

Facilities Planning & Construction



April 29, 2011

UNIVERSITY of **HOUSTON**

PLANT OPERATIONS

Facilities Planning & Construction Department

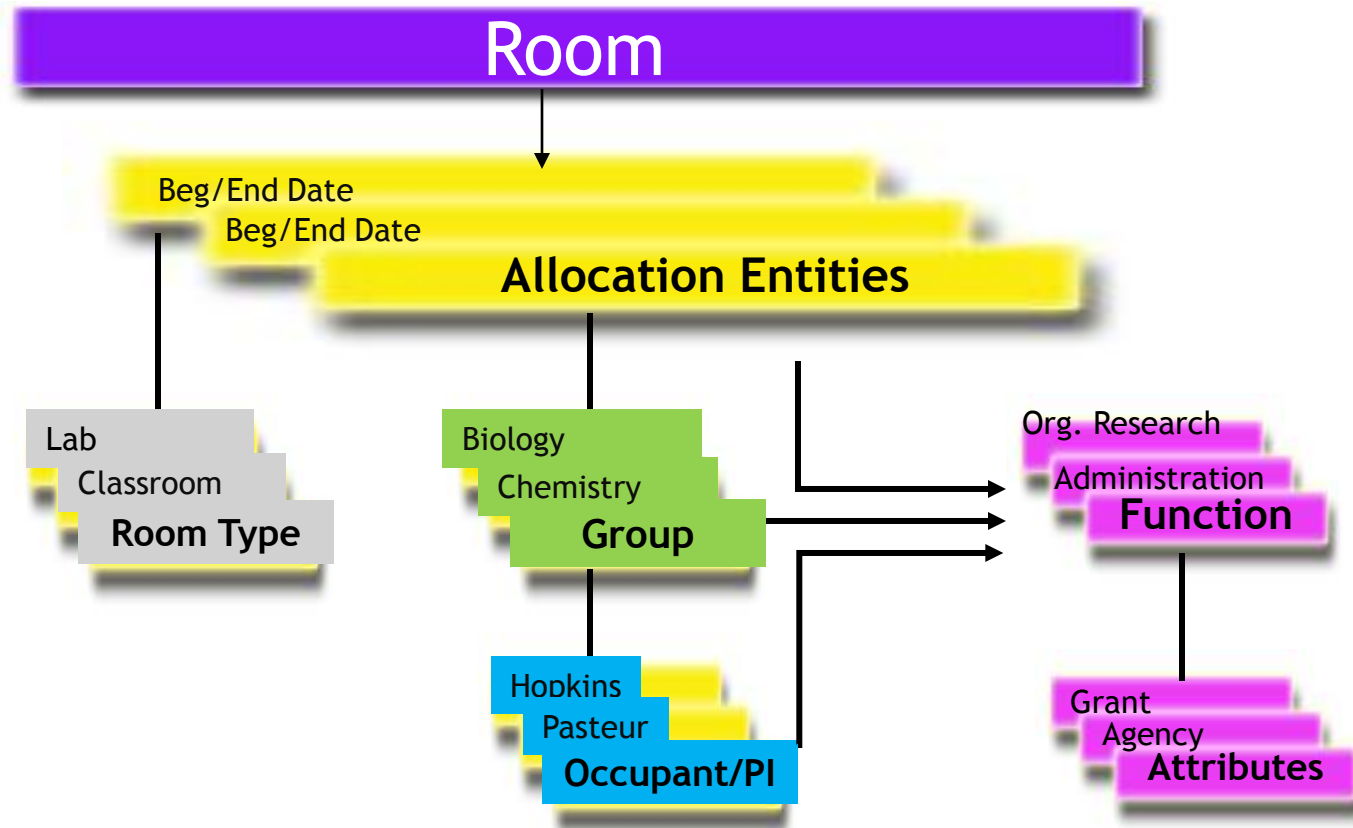
FAMIS

Business Needs that FAMIS will address

- Compliance with THECB reporting requirements
 - Easier to validate space information using the space survey
 - Instruction, Research, Auxiliary, and occupants etc.
- Compliance with Circular A-21 Requirements for the facilities portion
Indirect Cost recovery
- Efficient use of space utilization via metrics related to costs and revenues
- IRS reporting requirements
- Accurate and detailed facilities data needed for internal decision making
– occupancy, move management, etc.
- Integration with **PeopleSoft**
- Space Management policies and process must be developed to support FAMIS.

