

**University of North Florida
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE
June 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

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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 construction budget was estimated at \$37,535,000; however, market conditions and particular UNF needs have pushed this budget closer to the \$42,000,000 mark for a Total Project Cost of \$50 Million.

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:

Construction Document Phase is underway with the 90% milestone reached in Late May, 2007.

Funding:

Source:	Auxiliary	\$ 6,490,376
	PECO (Appropriated)	\$ 4,200,000
	Student Fees	\$ 9,870,192
	Financing	\$20,732,965
	E&G (FFE)	\$ 2,000,000
	TSI Funding	\$ 1,500,000
	CITF (Appropriated)	\$ 5,206,467
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 2,277,466
	Change Order Amount	\$ N/A
	Funds Remaining in Contingency	\$ N/A

Issues

Design is currently \$1.8 Million over budget. FPO is evaluating the design and budget estimate for additional cost savings.

Change Orders Issued April 01, 2007 to June 15, 2007 \$0

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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 50% milestone was reached in late May 2007. It is intended that this building be in construction in late fall of 2007.

Funding:

Source:	Auxiliary	N/A
	PECO (Appropriated 05/06)	\$12,000,000
	PECO (06/07)	\$12,000,000
	PECO (07/08 request)	\$ 3,300,000
	Courtelis	\$ TBD
	TSI	\$ N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 720,137
	Change Order Amount	\$ N/A
	Funds Remaining in Contingency	\$ N/A

Issues

None at this time.

Change Orders Issued April 01, 2007 to June 15, 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:

Site planning and conceptual revisions to the floor plans are underway. Construction is anticipated to start in September 2007 for substantial completion in late May 2009.

Funding:

Source:	Auxiliary (Bond Financing)	\$74,000,000
	Housing	\$10,000,000
	Parking	\$ 2,000,000
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$-0-
	Spent-to-date	\$ 433,520
	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

Several site plan options were developed for review by the President. The final version approved in early June has a cost implication which is still being evaluated.

Change Orders Issued April 01, 2007 to June 15, 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 CM contract with W.G. Mills is in place and construction was started in early March, 2007. The building shell is mostly complete. Occupancy is anticipated in early winter, 2007.

Funding:

Source:	Auxiliary	\$2,010,000
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$1,615,300
	Spent-to-date	\$ 298,106
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 24,376

Issues:

None at this time.

Change Orders Issued April 01, 2007 to June 15, 2007 \$0

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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:

PPI has submitted a GMP of \$10.14 Million which is compatible with the construction budget. It is anticipated that construction will start in late July 2007.

Funding:

Source:	Auxiliary	\$	N/A
	PECO	\$	7,391,416
	Student Medical Services	\$	2,895,214
	Student Government		N/A
	Courtelis		N/A
	TSI	\$	1,200,000
	Landscaping		N/A
Expenditures:	Construction Cost	\$	-0-
	Spent-to-date (Project)	\$	496,244
	Change Order Amount		N/A
	Funds Remaining in Contingency		N/A

Issues

Although the construction GMP is within the expected construction budget, the Total Project Cost shows a deficit of about \$350,000. Some of the soft costs were reduce drastically to be able to proceed with construction.

Change Orders Issued April 01, 2007 to June 15, 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:

Construction is well underway and ahead of schedule. Since the new shuttle service will rely entirely on this road being completed, this road will be in operation before the start of the fall semester of 2007.

Funding:

Source:	Auxiliary	N/A
	PECO-Infrastructure	\$2,927,263
	Student Government	N/A
	Cortellis	N/A
	Landscaping	N/A
	Carryforward	\$ 211,455
Expenditures:	Construction Cost	\$ 2,492,850
	Spent-to-date	\$ 1,152,094
	Change Order Amount	\$ 58,017
	Funds Remaining in Contingency	\$ 205,294

Issues

None at this time.

Change Orders Issued April 01, 2007 to June 15, 2007 \$ 58,017

Light Pole Modifications	\$ 2,143
Irrigation System Design & Construction	\$ 55,873

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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 well underway and is 6 weeks ahead of schedule. Since the new shuttle service will rely entirely on this parking lot being completed, this lot will be in useable before the start of the fall semester of 2007.

Funding:

Source:	Auxiliary	\$2,182,756
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
	Carryforward	\$ 31,048
Expenditures:	Construction Cost	\$1,832,357
	Spent-to-date	\$ 996,224
	Change Order Amount	\$ 17,945
	Funds Remaining in Contingency	\$ 160,580

Issues

Changed construction costs to include change orders to date.

Change Orders Issued April 01, 2007 to June 15, 2007 \$-0-

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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 ordered and are expected to arrive in mid-July; The renovations of the Press Box are scheduled to begin during the last week of June. Design consultant has been engaged to design the Mondo Track. The seating has been chosen and will be installed at the same time as the renovations to the Press Box.

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	N/A
	Cortellis	\$4,500,000
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 28,448
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues

N/A

Change Orders Issued April 01, 2007 to June 15, 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 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 been engaged to start the programming phase. A meeting with stake-holders is scheduled for June 28th to begin discussions.

Funding:

Source:	Auxiliary	TBD
	PECO	TBD
	Student Government	TBD
	Cortellis	TBD
	TSI	TBD
	Landscaping	TBD
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ -0-
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues

N/A

Change Orders Issued April 01, 2007 to June 15, 2007 \$0

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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, Public Relations, Alumni Services and ELP. 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. A meeting with stake-holders is scheduled for mid July to begin discussions.

Funding:

Source:	Carryforward	\$ 300,000
	PECO	\$ TBD
	Student Government	\$ TBD
	Cortellis	\$ TBD
	TSI	\$ TBD
	Landscaping	\$ TBD
	TBD	\$6,000,000
Expenditures:	Construction Cost	\$ 300,000
	Spent-to-date	\$ 286,200
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues

N/A

Change Orders Issued April 01, 2007 to June 15, 2007 \$0