

**University of North Florida
BOARD OF TRUSTEES**

**CAPITAL PROJECTS UPDATE
October 20, 2005**

Projects included in this report:

1. Library Addition and Renovations
2. Library - Parking Lot 2
3. Social Sciences Building
4. Student Union Building
5. College of Education
6. Student Housing - East Ridge Phase VI
7. Parking Operations Building
8. Replacement of Portable 832
9. Student Skateboard Park
10. Photography Laboratory Building
11. Housing Administration Building and Student Health Facilities
12. Starbucks Outlet at the Atrium
13. College of Health – Allied Health
14. Water Fountain Feature
15. Western Ridge Road

**University of North Florida
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**CAPITAL PROJECTS UPDATE
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Project Description:

Library Addition and Renovations

Design and Construct an 86,000 GSF addition to the library facility including major renovations to the existing. The addition includes book storage and display spaces, student group and individual study areas, administrative offices and ancillary functions.

Design and Construction Team:

Architect: Rink Reynolds
Construction Managers: Turner Construction

Status:

Substantial completion and occupancy were achieved on the new portion of the Library in early September 2005. Work in continuing on the renovations and are expected to be completed by early December 2006.

Funding:

Source:	Auxiliary	\$ -0-
	PECO	\$19,298,000
	Student Government	N/A
	Courtelis (05/06)	\$ 4,000
	TSI	\$ 3,000,000
	Landscaping	N/A
Expenditures:	Construction Cost	\$18,637,734
	Spent-to-date	\$19,633,379
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 54,265

Issues

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ 519,612.43

This amount included \$390,600 for Parking Lot 2.

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Project Description:

Library – Parking Lot 2

This project is associated with the new Library addition. Beginning with this parking lot, a trend is being established on campus to beautify landscaping by raising the level of quality of design and the extent of plantings.

Design and Construction Team:

Landscape Architect:	RS&H
Construction Managers:	Turner Construction

Status:

Substantial completion was achieved on October 15. Work in continuing on minor deficiencies and is expected to be completed by the end of October.

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	\$1,448,479
Expenditures:	Construction Cost	\$1,230,800
	Spent-to-date	\$ 946,618
	Change Order Amount	\$ *
	Available Balance	\$ 69,255

Issues

None at this time.

*** Change Orders Issued July 01 '05 to Sept. 30 '05:
\$390,600 – Paid out of Library Additions & Renovations Project.**

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Project Description:

Social Sciences Building

Design and Construct a 70,000 GSF new building to house parts of the University of Arts and Sciences. The facility will house Political Science and Public Administration; Sociology, Anthropology and Criminal Justice; Psychology; Advising; and the Dean's Offices. These departments are currently located in various buildings throughout the campus. The project provides offices, labs, classrooms, student lounge areas and other support facilities. Student lounge areas of various sizes are provided throughout the facility to encourage interaction between students and faculty.

Design and Construction Team:

Architect: Smith McCrary Architects
Construction Managers: Elkins Constructors

Status:

Although actual construction activities started in early July of 2005, the ground breaking ceremonies were held on September 21, 2005. Site utilities, footings and foundations and the parking area have been completed. Steel framing components are currently being erected. The anticipated occupancy date is the Fall of 2006.

Funding:

Source:	Auxiliary	N/A
	PECO	\$10,831,073
	Student Government	N/A
	Courtelis	\$ TBD
	TSI	\$ 2,220,000
	Landscaping	N/A
Expenditures:	Construction Cost	\$9,952,786
	Spent-to-date	\$1,565,707
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 375,369

Issues

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ N/A

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Project Description:

Student Union Building

Programming of a facility to house student government offices and function and become the center of student social activities on campus. Preliminary space definition indicates a building between 135,000 and 170,000 GSF. The construction budget will be defined once the space program is fixed.

The project provides offices for student organizations, student lounge areas, a food court, large assembly area, a large performance theater and other support facilities.

Design and Construction Team:

Architect/Programmer	Rink Design
Construction Managers:	TBD

Status:

Programming is about 60% complete. The next focus group meeting is scheduled for October 21 at which time the draft space analysis report will be available for discussion as well as the preliminary construction budget.

