Month

May 2009

Alkek Expansion

Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project is within the approved budget. The total project budget is $321,000,000, including the Alkek Infrastructure Upgrade. The total amount committed is $234,634,865 and the total amount expended is $114,328,746 to date. The Project team will continue to explore value engineering opportunities for potential cost savings.

Total Project Schedule Status: Currently, the schedule for McCarthy Builders with a 10% float identifies the expected substantial completion date to be in late September 2010. To date, 10 float days have been expended for adverse weather out of the 60-day total.

Activities for May: The concrete slabs of the elevator tower have been completed. Installation of electrical, mechanical, and plumbing (MEP) systems continued on Levels 13, 14, 15, 16, and 17.

Inside the building, MEP work continued on Levels 2 and 8 and in the basement mechanical area. This effort is required to couple the existing systems to the new systems for the expansion.

A formal topping out program and beam signing event took place for the Alkek Expansion superstructure on May 11 with participation from M. D. Anderson executives, senior management, patients, visitors, and staff. The ceremonial beams were placed in Level 24 of the structure on May 13.

The patient relocation from G11SE to G12SW has been delayed until June 2009. The construction for the G12SE renovation is underway with framing the walls for the patient rooms.

The G12 Refresh Construction Documents were issued and distributed for pricing. The architect and end user review session to finalize the equipment list has been completed.

Fabric selections for the laundry, beauty shop, family pantry and the family lounge furniture were reviewed with additional options still needing to be finalized. A meeting with Patient Care Prevention Facilities to incorporate the Alkek medicine preparation area scope changes into the G12 Refresh construction documents was held.

Elevator closures continue to facilitate the shear wall reinforcement inside the shafts on Levels 4, 6, 8, and 9. The first phase of Level 9 has been completed.

60 Day Look Ahead: Continue MEP systems installations on Levels 13, 14, 15, 16, 17, and 18. The Glass Fiber Reinforced Concrete (GFRC) panels will be completed through Level 19. In addition, Glazed Aluminum Framing will begin on the lower levels of the elevator tower for the glass installation.

The second phase of the Shearwall reinforcement on G9 will begin the first week of June.

Receive contractor pricing for the G12 Refresh project and issue the Notice to Proceed for the work. Complete the patient relocation from G11SE to G12SW. Complete fabric selection for furniture and begin the purchase order process. Review and finalize end user equipment lists so the procurement process can begin.

Project Description

The Alkek Expansion includes the addition of nine floors plus an observation deck. Included in the buildout are three inpatient units, which will add 144 beds to the existing Alkek Hospital. Also included in the base project is the renovation to the southeast pod of G12, which will convert 13 rooms without bathrooms to 10 ADA compliant rooms with bathrooms. Currently the buildout of a fourth floor is included in the construction documents as an additive alternate. In addition to this patient floor, add alternates include the build-out of the Observation Deck on level 24, Facility support space on level 23, regional pharmacy on level 14, family support space on level 9, facility support on level 8 and 23, on-call rooms and hot desks on level 7, beauty shop and laundry on level 6, and surgical reception and patient preparation on level 5. The project team will be meeting executive leaders in November 2008 to review the stage 4 Guaranteed Maximum Price proposal and the proposed cost of the alternates in order to confirm the scope and budget for the project.

Month	UTMDA - Institutionally Managed Project
May 2009	**CMRB - Bastrop**
	Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status:The project is currently within the approved budget of $52,000,000. Of that amount, $51,999,618 has been committed and $49,696,066 has been expended to date. This project is now in contract closeout. Final negotiations with the construction manager will yield a credit to the project.

Total Project Schedule Status: The project is now complete and operations have been turned over to the Vet Med Operations and REF O&M. Punchlist corrections are complete. TDLR corrections are in progress. The project has expended all of its scheduled float days.

Activities for May: TDLR corrections were released to the contractor to perform in preparation for the official inspection. The construction manager fully demobilized. Audit negotiations continued.

60-Day Look Ahead: The TDLR Inspection will be conducted for the project. Closeout of the project will commence and turnover of final documents will occur.
Audit of the construction contract will be completed, final change order and pay application will be processed.

