

**University of North Florida
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE
September 2007**

Projects included in this report:

1. Student Union Building
2. College of Education & Human Services Building
3. Osprey Fountains - Phase VI Student Housing Project
4. Parking Operations Building
5. Brooks College of Health – Nursing Program
6. North-South Road
7. Phase II of Parking Lot 18 Expansion
8. Hodges Stadium – Various Projects
9. Hidden Lake Project (sanctuary)
10. UNF Hall Tenant Fit-out

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Project Description:

1. Student Union Building

This project is for the Design and Construction of a facility to house student government offices and function and become the center of student social activities on campus. Space program requires a building of about 148,000 GSF. The project provides offices for student organizations, student lounge areas, a food court, conference and meeting rooms, a restaurant, retail spaces, a book store, and other support facilities. Also included are the enlargement of the lake and the demolition of the Boathouse.

Design and Construction Team:

Architect/Programmer	Rink Design Partnership
Construction Managers:	Elkins Constructors

Status:

An Agreement was signed with Elkins Construction based on a GMP of \$40,087,074. The Total Project Cost is \$50 Million. Construction has started with the footings and foundations reaching the 25% completion stage. Occupancy of the Building is expected in the summer of 2009.

Funding:

Source:	Auxiliary	\$16,423,731
	PECO (Appropriated)	\$ 4,200,000
	Student Affairs (CF)	\$ 2,000,000
	TSI	\$ 1,500,000
	Bonds	\$ 20,669,802
	CITF (Appropriated)	\$ 5,206,467
Expenditures:	Construction Cost	\$40,087,074
	Spent-to-date	\$ 4,233,182
	Change Order Amount	(\$12,400,000)
	Funds Remaining in Contingency	\$ 569,447.

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007

Direct Purchase Reduction (\$12,400,000)

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Project Description:

2. College of Education & Human Services Building

This building program calls for a facility of approximately 107,000 Gross Square Feet to house all components of the College of Education.

Design and Construction Team:

Architect: Baker Barrios Architects
Construction Managers: Ajax Corporation

Status:

The project is now in the Construction Document Phase phase. The 100% milestone was reached in September 2007 and the CM is soliciting bids from sub-trades in preparation for a GMP submission. It is intended that this building begin construction in the middle of December 2007.

Funding:

Source:	Auxiliary	N/A
	PECO (05/06)	\$12,000,000
	PECO (06/07)	\$12,000,000
	PECO (07/08)	\$ 3,300,000
	Courtelis	\$ TBD
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 1,472,985.
	Change Order Amount	\$ N/A
	Funds Remaining in Contingency	\$ N/A

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007 \$0

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Project Description:

3. Osprey Fountains – Phase VI Student Housing

This project calls for the programming, design and construction of approximately 1000 beds and associated infrastructure on the east ridge of campus to accommodate increased residential student enrollment. Needs assessment also calls for recreation facilities such as swimming pool, tennis courts, a Convenience Store with a grill, parking facilities for 1,000 cars, walking trails and a walkway connection to central campus.

Design and Construction Team:

Architect (Design-Criteria Specialist): Cannon Design
Design Builders: The Haskell Group

Status:

Construction documents are at the 60% review stage. Site work was delayed by about one month due to rain events and permitting issues with FDEP and SJWMD. Substantial completion expected in late May 2009.

Funding:

Source:	Bond Financing	\$74,000,000
	Auxiliary	\$12,140,000
Expenditures:	Construction Cost	\$79,854,739
	Spent-to-date	\$ 5,530,380
	Change Order Amount	N/A
	Funds Remaining in Contingency	N/A

Finance and Administration worked with the Housing Administration to tailor a funding mechanism to suit this project (revenue bonding).

Issues

Site work was delayed by about one month due to permitting issues with FDEP and SJWMD. It is now expected to start around the middle of October, 2007.

Change Orders Issued June 15, 2007 to September 30, 2007 \$0

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Project Description:

4. Parking Operations Building

This project calls for a new 3,000 gross square foot, one story structure compatible with existing campus architecture, to be located near the existing information booth off UNF Drive. The facility will serve Parking Services to improve operating efficiency by providing offices and support space including customer service lobby, equipment and document storage, work rooms and other miscellaneous support space.

Design and Construction Team:

Architect:	Ebert Norman Brady Architects
Construction Manager:	W.G. Mills

Status:

The building shell is now complete and work continues on interior finishes. Occupancy is anticipated during the last week in November, 2007.

Funding:

Source:	Auxiliary	\$2,010,000
Expenditures:	Construction Cost	\$1,632,459
	Spent-to-date	\$1,033,328
	Change Order Amount	\$ 14,781
	Funds Remaining in Contingency	\$ 100,787

Issues:

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007	\$ 14,781
07/17/07 Install h/c ramps and new sign	\$ 9,302
08/22/07 changes to storm pipes, Add porcelain Floor and Stucco finish	\$ 5,479

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Project Description:

5. Brooks College of Health – Nursing Program

Design and construct an addition to the University of Health to accommodate teaching classrooms and general administrative office space for the Nursing program. The addition is expected to be approximately 33,000 gross square feet on four floors. The second floor will be occupied by the Student Health Services which will be relocated from Building 14.

