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Demolish or repurpose outdated dorm facilities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
Transforming the Student Experience at UAF

Vision

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
Process Considerations

PUBLIC VS. PRIVATE DEVELOPMENT
Two Radically different Approaches

WHY PPP?

Transforming the Student Experience at UAF

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.
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
Transforming the Student Experience at UAF

Process Considerations

Three approaches to PPP that work

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

Transforming the Student Experience at UAF

Process Considerations

Team → RFP → Feasible → Project
- Transfer
- Construct
Project Considerations

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<th>SELECTED INSTITUTIONS</th>
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Costs have been escalated to estimate current market value.

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
Enhancing Campus Recreation:
Snowboarding Terrain Park

Enhancing Campus Recreation:
Snow Tubing
Transforming the Student Experience at UAF

Enhancing Campus Recreation: Outdoor Educational Center
Climbing Wall

Enhancing Campus Recreation: Outdoor Climbing Wall Ice Wall
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Enhancing Campus Recreation: Outdoor Education Center With Ziplines

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