Project Description

The Bastrop Facility Strategic Plan consists of building the Comparative Medicine Research Building (CMRB), formally known as The Basic Research and Education Building (BREB). This building will provide small primate housing, basic research laboratories, primate research laboratories, rodent good laboratory practices (GLP) facilities, and pathology laboratories when fully built out. The Rodent GLP facilities are shelled out in the initial stage of the project. The CMRB's current program is substantially larger than initially planned. The added scope has been reviewed and approved by the Facilities Steering Committee (FSC), The Board of Regents (BOR), and the THECB.

The recruitment of Dr. Christian Abee to the Bastrop campus as the new Chairman created a need to house his Owl Monkey and squirrel monkey colonies. Dr. Abee has transferred a National Institutes of Health (NIH) grant from his previous position with the University of South Alabama to M. D. Anderson that will provide funding for portions of this project. The project scope has been expanded to include space to accommodate the requirements of Dr. Abee's program.

Month

May 2009

South Campus Research Building (SCRB)- 3

(Formerly CABIR)

Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project is within budget. The Total Project Cost (TPC) is $132,060,000. Of this amount, $78,505,073 has been committed and $66,000,553 has been expended to date. The Construction Manager-At-Risk (CM-R) contract will decrease with the processing of Change Order 14, which is expected next month. This change order includes parking lot revisions and other miscellaneous change proposals.

Total Project Schedule Status: The project is on schedule. The current schedule reflects two substantial completion dates. The substantial completion date for the floor 1 common and clinical areas and the floor 2 offices remains September 4, 2009. The second substantial completion date is for the Good Manufacturing Practices (GMP) lab, where the substantial completion date is November 10, 2009. However, with the issuance of Change Order 14, the substantial completion dates will be consolidated to November 10, 2009. This change will save money and simplify the closeout and activation of Phase 1.

Activities for May: Vaughn continued applying wall finishes in the floor 1 clinical area and drywall installation in the GMP suite. The metal stud framing and one-siding of drywall for the floor 2 office areas is complete and the electrical rough is underway. Several above ceiling inspections have occurred allowing ceiling cover-up to begin. Roof remediation has started with moisture testing and the installation of a 100 square foot test area. The test area passed the uplift testing and the contractor is mobilizing to begin the installation of the complete roof. Vaughn continued functional performance tests for the HVAC equipment. The Comecer hot/warm cells arrived in Houston at the end of May. Imaging Physics has expressed concern over the galvanized material used for the RF shielding for the MRI suite. The project team is reviewing the contract requirements and the history of approvals and will provide a recommendation.

Phase 2 Design Documents for the infill of additional office space and conference rooms on floors 2, 3, 4 and 6 were issued for review and comment. Comments have been received and are being reviewed. A review meeting will follow.

An Early Access Agreement was completed on May 27, 2009 with The University of Texas Health Science Center at Houston. This early access agreement will allow the UTHSC to begin construction on the 6th floor.

In the month of May, Vaughn and the project team was recognized for their outstanding safety performance and presented with Gold STEP (Safety Though Exemplary Performance) award from ROCIP. This is achieved by 12 months of no lost time accidents and other safety performance measures. The SCRB 3 project is the second MDACC project to receive the award and the fourth UT System project to receive the award.

60-Day Look Ahead: Research and Education Facilities and Capital Planning and Management will finalize the equipment demands of the end users in the lab areas. P&W will review and incorporate Phase 2 DD comments and begin the Phase 2 Construction Documents. Continue installation of the architectural finishes and commissioning for the entire building will continue. The start date for installation for the hot/warms cells has been delayed from July 20 to August 24. The delay in installation coordinates better with Comecer's availability and allows necessary prep work to be done on straight time. A name change request will be submitted to the Executive Vice Chancellor to change the project name from the Center for Advanced Biomedical Imaging Research to South Campus Research Building – 3.

