

# STUDENT HOUSING PORTFOLIO



Hendessi & Associates

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## OUR STORY

### Hendessi & Associates Student Housing Portfolio

Hendessi & Associates, a woman-owned, WBE was founded in 2003 with a mission to provide exceptional comprehensive real estate and facilities services to higher education institutions. Our experience is extensive in Student Housing as well as a variety of academic and academic support facilities such as Student Success Centers, Student Centers, Activity Centers, Wellness Centers, Dining Halls, Continuing Education Centers, Conference Centers, Libraries, Classroom and high tech Laboratory Buildings.

Our services include program management, owner representation, master planning, facilities management consulting, development management, strategic space allocation planning, and feasibility studies. We have successfully managed or provided consulting services for facilities exceeding \$4 billion in value.

Hendessi & Associates believes in the team approach and we are proud to lead highly qualified facilities and real estate experts who deliver successful results. We excel in providing leadership, adhering to the highest ethical standards, utilizing the integrated services of financial institutions, legal professionals, developers, architects, engineers, construction managers, and project managers. We have built long-term relationships with industry leaders throughout the nation and understand how to integrate the strengths and talents of this wealth of expertise through our:

- Senior level involvement
- Market knowledge
- Efficient early planning
- Effective communication
- Risk analysis skills
- Mitigating cost escalation risks
- Accelerated schedules
- Proven experience with Georgia State & Federal government regulations and policies

Hendessi & Associates also promotes sustainable and environmentally responsible planning, design, and construction. We are well versed in LEED practices, an internationally recognized sustainable and energy efficient building certification system.



## OUR DIFFERENCE

### Hendessi & Associates Student Housing

Hendessi & Associates delivers the following benefits to teams pursuing student housing projects with the Georgia Board of Regents:

#### **Board of Regents Knowledge**

Prior to forming Hendessi & Associates in 2003, Gita Hendessi Gardner served as the Director of Facilities Planning and Privatization where she developed and oversaw the State of Georgia's first privatization efforts. The model she developed was the catalyst for more than \$1 billion in privatized projects put in place across dozens of campuses throughout the state. Having served on the Owner's side, Gita brings deep knowledge of the Board of Regents processes, procedures, communication preferences and protocol, saving valuable time and money for both the service provider and the State of Georgia.

#### **Proven Leadership Style**

Throughout the Board of Regents System, campuses throughout the State will concur that Hendessi & Associates delivers technically competent solutions, however, what sets the firm apart is Gita's personal leadership style. Gita is known for her ability to bring large stakeholder groups, often with opposing agendas, together as one cohesive team. She encourages all team members from the client and professional service side to make contributions to the decision-making process thereby creating the best solution for the project. Once decisions are made, Gita strives to hold all parties accountable to their responsibilities and actions to keep projects on schedule and within budget.

#### **Student Housing Expertise**

Hendessi & Associates has first-hand experience in the development, design and construction of privatized student housing facilities across the Southeast. Our team's experience includes a total of over 24,000 student beds and amenities. Through this experience, we have learned how to deliver amenity-rich living options students desire, contributing to the success and the vitality of collegiate communities large and small. Through our varied background from the private industry and the owners side, we can leverage "lessons learned" in cost-effective project design and delivery, creative financing, and innovative transaction structures to build a plan customized to meet the needs and limits of each campus.



## LEADERSHIP

### Hendessi & Associates Student Housing Portfolio



**Gita  
Hendessi  
Gardner**  
AIA, President

Gita is a registered architect and planner who has managed higher education projects exclusively for the past 20 years of her 30 years of experience with a focused and in-depth understanding of the challenges facing higher education. Gita has the ability to provide facilities solutions designed for cost effectiveness and flexibility.

