



Summary Presentation

*Stony Brook University | Public-Private Partnership for Campus Village
December 12, 2018*



- **September 2016:** Stony Brook issues RFQ #16/17-031MC for “Comprehensive Property Development Services”
 - “**Design, build, finance, operate, and maintain** housing buildings (student, faculty, senior), associated quality-of-life facilities (dining, student services, retail, recreational, and other support spaces), and associated parking in a **multi-phased development** plan on **land owned by the University and ground leased to the Developer.**”
 - “The University is seeking to deliver a **dynamic Campus Village** located on the University’s Stony Brook site which includes **new housing communities along with dining, recreation, parking, academic, and student support spaces.**”
- **January 2017:** RFQ responses received
- **June 2017:** Shortlist created
- **September 2017 – January 2018:** Series of interviews with shortlisted teams
- **February 2018:** Gilbane-Provident team selected
- **March 2018 – August 2018:** Predevelopment planning and feasibility analysis
- **August 9, 2018:** Presentation to SBU senior management
- **August 13, 2018:** SBU decision to move forward
- **November 15, 2018:** SUNY Trustees approval of resolution authorizing issuance of ground lease for Campus Village



A public-private partnership (P3) is a flexible, scalable platform through which the public sector partner can leverage private sector expertise and resources, and outsource key risks, in delivering needed facilities.

A P3 is “another tool in the tool box” that encourages creativity, helping define problem statements and craft corresponding business solutions.

Primary Team Members:



Local presence,
national platform

SINCE
1873
Longevity &
stability



Extensive on and off-
campus portfolio
of work




501(c)(3) brings
additional flexibility
(reinvestment &
long-term value)



Experience with
DGS, SUCF, DASNY,
SUNY & SBU



Broad/deep portfolio
of higher education
projects



P3s include mixed-use,
student housing,
life sciences, office,
healthcare, academic,
hospitality, parking

From Stony Brook University...

- Support the University's **growing population**
- Incorporate **private sector innovation** and efficiencies
- Deliver a dynamic **Campus Village** in a compact, pedestrian-friendly environment
- Support an inspiring and dynamic **living/learning environment**
- Leverage **existing infrastructure**
- Expand and utilize available **open space**
- Provide **best overall value** for the lifecycle of the facilities
- Create built-in **flexibility and adaptability** to accommodate future needs

- Sustainability
- Energy efficiency/independence
- Technology
- Innovation
- Discovery
- Advancement
- Diversity
- Community



Setting the Stage

- **Student Enrollment (AY 2017-18)**
 - 25,989 total students
 - 17,364 undergraduate
 - 8,625 graduate

- **Student Housing (AY 2017-18)**
 - 30 traditional residence halls
 - 23 apartment-style residence halls
 - 10,204 students live on-campus
 - ✓ 8,989 undergrad (including 83% of freshmen)
 - ✓ 1,215 graduate

- **Estimated Housing Needs**
 - 1,000 to 1,500 additional beds for students (undergrad & grad/professional) and faculty

- **Note**
 - For AY 2018-19, ~500 students in triples



Aerial View of the Project Site



Initial Thinking – Flow & Adjacencies



Potential to shift track & field eastward, gaining space for additional future expansion, if needed

1. Think broadly about what this public-private partnership can do.
2. Freshman housing is oversubscribed for AY 2018-19 (500 in triples).
3. Students (especially graduate/professional) are very price sensitive.
4. Consider height of buildings at Circle Road & facing Village of Stony Brook.
5. Consider aesthetics at campus edge (contemporary/traditional).
6. Provide retail that complements that in community.
7. Be mindful of limitations on sanitary sewer capacity.
8. Consider including faculty/alumni center?
9. Consider relocating commissary from H Quad?
10. Need for housing is real, given enrollment growth (actual/projected).
11. Preserve access to athletic facilities.