Month

May 2009

South Campus Research Building (SCRB)- 3

(Formerly CABIR)

Executive Monthly Report

Project Description

The South Campus Research Building - 3 (SCRB 3), formerly known as the Center for Advanced Biomedical Imaging Research (CABIR), will house M. D. Anderson Cancer Center's (MDACC) experimental diagnostic imaging program as well as providing laboratory facilities for The University of Texas Health Science Center (UTHSC). The building was designed by P&W Architects and is being constructed by Vaughn Construction, as a Construction Manager-At-Risk Project. The notice to proceed for construction was issued on February 22, 2007, and there are currently two substantial completion dates, September 4, 2009 for the floor 1 common and clinical areas and the floor 2 offices and November 10, 2009 for the GMP lab.

The building itself will be a 6-story, 315,000 sq ft concrete structure, located on the South Campus at the corner of Bertner and East Road with a curtainwall and masonry exterior facade. The facility will house Positron Emission Tomography, Magnetic Resonance Imaging, Optical Imaging Tracers, a Cyclotron, a small animal holding area, multiple wet labs, and administrative support offices. The initial occupancy for MDACC will be 88,000 sq ft of 111,000 sq ft on floors 1 and 2. UTHSC will occupy floor 6 in early 2010 and floor 5 at a future date.

Phase II is a $44 million Capital Improvement Project approved by the Board of Regents in February 2008 and the Texas Higher Education Coordinating Board in April 2008. Phase II program verification and design started in March 2008. In January 2009, M. D. Anderson upper management delayed the Phase II scope of work due to the slowing national economy. The only parts of Phase II that will proceed are the infill of floors 2, 3, and 4 and the housekeeping space on the floor 6 in order to coincide with the opening of the South Campus Research Building 4 (SCRB 4). Construction is scheduled to start on these areas in September 2009 with substantial completion expected in April 2010. The remainder of the building (floor 1 Vivarium, floor 2 dry labs, floor 3 and 4 wet labs, and floor 5 and 6 infills) will be designed and built at a future date once economic conditions improve.

30-Day Accomplishments

- Continued wall finishes in the floor 1 clinical area.
- Completed metal stud framing in the floor 2 office area.
- Installed one side of drywall in the floor 2 office area.
- Began electrical rough-in in the floor 2 office area.
- Completed the installation of sound batting and 2nd layer of drywall in the GMP lab area.
- Began process for the roof remediation.
- Issued Phase 2 Design Documents for review.

60-Day Forecast

- Complete final finishes in the floor 1 clinical area.
- Begin finishes in the GMP lab area.
- Complete MEP Modifications for MRI/PETct.
- Complete verification of lab equipment requirements for the building.
- Phase II - FSC Construction update: approval of Schematic Design.
- A name change request will be submitted to the Executive Vice Chancellor to change the project name from the Center for Advanced Biomedical Imaging Research to South Campus Research Building – 3.

Month	UTMDA - Institutionally Managed Project
May 2009	**South Campus Research Building (SCRB) - 4** *(Formerly CTT)* *Executive Monthly Report*

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project is presently within the current budget of $95.4 million. Of $86.2 million committed, $39.1 million has been expended to date. The stop work directive has deferred portions of the currently underfunded chiller and telecommunications scopes, postponing previous budget concerns associated with these items. The project team is continuing to pursue project cost savings opportunities under the assumption that the work stoppage is a temporary event and that additional costs to restart the halted areas will likely be incurred.

Total Project Schedule Status: The project is on schedule. The current substantial completion (SC) date is December 6, 2010. Change order #9, which includes the building's security system scope of work, will extend the SC date to December 15, 2010. The schedule includes 30 days of float. The SC and Beneficial Occupancy dates for SCRB-3's infill areas will correspond with those of SCRB-4. Direction from institution management has delayed activation of the areas not included in the stop work directive approximately six months into October, 2011.