FAMIS – SPACE ALLOCATION

- Multiple Approaches
- Prorated Assignment
 - Room Type
 - Occupying Group
 - Occupant
 - Functional Use
- Prorated Usage
 - Room
 - Dept/Group
 - Occupant
- Assignable Cost Level
 - Room Type



SPACE MANAGEMENT

University Space Management Policies

- Policies and processes need to be developed to address space ownership, space utilization, allocation, use, approval, and accountability

FAMIS SPACE SURVEY

- CBAs and DBAs responsible for occupancy data and space usage information
- Facilities responsible for Floor Plans and room areas

PEOPLE SOFT

- Data from FAMIS loaded into PeopleSoft nightly for integration with other Campus systems

REPORTING

- AD Astra for Scheduling
- THECB - state required reporting
- Federal Costing Reports - Research Indirect Cost recovery

Health and Biomed

- Design Start 6/21/10
- Design Complete 5/1/11
- Construction Start 1/17/2010
- Substantial Completion Fall 2012
- Commissioning/Activation Fall 2012
- Occupancy Fall 2012

Status/Issues:

- Verifying Animal Care facility design with new Animal Care Executive Director.
 - Could be some potential changes in space layout equating to changes.

Science Teaching Laboratory

● Substantial Completion	8/9/11	
● 1 st floor	7/5/11	} Beneficial Occupancy
● 2 nd floor North	7/21/11	
● 2 nd floor South	8/8/11	
● 3 rd Floor North	8/2/11	
● 3 rd Floor south	8/9/11	
● Commissioning/Activation	10/11	
● Occupancy	11/11-12/11	

Issues:

- Level 4 pricing did not include support elements
 - Restrooms, IT, Electrical Closets
 - SF costs are higher than SERC
- Design on level 4 is on hold, pending approved budget
- Awaiting approved layout from Dr. Hoffman to proceed in installing plumbing lines below level 4 to prevent further disruption to classrooms.

SERC Phase IV (Level 4)

- Scope Approved 5/6/11
- Design Complete 8/3/11
- Construction NTP 8/23/11
- Construction Complete 5/2012

Issues:

- Vacuum Breaker issue
 - Pressure sensors placed on lines to determine pressure spikes.
 - Domestic water system mfr. rep. & original budget engineer investigating VFD control system. SERC is the only bldg. on campus w/a VFD (energy saving) water system. Something is not functioning properly.
- Retro Commissioning set to start in July of this year

SERC Phase IV (Level 2)

- Scope Approved ?
- Design Complete ?
- Construction NTP ?
- Construction Complete ?

Issues:

- Awaiting direction on proposed occupants

SERC Phase IV (Level 1)

- Construction NTP 5/15/11
- Construction NTP (excluding slab) 6/2/11
- Construction Complete 9/2011

Issues:

- None at this time

SR-I Infrastructure Improvements

- Design Start 10/1/09
- Design Complete 5/3/10
- Construction Start 8/23/10
- Substantial Completion Spring 2012
- Commissioning/Activation Spring 2012
- Occupancy In phases

Issues:

- Chemical storage strategy
- Ground floor phasing plan

Classroom and Business

- Design Start 8/1/2010
- Design Complete 1/2011
- Construction Start 1/2011
- Substantial Completion – Ph I February 2012
- Substantial Completion – Ph II August 2012
- Activation Spring 2012
- Occupancy - Ph I June 2012
- Occupancy - Ph II January 2013

Status/Issues:

- Finalizing plans for 3,4 & 5. Making minor changes per College of Business comments for final review and approval by May 6.