Preliminary Program – Phase 1

Factors that influenced evolution of program:

- Price sensitivity of graduate/professional students
- Current oversubscription of undergraduate housing
- Rethink student dining
- Opportunity to incorporate ancillary SBU uses

Program summary – Phase 1:

- Residential (3 buildings – 145, 170 & 195 units)
- Resident-oriented retail (~20,000 SF)
- Commissary (relocated from H Quad)
- Faculty/alumni center

		A	B	C	D	E	F	G
		Demand Summary / Unit Mix*						
		Graduate & Professional Students (2017 B&D Study)	Graduate & Professional Students (~5% increase)	Graduate & Professional Students (Reallocated)	SCGP Visiting Academic Fellows	Undergraduate Students	Total Units Students & Academic Fellows (C + D + E)	Total Beds Students & Academic Fellows
SINGLE OCC.	Studio (1-BA)	156	165	30	5	0	35	35
	1-BR (1-BA)	4	5	40	5	0	45	45
	2-BR (2-BA)	46	50	70	10	0	80	160
	2-BR (1-BA)	96	100	110	0	0	110	220
DOUBLE OCC.	1-BR (1-BA)	0	0	10	0	0	10	20
	2-BR (2-BA)	0	0	20	0	0	20	80
	2-BR (1-BA)	0	0	40	0	0	40	160
	Suite (3-BR/2-BA)	0	0	0	0	160	160	960
		302	320	320	20	160	500	1,680

* Subject to confirmation via independent housing demand study currently underway



Building A – Ground floor program:

- Lobby/amenity (graduate/professional)
- Lobby/amenity (SCGP Academic Fellows; units directly above)
- Retail (resident-oriented)
- Faculty/alumni center
- Commissary (relocated from H Quad)

Building B – Ground floor program:

- Lobby/amenity (undergraduate)
- Retail (resident-oriented)
- Residential

Building C – Ground floor program:

- Lobby/amenity (graduate/professional)
- Retail (resident-oriented)
- Residential

Notes:

- Each building is six to seven stories total
- Upper floors of each building are residential
- Project to meet LEED “Silver” standard
- Prevailing wages to apply to on-site labor
- SBU to provide services such as RAs, security, etc.
- Future phase(s) to extend along both sides of promenade, in turn converting surface parking to structured

Conceptual Floor Plan – Building A, Ground Floor



BUILDING A - GROUND FLOOR

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Conceptual Floor Plan – Building B, Ground Floor



BUILDING B - GROUND FLOOR

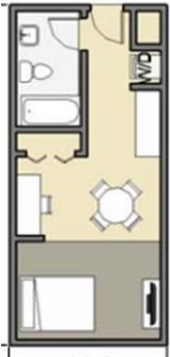
Conceptual Floor Plan – Building C, Ground Floor



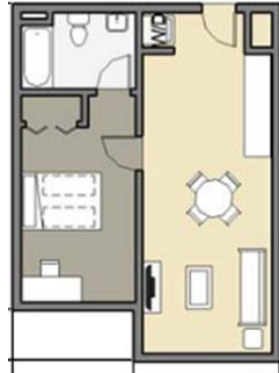
GRADUATE PROFESSIONAL RESIDENCES LOBBY
6,037 sf

RETAIL
4,193 sf

BUILDING C - GROUND FLOOR



**Studio
Apartment**



**One-Bedroom,
One-Bathroom
Apartment**



**Two-Bedroom,
Two-Bathroom
Apartment**

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Note: Washer/dryer only in SCGP Visiting Academic Fellow Units