Activities for May: The contractor submitted change order #9 which includes the security scope of work and approved Value Engineering (VE) changes. The contractor completed the bid process for the chiller scope and submitted its recommendations for subcontractor selections. Due to the stop work directive, the contractor was authorized only to proceed with the procurement of the cooling tower component. Exterior waterproofing and curtain wall work have begun. Network-Telecom coordination meetings have resulted in the deletion of numerous data drops throughout the building yielding projected cost savings to the telecommunications budget line. Finish submittals are progressing with input being provided by Facilities Planners. A teambuilding exercise was conducted to further strengthen working relationships between architect, contractor, and owner. Dr. Raymond DuBois, Provost and Executive Vice President, toured SCRB-4 on May 29 and was surprised at the advanced level of completion achieved prior to the stop work date of April 29 on levels 5 and 6.

60-Day Look Ahead: The contractor will compile all credits associated with the stop work order and present a deductive change proposal. Brick and roofing will begin. Facilities Planners will focus on closing out finish submittals prior to furniture selection. Real Estate will complete the documentation necessary for the payment of impact fees. A name change request will be submitted to the Executive Vice Chancellor to change the project name from the Center for Targeted Therapy to South Campus Research Building - 4. Efforts will continue with Research and Education Facilities to coordinate space allocation. VE efforts will continue.

Project Description

SCRB-4, formerly known as the Center for Targeted Therapy or CTT, is the fourth research facility to be located in the UT Research Park on the M.D. Anderson Cancer Center's South Campus. The BOR first included this project in the CIP on August 11, 2005, for FY 2006-2001 as a five-story, 165,000 gsf structure with a total project cost of $70 million. A program document was completed in December, 2006, and signed off by the president as a six-story, 198,000 gsf structure with a $90 million TPC submitted for approval August, 2007, as part of the 2008-2013 CIP. The project was resubmitted to the BOR in November, 2007, and now includes a seventh floor mechanical penthouse and a tunnel joining the UTHSC BREF to the SCRB-3, formerly known as CABIR. The project's TPC now totals $95.4 million with 209,300 gsf. SCRB-4 will develop and facilitate more effective collaboration and sharing of knowledge with health care providers, extramural researchers, academic institutions, industry, and organizations involved in cancer control initiatives. The facility plans to house the laboratories and offices of the Department of Experimental Therapeutics, including their analytical and synthesis cores, and their existing Pharmacology Development Center. Other programs targeted for this facility include a Melanoma Core Laboratory, BioMedical Engineering, a Research Medical Library Satellite, Distance Learning, and a support office complex for Technology Commercialization, Grants and Contracts, Legal Services, and others.

Month
May
2009

Pickens Academic Tower Phase 2

Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project budget is $173 million. Of this amount, $155.9 million has been committed and $126.6 million has been expended to date.

Total Project Schedule Status: Faculty Center levels 1 and 2 are on schedule for a June move in. The level 3 move in date may be changed from late July to early August. Any change will impact the level 4 move in date. The remodel of the Pickens Tower levels 5, 6, 8, 10, and 11 is proceeding on schedule. Pickens Tower level 11 is scheduled for a June move in. The work for Pickens Tower levels 2, 3, and levels 14 -18, was placed on indefinite hold. The Pickens Tower level 2 Nursing Class rooms, Education Center, were added back to the scope of work for Miner Dederick. Level 19 and 20 were placed on hold due to structural and fire rating issues.

Activities for May:

Faculty Center: In Faculty Center, levels 1 and 2 were inspected for substantial completion. Level 3 will be ready for its inspection in mid-June. The area has been air balanced, mechanically commissioned, and the training has been completed. Level 4 will not start until after the move to level 3 has occurred.

The Audio Visual Integration for level 2, Nursing, is on schedule for completion in mid-June. The contractor completed the majority of the equipment installation; and the podiums have been received. Preliminary testing by the contractor commenced.

Pickens Tower: Level 11 has been inspected for substantial completion. Miner Dederick is addressing any items that were on the punch list. The air balance and commissioning of the mechanical systems was completed. Levels 5, 6, and 8 are proceeding on schedule. Level 5 and 6 are at about the same stage, with the electrical, plumbing, mechanical, HVAC, lighting, sprinklers, and life safety devices almost complete. Level 8 has been demoed and is in the framing stage. Level 10 had an Interim Life Safety Measures walk completed. Outage requests for the adjustment of sprinkler heads are being scheduled.

