UVM Request for Proposals (RFP):
To Provide Development, Property Management Services & Private-Public Partnership Financing for First-Year Student Housing & Dining on Central Campus

Pre-Proposal Conference & Site Visit
Wednesday, June 4, 2014 1:30 – 4:30 PM 101 Fleming Museum
First-Year Student Housing & Dining Facilities
Pre-Proposal Conference & Site Visit

AGENDA

• Introduction

• Goals of the Project

• Campus Master Planning (CMP) & Zoning Regulations & Housing Master Plan (HMP)
  - Zoning District Opportunities: ICC & Height Overlay
  - Main Street North District: Central Campus Quad Principles & Design Guidelines
  - Housing Master Plan (HMP): Concepts/Recommendations

• Project Site Review
  - UVM STEM, Cooling Towers, CHP Expansion
  - FAHC In-Patient Building Project Overview
  - Green Mountain Walkway
  - Circulation/Access
  - Infrastructure – Stormwater & Utilities

• Site Tour
First-Year Student Housing & Dining Facilities

RFP Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date/Time</th>
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<tbody>
<tr>
<td>RFP Distributed</td>
<td>Friday, May 16, 2014</td>
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<tr>
<td>Mandatory Pre-Proposal Conference &amp; Site Visit</td>
<td>Wednesday, June 4, 2014 1:30 – 4:30 PM</td>
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<tr>
<td>Deadline for submission of Inquiries</td>
<td>Monday, June 30, 2014 By 4:00 PM</td>
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<tr>
<td>Deadline for UVM response to Inquiries</td>
<td>Week of July 14, 2014</td>
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<tr>
<td>Deadline for submission of RFP proposals</td>
<td>Wednesday, July 30, 2014</td>
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<tr>
<td>UVM notifies short-listed Respondents for Presentations</td>
<td>By Wednesday, August 20, 2014</td>
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<tr>
<td>Oral presentations by Developer</td>
<td>Week of September 8, 2014</td>
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<tr>
<td>UVM notifies successful Respondent</td>
<td>Week of September 22, 2014</td>
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<td>Project Occupancy GOAL</td>
<td>August 1, 2017</td>
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First-Year Student Housing & Dining Services

Goals of the Project:

- Develop state-of-the-art **first-year student housing and dining facilities**
- Construct an environmentally responsible project – minimum **Silver LEED™ Certification**
- Build **450 up to 650 beds; up to 50,000 SF dining facilities**
- Provide **parking for handicapped, limited student parking, and service and emergency vehicles**
- Connect to existing University **transportation systems** such as, CATS shuttle and pedestrian linkages
- Developer finances, designs, constructs, and provides property management services for the Project
- **August 1, 2017 student occupancy**

- **UVM Residential Life** provides **residential education program and associated administrative services**
- Project is “off” the University’s Balance Sheet
UVM Key Policies

Residential Requirements
- 1st year & 2nd year students are required to live on-campus (unless waiver approved)

Student Vehicles to Campus
- 1st year students are not allowed to have a vehicle (unless waiver approved)

Parking
- Relocate most parking to perimeter of campus, off Central Campus except for handicapped, service, emergency, short term/visitor, and small portion for faculty/staff needs to create a pedestrian campus

Site Selection for New Development
- CMP directive: 1st option for siting a project is on pre-developed land such as parking lots, or existing building footprints
Campus Master Plan & Housing Master Plan

Key Assumptions

Enrollment
- Continue modest growth through the next five to ten years

Housing
- Target to provide housing for 60% of undergraduate students

Parking
- Relocate most parking to perimeter of campus, off Central Campus except for handicapped, service, emergency, short term/visitor, and small portion for faculty/staff needs to create a pedestrian campus
Housing Master Plan
PLAN is rooted in 3 Macro Principles / Strategies

1. Create a better alignment between housing types and different stages of student development.

2. Provide more and better community spaces to enhance the vitality of campus life and provide alternatives, especially for younger students, to downtown social life.

3. Knit the campus together with the Green Mountain Walkway.

Consistent with National Trends

- Recognition that “one size housing” does not fit all.

- Focus on residential “living and learning” communities with more opportunities for co-curricular and social interactions.

