

New Residence Halls and
Renovations
Architectural Services RFP
August 27, 2015

Pre-Proposal Conference

- Mandatory, sign in sheet
- Correspondence and questions through email
- Last day for questions – 9/8/15 at 2:30pm
- Bid due date – 9/22/15 at 2:30pm – via email
- Addenda and Updates on website
- Required submittals – Section XII
- Selection Criteria and Process
- Standard Architectural Contract
- Bid Extension
- CM if Design/Bid/Build
- Proposal Form

RFP Background

- Residential Zone Plan
- Overlook North and South Assessment
- Pavilion
- New Residence Halls
- Sitework
- Future Development Envisioned by Res Zone Plan
- Reference Documents and Plans (as-is)
 - Site Plans
 - Overlook Construction Plans
 - Asbestos and PCB Reports
 - Excerpts from Board of Trustee Presentation

Perkins Eastman Residential Zone Plan

WILLIAM PATERSON UNIVERSITY

THE WOODLANDS EXPERIENCE
THE RESIDENTIAL ZONE MASTER PLAN

20 FEBRUARY 2014

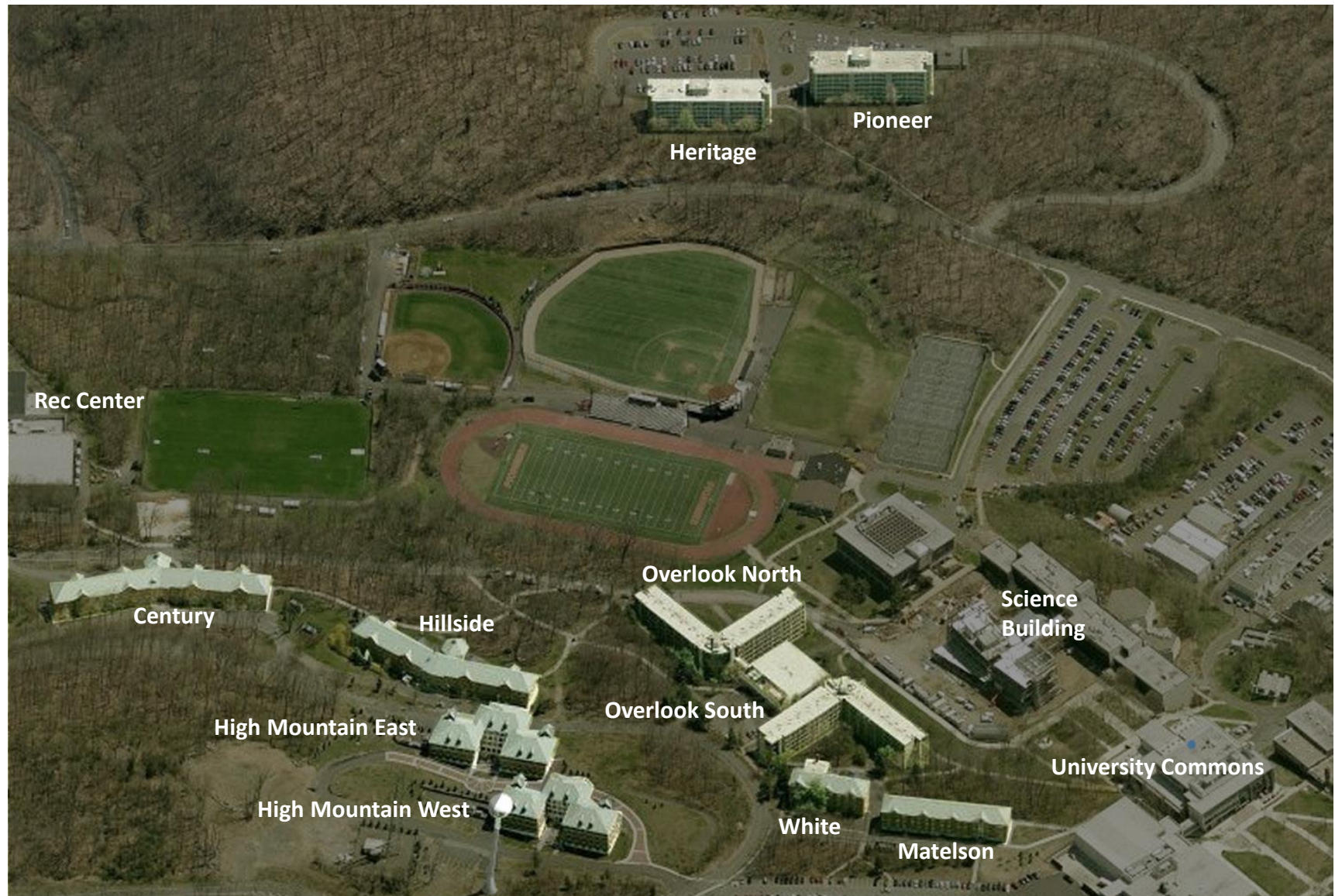
Recommendation for New Residence Halls

WILLIAM PATERSON UNIVERSITY
WELCOME

May 1, 2015 Board of Trustee's Meeting

Prepared by VP Cammarata & V.P. Bolyai

RESIDENCE HALL LOCATIONS



Residence Hall Construction Proposal

- **Recommendation** - Build two 250 bed residence halls.
 - Build first residence hall on new site, next to High Mountain East.
 - Demolish Overlook North (498 beds).
 - Net loss of 248 beds
 - Build second residence hall on Overlook North site.
 - Brings University bed capacity back to 2600 beds, keeping Overlook South in service.
 - Reassess housing demand and related conditions and determine future of Overlook South (including Counseling, Health and Wellness Center). **Note: Same process after completing first Residence Hall.**

Residence Hall Construction Proposal

Pros and Cons