Level 2, 3, and levels 14 – 18, were placed on indefinite hold. Level 2 Nursing Class rooms, Education Center were placed back in the scope of work and will have to be rescheduled. Miner Dederick is proceeding with addressing a credit for the floors that are on hold. After Miner Dederick submits the credit, they will provide a cost for the addition of Pickens Level 2 Nursing Class rooms, Education Center.

Level 19 and 20 were placed on hold due to structural and fire rating issues. Walter P Moore conducted a non-destructive evaluation (NDE) on levels 20 and 21 and determined that the floor thickness was not per construction documents and will not pass structural and fire codes in their current state. Levels 14 – 19 will be evaluated in June. Level 19 and 20 will be delayed until structural analysis and solutions are evaluated. The results of Walter P Moore's evaluation of level 20 & 21 are as noted:

Level	20	21
% slab ok	39%	92%
% ok strength, fire rating not ok	35%	7%
% not ok for strength/fire rating	26%	1%

Both levels 19 and 20 will be rescheduled.

Month

May
2009

Pickens Academic Tower Phase 2

Executive Monthly Report

60-Day Look Ahead:

The installation of mechanical, electrical, plumbing, and partitions, for the remaining floors, will continue in both: Faculty Center level 3, and 4, and Pickens Tower level 5, 6, 8, and 10, Miner Dederick will air balance and proceed with the commissioning for the August moves, FC3 and Pickens Tower level 5, 6. Credit for the floors on hold will be received and evaluated. Level 2 Nursing Class rooms, Education Center and level 19 and 20 will be scheduled.

Project Description

Pickens Academic Tower is an administrative and faculty office building, located on 1.35-acres of land due south of the Faculty Center building. The building contains approximately 730,000 gross square feet over 21 floors. Administrative & Faculty offices will occupy levels 4 – 20 and the Research Medical Library is housed on level 21. Levels 2-3 will be dedicated to amenities serving building tenants and the larger campus population. These amenities include Dining Services, an Education and Training center, Multi-purpose conference rooms, and a Fitness Center. Level 1 contains building support functions such as a loading dock, building mechanical space, storage and the maintenance and operations offices.

Month	Smithville Lab IV
May 2009	*Executive Monthly Report*

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The Laboratory IV project is currently within the approved budget. The Total Project Budget is $16,000,000. Of this amount, $15,281,330 has been committed and $14,500,498 has been expended to date.

Total Project Schedule Status: Contractual Substantial Completion was achieved on March 31, 2009. The architect, engineers, and owner made their final inspection on that date. Two significant issues related to the window wall (bad sill installation and water penetration) were identified as problematic for having substantial completion granted. The Contractor completed repairs on those items within the time prescribed by the Owner, so the March 31 Substantial Completion date was achieved.
Domestic water, which will be provided for this facility by Aqua Water, a local utility company, will not be online until mid-July at the earliest. Lack of this water prevents completion of the reverse osmosis (RO) and glasswash systems (commissioning scope only). The building's fire protection system also requires this source, which is critical to the project.

Lab IV continues to use temporary chillers, at a cost of $23,000 per month, to condition the space and will continue to do so until the Central Utility Plant project is completed, which is expected by mid-August 2009.

Activities for May: The contractor worked on punch list items from the Final Completion Inspection. Twenty items remain incomplete on the list (four are administrative). Remediation efforts for the TDLR deficiencies are complete. Re-Inspection is pending. The electronic security system was completed. Training was completed with the exception of the Power Monitoring System and an above-ceiling access demonstration for room SRD1.307. The edited O&M (operation and maintenance) manuals were distributed. Attic stock materials have been transmitted with the exception of one differential pressure test kit. The Activation team is coordinating with planners and the occupants as the campus prepares for occupancy. Actual move-in dates are being coordinated with the completion of the Water Well and CUP projects.

60-Day Look Ahead: Complete the items remaining on the punch list and complete final invoicing and close out paperwork.

