



Public Private Ventures

Project Information Items

February 13, 2007

Proposed Public/Private Venture Projects

Student Housing Site
Phase I – 450 New Beds



Student Activities Center
Site



Student Housing Phase II
(Potential acquisition of
apartment properties)



Proposed Student Housing

Market study indicates a demand for 825 on campus beds



Conceptual Rendering

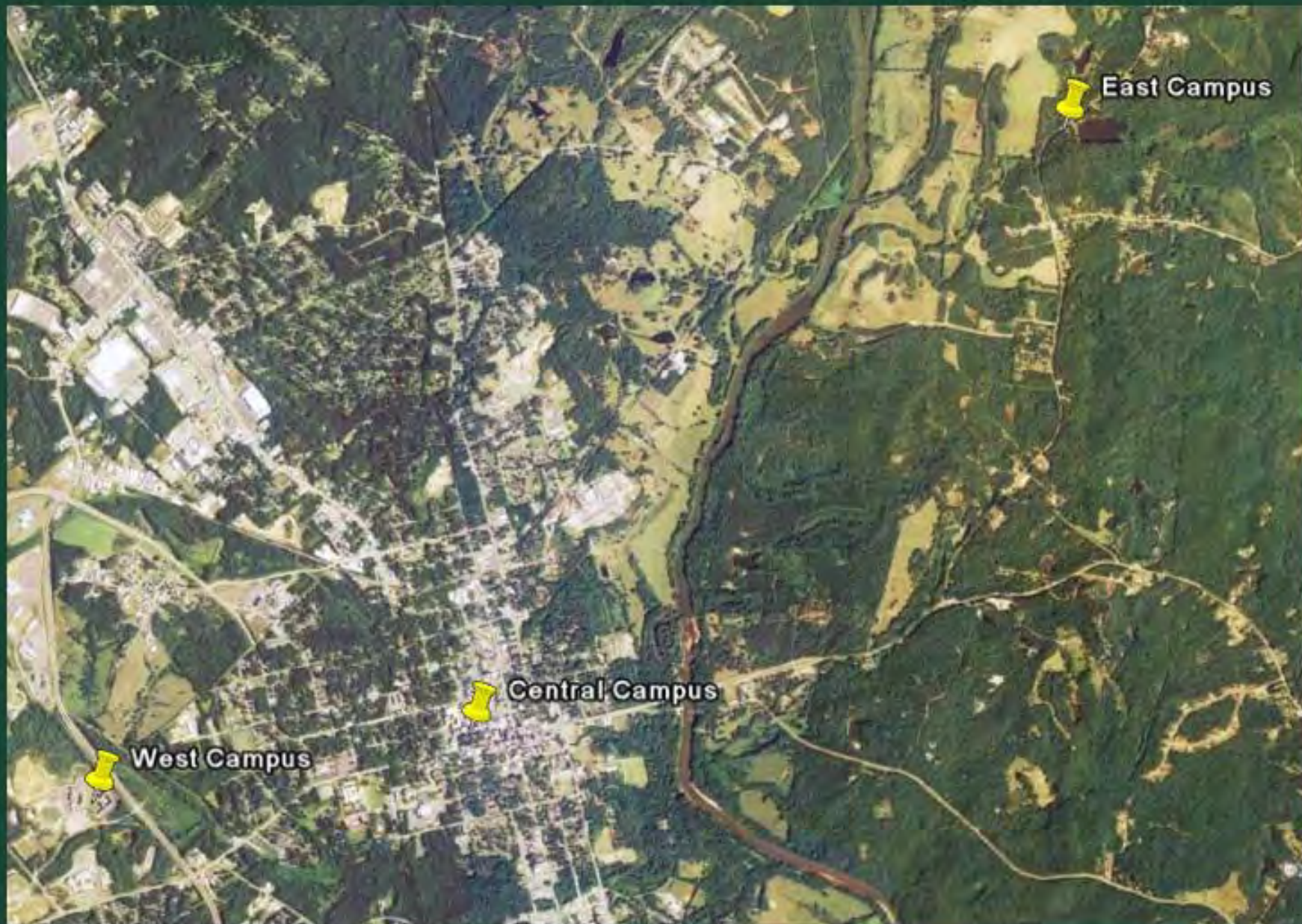
Anticipated Board Actions and Key Dates

- **Approval of Student Activity Center Fee: April 2007**
- **Approval of Student Housing & Student Activity Center Ground Lease and Rental Agreements: June 2007**
- **Anticipated Construction Start: July/August 2007**
- **Anticipated Opening: Fall 2008**

Georgia College & State University Reposition Housing Program



- In 2000, GCSU housing stock was the oldest in the USG (average age 53 years) & in poor condition
- Present - 2,253 new beds
- Fall 2006 occupancy
 - 100% Central Campus
 - 62% West Campus



West Campus

Central Campus

East Campus



 West Campus

Off Campus Housing Market



The Village

at West Campus



Off-campus freedom, made on-campus easy.