Pros: New residence halls will offer students more modern and desirable living facilities and contribute positively to the sense of neighborhood/community that exists among the newer halls. Demolishing Overlook North removes from our inventory an unattractive building that is in poor condition and requires significant maintenance and repair. Phasing of these builds allows the University to re-use the Overlook North site, which is desirable in terms of proximity to academic, dining and social spaces. Phasing also allows for a re-evaluation of conditions (enrollment, housing demand, financial, etc.) before building a second.

Cons: Building one residence hall at a time temporarily reduces overall bed capacity by 250 beds and requires 5 years from start to finish rather than the 3 years it would take to build both at once. Building only 2 new residence halls, with a combined bed capacity of 500, assumes that the University will continue to use Overlook South or reduce the total bed capacity by approximately 450 beds.

Cost - 1st Building

- **Build One New Residence Hall**
 - Residence Hall – 250 beds semi suites @ \$135K per bed \$ 34.0 million

- **Demolish Overlook North**
 - Demolish & site restoration \$ 2.0 million
 - Pavilion exterior renovations \$.5 million

GRAND TOTAL

\$ 36.5 million

- **Schedule:**
 - Design Two Residence Halls 2015 - 2016
 - Construct First Residence Hall 2016 - 2018
 - Open new building & Demolition of Overlook North Summer 2018

- **Funding Options:**

Hire a P3 Developer to fund, build and manage the building. Determine the minimum number of beds and number of buildings to make economic sense for a developer to take on the project.

Note that a budget for any phase of the project has not been established.

Cost – 2nd Building

(If approved and phased)

Build 2nd New Residence Hall

Residence Hall – 250 beds semi suites @ \$141K per bed

\$ 35.0 million

Schedule:

Design Two Residence Halls

2015 - 2016

Construct 2nd Residence Hall

2018 - 2020

Phasing Decisions:

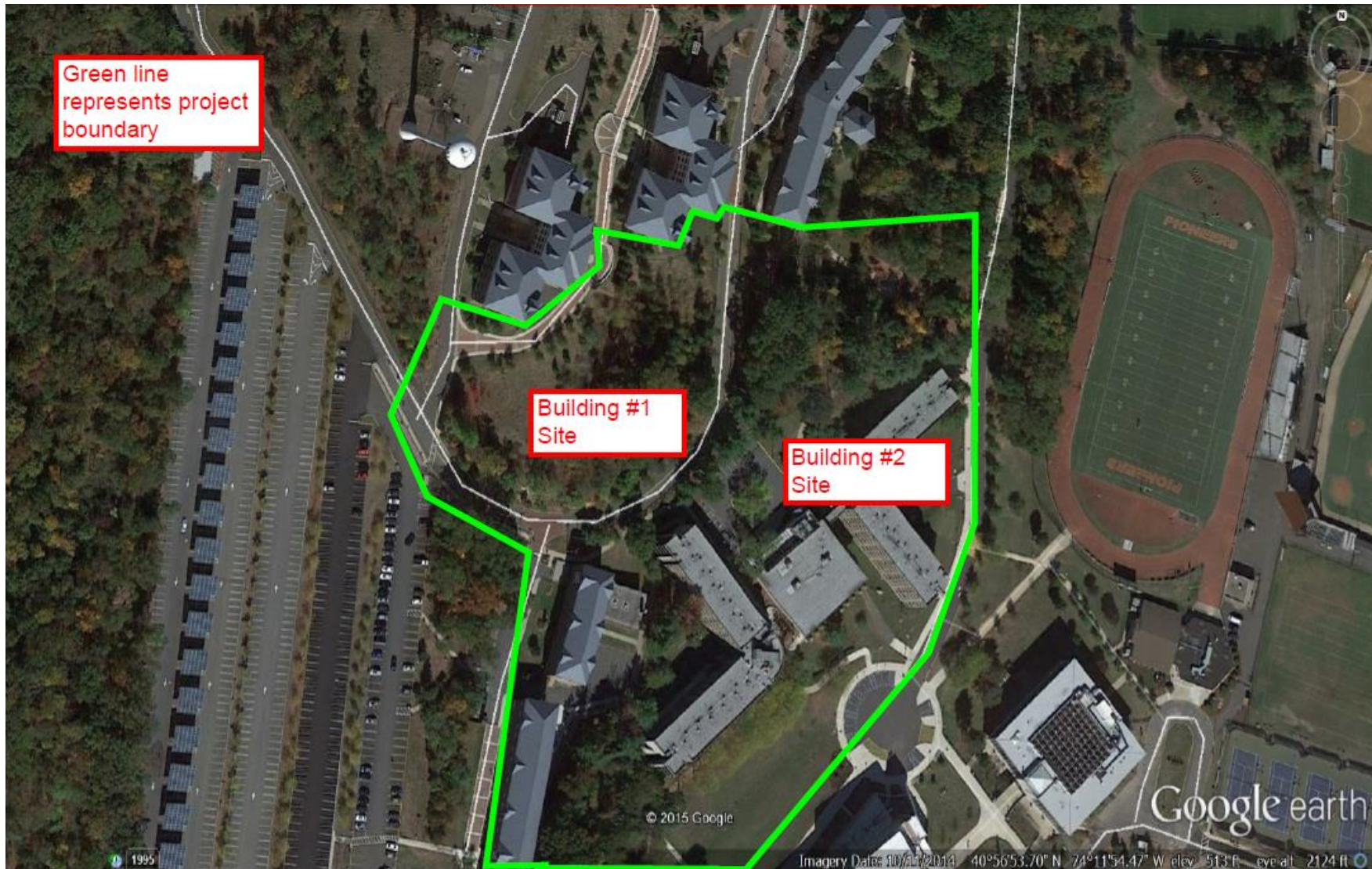
If it is determined earlier than 2018 that demand warrants a 2nd building, the start of construction can commence sooner than 2018 and be opened earlier than 2020.

Funding Options:

1. Hire a P3 Developer to fund, build and manage the building. Determine the minimum number of beds and number of buildings to make economic sense for a developer to take on the project.

Note that a budget for any phase of the project has not been established

Project Boundary



Scope of Services Site Improvements

- Surveying within project boundary, includes utilities
- Wetlands delineation
- Landscaping, regrading
- pedestrian/ vehicle routes, loading
- Surface level parking
- Long term site development and connections with Residential Zone and to University Commons and Academic Core
- Woodlands Walk, Overlook Glen in RZP
- Geotechnical (not included Page 9)

