



FORMAL PROJECT APPROVAL

Name of Project: Campus Wide Student Housing

Location of Project: University of Alaska Fairbanks

Project Number: 2011130 CWHD

Date of Request: May 6, 2011

Total Project Cost: \$850,000

Approval Required: Full Board of Regents

Prior Approvals: Preliminary Administrative Approval
Campus Wide Student Housing – February 28, 2011
UAF New Campus Dining Facility – February 28, 2011

Supporting Documents

- PowerPoint: Transforming the Student Experience at UAF

Transforming the Student Experience at UAF

Vision

Goals

Guiding Documents

Process Considerations

Project Considerations

Next Steps



Vision

Transform the Campus Environment

Residential Life

Add modern, suite-style
townhouse units and
modern living/learning
residential options

Demolish or repurpose
outdated dorm facilities

Student Life

Dining Facility

Student Clubs & Orgs (117)

Enhancing recreation facilities

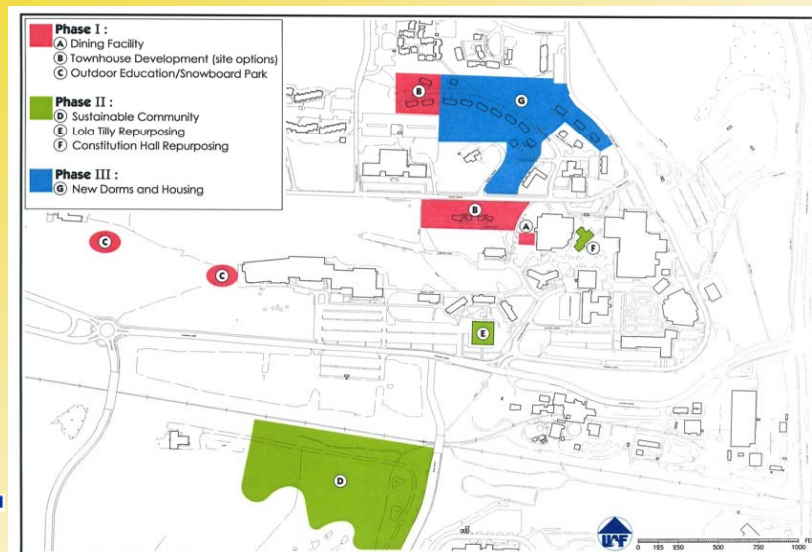
- Student Recreation Center
- Outdoor Education Center
- Outdoor Adventures
- Intramurals
- Campus Recreation

Alumni Welcome Center

Campus Bookstore



Vision



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Goals

- Improve Student Recruitment, Retention, and Time to Graduation
- Modernize On-Campus Housing Options
- Modernize Campus Dining Options
- Increase the Number of Students Living On-Campus
- Increase Access to Student Life Activities
- Phase 1 Focus on Upper-Division and Graduate Units to Increase on Campus Involvement
- Phase 2 Focus Modern Living/Learning Residential Units for Lower Division Learning Communities (common areas and construction expectation will require higher subsidy)
- Finance Through Auxiliary Operation Revenue and Minimize Subsidy
- Minimize Construction Costs and Timeline while Maintaining Quality
- Open New Beds in 2013



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Guiding Documents

- UA Strategic Plan 2010
- UA Academic Master Plan
- UAF Vision 2017 Plan
- UAF 2011 Accreditation Report (Draft)
- UAF 2010 Master Plan
- UAF 2005 Campus Life Master Plan



Process Considerations



Antony Gianopoulos
Managing Principal
Project Manager



Doug Streeter
Design Principal
Planner



David Damon
Student Housing
Dining Programmer

John Finke
National Development Council
Director

UNIVERSITY OF ALASKA FAIRBANKS

Antony Gianopoulos
Managing Principal
Project Manager

Perkins + Will

Doug Streeter
Design Principal
Planner

David Damon
Student Housing
Dining Programmer

Krisan Osterby
on-call Campus
Planning
Coordination

Ryan Bussard
Architect
Programmer

Consultants

National Development Council
Public Private Partnership Consultant
John Finke, Director

Estimations
Cost Estimation



Process Considerations

PUBLIC VS. PRIVATE DEVELOPMENT

Two Radically different Approaches

WHY PPP?

Process Considerations

Public Development Process

- **Advantages**

- Tax Exempt Financing
- 100% Financing

- **Disadvantages**

- Process Driven – Always time Consuming
- Design Bid Build / Design Build
- Prone to cost change orders and time delays
- Lowest bid is seldom the lowest cost.