**Two-Bedroom,
One-Bathroom
Apartment**



**One-Bedroom,
One-Bathroom
Apartment
(Double-Occupancy)**



**Two-Bedroom,
Two-Bathroom
Apartment
(Double-Occupancy)**



**Two-Bedroom,
One-Bathroom
Apartment
(Double-Occupancy)**



**Three-Bedroom,
Two-Bathroom
Suite
(Double-Occupancy)**

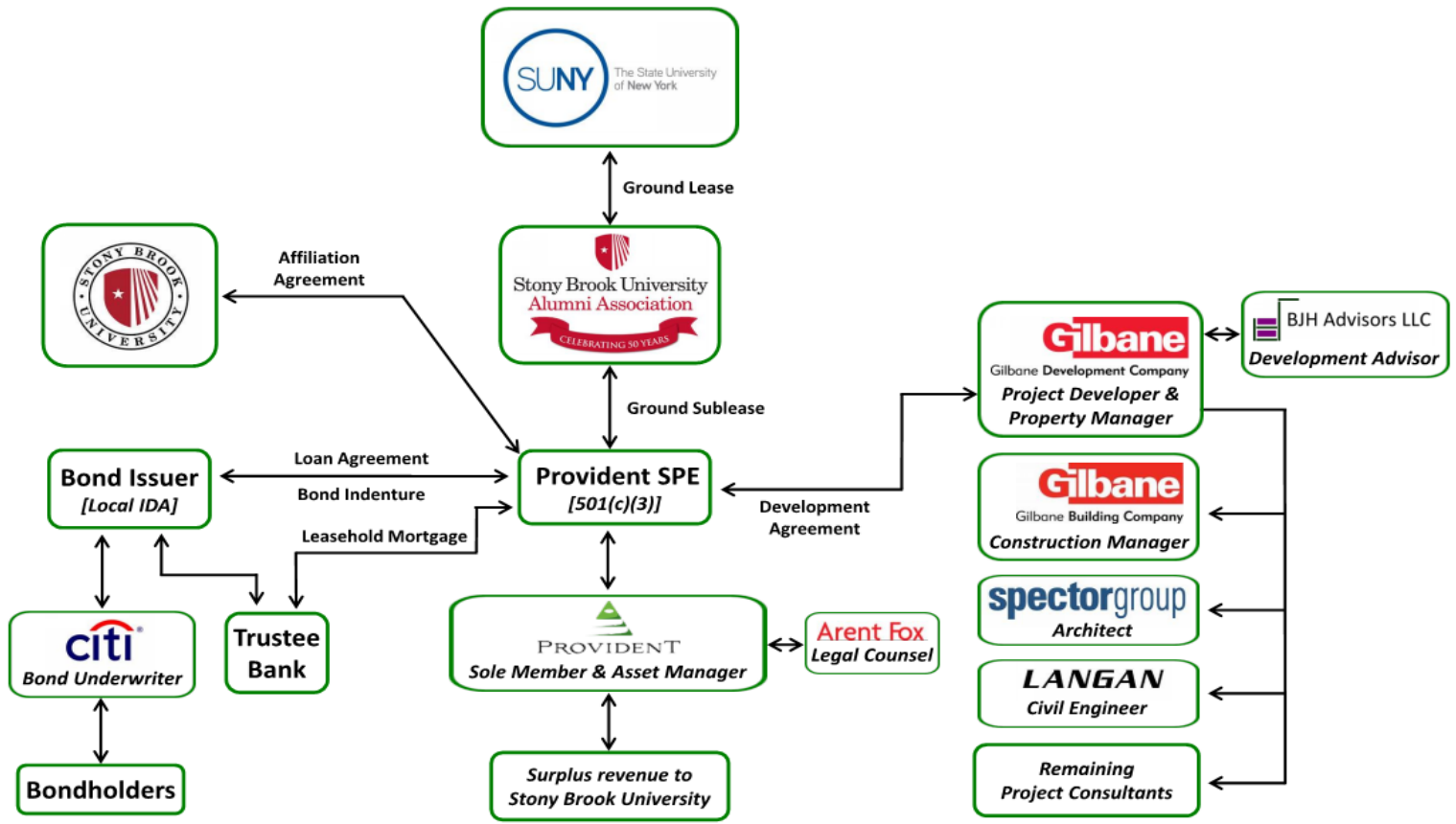
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Objectives:

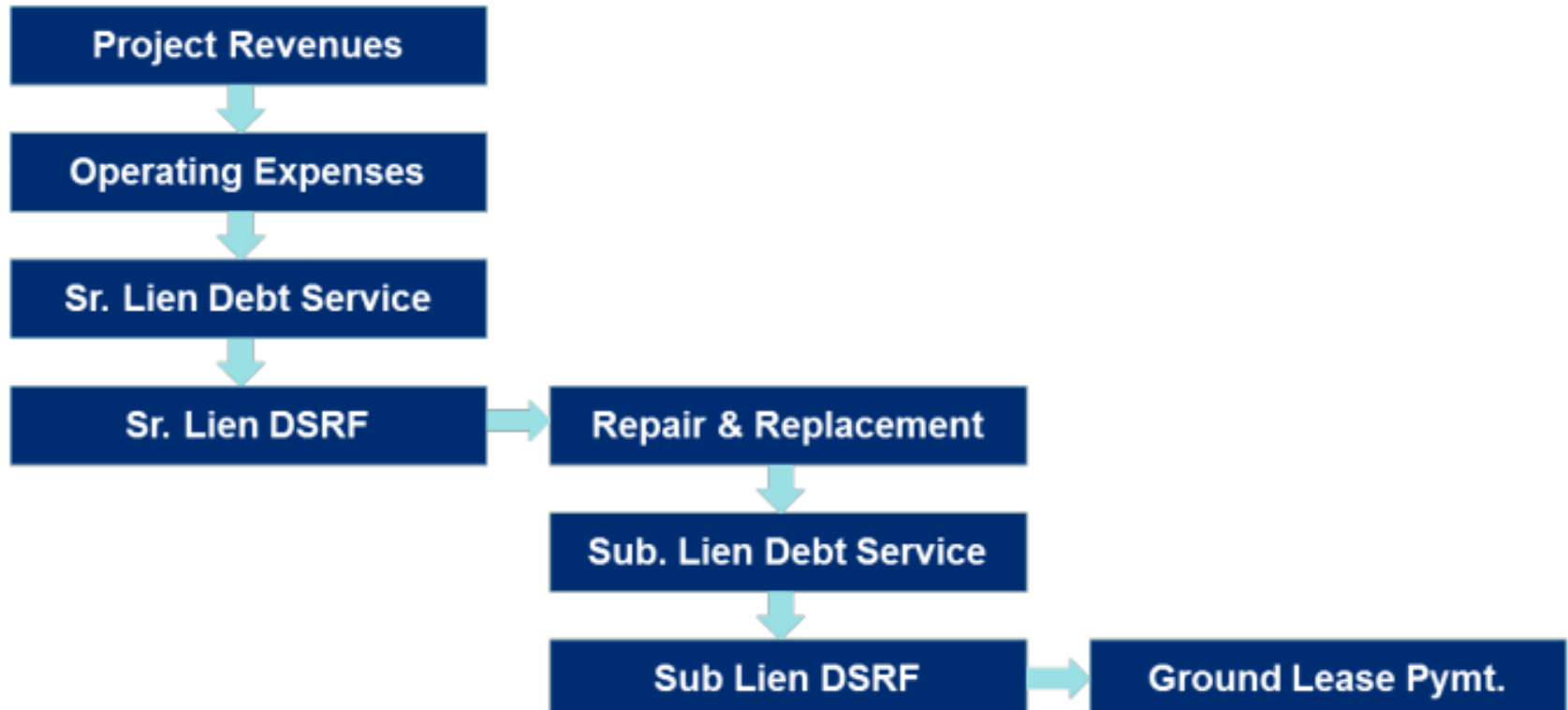
1. Expeditious implementation
 - ✓ Comply with NYS Education Law
2. Transactional precedent
 - ✓ SUNY campuses at Buffalo State, Canton, Cobleskill & Purchase
3. Access tax-exempt bond market
 - ✓ Lower cost of capital
4. Alignment with SBU goals & mission
 - ✓ 501(c)(3) offers reinvestment & long-term value for SBU



