

Bayou CCAP Construction Update

November 15, 2025

Architect/Engineer: Cannon Design, E&C

Contractor/Builder: Kitchell Construction

Project Management: UH System

Completed Milestones:

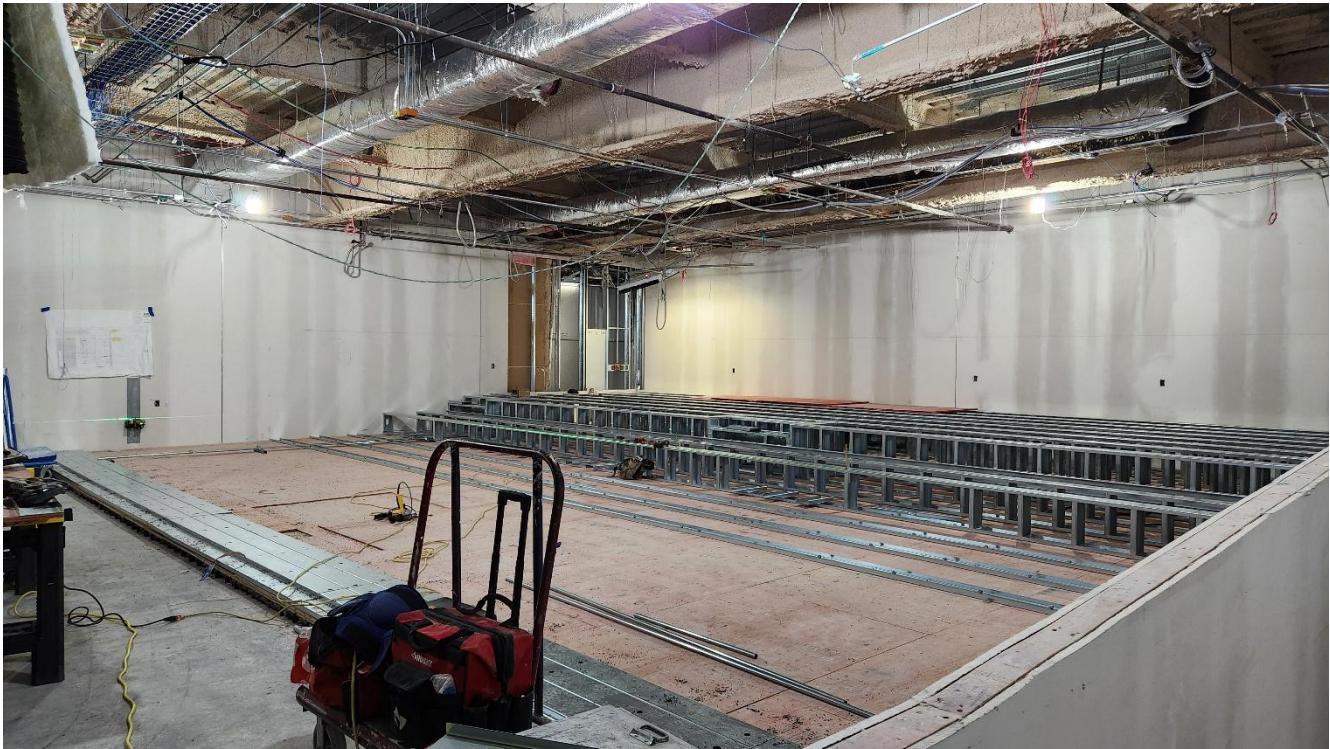
- Enabling Scope for Biology
- Phase 2 Lab clean-outs and relocations
- Elevator Overhaul scope development (Elevators 1, 2, 9 and 10)
- Skylight Repair analysis

In Progress:

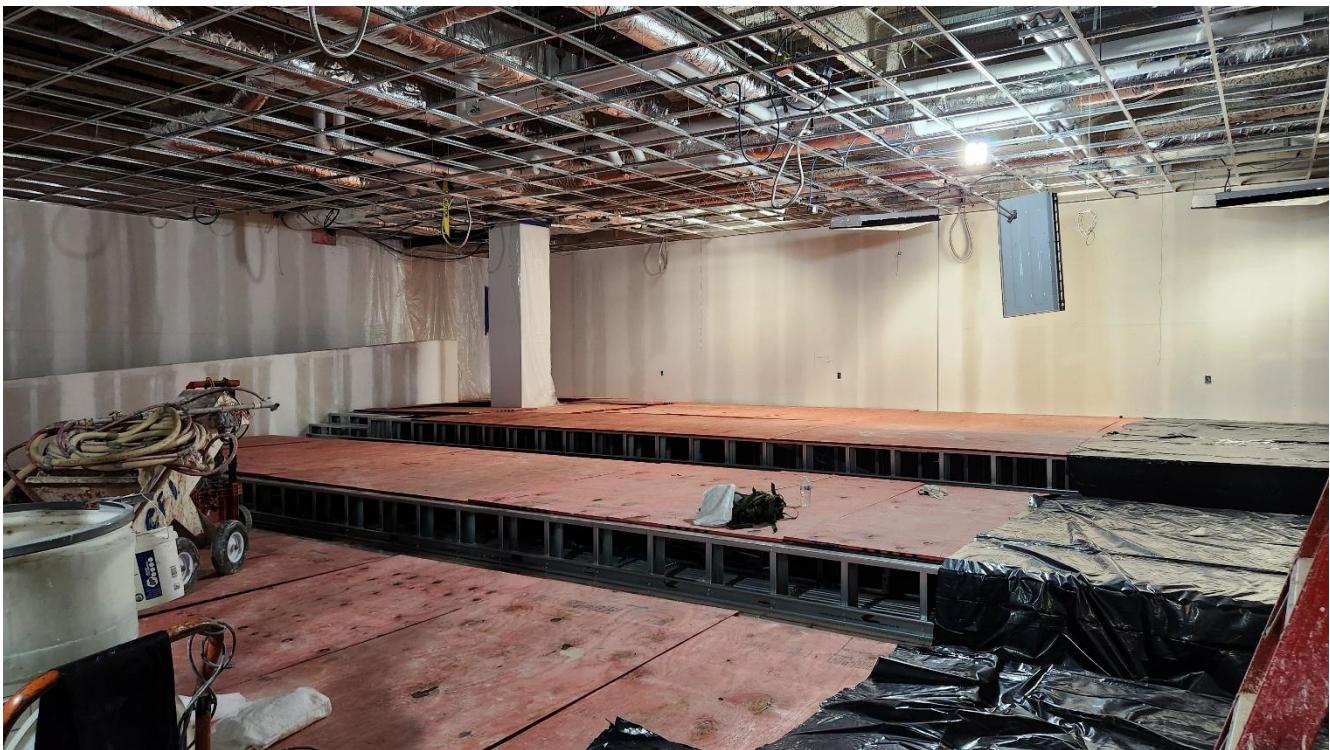
- VAV box changeouts on the Third Floor
- Bidding for Elevator Overhauls and Skylight Repairs
- Framing rough-in for new Phase 1 Labs
- Demolition for Phase 3 HSH Space

Next Steps:

- UHCL Phase 2 lab cleanouts are complete.
- In support of the third-floor construction, there will be ongoing utility work in the ceilings of the second floor of the building. This work has started, and occupants of these areas should be prepared for more construction disruptions.
- One significant component of the project is the replacement of most of the “Variable Air Volume” (VAV) air conditioning units throughout the building – located on all floors and in most areas. This update to Bayou’s air conditioning system is needed to improve control and energy efficiency. These VAV units live above the ceilings of offices, hallways, classrooms, and in every corner of the building. Replacement of these units will start in the Southeast corner, third floor. Disruptions to individual offices and office suites will typically last about ten days. FMC is working with individual departments regarding access and scheduling.
- Pre-wiring in preparation for the VAV box changeouts is occurring throughout the entire third floor and will start on the second floor soon. This may involve minor, brief disruptions in occupied office areas as wires are run in the ceiling.
- Around December, work will begin around the outside of the Northeast corner of Bayou (where the central utilities for the building are located). This will involve the staging of temporary chillers to provide building air conditioning while the cooling towers are replaced over the coming months.



New Classroom Progress



New Classroom Progress



Phase 2 Lab Demolition