Funding:

Source:	Auxiliary	N/A
	PECO (Appropriated)	\$4,200,000
	Student Government	\$ -0-
	Courtelis	\$ -0-
	TSI	N/A
	Landscaping	N/A
	CITF (Appropriated)	\$5,206,467
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 July 01 '05 to Sept. 30 '05 \$ N/A

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**CAPITAL PROJECTS UPDATE
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Project Description:

College of Education

Programming of a new facility to house the College of Education was completed in September, 2005. The program calls for a new building of about 107,000 Gross Square Feet to house all components of the College.

Design and Construction Team:

Architect/Programmer:	Akel, Logan & Schaefer
Construction Managers:	TBD

Status:

Funding is in place to start the schematic design phase, however, due to this building's proximity to the new proposed Student Union, the Facilities Planning Office is recommending waiting until the schematic design of the Student Union is completed before starting with this project. This will allow for the coordination of common features such as plazas, parking and other site amenities between both buildings. Facilities Planning Office is recommending issuing a Request for Qualifications to select a design team.

Funding:

Source:	Auxiliary	N/A
	PECO (Appropriated 05/06)	\$12,000,000
	PECO (06/07 request)	\$12,000,000
	Student Government	N/A
	Courtelis	\$ TBD
	TSI	\$ TBD
	Landscaping	N/A
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 July 01 '05 to Sept. 30 '05 \$ N/A

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Project Description:

Student Housing – East Ridge Phase VI

This project calls for the programming, design and construction of approximately 1,000 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 connect to central campus.

Design and Construction Team:

Architect/Programmer:	Cannon Design
Construction Managers:	N/A

Status:

The Design-Build Criteria Package is about 40% complete and work continues with the anticipated completion date of January 2006. The design package for the Utilities and Infrastructure work is currently being worked on with an anticipated completion date of January 2006.

Funding:

Source:	Auxiliary (Bond Financing)	\$36,000,000 (est.)
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$-0-
	Spent-to-date	\$-0-
	Change Order Amount	\$-0-
	Funds Remaining in Contingency	\$-0-

Finance and Administration is working with the Housing Administration to tailor a funding mechanism to suit this project (revenue bonding). The outcome of this proforma analysis will define the number of beds that can be built.

Issues

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ N/A

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Project Description:

Parking Operations Building

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 providing 900 square feet of offices and 934 square feet of support space including customer service lobby, equipment and document storage, work rooms and other miscellaneous support space.

Design and Construction Team:

Architect: To Be Determined – Interviews will be held at the end of October.

Contractor: To Be Determined

Status:

Architect interviews week of October 17 through October 21, 2005.
Estimated occupancy spring 2007.

Funding:

Source:	Auxiliary	\$900,000
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
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 July 01 '05 to Sept. 30 '05 \$ N/A

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**CAPITAL PROJECTS UPDATE
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Project Description:

Replacement, Portable 832

A 4,672 GSF prefabricated modular building to house Facilities Planning and Environmental Health and Safety offices allowing space in Building 1 to become available for other administrative uses. The modular building is to be located west of Building 5 and between Building 14 and 15. It will have open landscape office furniture and individual offices including a small plan room and conference room.

Design and Construction Team:

Design/manufacturer/contractor:	William Scotsman
Site Plan:	BHR

Status:

Construction documents are being prepared. Demolition of existing portables is scheduled during the winter break period. Anticipated occupancy January 2006

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	N/A
	Carry Forward	\$440,000
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$284,879
	Spent to Date	\$ 97,035
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 58,086

Issues:

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ N/A

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**CAPITAL PROJECTS UPDATE
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Project Description:

Student Skateboard Park

Student Government has requested the design and construction of a 13,000 square foot skateboard park to serve the student needs. This park will be located on the northern side of campus and will include a variety of obstacle course and ramps. The project also includes an attendant booth, a water fountain, a walkway and a bicycle rack.

Design and Construction Team:

Architect: Junck & Walker Architects
Construction Manager: W. G. Mills

Status:

Construction documents are 80% complete. A meeting with Student Government representatives is scheduled for October 25 to review documents and discuss funding requirements. Project is currently estimated at \$325,000 but additional cost may be identified once technical documents are completed.

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	\$250,000
	Other Sources	\$ 75,000
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ -0-
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues:

Discussions on funding sources.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ N/A

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Project Description:

Photography Lab Addition to the Fine Arts Center

Design and construct a 5,088 square foot building adjacent to the Fine Arts Center to house the Arts and Sciences Photography program. The building includes wet labs, offices, classroom spaces and associated prep and service areas.