Energy Research Park -Bldg #4

Funding Sources

<u>Phase</u>	<u>Scope</u>	<u>Completion</u>
I	Demolition/Roof complete	12/2010
II	Base building to standard	5/2011
III	Vending/Conference /Classroom	10/2011
IV	Research Space level two	12/2011

Status/Issues:

- Outside air handler received 4/25/11. HVAC scheduled to be connected mid May.
- Fabricated on site frames for window replacement. Glass is ordered and will be on site around May 6.

Selva Lab

- Design Start May 2011
- Design Complete June 2011
- Construction Start August 2011
- Substantial Completion Nov. 2011

Status/Issues:

- NIST grant program was cut from federal budget
- MOCVD arrives in November 2011
- Current project scope is to prepare lab for MOCVD operation
- Engineering expects to directly produce clean room, toxic gasses & equipment & bulk gases. Approximately \$500K of construction.
- Remaining construction budget is \$1.1M

Energy Research Bldg 1

- Design Start 4/2011
- Design Complete 9/2011
- Construction Start 9/2011
- Substantial Completion 4/2012

Status:

- No current issues

Hilton Hotel

Status/Issues:

- Final Punch List Items
 - Water Closets – 2 rooms remain to be completed
 - Plaza lithocrete will be corrected after May 13
 - Still issues with folding partition vinyl adherence
 - Hilton mgmt. is still not satisfied in the bathroom tile grout staining & carpet discoloration
 - FPC is scheduling independent industry experts to evaluate. There will be consulting cost
- Life Safety
 - Meeting scheduled first week of May to review scope, budget and schedule
 - Fire Marshal is inquiring as to the status
- Outstanding issues
 - Garage Slab
 - Parking Garage issues
 - Roof concerns

Jack J. Valenti School of Communications

- Construction Start 1/17/2010
- Substantial Completion 5/20/2011- Interior only
June 2011- Exterior
- Occupancy Mid June 2011

Status/Issues:

- Limestone removed from the interior walls of hallway. (\$15k in value)
 - Infrastructure for video wall?
- \$60k remaining in contingency
- Landscaping Concept for Courtyard has been developed and presented to the Provost – \$5k from contingency.
- Donor is contacting architect directly. FPC advised the architect the university will not fund any design not authorized by FPC.

Blaffer Gallery

- Design Start January 2011
- Design Complete July 2011
- Construction Start August 2011
- Substantial Completion January 2012
- Occupancy Spring 2012

Status:

- Design development is complete & exterior design will be presented to CFPC in May.
- Construction DD estimate puts DD scope within budget
- HVAC controls system has failed throughout Fine Arts Building. CRDM funds will pay for new Blaffer Gallery Controls.

Classroom Design Standards

Status:

- Standards have been completed, reviewed with Heidi Kennedy and will be forwarded to Craig Ness and Ed Hugetz
- How will the standards be utilized?
- Variances approved?
- Faculty members have different requirements/expectations for their classrooms

Auxiliaries

UNIVERSITY of **HOUSTON**

PLANT OPERATIONS

Facilities Planning & Construction Department

Stadium Garage

- Procurement Fall 2010
- Design Complete April 2011
- Construction Start July 2011
- Construction Complete (Garage) May 2012
- Construction Complete (Retail) Aug 2012

Issues/Status:

- NTP for construction issued

Cougar Village II

- Program Development 4/2011 – 5/2011
- Procurement 4/2011 – 6/2011
- Project Management 6/2011 – 6/2013
- Substantial Completion 6/2013 or sooner

Issues:

- Audit issues with Hardin impacts release of construction plans and specifications
- Continuing programming meetings with Residential Life and Housing representatives to confirm scope and lessons learned from CV.1.
- Confirming site utilities impact.

Cougar Place Replacement

- Program Development 4/2011 – 5/2011
- Procurement 4/2011 – 6/2011
- Project Management 6/2011 – 6/2013
- Substantial Completion 6/2013

Issues:

- Developing programming meeting with Residential Life and Housing and Academic Affairs to confirm scope and program of project.
- Parking ?
- Utilities – Chilled Water? Central Plant for Westside?
- Demolition procurement initiated, deconstruction planned for 9/2011.
- Cougar Village Health Center alternative.

