

**University of North Florida
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE
March 31, 2008**

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. Brooks College of Health Addition
5. Hodges Stadium – Various Projects
6. UNF Hall – Phase II
7. Founders Hall Renovations

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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 to 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 is well underway with the steel framing complete, the floor structures are in place, interior framing is underway and outside walls are well underway. 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	\$15,083,502
	Change Order Amount	\$ 78,422.
	Funds Remaining in Contingency	\$ 438,413

Issues

None at this time.

Change Orders Issued January 01, 2008 to March 31, 2008 \$ 78,422

# 2 Temporary Contractor Parking	\$ 10,683
# 5 Theatre Seating	\$ 67,739

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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 construction phase on this building was started mid-December 2007. An agreement was signed with AJAX construction based on a GMP of \$21,165,967. The total project cost is \$27,300,000. Steel framing is complete as well as underground utilities. Some floor slabs have been poured. It is intended that this building be ready for occupancy in the spring of 2009.

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	\$21,303,384
	Spent-to-date	\$ 2,590,945
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ 873,112

Issues

None at this time

Change Orders Issued January 01, 2008 to March 31, 2008 \$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:

The construction phase was started in mid-October of 2007, slightly behind schedule due to permitting issues. Work on site comprising the underground utilities, retention ponds and the foundations for the first wing of the building are complete. Precast panels and steel framing for the first wing have been erected. Substantial completion expected in early August 2009.

Funding:

Source:	Bond Financing	\$74,000,000
	Auxiliary	\$12,140,000
Expenditures:	Construction Cost	\$79,854,739
	Spent-to-date	\$14,746,922
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	N/A

Issues

No notable issues at this time.

Change Orders Issued January 01, 2008 to March 31, 2008 \$ 0

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Project Description:

5. 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 Graef, Anhalt, Schloemer & Associates
Construction Managers:	Rivers & Rivers Danis Construction

Status:

New lights have been installed; the renovations of the Press Box are complete; seats have been installed, new lighting and building sign complete. Danis Construction has started the replacement of the running track and soccer field in late February. Underground utility systems are in place and work has started on the track specialty drainage system. Expected completion of this project is the end of July 2008.

Funding:

Source:	Auxiliary Courtelis & Matching	N/A \$4,500,000
Expenditures:	Construction Cost Spent-to-date Change Order Amount Funds Remaining in Contingency	\$ 3,782,074 \$ 1,483,472 \$ 112,170 \$ N/A

Issues

None at this time

Change Orders Issued January 01, 2008 to March 31, 2008	\$ 2,400
M Gay # 2 Concrete work for conduits	\$2,400

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Project Description:

6. UNF Hall Tenant Fit-out (AOL)-Phase II

This building is being renovated to accommodate several administrative units moving from the core campus. The first Phase of the project which was recently completed saw the temporary 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.

Design and Construction Team:

Design Consultants :	JSA Architects
Construction Managers:	Danis Construction

Status:

Phase II programming is well underway with the consultant having met with all tenant groups and has completed the adjacency diagrams.

Funding:

Source:	Carry-forward	\$ 0
	PECO	\$ 6,800,000
	Courtelis	\$ 0

Expenditures:	Construction Cost	\$ N/A
	Spent-to-date	\$ 0
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ N/A

Issues

None at this time

Change Orders Issued January 01, 2008 to March 31, 2008 \$0

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Project Description:

7. Founders Hall Renovations)

Renovations to both floors to accommodate more classrooms space and improve occupancy distribution resulting from the relocation of Enrollment Services to UNF Hall.

Design and Construction Team:

Design Consultants : Gresham Smith & Partners
Construction Managers: TBD

Status:

The Programming phase has been started and the list of occupant groups has been finalized. Planning meetings with occupant groups are on-going with the next group of meeting focusing on detailed space allocation.

Funding:

Source:	Carry-forward	\$ 0
	PECO	\$ 5,000,000
	Courtelis	\$ 0

Expenditures:	Construction Cost	\$ 0
	Spent-to-date	\$ 0
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ 0

Issues

None at this time

Change Orders Issued January 01, 2008 to March 31, 2008 \$0