Project Description

Progressive growth of research at Science Park-Research Division (SPRD) has filled all of the available laboratory spaces on M. D. Anderson's Smithville Campus. Laboratory Buildings I and II are in need of upgrades and renovations to their mechanical and infrastructure systems. This work has been delayed due to lack of swing space. Laboratory Building IV (23,000 GSF) will provide the swing space necessary by providing offices, administration areas, and space for 12 lab modules (16,228 GSF). The site selected for Laboratory Building IV is located at the rear of the existing campus. This location will ultimately be at the center of the Master Planned Campus when the new conference center is completed in the future. Siting of the building also places offices so that they enjoy a view of the pond on campus. The Lab IV project is tied to two other current projects: The Water Well project will provide domestic water and fire water for the new facility; and the Central Utility Plant will provide the Chilled Water.

Month	Smithville CUP / Water Well
May 2009	*Executive Monthly Report*

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The Smithville Central Utility Plant (CUP)/Water Well project is currently within the approved budget. The Total Project Budget is $13,500,000. The project has committed $11,258,682 of the budget and has expended $9,176,099 to date.

Total Project Schedule Status: Both sub-projects are behind schedule. The Water Well project is not complete at this time (the contractual date of Substantial Completion was December 19, 2008). Completion of the Water Well scope has been delayed by lack of a timely design for the water treatment systems needed to address methane and Hydrogen Sulfide found in the well water. Multiple rounds of water testing have been performed at the engineer's request to finalize the design. The Owner has requested a total cost evaluation of the new proposed system before granting any further testing. The impacts of not having this water service available include: the inability to complete the commissioning of Lab IV; the delayed occupancy of Lab IV; the additional cost associated with maintaining Lab IV by using temporary chillers and water softeners; and the delay in activating the new domestic water distribution system for the campus.

To reduce the impact of the above issue, the Owner has elected to fill the new 150,000-gallon storage tank using the backup connection to Aqua Water (the local water utility provider) and distribute water to the campus using the new distribution system. It is expected that the Aqua Water supply will be online by late July 2009. This water source will allow commissioning of the Central Utility Plant to begin, commissioning of the Lab IV to be completed, and make Lab IV available for use. However, flow and pressure measurements will need to be taken from the backup connection before it can be determined that this is a viable long term measure.

The CUP contractor, REC Inc., submitted several recovery schedules outlining their intention to complete the CUP portion of the project by the May 16, 2009 contractual date of Substantial Completion. They were not successful in achieving that date, due in part to lack of a water source. REC and the Owner are working together to develop a schedule which will define the actual retrospective schedule and establish a realistic date for availability of full water service and establish a new date when Substantial Completion will occur.

Activities for May: The contractor conducted Pre-Functional Checklists (PFCs) for the mechanical systems on the Water Well project, and verified the control systems. They also completed the electrical Functional Performance Tests (FPTs) for the pump house. The FPT for the CUP switchgear and panel boards were completed this month. The Water Well work is as complete as it can be without a design for the Hydrogen Sulfide/Methane Removal system. The results of the current testing were returned in late May. Design was not completed by the end of the month. REC continued with the mechanical, electrical, and plumbing (MEP) rough-ins work for the CUP building and the cooling tower. The installation of all underground piping is nearing completion with the exception of the final connections at the laboratory buildings.

60-Day Look Ahead: The finishes portion of the work within the CUP will begin after water is available in mid-July. The backup water connection to Aqua Water will be brought online, and the systems (piping, equipment, tanks) will be flushed and commissioned. Completion of the design for the hydrogen sulfide/methane removal system will be priced and evaluated. Ordering, submitting, and constructing will follow that evaluation. Most of the equipment has a six-week or more delivery duration after pricing is approved.

Project Description

The Smithville Central Utility Plant (CUP) is one of the projects in the Smithville Facility Strategic Plan. It will serve the campus by providing new equipment to service the campus' planned expansion and replace the failing equipment that already services the existing buildings. Phase I of the project is the building

Month	Smithville CUP / Water Well
May 2009	*Executive Monthly Report*

structure (4,300 GSF), which will house chillers, pumps, etc., and an outside yard for the cooling towers as well as underground chilled water for Lab 4. The CUP will have (1) 400 ton chiller and (2) 800 ton chillers to service Labs 1-4. Most of all the underground existing piping will be replaced. The CUP location will be at the rear of the existing Physical Plant Building creating a central area solely dedicated to the utilities of the campus. This project will also include a new water well which will serve as the primary domestic water supply system for the campus. The primary importance of the water well is to give the campus a reliable and consistent source of water and water pressure.

