

**University of North Florida
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE
October 1st, 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 Tenant Fit-out
7. Founders Hall Renovations
8. Student Wellness and Sports Education Center
9. Science and Humanities Building (Biology)

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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 reaching a completion stage of about 65%. Occupancy of the Building is expected in May 2009. The project is on schedule and on budget.

Funding:

Source:	Auxiliary	\$16,323,731
	PECO (Appropriated)	\$ 4,200,000
	Student Affairs (CF)	\$ 2,000,000
	TSI	\$ 1,500,000
	Bonds	\$20,669,802
	CITF (Appropriated)	\$ 5,206,467
	CITF	\$ 500,000
Expenditures:	Construction Cost	\$40,087,074
	Spent-to-date	\$28,404,444
	Change Order Amount	\$ 457,271
	Funds Remaining in Contingency	\$ 351,435

Issues

None at this time.

Change Orders Issued June 17, 2008 to September 30, 2008 **\$ 417,317**

- #7 Third floor east bldg. (courtroom) \$317,330
- #9 Elec. Service for ballroom \$ 59,994
- #10 Additional technology scope \$ 39,993

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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 \$21,303,384. The total project cost is \$27,300,000. Construction is well underway reaching a completion stage of about 65%. Occupancy of the Building is expected in May 2009. The project is on schedule and on budget.

Funding:

Source:	Auxiliary	90,000
	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	\$13,731,660
	Change Order Amount	\$ 315,332
	Funds Remaining in Contingency	\$ 522,782

Issues

None at this time

Change Orders Issued June 17, 2008 to September 25, 2008 \$206,993

- 19 separate Change Orders each valued at less than \$36,000 dealing with security controls; roof access door; fire Alarm speakers; roof tie off system, revisions to power & telecommunications, diffusers and transfer ducts; vestibule doors at ea. Bathroom; and other miscellaneous "normal changes" during construction. Details are available if needed.

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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. Precast panels and steel framing on all of the four wings have been erected. Interior framing and utilities rough ins are complete in Block A and well underway in the rest of the blocks. Substantial completion expected in early August 2009. This project is on schedule and on budget.

Funding:

Source:	Bond Financing	\$74,010,000
	Auxiliary	\$12,195,000
Expenditures:	Construction Cost	\$79,854,739
	Spent-to-date	\$38,904,577
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	N/A

Issues

No notable issues at this time.

Change Orders Issued June 17, 2008 to September 30, 2008 \$ 0

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Project Description:

4. 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 will 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:

The building is now about complete and was occupied at the end of July 2008. This project was completed on schedule and on budget.

Funding:

Source:	PECO	\$7,391,416
	Auxiliary	\$2,895,214
	Other funding	\$ 295,000
	TSI	\$1,200,000
	Student Affairs	\$ 100,000
Expenditures:	Construction Cost	\$10,146,781
	Spent-to-date (Project)	\$ 9,434,483
	Change Order Amount	\$ 129,093
	Funds Remaining in Contingency	\$ 74,352

Issues

Project Complete.

Change Orders Issued June 17, 2008 to September 30, 2008 \$37,514

- # 13 Emergency generator \$34,468
- # 14 Andover security mgmt. system \$13,642
- # 15 Delete Interior signage \$(10,595)

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Project Description:

5. Stadium Renovations

This project comprised 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:

Danis Construction started the replacement of the running track and soccer field in late February, 2008. This project was completed as anticipated at the end of July 2008. The project was completed on schedule and on budget.

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 \$ 3,496,203 \$ 227,573 \$ N/A

Issues

Project Complete

Change Orders Issued June 17, 2008 to September 30, 2008	\$ (22,576)
• # 9 Relocate Irrigation Main	\$ 6,349
• # 10 Furnish & Install water service	\$ 9,552
• # 12 Install Hammer Cage	\$ 5,985
• #13 Decrease Labor for Mondo installation	\$ (7,350)
• # 15 Savings on Fencing & gate	\$(37,112)

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Project Description:

6. UNF Hall Tenant Fit-out (AOL)

This building is being renovated to accommodate several administrative units moving from the core campus.

Design and Construction Team:

Design Consultants :	JSA Architects
Construction Managers:	Danis Construction

Status:

Phase II construction documents are complete and have been priced. Construction work on the first tenant space (Phase I) was completed in late July 2008. Construction work on Phase II is anticipated to start in October 2008 and be ready for occupancy by March 2009.

Funding:

Source:	Carry-forward	\$ 0
	PECO	\$ 25,000,000
	Courtelis	\$ 0

Expenditures:	Construction Cost	\$ 523,857
	Purchase Building	\$18,092,138
	Spent-to-date	\$ 124,083
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ N/A

Issues

None at this time

Change Orders Issued June 17, 2008 to September 30, 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 : Roland, DelValle, Bradley
Construction Managers: TBD

Status:

The Programming phase has been completed and a design consultant selected to begin the construction documents. It is anticipated the construction documents will take about five months with construction starting in late February or early March, 2009.

Funding:

Source:	Carry-forward	\$ 0
	PECO	\$ 5,000,000
	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 June 17, 2008 to September 30, 2008 \$0

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Project Description:

8. Student Wellness and Sports Education Center

This addition and renovation to the Dottie Dorian Center is currently in the programming Phase. It is anticipated that the new building addition will be about 89,000 GSF and will house the offices of the Campus Recreation Department, the Health Promotion Center Offices, the Physical Education Faculty Offices, classrooms for Physical Education, as well as accommodate Racquetball Courts, Multi-purpose Playing Courts with spectator seating and possible retail spaces and a “healthy food” snack bar. Both Consultant firm and Cost Managers are donating their services to the UNF for this phase.

Design and Construction Team:

Programming Consultants :	HKS Architects
Cost Managers:	Gilbane Construction

Status:

Programming was started in January, 2008 to be completed in September 2008. Design and construction will depend on availability of funding.

Funding:

Source:	CITF	\$ 4,500,000
	PECO	\$ 0
	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 June 17, 2008 to September 30, 2008 **\$0**

None at this time

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Project Description:

9. Science and Humanities Building (Biology)

This proposed project is intended to replace the laboratory, teaching and administrative functions currently located in Buildings 3 and 4. The new building is anticipated to be approximately 90,000 Gross Square Feet on three floors and will be located directly adjacent to the current Social Sciences Building.

Design and Construction Team:

Programming Consultants :	TBD
Cost Managers:	TBD

Status:

Programming is expected to start around the third quarter of 2008, pending release of funding of \$24 Million. A Request for Qualification from interested consulting firms is currently being solicited. Construction schedule will depend on availability of funding.

Funding:

Source:	Carry-forward	\$ 0
	PECO	\$ 24,000,000
	Courtelis	\$ 0
Expenditures:	Construction Cost	\$ TBD
	Spent-to-date	\$ 0
	Change Order Amount	\$ 0
	Funds Remaining in Contingency	\$ N/A

Issues

None at this time

Change Orders Issued June 17, 2008 to September 30, 2008 \$0