

**University of North Florida  
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE  
December 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. Hodges Stadium – Various Projects
8. Hidden Lake Project (sanctuary)
9. 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 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 and the floor structures are in place. Occupancy of the Building is expected in the summer of 2009.

**Funding:**

Source:	Auxiliary	\$16,423,731
	PECO (Appropriated)	\$ 4,200,000
	Carry Forward	\$ 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	\$ 6,056,162
	Change Order Amount	<b>\$(12,400,000)</b>
	Funds Remaining in Contingency	\$ 566,147.

**Issues**

None at this time.

**Change Orders Issued October 01, 2007 to December 31, 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 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. 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	\$ 78,567*
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ 214,156

Prior report included expenses not consider construction costs

**Issues**

None at this time.

**Change Orders Issued October 01, 2007 to December 31, 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:**

The construction phase was started in mid-October of 2007 due to permitting issues. Work on site is currently underway and includes the underground utilities, retention ponds and the foundations for the first wing of the building. Precast panels are scheduled to be produced in late January pending receipt of the building permit. 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	\$ 9,466,684
	Change Order Amount	\$ 0
	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**

No notable issues at this time.

**Change Orders Issued October 01, 2007 to December 31, 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 is now complete and occupied. Post-occupancy deficiencies are being addressed.

**Funding:**

Source:	Auxiliary	\$2,010,000
Expenditures:	Construction Cost	\$1,635,542
	Spent-to-date	\$1,498,673
	Change Order Amount	\$ 22,464
	Funds Remaining in Contingency	\$ 100,787

**Issues:**

None at this time.

**Change Orders Issued October 01, 2007 to December 31, 2007      \$ 7,683**

10/29/07 # 3 Intl.Key/chg out water closets/delete pantry and add Wall/Add fry rig lets	\$ 6,574
11/01/07 # 4 Add laminate shelf to break room	\$ 1,109

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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:**

Construction is well underway with steel framing and floor slabs completed. HVAC rough-in and plumbing work have started. It is anticipated that occupancy will be in late July 2008.

**Funding:**

Source:	PECO	\$7,391,416
	Auxiliary	\$2,895,214
	Courtelis	N/A
	TSI	\$1,200,000
Expenditures:	Construction Cost	\$10,169,552
	Spent-to-date (Project)	\$ 2,932,144
	Change Order Amount	<b>\$( 1,476,397)</b>
	Funds Remaining in Contingency	\$ 117,275

**Issues**

None at this time.

**Change Orders Issued October 01, 2007 to December 31, 2007 **\$(1,476,397)****

#2 Add water hydrant	\$ 18,065.
#3 replace existing sanitary line	\$ 4,705.
#4 Owner Direct Purchase	<b>\$(500,000)</b>
#6 Owner Direct Purchase	<b>\$(999,167)</b>

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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 but with major delays in completing the work.

**Funding:**

Source:	Auxiliary	N/A
	PECO	\$2,927,263
	Carry-forward	\$ 211,455
Expenditures:	Construction Cost	\$ 2,572,192
	Spent-to-date	\$ 2,415,814
	Change Order Amount	\$ 79,343
	Funds Remaining in Contingency	\$ 0

Contingency transferred to Physical Facilities

**Issues**

Landscape sub-contractor has been unresponsive to constant requests to finish the landscaping portion. UNF is working with the General Contractor to remedy the situation.

<b>Change Orders Issued October 01, 2007 to December 31, 2007</b>	<b>\$ 6,722.</b>
10/22/07 Additional Sod due to design change	\$6,722.

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**Project Description:**

**7 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; design consultant is working on construction documents for the Mondo Track (65% complete). The new seating has been installed.

**Funding:**

Source:	Auxiliary	N/A
	Courtelis & Matching	\$4,500,000
Expenditures:	Construction Cost	\$ 1,323,999
	Spent-to-date	\$ 1,228,616
	Change Order Amount	\$ 109,770
	Funds Remaining in Contingency	\$ 110,439

**Issues**

None at this time

<b>Change Orders Issued October 01, 2007 to December 31, 2007</b>	<b>\$109,770</b>
M Gay # 1 Relocate Scoreboard	\$28,924.
Rivers & Rivers # 1 Light signage, Eagle, Flag pole, Interior glazing, new exterior door openers, Insulate Plumbing.	\$77,095.
Rivers & Rivers # 2 Refrigerator & Ice maker	\$ 3,751.



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**Project Description:**

**8 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 5,500 GSF and will include an assembly area, washrooms, a small server, 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 completed the preliminary design and produced a complete presentation package for use by Institutional Advancement in their fund raising.

**Funding:**

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

Prior report included expenses not considered construction costs.

**Issues**

None at this time.

**Change Orders Issued October 01, 2007 to December 31, 2007      \$0**

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**Project Description:**

**9 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 included 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 has started with the consultant having been hired. Purchasing, TSI/Foundation Accounting, Enrollment Services and FIE are some of the departments being programmed for Phase II.

**Design and Construction Team:**

Design Consultants :	JSA Architects
Construction Managers:	Danis Construction

**Status:**

The Programming phase has been started and the list of occupant groups has been finalized. Planning meetings with occupant groups are on-going.

**Funding:**

Source:	Carry-forward	\$ 625,000
	PECO (Including Purchase)	\$ 25,000,000
	Courtelis	\$ TBD
Expenditures:	Construction Cost	\$ 82,000*
	Spent-to-date	\$ 72,029*
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

**Issues**

\*Additional construction costs TBD  
\* Prior report included expenses not considered construction costs.

**Change Orders Issued October 01, 2007 to December 31, 2007      \$0**