Welcome to the Village. Some say you can't have it all. We think they're not trying hard enough. Here, you get the best of apartment-style living with none of the hassles -- no landlords, no extra charges, no kidding.

If you haven't been to the Village lately (or ever), it's time you came to see us. Stop by. Take the tour. Better yet, check out our calendar at www.gcsu.edu/thevillage/events and join us for the next big shindig in the clubhouse.

Things are changing at the Village. And those changes are just for you.

Life at The Village

- Flexible leases -- fully furnished
- Work-out rooms in EVERY building -- open 24/7
- FREE laundry, with on-room options. Premium cable with pay DVD channels
- Full kitchens with dishwasher, stove, microwave, and full-sized refrigerator
- Elevators in the Village Market
- Wireless high-speed Internet
- Computer lab with FREE printing
- Outdoor pool and lounge deck
- Weekly events in the clubhouse game room
- FREE breakfast Fridays
- SAFETY first -- emergency buttons in every room, blue light call boxes, and 24-hour on-call staff
- Walks to campus every 5 to 10 minutes



www.gcsu.edu/thevillage | (478) 904-4660

Reposition Strategy

- Refinance Existing Debt to produce savings and remove covenants
- Execute Rental Agreement for Housing (this will allow project to receive the lowest possible financing cost)
- Provide funds to construct a student academic support building at the West Campus (computer center, classrooms, lounge, recreation space and food service)
- Provide funds to reconfigure spaces in the building at the West Campus to create common spaces and enhance the public areas of the buildings
- Adjust rents and/or terms to stay competitive
- Launch extended residential learning communities (plan to locate 250 freshmen at the West Campus)
- Permit upper classmen to live on the Central Campus
- Focus on relentless customer service and improve marketing strategy

Anticipated Board Action

- Authorize a ground lease of 2.54 acres at the West Campus for the construction of a student academic support building
- Authorize the execution of a rental agreement for all the housing on GCSU campus
- Anticipated Board Approval in April, 2007