UHV – Sophomore Housing

- Program Development 4/2011 – 5/2011
- Procurement 4/2011 – 6/2011
- Project Management 6/2011 – 6/2013
- Substantial Completion 6/2013 or sooner

Issues:

- Program development for amenities in progress through Dave Irvin's office
- Parking off-site on property under purchase negotiation
- 200 total beds of 4 bedroom (2 person bedroom) 2 baths with living area.
- No kitchens, but cabinet work and utility stub outs.

West Side Dining Facility

- Design Start 5/2011
- Design Complete 10/2011
- Construction Start 10/2011
- Substantial Completion 7/2012
- Occupancy 8/2012

Issues/Status:

- D/B team selected
- Project Kick – Off meeting scheduled

Quads and Moody Upgrades

- Design Start February 2011
- Design Complete May 2011
- Construction Start May 2011
- Substantial Completion August 2011
- Occupancy August 2011

Accomplishments

- Furniture orders being processed

30 – day look ahead

- CSP received, and reviewing bids

Projects in Planning and Programming

Pharmacy Building Space Program

- Program questionnaires completed 11/1/2010
- Interviews with Dept Heads 11/12/2010
- FPC Program Draft 11/26/2010
- Final Program Completed 4/2011
- Review w/Academic Affairs 5/6/2011
- BOR Target Date (submitted) 6/3/2011

Issues:

- Program has been reduced to the approved 132,000sf
- FPC planning will schedule meeting with Provost office to review
- Approximately 10,000 sqf. Of Vivarium space initially planned for Health and Biomedical Building may not be available.

Administrative Back up UHBOR Items THECB Items Communication

UHBOR & THECB Approvals

Campus	PROJECT NAME	Planning Budget	BOR Facilities Committee (SCOPE)	BOR Finance Committee (FINANCING)	CB Committee Meeting	CB Full Board Meeting
NEW APPROVALS						
UH	West Dining Hall	\$9,300,000	February 15, 2011	May 18, 2011	June 21, 2011	July 28, 2011
UH	UC Phase 1 - Addition	\$44,200,000	August 10, 2010	August 11, 2010	TBD	TBD
UH	UC Phase 2 - Renovation	\$36,000,000	TBD	TBD	TBD	TBD
UH	Cougar Village Phase 2	\$50,000,000	May 17, 2011	May 18, 2011	June 21, 2011	July 28, 2011
UHV	Sophomore Housing	\$120,000,000	May 17, 2011	August 17, 2011	September 20, 2011	October 27, 2011
UH	Cougar Place Housing Replacement	\$38,000,000	May 17, 2011	August 17, 2011	September 20, 2011	October 27, 2011
REAPPROVALS						
UHCL	UHCL Recladding Project	TBD	TBD	TBD	TBD	TBD
UH	Science Complex Renovation	\$57,600,000	TBD	TBD	TBD	TBD
UH	Renovation of the Hilton Hotel	\$13,611,000	TBD	TBD	TBD	TBD
UH	ERP - for UH	\$20,000,000	TBD	TBD	TBD	TBD
UH	Health and Biomed Phase 2	\$70,000,000	TBD	TBD	TBD	TBD

Back-Up

Fleming Physics Labs

- Design Start 6/21/10
- Design Complete 8/12/10
- Construction Start 10/8/10
- Substantial Completion 12/13/10
- Commissioning/Activation 12/20/10
- Occupancy 1/3/2011

Issues:

- None at this time

UHV – Jaguar Hall

- \$101,000 budget disparity between UHV and FPC System.
- Final Completion notification from contractor has not been achieved.
- General Contractor to notify architectural firm and UH-DPS of a request for a final inspection