- The campus as “small city”, focusing on neighborhoods, main streets and other planning principles from successful urban communities.
**Housing Master Plan Goals**

**Programmatic**
- Continue to improve the student experience at UVM and by doing so, improve recruitment and retention
- Integrate learning in residential life – with spaces to support academic and co-curricular programs in the residence halls
- Create a high quality first year residential experience focused at / near the core of campus
  - "If you bond with students in the first year, you have them for life."
- Enhance community on campus – create better community congregation spots / opportunities
- Make student housing an integral part of the Green Mountain Walkway campus experience

**Physical**
- Correct life-safety and deferred maintenance issues
- Modernize and augment housing system to support 21st century residential living patterns and campus sustainability goals, and maintain competitiveness over the next 15 to 20 years
- Conserve housing resources
  - Eliminate only housing that is physically obsolete
  - Find options to repurpose housing that has useful life
  - Build new only as required
- Provide adequate capacity to accommodate housing targets for the undergraduate student population (including transfer students and other non-traditional populations)
Housing Master Plan
Top Ten Findings

1. Location of Central Campus housing is highly prized among students who live there, despite significant deferred maintenance issues with Chittenden/Buckham/Wills.

2. Redstone Campus is a great space for sophomores in part because of the quad, and its layout and human scale.

3. Juniors and seniors have a very strong preference for downtown living – more because of the independent lifestyle it affords than the lack of any suitable campus housing options.

4. Different housing types have different effects on student behavior and community-building and should be aligned, to the extent possible, with different development stages of students.

- **Traditional double-loaded corridor for first year students**
  - “First year is all about meeting other students” – the best spaces and programming are those that facilitate these connections.

- **Suite-style housing for sophomores**
  - “Maintaining and solidifying communities”

- **Apartment-style housing: juniors and seniors**
  - “Graduating to independent living”
Housing Master Plan
Top Ten Findings

5. Trinity Campus is not an appropriate location for most undergraduate students, especially first years. (Inhibits social connections and positive student development).

6. The Residential Learning Communities are well-regarded; programming in the Living-Learning Center is particularly popular with students.

7. Coed floors can have beneficial effects on community-building and student socialization.

8. The lure of Burlington is both a true attraction for students and an issue for neighborhood relations.

9. For graduate students, cost, and availability of good information, are the two significant issues in finding / selecting housing.

10. The campus is in short supply of inviting community / informal hangout spaces that are attractive and convenient for students.
Housing Master Plan Recommendations

1. Enhance the Green Mountain Walkway
2. Demolish Obsolete Buildings
3. Enhance Existing Housing
4. Focus on the First Year – Consolidation and Community-Building
5. Build on the Successful Sophomore Experience
6. Housing for Juniors & Seniors (Jeanne Mance & Affiliated Off-Campus)
7. Provide Closer Housing Options for Graduate Students
8. Faculty and Staff Housing Options
Housing Master Plan Recommendations

1. Enhance Green Mountain Walkway
Housing Master Plan Recommendations

2. Demolish Obsolete Buildings

- Chittenden, Buckham & Wills Halls
- Coolidge Hall
Housing Master Plan Recommendations

3. Enhance Existing Housing

- Converse Hall
- Marsh, Austin & Tupper Halls
- Harris & Millis Halls
- McAuley & Mercy Halls
- "Back Five"
- Jeanne Mance

Legend:
- Existing Residence Hall
- Renovated Residence Hall
- Campus Building
- Affiliated Housing
Housing Master Plan Recommendations

4. Focus on the First Year – Consolidation & Community

From Trinity
From Jeanne Mance
From Redstone

Central Campus
Univ Heights
Pathway & GAP
Housing Master Plan Recommendations: Proposed Concepts – First-year Student Housing
Housing Master Plan Recommendations

Focus on the First Year

410 - 800 Beds
49,900 sf of Dining Space
Housing Master Plan Recommendations

Focus on the First Year

410 - 800 Beds
49,900 sf of Dining Space
Housing Master Plan Recommendations - RECAP

1. Enhance the Green Mountain Walkway
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8. Faculty and Staff Housing Options
2006 Campus Master Plan