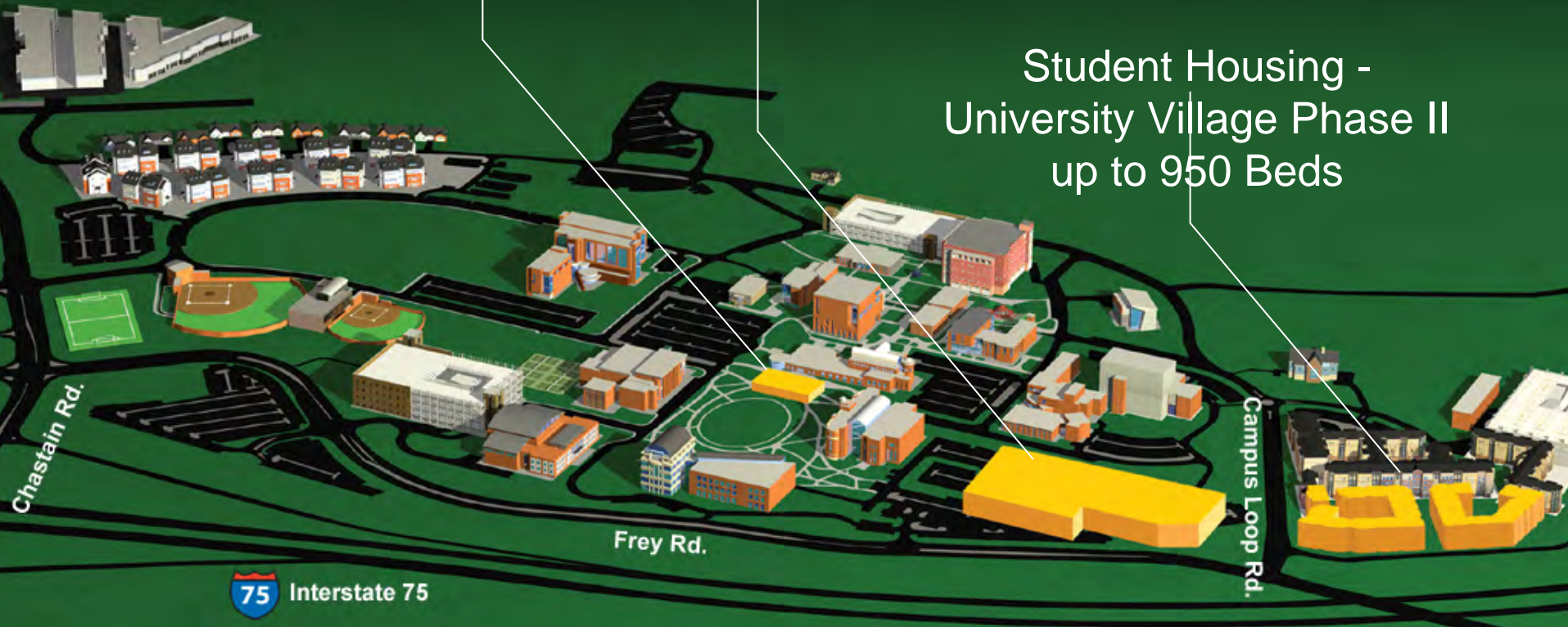
Proposed Public/Private Ventures

750 Seat Dining Hall

(exact location to be determined)