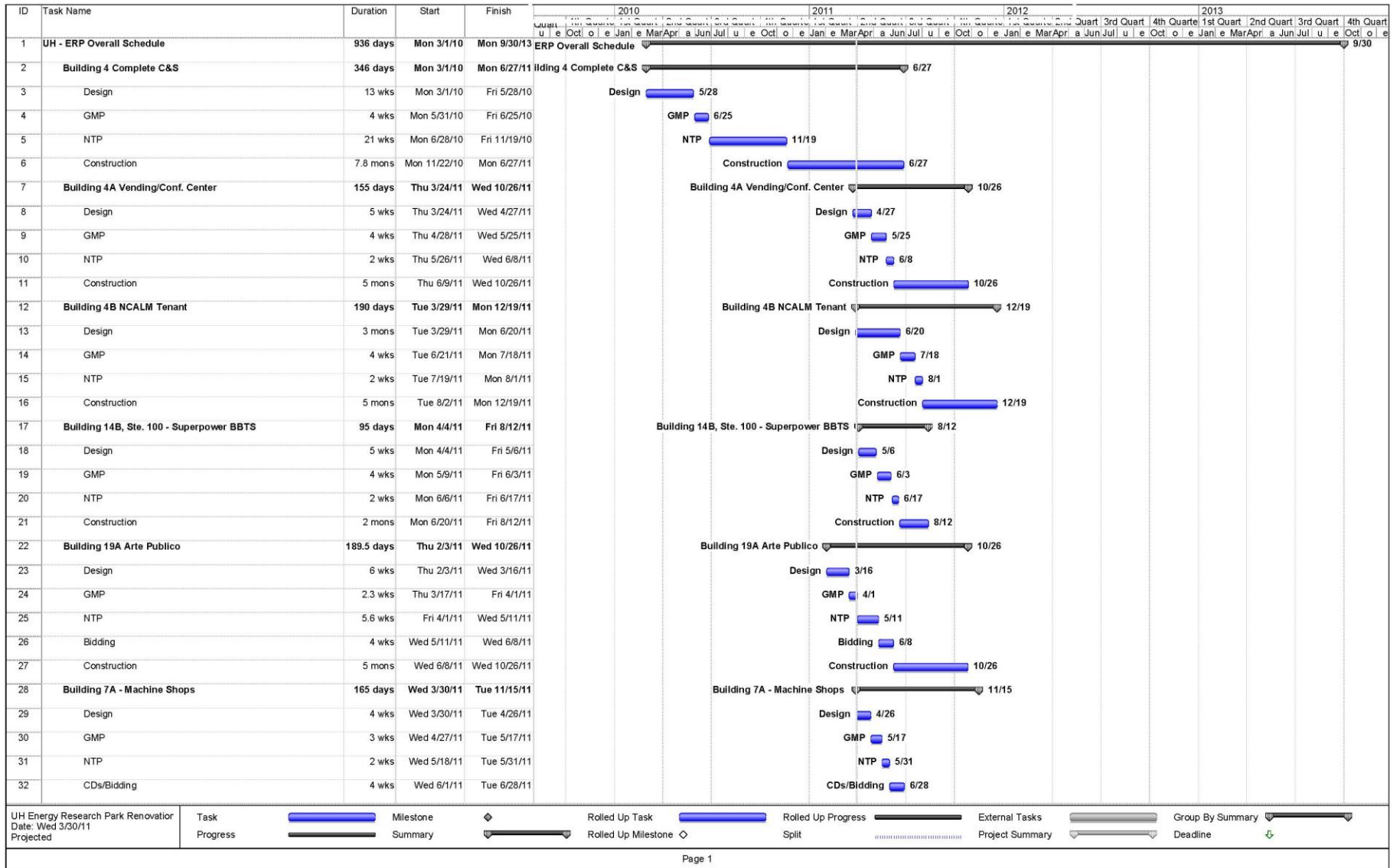
UHV – Sophomore Housing

- RFQ scheduled to be released on Monday March 14, 2011
- Significant site restrictions with relation to parking requirements and siting of the structure

UHV – New Housing

- RFQ in process to be released on Monday
- Addendum issue pending any changes by General Counsel
- Site restrictions and program confirmation to be completed prior to release of RFP