Capital Planning & Management Services

30-Day Accomplishments

- Performed status inspection of base scope for Water Well
- Performed status inspection of base scope for CUP
- Completed underground chilled water pipe (except for final connections)
- Completed the sixth round of water purity testing
- Connected to local utility water supply (Aqua Water)

60-Day Forecast

- Complete design of Hydrogen Sulfide/methane removal system
- Flow Aqua Water and flush all systems

Month	UTMDA - Institutionally Managed Project
May 2009	**South Campus Vivarium Phase 1-4**
	Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project, Phases 1-5, is within the approved budget of $45,000,000. Of this amount, $36,323,181 has been committed and $35,829,444 has been spent.

Total Project Schedule Status: Phases 1 through 4 of this project have been successfully completed and occupied.

Activities for May: As phases 1 through 4 of this project have been completed, all remaining tasks are warranty related.

60-Day Look Ahead: Review and manage warranty related work requests.

Project Description

The purpose of the South Campus Vivarium project is to provide a new 71,000 gross square feet (gsf) laboratory animal research facility (vivarium). The vivarium will be built in approximately 55,000 gsf of existing warehouse and vivarium space in the Physical Plant Building (PPB) and the adjoining Smith Research Building (SRB), respectively. The remaining 16,000 gsf will be a new mechanical structure abutting the PPB. Building entrances, docks, and the adjacent site will require modifications for employee, visitor, and truck access and parking.

This project supports the Institution's Strategic Vision by enhancing the quality of existing research programs and developing priority programs for the future; safeguarding and enhancing MDACC's resources; expanding research addressing risk assessment, prevention, and early detection of cancer and developing strategies to disseminate these findings.

This project was originally planned as a 5-Phase project. Ultimately, the project has encompassed the 5-Phase project into 2 -Phases. The first phase (Phases 1-4) are reported in this report, and the second phase (Phase 5) will be reported upon in the South Campus Vivarium Phase 5 report. Phase 5 will renovate the existing space on the first and second floor of the Smith Research Building. It will include additional animal housing rooms, new women's dressing room and restroom and a new lounge room. Phase 5 will tie-in the existing supply and return to the new HVAC systems of Phases 1-4.

Month

May 2009

UTMDA - Institutionally Managed Project

South Campus Vivarium Phase 5

Executive Monthly Report

Capital Planning & Management Services

Management Overview

Total Project Budget Status: The project, Phases 1 through 5, is within the approved budget of $45,000,000. Of this amount, $36,323,181 has been committed and $35,829,444 has been spent. The project budget is being reevaluated based on suspension of phase 5 of the project.

Total Project Schedule Status: Phases 1 through 4 of this project have been successfully completed and occupied. Due to economic conditions Phase 5 has been placed on hold. Prior to suspension, abatement and selected demolition were completed; Final construction documents were also completed and are ready for bidding.

Activities for May: Due to economic conditions, Phase 5 has been placed on hold. At present, the Phase 5 construction space is unoccupied and being monitored by Facilities O&M.

60-Day Look Ahead: Close off construction area and package project documents to be prepared for project re-initiation.

Project Description

The project scope is to renovate the existing space on the first and second floor to include additional animal housing rooms, new women's dressing room and restroom and a new lounge room. The project will continue to use the existing MEP systems to support the vivarium, extend new supply and exhaust duct from the new vivarium roof through the second floor plenum to connect to the existing first and second floor supply main. Existing MEP systems in the existing cage wash area shall be modified to support the new locker, restroom, break area and added animal housing rooms.

Due to economic conditions this project has been placed on hold. Prior to the hold status, abatement work and exhaust fan demolition were completed. Final construction documents were also completed and are ready to be re-bid. At present, the construction space is unoccupied and being monitored by Facilities O&M.