University of Houston – Clear Lake

Student Services Building Project Re-approval

Project Information

The original construction of UHCL Student Services was plagued with water infiltration and other deficiencies due to poor construction. The University took necessary occupancy of that building, although the water leaks were immediately apparent throughout the building. The University persistently tried to engage the original Construction Manager-at-Risk Contractor (Lyda-Swinerton) and the Architect (HOK) to correct the deficiencies causing the water infiltration, but could not get sufficient cooperation. This led to legal actions against the contractor and architect that were finally resolved in the spring of 2011. In the meantime, the University proceeded with comprehensive design and repair work to mitigate the water leaks and other problems. This work involved systematic repairs to nearly the entire building envelope, as well as sub-grade waterproofing, and foundation repair at the emergency generator. Interior repair work was also necessary. This repair construction started in spring of 2010, and was completed in fall of 2011.

The scope of this project included the design and construction services to:

- Replace building envelope components to achieve a waterproof building.
- Remove and replace generator foundation and earthwork to achieve proper support foundation at the emergency generator.
- Repair subgrade waterproofing at the Student Services Building Lecture Hall to prevent water infiltration.

PROJECT BUDGET

	ORIGINAL BUDGET	REVISED BUDGET	BUDGET INCREASE
Building Cost (New Construction)	$25,055,000	$25,055,000.00	$0.00
Building Cost (Repair & Renovation)	$1,195,000	$4,244,250	$3,049,250.09
Furniture & Moveable Equipment	$2,500,000	$2,500,000	$0.00
Architectural/Design Services	$3,190,000	$3,638,750	$448,750.00
Project Management(System)	$1,046,180	$1,151,651	$105,471.00
Other Professional Fees	$232,570	$372,256.83	$139,686.83
Administrative Costs	$450,000	$482,195.42	$32,195.42
Contingency	$2,250,000	$2,250,000	$0.00
Total Project Costs	**$35,918,750**	**$39,694,103**	**$3,775,353**

Funding Sources (Original Project Budget)

Revenue Bonds	$30,918,750
Student Fees	$5,000,000
TOTAL BUDGET	**$35,918,750**

Funding Sources (for Budget Increase)

HEAF	$ 1,878,603.31
Other Local Funds (UHCL)	$ 1,566,832.43
Other Local Funds (UH System)	$ 329,917.26
TOTAL BUDGET	**$ 3,775,353.00**

UHCL CAMPUS MAP