Her unique qualifications include:

- Owner Representative for hundreds of successful university and college projects
- Program Manager for new and renovation projects
- Expertise in student housing facilities
- Collaborative perspective as Owner, Developer, Architect and Program Manager

Prior to founding Hendessi & Associates, Gita was the Senior Vice President of Higher Education Development at a nationally recognized Development Company. She was responsible for the firm's program management business unit and for pre-development services for colleges and universities. She also served as the University System of Georgia's Director of Facilities Planning and Facilities Program Manager for over seven years. In that role, she was in charge of long-range facilities planning, policy-level guidance, and implementation oversight for Georgia's 29 public colleges and universities. She was also privatization and outsourcing director for a variety of developments on multiple campuses. Gita was responsible for developing a privatization platform for the University System of Georgia in collaboration with the Governor's Office, the Attorney General, and the Board of Regents in 1996, which has grown to the current P3 programs.

In addition, Gita has been the Owner's representative or advisor in development management for campus projects for new construction and renovation ranging from \$1,000,000 to over \$160,000,000. She has lead assembling the right teams for successful projects while managing a variety of construction delivery methods.

Gita is a frequent speaker at national and regional professional conferences and serves on a number of boards and advisory councils. Some of her professional organizations include AIA, SCUP, SACUBO, and ULI.





# Middle Georgia State University

Cochran & Macon, GA

Hendessi & Associates Student Housing Portfolio

**Projects:**

Master Plan

Feasibility Study

Student Housing, Phase I & II

Academic Hall (STEM)

2007 & 2009 delivery

Six buildings

1,287 beds

426,000 SF

\$57,600,000

**Funding:** P3 Tax Exempt Financing

**Services:** Program Management & Consulting

**Delivery Method:** CM@Risk

# Georgia State University

Atlanta, GA

Hendessi & Associates Student Housing Portfolio



## Projects:

Student Housing & Mixed Use Urban  
Development (University Commons) Facilities  
Maintenance Planning

2007 delivery  
1,200 beds  
1,098,000 SF  
\$161,000,000

**Funding:** P3 Tax Exempt Financing

**Services:** Owner Representation & Consulting

**Delivery Method:** Design-build





# Georgia Gwinnett College

Lawrenceville, GA

Hendessi & Associates Student Housing Portfolio



## Projects:

Master Plan

Student Housing, Phase I & II

Library – LEED Certified Student Center Athletic Fields

2009 & 2010 delivery

Six buildings

1,000 beds

595,000 SF

\$137,000,000

**Funding:** P3 Tax Exempt Financing & State General Obligation Bonds

**Services:** Program Management & Consulting

**Delivery Method:** CM@Risk & Design-Build



# Kennesaw State University

Marietta, GA

Hendessi & Associates Student Housing Portfolio



## Projects:

Master Plan  
Feasibility Study  
Student Housing, Phase I, II & III  
Housing Renovation  
Dining Hall – LEED Certified Greek  
Housing Property Acquisition

2004 - 2010 delivery

17 buildings

1,100 beds

540,000 SF

\$75,700,000

**Funding:** P3 Tax Exempt Financing

**Services:** Program Management & Consulting

**Delivery Method:** CM@Risk & Design-Build





# South Georgia State College

Douglas, GA

Hendessi & Associates Student Housing Portfolio



## Projects:

Master Plan  
Feasibility Study  
Student Housing, Phase I & II  
Historic Renovation (Clower Hall) –  
*Award Winner, Preservation award from Georgia Trust for Historic Preservation*  
Dining Hall Renovation  
Student Success Center Renovation  
Property Acquisition

2007 - 2016 delivery

7 buildings

550 beds

180,000 SF

\$26,800,000

**Funding:** P3 Tax Exempt Financing & State General Obligation Bonds

**Services:** Program management and consulting

**Delivery Method:** CM@Risk and Design-Build



# Georgia Southwestern State University

Americus, GA

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Hendessi & Associates Student Housing Portfolio



## **Projects:**

Master Plan

Feasibility Study

Student Housing, Phase I & II

2007 & 2009 delivery

Six buildings, 934 beds

196,000 SF

\$40,000,000

**Funding:** P3 Tax Exempt Financing

**Services:** Program Management & Consulting

**Delivery Method:** CM@Risk





# University of West Georgia

Carrollton, GA

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Hendessi & Associates Student Housing Portfolio