Scope of Services New Halls

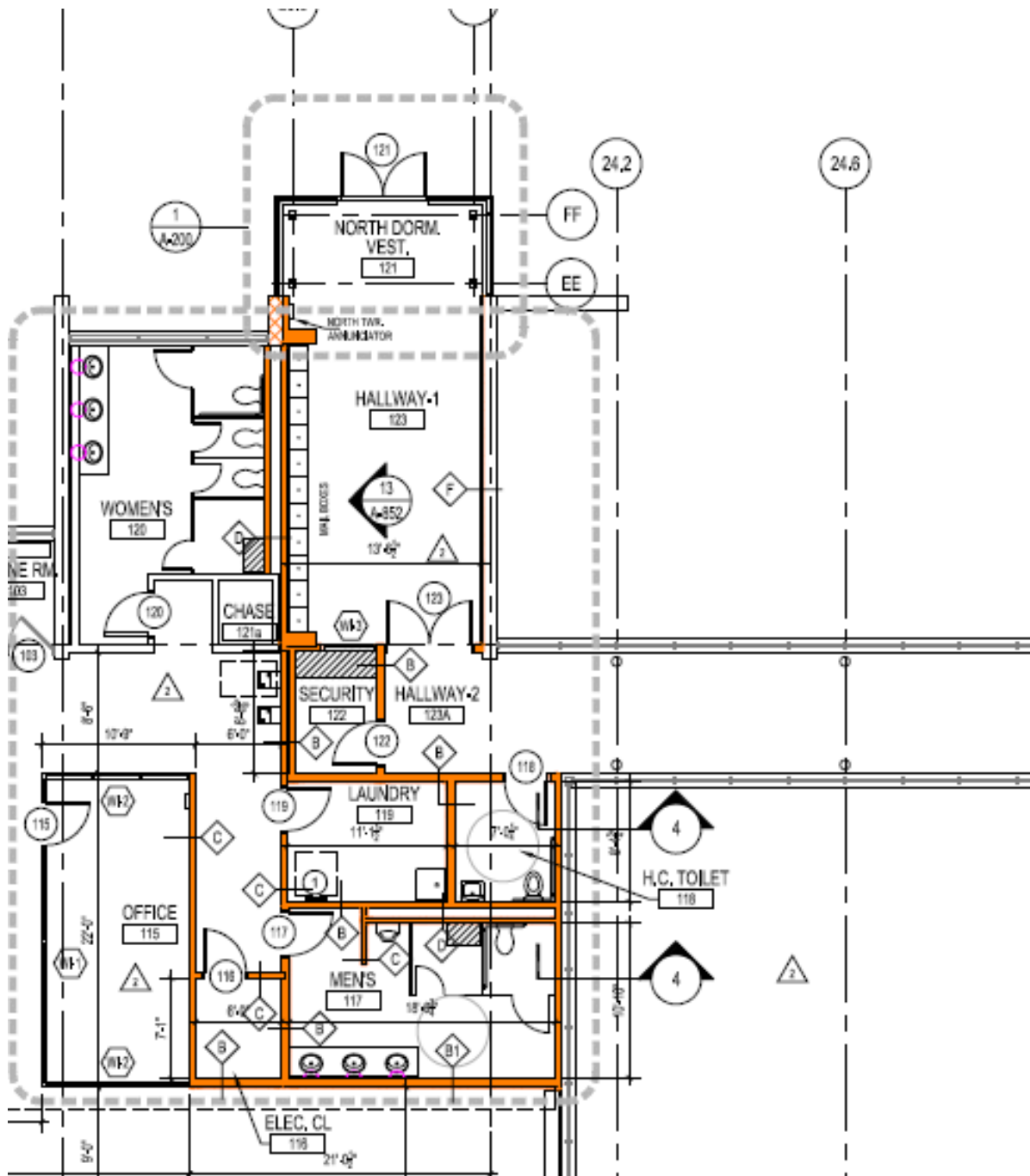
- “Fraternal Twins” and Semi Suites
- Assume pause in design and construction of New Halls 1 and 2.
- Staff offices, classrooms, greeter, security, laundry, lounges
- P3 and Design/Bid/Build (P3 legislation status)
- Schematic Design Package and Report
- Construction Management after schematic phase
- Final budget and bed count may be based on revenue projections, rental rate guidelines, etc.

Semi-Suite – Two double rooms with shared bathroom



Overlook North Demo Scope

- Sitework different if new building not constructed (see Proposal Form for two pricing options).
- Salvage some materials
- Environmental and abatement
- Exterior Treatment of Overlook Bridge
- Programming and design of newly created confined space in Pavilion – pending?
- Pavilion Utilities