UH ERP Projected Master Schedule



UH ERP Projected Master Schedule

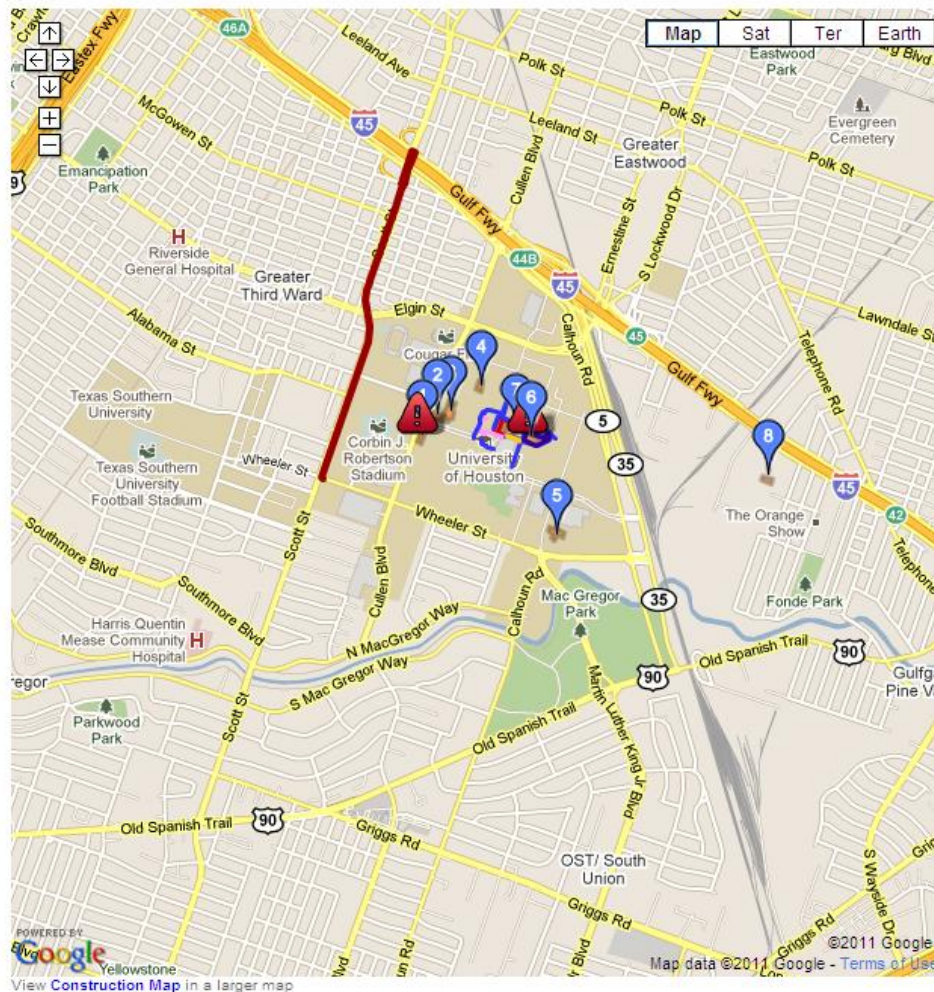
ID	Task Name	Duration	Start	Finish	2010				2011				2012				2013			
					1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
33	Construction	5 mons	Wed 6/29/11	Tue 11/15/11																
34	Building 15 - Dr. Selva Lab MOCVD (\$1.25MM Project)	150 days	Tue 4/5/11	Mon 10/31/11																
35	Assessment	2 wks	Tue 4/5/11	Mon 4/18/11																
36	Design	4 wks	Tue 4/19/11	Mon 5/16/11																
37	GMP	2 wks	Tue 5/17/11	Mon 5/30/11																
38	NTP	2 wks	Tue 5/31/11	Mon 6/13/11																
39	Construction	5 mons	Tue 6/14/11	Mon 10/31/11																
40	Building 15 - Dr. Selva Lab (Grant Project)	500 days	Tue 11/1/11	Mon 9/30/13																
41	Assessment	6 wks	Tue 11/1/11	Mon 12/12/11																
42	Design	8 mons	Tue 12/13/11	Mon 7/23/12																
43	GMP	4 wks	Tue 7/24/12	Mon 8/20/12																
44	NTP	2 wks	Tue 8/21/12	Mon 9/3/12																
45	Construction	14 mons	Tue 9/4/12	Mon 9/30/13																
46	Building 1B	264.2 days	Mon 4/18/11	Fri 4/20/12																
47	Design	5 mons	Mon 4/18/11	Fri 9/2/11																
48	GMP	4 wks	Mon 9/5/11	Fri 9/30/11																
49	NTP	2 wks	Mon 10/3/11	Fri 10/14/11																
50	Construction	6.71 mons	Mon 10/17/11	Fri 4/20/12																

