On-campus Housing Need

- Additional on-campus demand of 674 beds for Fall 2016 identified by housing study
- Lack of housing near campus
- Students living on campus perform better academically
- Access to high-quality academic support
Need for Public-Private Partnership

• No access to bonding

• No DSO revenue for construction

• No occupancy history to support other financing methods

• Florida Poly not yet accredited

• Developer assumes all risk

• Eliminates financial risk to the university
Procurement Process

- Invitation to Negotiate issued October 30, 2014
- Vestcor Communities selected from five proposals
- Board of Trustees approved February 2, 2015
- Intent to Award issued February 2, 2015
- Submitted to BOG February 2, 2015
Project Description

- **543 beds**
  - 488 (90%) semi-suite rooms
  - 36 (7%) full-suite rooms
  - 19 Resident Assistant and Resident Director rooms

- **Five-story facility, consistent architecture**

- **Amenities**
  - Swimming pool
  - Volleyball courts
  - 1,500 sf space for Florida Poly exclusive use
Ground Lease Agreement Terms

- **Florida Poly**
  - No financial responsibility
  - No university guarantees
  - No limit on university development of future on-campus housing

- **Developer**
  - Covers all cost over-runs
  - Pays for temporary housing and transportation if needed
  - Shares cost of parking and chilled water system expansion

- **Payment and performance bonds required from general contractor**

- **University land leased for 39 years**

- **Future option to purchase at predetermined pricing**
• **Florida Poly approves annual budget**
  – Rental rates
  – Marketing plan
  – Operating plan

• **Room rental rates are set by contract for Fall 2016**

• **2.25% cap on annual rental rate increases**

• **Third party manager**
  – Must meet Florida Poly performance standards
  – Can be replaced by the university at any time
Summary

• Additional on-campus demand of 674 additional beds for Fall 2016

• Five-story facility, 543 beds with 90% semi-suite rooms

• Public-Private Partnership is only financing option

• University land leased for 39 years

• Future option to purchase at predetermined pricing

• Room rental rates are set by contract for Fall 2016

• 2.25% cap on annual rental rate increases

• August student move in requires construction begin April 2015