Process Considerations

Private Development Process

- **Advantages**

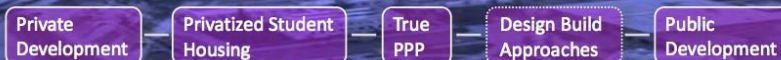
- Efficiency is rewarded – Saving time saves money
- Privatization of risk
- Greater Development Experience – (Governments seldom build buildings – developers do)

- **Disadvantages**

- Conventional (Taxable) debt
- Costly private equity

Process Considerations

Continuum



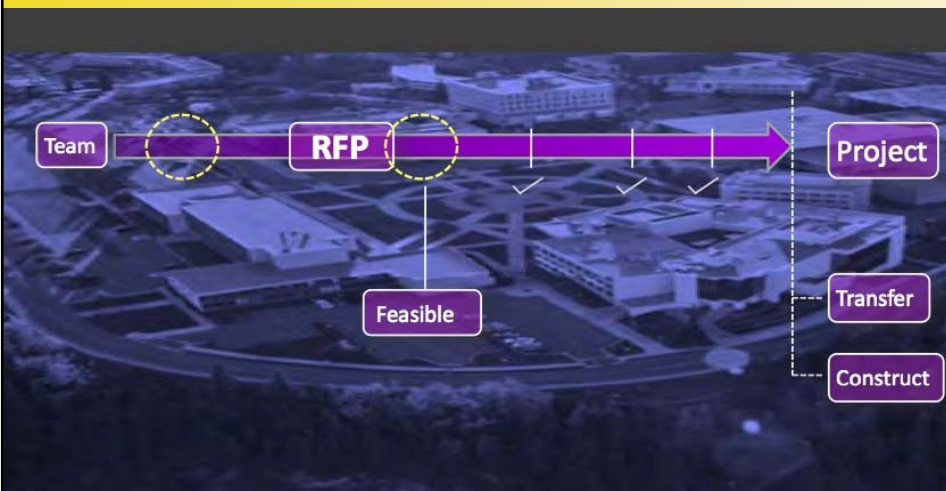
Process Considerations

Three approaches to PPP that work

- Privatized Student Housing
- 63 - 20
- 501(c)(3)



Process Considerations



Transforming the Student Experience at UAF

Project Considerations



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Transforming the Student Experience at UAF


Project Considerations



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Project Considerations

	SELECTED INSTITUTIONS	GSF/Bed	\$/Bed	\$/GSF	Year
	APPALACHIAN STATE UNIVERSITY <i>Suites</i>	321	\$84,488	\$263	2012
	BABSON COLLEGE <i>Apartments with Single Occupancy Room</i>	437	\$100,736 \$87,302	\$236 \$200	2006
	ENDICOTT COLLEGE <i>Double Occupancy Room with Private bathrooms</i>	235	\$51,622 \$32,387	\$213 \$147	2002
	ROGER WILLIAMS UNIVERSITY <i>Apartments and Suites, Single to ten person Occupancy</i>	344	\$111,175	\$323	2009
	WENTWORTH INSTITUTE OF TECHNOLOGY <i>555 Huntington Four-, Six-, Eight-Person Suites</i>	309	\$82,066 \$66,116	\$257 \$214	2005
	WENTWORTH INSTITUTE OF TECHNOLOGY <i>610 Huntington: Six-Person Suites</i>	290	\$76,445	\$252	2001
	AVERAGES <i>Costs have been escalated to estimate current market value</i>	322	\$84,422	\$258	



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Next Steps

Select RFP Consultant (done)

Select Developer

- Based on qualifications and preliminary fees (similar to CMAR process)

Developer

- Works with UAF to develop building plans
- Establish Guaranteed Maximum Price (GMP)
- Establish financing method and parameters

Cancel Project or Proceed based on:

- Floor plans
- Construction quality
- GMP
- Financing including required operational subsidy

If proceeding:

- Finalize designs
- Finalize financing
- Construct
- Occupy



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Project Considerations



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COMMUNITY CLUSTERS



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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Snowboarding Terrain Park



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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Snow Tubing



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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Outdoor Educational Center Climbing Wall



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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Outdoor Climbing Wall Ice Wall

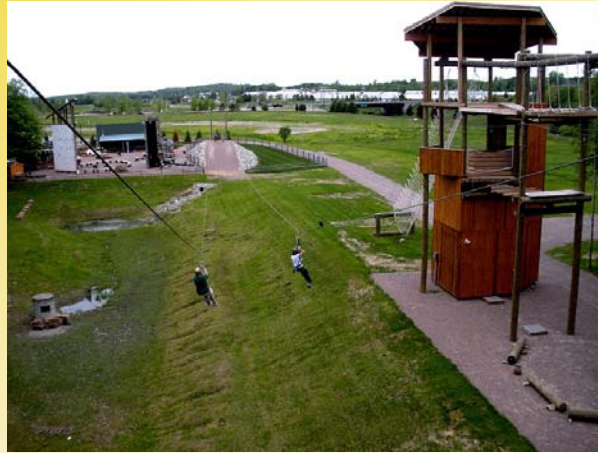


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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Outdoor Education Center With Ziplines



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Transforming the Student Experience at UAF

Enhancing Campus Recreation: Outdoor Education Center With Skills/Ropes Course



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