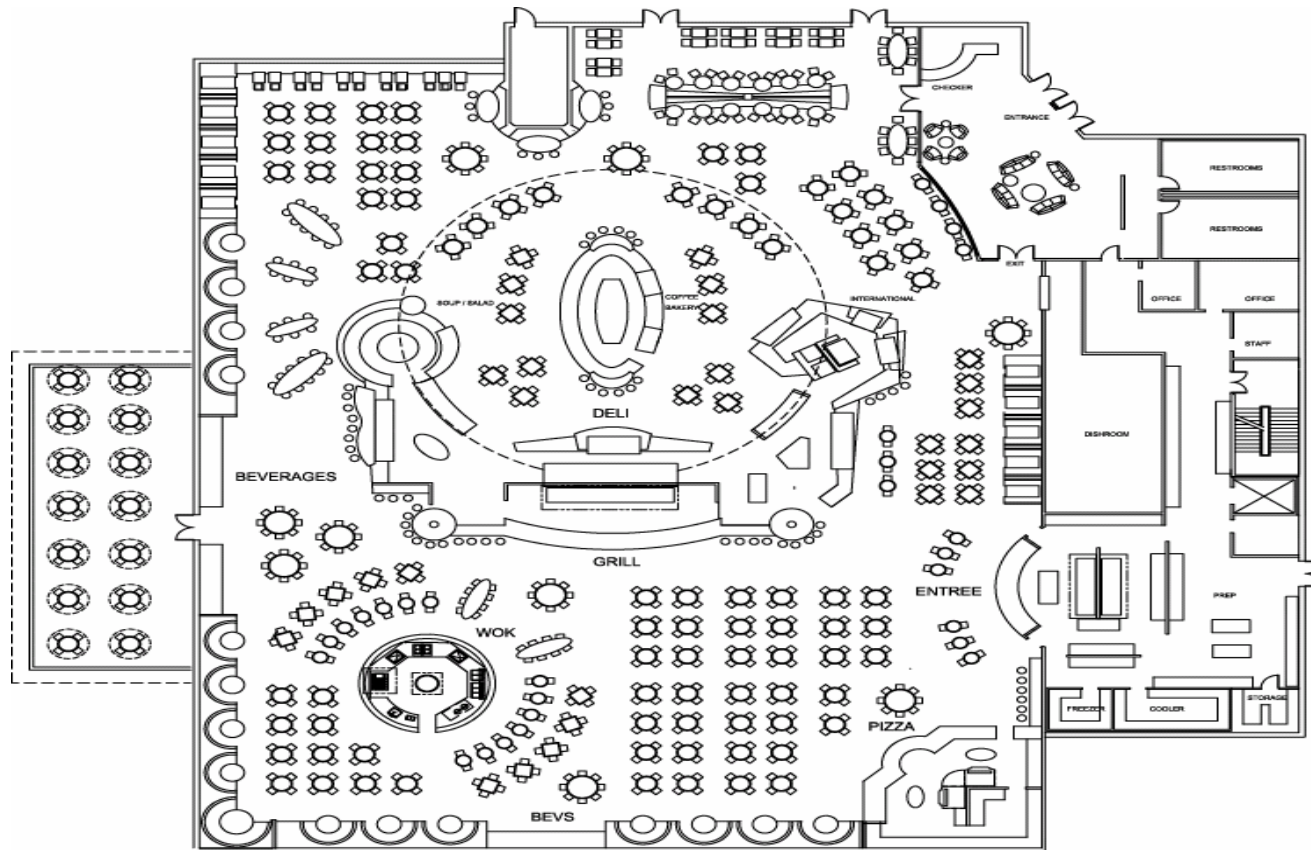
2500 Space Parking Deck

Student Housing - University Village Phase II up to 950 Beds



Proposed Dining Hall

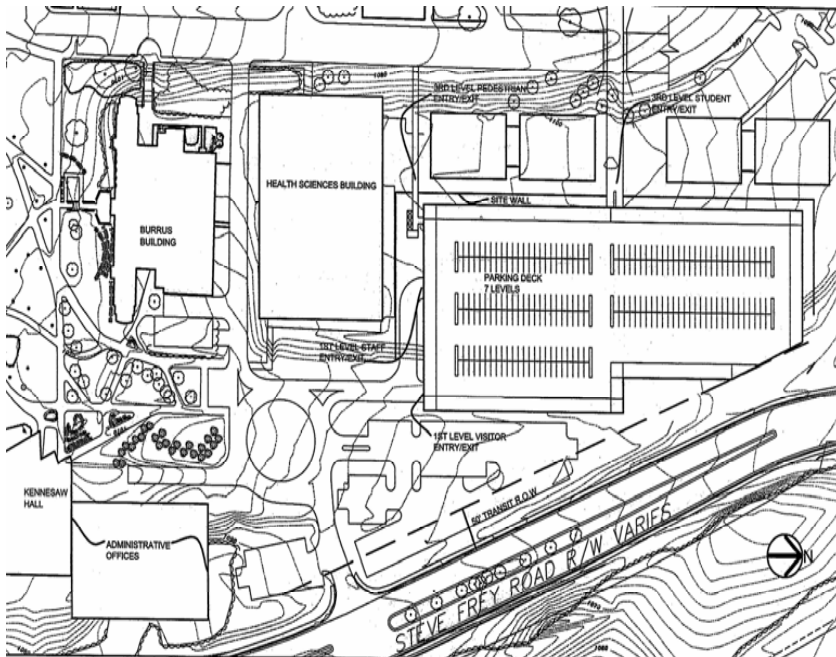
State-of-the-art (750 seats) dining facility



Conceptual Plan

Proposed Parking Deck

Parking Deck to provide approximately 2,500 spaces



Proposed Student Housing



- Existing Student Housing
– 2,163 Beds
- Fall Occupancy 100 %
- Fall 2006 – Cut Off
Waiting List at 800
Students
- Market Study Indicates
Demand for 1,600 New
Beds

Anticipated Board Action

- Authorize Ground Lease and Rental Agreement for Dining Hall
- Approval of Parking Fee – April 2007
- Authorize Ground Lease and Rental Agreement for Parking Deck
- Authorize Ground Lease for Student Housing – University Village Phase II – April 2007

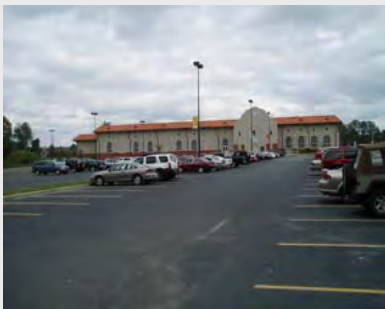
Proposed Public/Private Ventures



Georgia Hall Site



Reade Hall Site



Parking Deck Site Option



Athletic Practice Complex Site



Hopper Hall Site



Student Health Center Site



Student Union Site



Parking Deck Site Options

Proposed Public/Private Ventures

Student Residential Halls

- 1,100 beds - net gain of housing for 600 undergraduate students

Two Parking Decks

- 2,000 parking spaces - net gain of approximately 1,500 spaces
- Includes offices for Parking and Transportation, University Police, Auxiliary Services, and potential revenue generating auxiliary spaces

