



**REQUEST FOR INFORMATION
No. EH161935**

**Upper Division Student Housing Public-Private
Partnership**

I. SCHEDULE OF EVENTS

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Issue Date.....October 31, 2012

Due Date and Time.....November 9, 2012 (2:00 PM, PST)

II. ISSUING OFFICE AND CONTACT

ISSUING OFFICE

The Procurement and Contract Services (PaCS) department of Oregon State University (OSU) is the issuing office and is the sole point of contact for this Request for Information. All concerns or questions pertaining to this Request for Information should be appropriately addressed to the individual identified below:

CONTACT PERSON

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III. BACKGROUND INFORMATION

INTRODUCTION

This is a Request for Information (RFI), issued by Procurement and Contract Services on behalf of University Housing & Dining Services (UHDS). The purpose of this RFI is to solicit information from potential contractors pertaining to Upper Division Student Housing development, specifically exploring the options available through a public-private partnership. As the local housing market has become more compressed, the need for additional housing for upper-division students is a current priority. In response to this need, UHDS is interested in exploring potential public-private partnership models for delivering additional student housing.

University Housing & Dining Services has explored ways in which additional upper class student housing can be added to the inventory with minimal financial obligation, while ensuring that the facilities and programs align with its mission and expectations. The department has explored various partnership models and has tentatively come to the conclusion that a public-private partnership would be in the best interests of our students, our department, and Oregon State University.

OREGON STATE UNIVERSITY

Founded in 1868, Oregon State University is a comprehensive, research-extensive, public university located in Corvallis. OSU is a member of the Oregon University System and one of only two American universities to hold the Land Grant, Sea Grant, Space Grant and Sun Grant designations. OSU is also the only Oregon institution to hold the Carnegie Foundation's top ranking for research universities, a recognition of the depth and quality of OSU's graduate education and research programs.

Through its centers, institutes, Extension offices and Experiment Stations, OSU has a presence in almost every one of Oregon's 36 counties, including its main campus in Corvallis, the Hatfield Marine Sciences Center in Newport and OSU-Cascades Campus in Bend. OSU offers undergraduate, master's and doctoral degrees through 12 academic colleges enrolling more than 25,000 students from every county in Oregon, every state in the country and more than 90 nations.

UNIVERSITY HOUSING & DINING SERVICES

UHDS provides on-campus residential and dining programs for over 4500 students within 14 residence halls, 4 cooperative houses and 107 family housing apartments. Its dining services offers 3 full dining centers, 2 coffee shops and 1 convenience market. It employs over 190 full time employees and over 1000 students in order to deliver its mission of *providing a living-learning environment as a gateway for academic and personal success through inclusive and innovative programs and services*. Services include a comprehensive catering operation, summer and academic year residential conference housing programs, as well as an international homestay program.

IV. ADDITIONAL INFORMATION

The considerations noted below are intended to guide the exploration of potential partnership approaches, and set a context as to why we are interested in alternative models of providing student housing.

PLANNING CONSIDERATIONS

1. Program/Policy

UHDS houses primarily first year students, and the residential program is designed to support the needs of students who are new to OSU and can especially benefit from the services we provide (e.g. international students). UHDS houses a modest number of upper-division students, typically sophomores; however the facilities and programs are more geared to support a first year experience. Effective Fall 2013, OSU will have a live-on requirement for all first year students, as part of a campus First Year Experience (FYE) program. While some exceptions will be made, it is anticipated that UHDS will house approximately 90% of the first year OSU student population.

2. On-Campus Occupancy Growth

As a result of the live-on requirement, as well as continued growth in OSU's enrollment, UHDS anticipates occupancy will exceed capacity as early as Fall 2013. UHDS anticipates being able to house all who request to live on campus, however it will be utilizing temporary space to accommodate some of the demand. As of Fall 2014, there will be an additional 300 beds on-line (in the new student residence), and it is anticipated that no additional beds will be required to meet the first year population.

Given that most of the enrollment growth will be in upper-division students, UHDS recognizes that there is an opportunity as well as an expectation to have on-campus housing that will meet their needs and interests as well. Our current inventory offers only 200 spaces that effectively meet an upper-class student's interest in a more independent living environment (Halsell Hall).