Overlook North Bridge Connection

Overlook South Scope

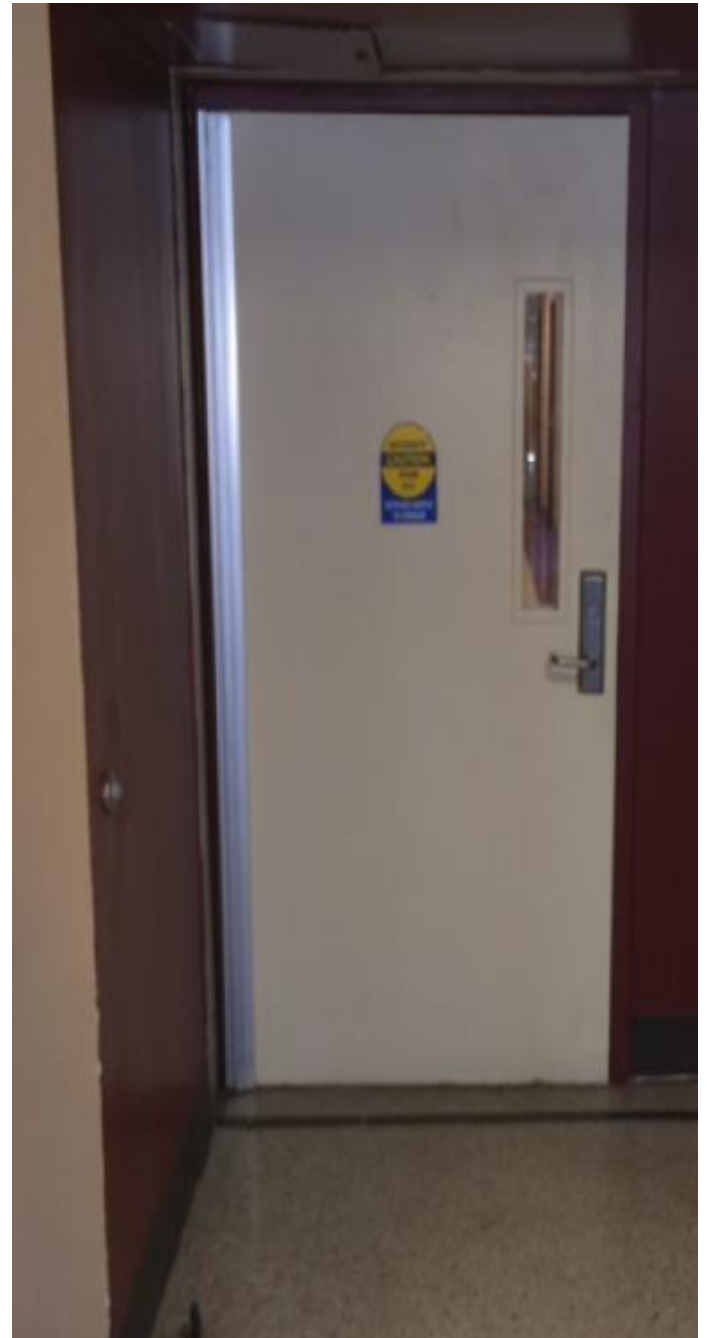
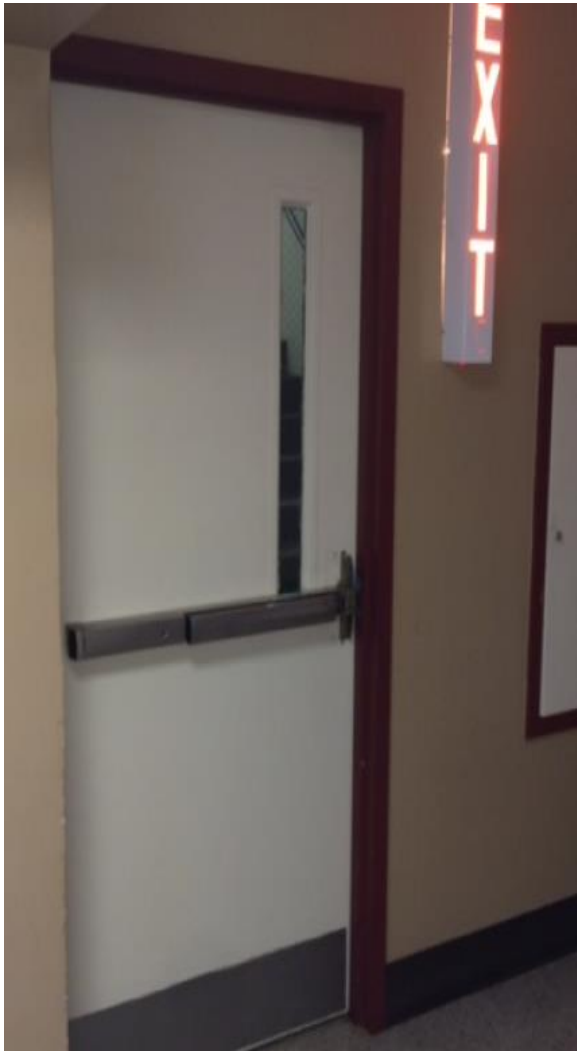
- Windows
- Fire Doors
- Security Office
- Exterior Concrete, Weatherproofing, Paint
- Sanitary Risers