UH Energy Research Park Renovator
Date: Wed 3/30/11
Projected

Task		Milestone		Rolled Up Task		Rolled Up Progress		External Tasks		Group By Summary	
Progress		Summary		Rolled Up Milestone		Split		Project Summary		Deadline	

Construction Projects – Campus Map

Campus Construction News and Notices



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PLANT OPERATIONS

Facilities Planning & Construction Department

Old Fleming Renovation

- Design Start ?
- Design Complete ?
- Construction Start ?
- Substantial Completion ?
- Commissioning/Activation ?
- Occupancy ?

Status/Issues:

- Scope has been revised to include only Life Safety code issues.

Old Science Renovation

- Design Start //11
- Design Complete //11
- Construction Start //11
- Substantial Completion //11
- Commissioning/Activation //11
- Occupancy //11

Status/Issues:

- Text Here
- Text Here
- Text Here?
- Text Here

Science Complex - \$57m

PROJECT NAME	FUNDING	FORECASTED COST-TO-COMPLETE	SAVINGS AVAILABLE
Science Teaching Laboratory (Base Bldg.)	\$31,199,333.00	\$30,451,333.00	\$1,148,000.00
Science Teaching Laboratory (1/2 4th Flr. Build-out)	\$0.00	\$4,053,637.00	\$0.00
SR-1 Life Safety, CW and AHU Upgrades	\$14,600,000.00	\$15,434,180.00	-\$834,180.00
SR-1 Energy Offices (1st Floor)	\$506,419.04	\$506,419.04	\$0.00
Old Fleming - Life Safety	\$7,962,794.96	\$4,126,556.00	\$3,331,166.94
Old Science - Life Safety	\$3,340,147.90	\$1,707,457.00	\$1,476,544.21
Spectrometer	\$179,759.10	\$176,439.10	\$0.00
SCIENCE COMPLEX PROJECT	\$57,788,454.00		\$5,121,531.15
Funding Required for Fleming 4th Floor Build-out			\$4,053,637.00

Energy Office Renovation 1st Floor, West Side

- Design Start 07/20/10
- Design Complete 01/20/11
- Construction Start N/A
- Substantial Completion Summer 2011
- Commissioning/Activation Spring 2012
- Occupancy Summer 2011

Issues:

- Additional scope to comply with TDLR/TAS.

Hilton Hotel

LIFE-SAFETY UPGRADES PROJECT SUMMARY

The project scope of the Conrad Hilton School of Restaurant and Hotel Management life-safety upgrades is summarized as follows:

- Replacement of the existing fire pump.
 - The scope above requires modification to the fire alarm system.
 - The scope requires increasing the sizes of the discharge and suction pipes from the existing water storage tank to the new fire pump.
 - Inspection of water storage tank for wall integrity (code requirement).
- Installation of fire suppression sprinkler systems on the first continued education wing and on the second floor faculty and administrative office for the Hilton School of Hotel Management.
 - The scope above requires asbestos removal and modification to the existing ceilings and wall penetrations.
- Installation of emergency lights on the south wing.
- Upgrade of the electrical system by separating the feeders for the fire pump and other emergency equipment (lights, elevators, etc.) from standby equipment (cooler, sump pumps, etc.) either by providing isolation from the rest of the switch board or installing a new feeder directly for the fire pump and emergency equipment.