3. Building Apartment Housing for Upper-Division Students

UHDS has considered constructing affordable upper-division student focused apartment housing, and continues to find that the cost of this type of facility significantly exceeds the amount of revenue it would produce. Given OSU construction standards, prevailing wage requirements, lower density of apartment housing versus standard residence halls, as well as a desire to build only facilities that will add to the strong character of OSU, UHDS has found that it will be difficult to build an apartment complex that would not require a subsidy for many years.

Given this challenge, UHDS has begun to look at other means, namely public-private partnerships, of adding to its housing inventory so that it can offer upper-division students the benefits that come with on-campus housing, while providing the independent living options they desire.

4. Local Housing Market and Community Pressure

According to a recent market analysis significant market demand exists for housing intended to serve upper-division students. This housing demand, combined with the limited available real estate suitable for large scale development in the Corvallis market, particularly near campus, suggests that opportunity exists for University-owned upper-division housing.

Also, UHDS colleagues at the City of Corvallis have communicated that there is a less than 1% vacancy rate in Corvallis and the surrounding area. With OSU's enrollment continuing to grow, concerns expressed by non-student residents of Corvallis towards the university are significant in some neighborhoods adjacent to campus. The OSU-City Collaboration group that is focused on Neighborhood Planning has been charged with developing recommendations intended to alleviate that tension, with particular focus being on how to house more students on-campus. Specifically, there has been focus on the university engaging in public-private partnerships as a way of addressing the housing needs associated with the enrollment growth.

5. Access and Affordability for Students, and Housing Rates

UHDS recognizes that room and meals rates, although consistent with benchmark institutions, are significantly higher than what its customers would deem as fair, especially as compared to "market" rates. UHDS expects that new housing delivered through a public/private partnership will be set at or below current market rates for like accommodations.

V. REQUIREMENTS/GOALS

Given the context of the above planning considerations, University Housing & Dining Services would like to be better prepared and educated on how public-private partnerships can be used to help provide upper-division student housing to OSU students.