Design and Construction Team:

Architect	Ponikvar & Assoc.
Construction Managers:	PPI

Status:

Work on footings and foundations are well underway (60%). It is anticipated that occupancy will be in late July 2007.

Funding:

Source:	PECO	\$7,391,416
	Auxiliary	\$2,895,214
	Courtelis	N/A
	TSI	\$1,200,000
Expenditures:	Construction Cost	\$10,146,782
	Spent-to-date (Project)	\$ 1,222,504
	Change Order Amount	0
	Funds Remaining in Contingency	N/A

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007 \$0

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Project Description:

6. North-South Road

The project consists of approximately one-half mile of roadway which runs through an environmentally and ecologically sensitive area of campus. This roadway is envisioned to be 2 lanes plus a pedestrian sidewalk and a dedicated bike path. The road must create minimal impact on the existing environment and must allow free passage of fauna from one side of the road to the other while allowing the healthy propagation of the existing flora.

Design and Construction Team:

Design Consultants	Arcadis
Construction Managers:	Jensen

Status:

The road is complete and in use. Work on the landscaping is continuing for completion in October, 2007.

Funding:

Source:	Auxiliary	N/A
	PECO	\$2,927,263
	Carry-forward	\$ 211,455
Expenditures:	Construction Cost	\$ 2,565,470
	Spent-to-date	\$ 2,406,257
	Change Order Amount	\$ 72,621
	Funds Remaining in Contingency	\$ 179,176

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007 \$ 14,604

Light Pole Brackets, remove storm drain	\$ 6,040
Slope pavement, handrail at headwall	\$ 8,564

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Project Description:

7. Phase II of Parking Lots 18 Expansion

Due to the anticipated construction of the Student Union Building and subsequently the College of Education Building, parking lots 3 and 4 will no longer be available. This project will replace the parking capacity on the north east part of campus. It is anticipated that this work will replace about 1,200 stalls.

Design and Construction Team:

Design Consultants :	JBC/GAI, LLC
Construction Managers:	Jensen

Status:

Construction work is complete and the lot is in use.

Funding:

Source:	Auxiliary	\$2,213,804
Expenditures:	Construction Cost	\$1,841,198
	Spent-to-date	\$1,809,600
	Change Order Amount	\$ 26,786
	Funds Remaining in Contingency	\$ 153,460

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007 \$ 8,841

Remove and replace curb at bus pulls	\$ 3,223
Add stop bars in existing lot	\$ 926
Add stop bars in new lot	\$ 1,092
Remove and depose of concrete	\$ 3,600

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Project Description:

8. Stadium Renovations

This project comprises 6 components which include a new competition track surface, seats in the stands, a new score board, new lighting, additional signage and the completion of the press box.

Design and Construction Team:

Design Consultants :	Schenkel-Shultz Architects
Construction Managers:	Rivers & Rivers

Status:

New lights have been installed; the renovations of the Press Box are substantially complete; design consultant has been engaged to design the Mondo Track. The seating is being installed.

Funding:

Source:	Auxiliary	N/A
	Cortellis & Matching	\$4,500,000
Expenditures:	Construction Cost	\$ 861,555*
	Spent-to-date	\$ 729,571
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 281,583

Issues

*Some contracts have not been finalized yet.

Change Orders Issued June 15, 2007 to September 30, 2007 \$0

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Project Description:

9. Hidden Lake Project (sanctuary)

This project is for the design and construction of a non-denominational building for meetings, recitals and meditation on one of the lakes on campus. The building will be approximately 4,000 GSF and will include an assembly area, washrooms, a small servery, and support spaces. The location of the building lends itself to an ecologically sensitive design which will incorporate sustainability and "green building" elements.

Design and Construction Team:

Design Consultants :	Smith-McCrary Architects
Construction Managers:	TBD

Status:

Consultant has been engaged to start the programming phase. Two meetings with stake-holders have been held to refine scope and generate concepts. Another meeting to review concepts is scheduled for October 4th.

Funding:

Source:	Auxiliary	\$ 195,000
	Cortellis	TBD
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 9,471
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues

None at this time.

Change Orders Issued June 15, 2007 to September 30, 2007 \$0

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Project Description:

10. UNF Hall Tenant Fit-out (AOL)

Under a Lease-to-Purchase agreement, this building is being leased for the accommodation of administrative units moving from the core campus. The first Phase of the project which was recently completed saw the relocation of the controller's office, IT, the Budget Office, the VP of Administration and Finance, Marketing & Publication group, and a small portion of Alumni Services. Phase II programming is about to start with the consultant having been hired. Programming will start in mid-July, 2007.

Design and Construction Team:

Design Consultants :	JSA Architects
Construction Managers:	TBD

Status:

Consultant has been engaged to start the programming phase. Meetings with Administration are on-going to finalize the list of occupants of the facility. Planning meetings with stake-holders are tentatively scheduled around October 15 to begin discussions.

Funding:

Source:	Carry-forward	\$ 625,000
	PECO (Including Purchase)	\$ 25,000,000
	Cortellis	\$ TBD

Expenditures:	Construction Cost	\$ 82,000*
	Spent-to-date	\$ 348,420
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues

*Additional construction costs TBD

Change Orders Issued June 15, 2007 to September 30, 2007 \$0