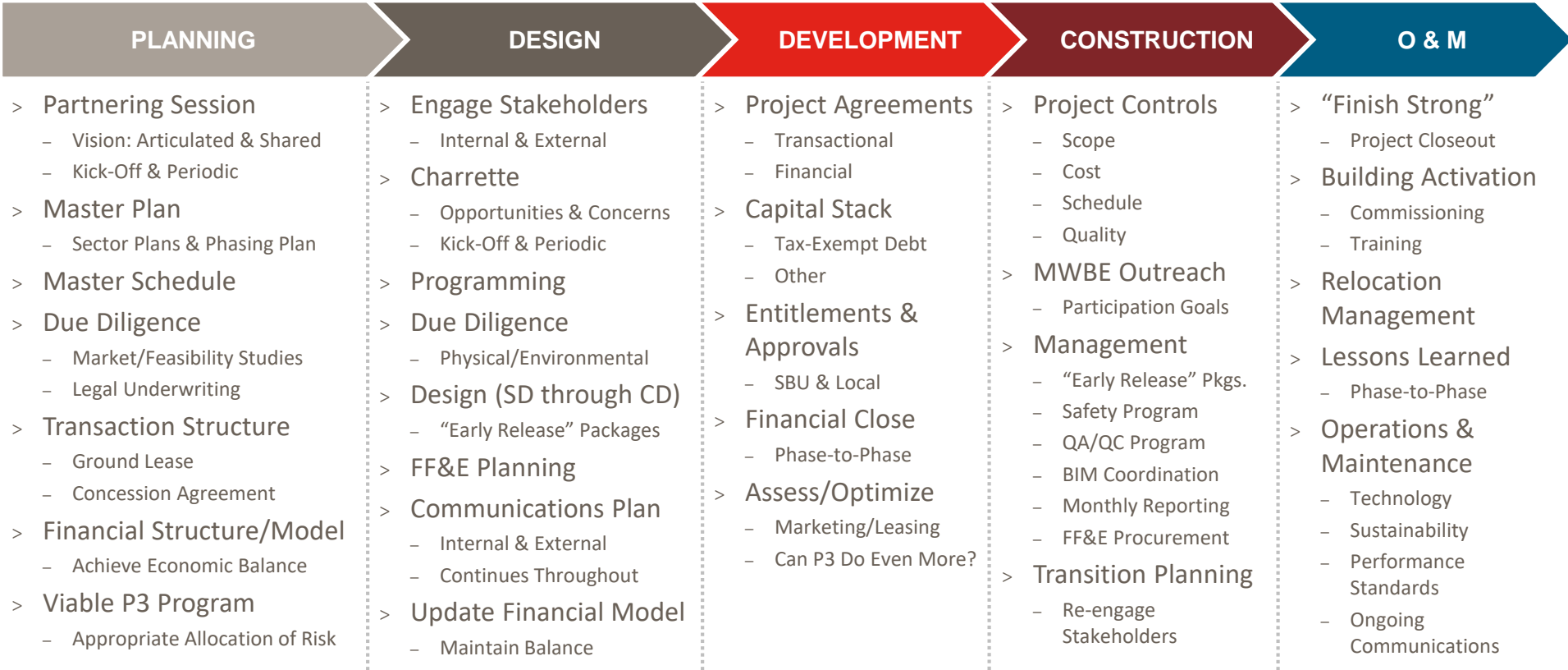
Preliminary Transaction Structure



Note: 100% bond financing for project through Provident SPE, independent of Stony Brook University



Path Forward





**QUESTIONS
& ANSWERS**