Design and Construction Team:

Architect:	Junck & Walker Architects
Contractor	ACON Construction

Status:

Construction started in June 2005. Currently the building shell and roof structure are in place. Exterior finishes and interior build-out are underway. The project is on schedule for occupancy in January 2006.

Funding:

Source:	Auxiliary	N/A
	PECO	\$300,000
	Student Government	N/A
	Courtelis	\$586,531
	Carry Forward	\$180,000
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$820,243
	Spent-to-date	\$207,532
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ 14,431

Issues:

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ 9,383

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Project Description:

Housing Administration/Residential Life and Student Health Building

Design and construct a 33,232 gross square foot building to accommodate the three functions of Housing Administration, Residential Life and Student Health Services. The building will also accommodate several social program spaces to meet the needs of the residents in the Osprey complex.

Design and Construction Team:

Architect/Programmer:	Cannon Design
Construction Manager:	TBD

Status:

Programming documents are 60% complete with draft expected at the end of October. The Facilities Planning Office will issue an RFP for an A/E consulting firm for the design and construction administration services in early November.

Funding:

Source:	Auxiliary Services	\$4,900,000 (Est.)
	PECO	N/A
	Student Government	N/A
	Other Sources	\$-0-
	Foundation	N/A
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 July 01 '05 to Sept. 30 '05 \$ N/A

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**CAPITAL PROJECTS UPDATE
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Project Description:

Starbuck's at the Atrium

Design and construct a 3,000 square foot Starbuck's coffee House and Student Lounge area in the existing Atrium space of the renovated library. The space will consist of a 1,200 SF Starbuck's brand retail facility, storage, restrooms and casual lounge/study area for students. The space is intended to be open 24 hours.

Design and Construction Team:

Architect/Programmer:	Rink Design
Construction Manager:	TBD

Status:

Preliminary design documents were prepared by Starbuck's head offices and sent to UNF for review. Facilities Planning Office is currently negotiating consulting fees for the work. It is anticipated that the space will be available for occupancy in early January.

Funding:

Source:	Auxiliary	\$220,000
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
Expenditures:	Construction Cost	\$ -0-
	Spent-to-date	\$ 7,500
	Change Order Amount	\$ -0-
	Funds Remaining in Contingency	\$ -0-

Issues:

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ -0-

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**CAPITAL PROJECTS UPDATE
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Project Description:

College of Health – Allied Health

Design and construct an addition to the University of Health to accommodate teaching classrooms and general administrative office space for the Allied Health program. The addition is expected to be approximately 26,000 gross square feet on four floors.

Design and Construction Team:

Architect/Programmer:	Akel, Logan & Schaefer
Construction Managers:	TBD

Status:

The programming for this facility was completed in August, 2005. Funding is in place to start the design phase and go into construction. The Facilities Planning Office is scheduling interviews with four A/E firms for the first week in November.

Funding:

Source:	Auxiliary	\$	N/A
	PECO		\$7,391,416
	Student Government		N/A
	Courtelis		N/A
	TSI		N/A
	Landscaping		N/A
Expenditures:	Construction Cost	\$	-0-
	Spent-to-date (Project)	\$	49,556
	Change Order Amount	\$	-0-
	Funds Remaining in Contingency	\$	-0-

Issues

None at this time.

Change Orders Issued July 01 '05 to Sept. 30 '05 \$ N/A

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Project Description:

Water Feature at Building 1, 3 and 4

Design and construct an entrance water feature with planters to embellish the entry point to the administrative core of campus.

Design and Construction Team:

Landscape Architect	RS&H
Construction Managers:	W.G. Mills, Inc.

Status:

Construction documents are 99% complete and are currently being reviewed by UNF. The CM firm is already on board and currently costing the work. It is anticipated that the construction cost will be in the range of \$300,000

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	\$300,000 (Est.)
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 July 01 '05 to Sept. 30 '05 \$ -0-

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Project Description:

Western Ridge “Green 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	TBD
Construction Managers:	TBD

Status:

A Request for Qualifications is currently being advertised for a municipal engineering firm to help design this road. Submissions are due November 11.

Funding:

Source:	Auxiliary	N/A
	PECO	N/A
	Student Government	N/A
	Courtelis	N/A
	TSI	N/A
	Landscaping	N/A
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 July 01 '05 to Sept. 30 '05 \$ -0-