending and future change orders.

Progress Pictures



South Building with wall board, partial waterproofing, and roofing.



South Building with wall board, waterproofing and roofing.



South Building roofing, insulation, and framing in progress



Underground chilled water stub ups from Arbor to South Building

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South Building retention pond site.



North Building exterior framing, densglass, and roofing in progress



North Building structural steel paint, roofing, insulation, densglass in progress.



Existing cooling towers spacing

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New AHU at Arbor Building.



New mechanical pumps at Arbor Building



Arbor Building north restroom re-framing

Attachments:

- Updated FP&C Project Schedule
- Project Control Budget
- Project Contingency Log