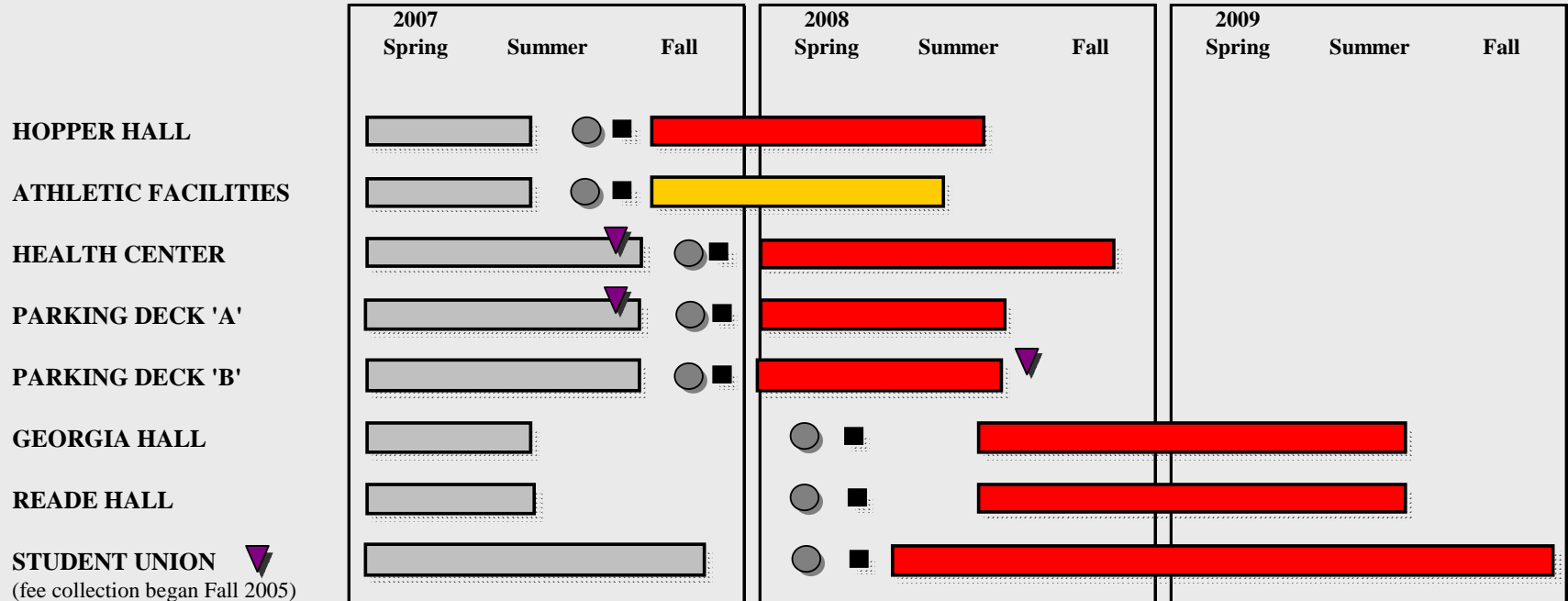
New Student Union






- Replaces existing University Union
- Funded by \$80 per semester student fee and revenue generating auxiliary operations

New Student Health Center

- Will meet the healthcare needs of the growing student body
- Funded through a proposed \$40-per-semester-per-student fee

Program Schedule



- PROGRAM PROJECTS:**
-  Design Phase
 -  Construction Phase
 -  Board of Regents Approval
 -  Bond Issuance
 -  Start of Student Fee

- ATHLETIC FACILITIES:**
-  Construction Phase

Anticipated Board Action

- **Authorize the demolition of Hopper Hall, Georgia Hall, University Union, and Old Gym – April 2007**
- **Approval of Parking Fee and Health Fee – April 2007**
- **Authorize Ground Lease and Rental Agreement for Student Housing, Parking Decks, Health Services Building, Student Union**
- **Authorize Rental Agreement for Athletic Practice Complex**



- In November 2006, GGCF purchased building for \$3.8 million from TUFF
- Title transferred to USG when debt is paid off at end of 30 years

Georgia Gwinnett College Campus



Georgia Gwinnett
College Campus



PDI
Building



PDI Building

- The Plumbing Distributors Inc. facility was built in 1991
- Site is 5 acres
- The building is 70,000 sq. ft.,
- 15,000 sq. ft. office space
- 55,000 sq. ft. multi-story warehouse





Anticipated Board Action

- Approval of Recreation Fee – April 2007
- Authorize Rental Agreement for the Student Services and Recreation Building