The **2006 CMP** states:

- All projects **must comply** with all local zoning and state regulation.
- The campus will **not expand** into residential areas within the City of Burlington.
- Growth should occur so as to **increase density within campus** and not create sprawl.
- The University plans to **grow on-campus student housing** options.
- The campus should be **primarily pedestrian** and relocate most parking to the periphery of campus.
- The University will solicit **public participation** and ensure that all projects include consideration of public needs and interests.
Main Street North District

Central Campus Quad Principles

• Adhere to the CMP concept of “foreground” and “background” buildings. Within the CMP, foreground buildings in the Main Street North District should have large windows and areas of glass to make buildings look open and inviting.

• Preserve all or a portion of the Central Quad Green Space for longer-term needs (30 to 50 years hence).

• Additional capacity provided by Burlington’s adopted Central Campus Height Overlay should be considered, where possible, in any renovations / expansions / adaptive re-uses of existing buildings.

• The Green Mountain Walkway should be a prominent element of the Central Campus Quad.

• With the addition of substantial new housing on Central Campus geared toward first-year students, a critical function of the Central Campus Quad is to provide outdoor congregation and recreation space for the residential population as well as for the entire University community.
Green Mountain Walkway
Conceptual Plans

2014 Wagner/Hodgson Conceptual Plan

2006 Campus Master Plan
Architectural goals & strategies:

Overarching Goals & Strategies:

- **Sustainable Design** – all projects will be developed for minimum LEED Silver certification;

- **Light Filled Public Spaces** – recommend that all new buildings, additions, and renovations have glass enclosed public gathering spaces that bring daylight inside and allows users to look onto the campus;

- **Building and Landscaping Materials** – priorities will be for recycled materials, sustainable materials, and/or native, indigenous materials to the State.

- **Circulation within Buildings** – recommend that circulation within new buildings provides interior connections with other buildings or campus destination.

- **Architectural Characteristics** – recommend by district guidelines for new foreground, transitional, and background buildings, and additions and renovations.
Building Materials & Patterns

Building materials and patterns will incorporate the vocabulary of details and designs present on campus, and look to new technologies as well.

Materials and standards for new construction will build on the rich architectural legacy of the University and the principles of contextual design.
Pedestrian Walkways

Sign, lighting and site furniture systems are the key ingredients which link a campus together.

Certain sites and circumstances warrant special treatment.

Landscape materials & standards

Lighting

Signage & Wayfinding
Adopted Zoning Request: Central Campus ICC & Height Overlay

Lot Coverage Allowance: 65% to 70%

Existing Lot Coverage: 48.09%

Height Allowance: Up to 140 feet or 10 stories

Existing Height Adjacencies: 67.6’ (Williams Hall) & 73.85’ (Health Science Research Facility)

Why?

Smart Growth Strategies
Allows development to remain within campus boundaries, thereby protecting residential adjacencies and maintaining University presence in Burlington.

Additionally, this allows improvement of bicycle/pedestrian circulation, landscaping features, and compatibility with our institutional neighbor (FAHC).
STEM: Exterior View
Approaching the Classroom building
STEM: Exterior View
Looking southeast
Central Campus Quad

Votey Hall

Williams Hall

Kalkin Hall

STEM: New
Classrooms/Offices

STEM: New Labs

Lafayette Hall

Old Mill

STEM: Site Plan
May 2015
Angell Hall Demolition
Construction of Research/Teaching Lab Building Begins

Dec 2016
Research/Teaching Lab Building Opens

Jan 2017
Cook Building Demolition
Construction of Classroom/Office Building Begins

June 2018
Classroom/Office Building Opens
Votey Hall Renovations Complete

Votey Hall Renovations May 2015 – June 2018
Medical Center Campus Overview
Medical Center Campus Site Plan

Site Plan
Building Site
Establish South Parking Lot

ENABLING
South Parking Lot

TRAFFIC
ED
AMB
FA - UVM
CONST

PARKING
ED Drop
14
Long Term
50
UVM
20
Existing Conditions
STEM, FAHC Bed Building, CHP Expansion, and New Student Housing
August 2015 - Oct. 2018