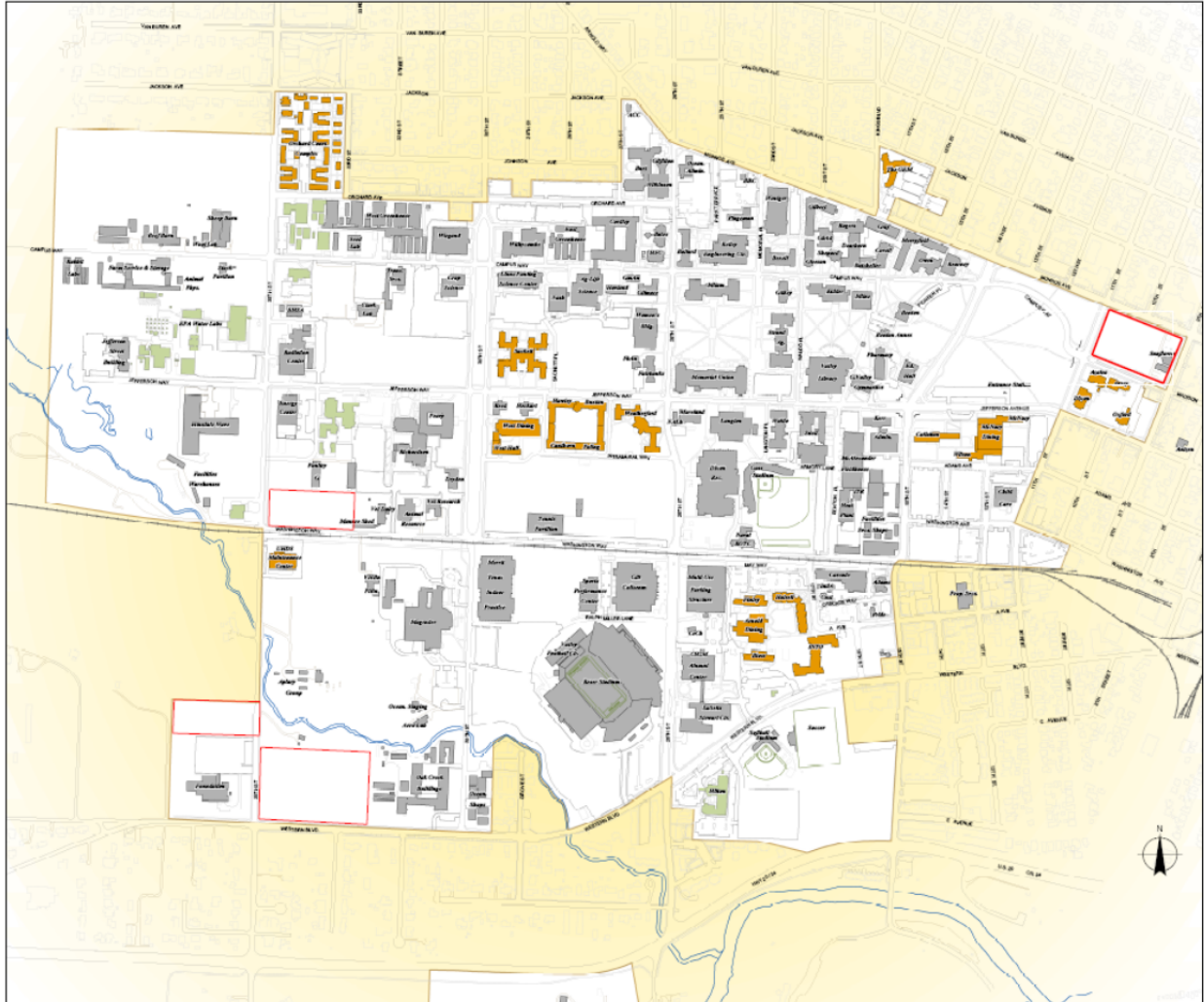
GOALS

Some of the primary, overarching goals include the following:

1. Addition of apartment style housing that meets three program types (separate projects): upper-division students, married students with no children, and family housing.
2. Quality construction meeting all OSU standards yet maintains and/or positively contributes to the OSU campus character.
3. Projects located on OSU land would consider proximity to maximize cash sales in dining centers, but ensure the project's community is separate from first year communities. Apartments should offer the convenience of proximity to campus, but be far enough away to be perceived as "independent."
4. Minimal-to-no debt obligation on behalf of UHDS/OSU. UHDS would bring to the partnership occupancy commitment, management support and residential programming
5. Partnership terms and conditions will allow for periodic review and assessment of success indicators. Terms and conditions must allow for OSU to terminate agreement.
6. Partnerships consider both property owned by OSU and property not owned by OSU.
7. Delivery of project by August, 2015
8. Quality construction: long-term asset
9. Diversity in unit types
10. Educational environment consistent with University's mission
11. Positive public perception
12. No impact to University's debt capacity
13. Contribute to the aesthetic value of the campus
14. Economic contributor to the community NOTE: Project is not subject to BOLI Prevailing Wage Rates

VI. MAP

Following is a map of OSU detailing existing housing communities and dining centers (orange buildings) and potential sites for future development (red boxes).



VII. SUBMITTALS

Respondents are requested to submit ONE hardcopy response and ONE electronic copy (PDF format) on CD/DVD/flash drive. Submittals may include the following, although responders are invited to submit additional materials that they feel would be of interest to UHDS:

- Narrative describing the respondent's approach to fulfilling OSU's requirements/goals
- Marketing material or brochures of goods or services referenced in the narrative
- Examples of successful work from similar projects
- Examples, if applicable, of alternative models of public-private partnerships that the responder may suspect will satisfy the goals of OSU

To be considered, responses to this RFI must be received no later than the due date and time indicated in the Schedule of Events. Responses must be sent to the contact person identified in Section II of this RFI.

Information gathered in this process could potentially be incorporated in an Invitation to Bid (ITB) or Request for Proposal (RFP). Any resulting RFP or ITB will be openly competitive and therefore responses should not be exclusive or restrict competition. This RFI does not obligate OSU to issue an RFP or ITB nor to include information submitted by respondents.

A contract will not be issued directly from this RFI, nor will issuance or acceptance of submittals or subsequent conversations bind OSU into any type of contractual obligation or relationship.