Windows and Concrete Repairs





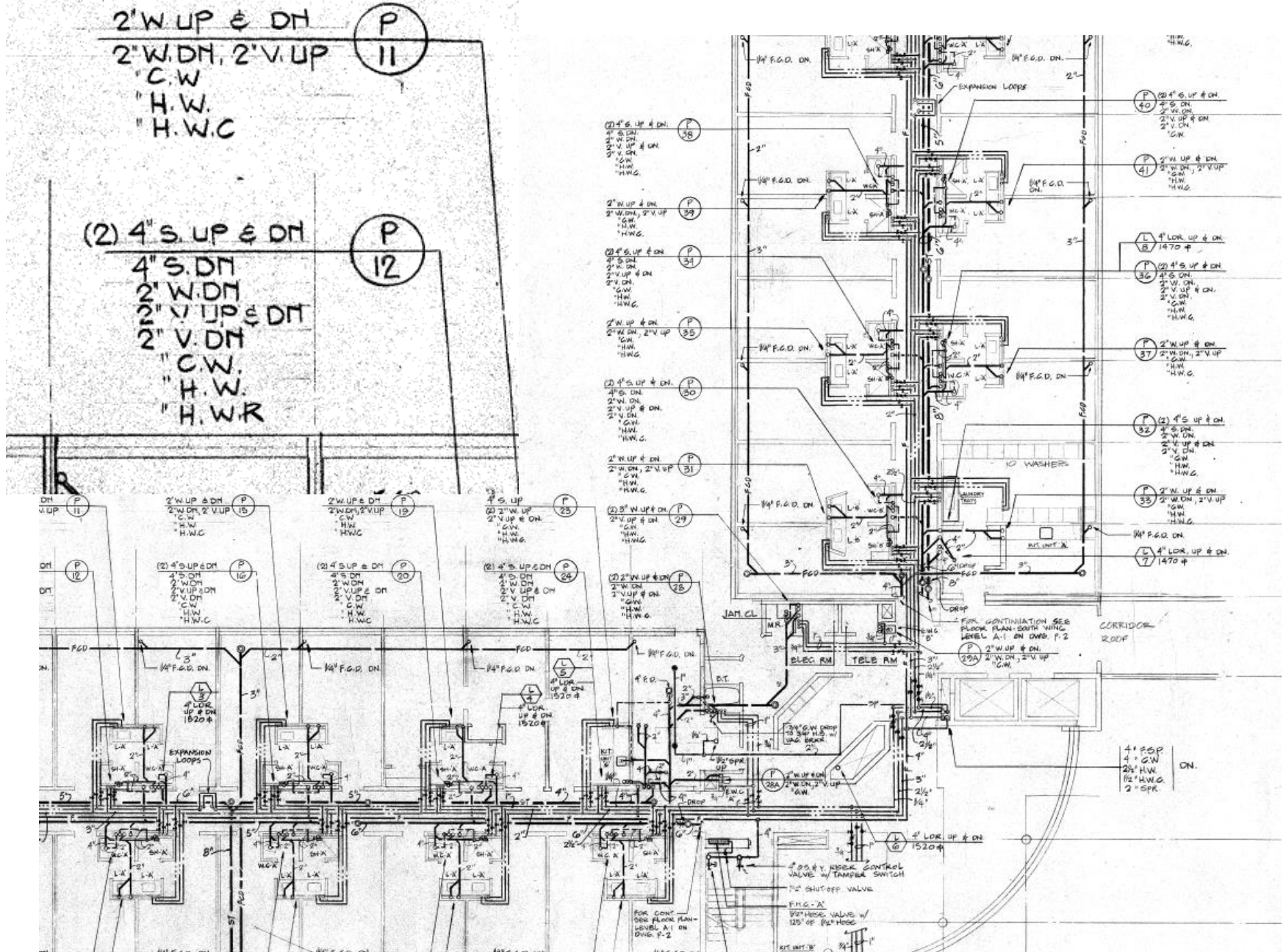
Fire Doors



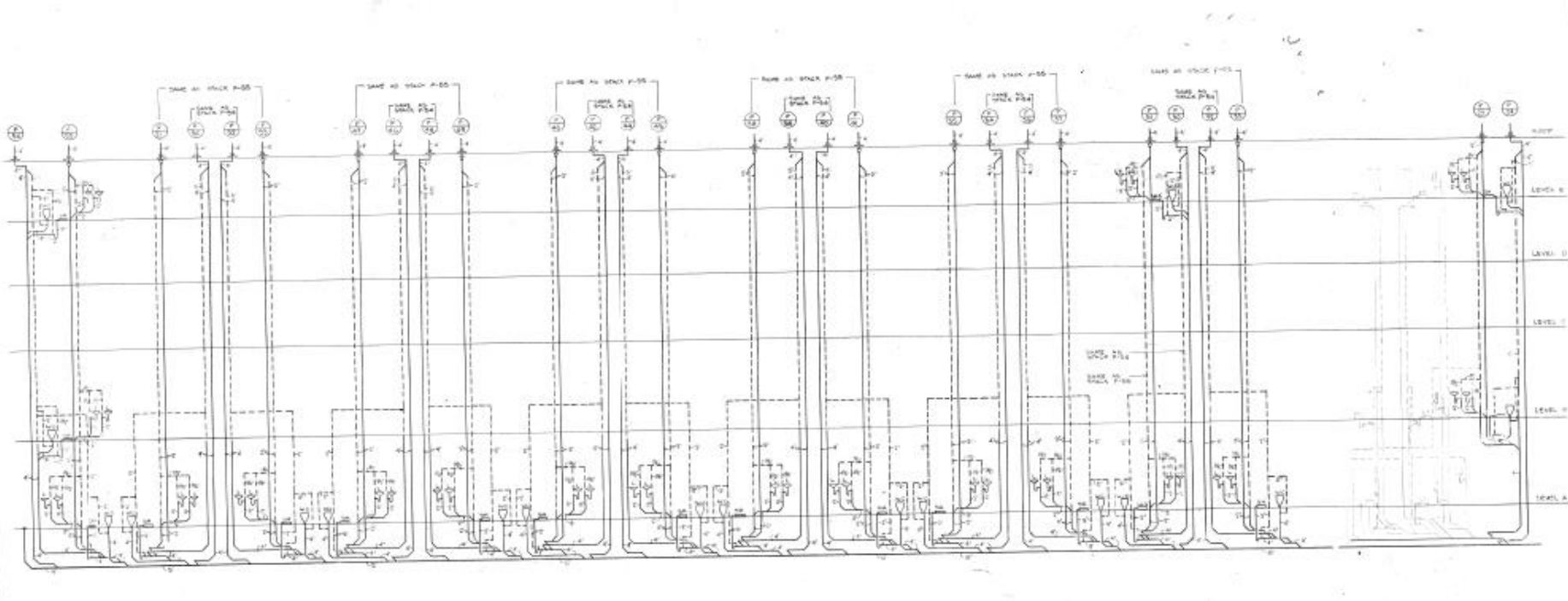
Security Office



Typical Overlook Floor Plumbing Plan



Overlook South Riser Diagram



Public Private Partnership

- May apply to all or some of project components. Some may pause for P3 evaluation, some may not.
- Currently, RFP does not restrict the selected firm from engaging with a P3 partner.
- Schematic Design Report

Proposal Form

- **Overlook North Demolition (Option 1: Assuming Building 2 is constructed):**
-
- **Programming/Schematic** \$ _____
-
- **Design and Bidding:** \$ _____
-
- **Construction Administration:** \$ _____
-
- **Overlook North Demolition (Option 2: Assuming Building 2 is not constructed):**
-
- **Programming/Schematic** \$ _____
-
- **Design and Bidding:** \$ _____
-
- **Construction Administration:** \$ _____

Team Composition

- Architect
- Structural
- MEP (includes technology, security, AV)
- Site/Civil
- Landscaping
- Cost Estimating

Schedule

Solicitation	August 2015
Evaluation of Proposals	September 2015
Contract Award	October 2015
Programming and Schematic Phase	Nov. - March 2016
P3 Evaluation	April - May 2016
Renovations to Overlook South	May – August 2016
Design/Approval/Bid/Award	May 2016 – April 2017
Construction Building 1	May 2017-Aug. 2018
Occupancy Building 1	August 2018

The schedule for the demolition of Overlook North, construction of Building 2, and renovations to Overlook South have not been determined, but should be anticipated to occur between April 2017 and August 2020.