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
Off Campus Housing Market
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.

www.gcsu.edu/thevillage | (478) 994-4060

Life at The Village
- Flexibility in plans—Ask us how!
- Rooms in EVERY building—open 367!
- FREE laundry, with in-room options
- Bonus suite with refrigerator, stove, dishwasher, and full-size refrigerator
- Game stations in the Village Market
- Wireless high-speed Internet
- Computer lab with FREE printing
- Outdoor pool and tennis court
- Weekly events in the challenge game room
- FREE breakfast Fridays
- SAFETY first—monitoring in every room. Fire light alarm boxes, and housing staff on-call 367
- Study-in-campus over 1000 minutes
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 an 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

<table>
<thead>
<tr>
<th>Facility</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Spring</td>
<td>Summer</td>
<td>Fall</td>
</tr>
<tr>
<td>HOPPER HALL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ATHLETIC FACILITIES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEALTH CENTER</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING DECK 'A'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING DECK 'B'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GEORGIA HALL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>READE HALL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STUDENT UNION</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(fee collection began Fall 2005)

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
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