## University of West Georgia

Carrollton, GA

### Projects:

Student Housing & Community Center,  
Greek Village Property Acquisition

2009 delivery

262 beds

20 buildings, 87,720 SF

\$13,400,000

**Funding:** P3 Tax Exempt Financing

**Services:** Owner Representation & Consulting

**Delivery Method:** Design-build



Hendessi & Associates



## Hendessi &amp; Associates Student Housing Portfolio

	Hendessi & Associates Student Housing Experience	Beds
<b>As Owner's Representative, Program Manager or Advisor:</b>	Albany State University	806
	Georgia State University	2,000
	Gordon State College, Phase I	460
	North Carolina Central University	450
	Kennesaw State University, Phase I & II	1,138
	University of North Carolina at Greensboro	400
	Middle Georgia State University, Phase I	650
	Georgia Southwestern State University, Phase I	634
	Kennesaw State University, Phase III	602
	Kennesaw State University, Special Interest Housing	120
	South Georgia State College, Phase I	252
	South Georgia State College, Phase II	295
	Middle Georgia State University, Phase II	826
	Georgia Southwestern State University, Phase II	300
	Gordon State College, Phase II	405
	Georgia Gwinnett College, Phase I	1,029
	<u>University of West Georgia, Greek Village</u>	<u>262</u>
	<b>Total Number of Beds</b>	<b>10,629</b>
<b>As Developer:</b>	Abraham Baldwin Agricultural College	835
	Kennesaw State University	1,058
	<u>University of Tennessee at Chattanooga</u>	<u>1,615</u>
	<b>Total Number of Beds</b>	<b>3,508</b>
<b>As Owner: (Board of Regents of the University System of Georgia)</b>	Armstrong State University	276
	Abraham Baldwin Agricultural College	835
	Georgia Institute of Technology	1,000
	Georgia College & State University	450
	Georgia State University	Included above
	Kennesaw State University	Included above
	University of North Georgia	250
	Savannah State University	660
	<u>University of Georgia</u>	<u>1,200</u>
	<b>Total Number of Beds</b>	<b>4,671</b>
<b>As Planner &amp; Consultant:</b>	Georgia Gwinnett College, Phase II	1,500
	Albany State University	Included above
	Gordon State College	Included above
	North Carolina Central University	Included above
	Kennesaw State University	Included above
	University of Georgia	Included above
	Middle Georgia State University	500
	Georgia Southwestern State University	Included above
	Dalton State College	500
	Norfolk State University	1,000
	South Georgia State College, Phase III	500
	<u>Kennesaw State University</u>	<u>2,000</u>
	<b>Total Number of Beds</b>	<b>6,000</b>
	<b>Approximate Total</b>	<b>24,808 Beds</b>

### Master Plans, Housing Plans and Feasibility Studies

Institution	Project
Albany State University	Comprehensive Housing Plan
Albany Technical College	RFP/RFQ for Multi-purpose Building Development
Board of Regents of the University System of Georgia	Building Project Procedures Manual Scope Study
Clayton College & State University	Off-Campus Sites Study (Fayette & Henry County Sites)
Columbus State University	Conference Center Study
Dalton State College	Comprehensive Housing Plan
East Georgia State College	Campus Master Plan Update
Georgia College & State University	Housing Plan
Georgia Department of Technical & Adult Education	Student Housing Study
Georgia Gwinnett College	New Classroom/Office Funding Proposal
Georgia Gwinnett College	Comprehensive Housing Plan
Georgia Gwinnett College	Campus Utility Infrastructure Master Plan
Georgia Highlands College	MRR (Major Repair & Renovation) FY09
Georgia Highlands College	Due Diligence Coordination Services for Douglas County Instructional Site
Georgia Highlands College	Due Diligence Coordination Services for Smyrna, GA
Georgia Highlands College	Due Diligence Coordination Services for Paulding County
Augusta University	Administration/Office Building Feasibility Study
Georgia Southwestern State University	Comprehensive Housing Plan

## Hendessi &amp; Associates Student Housing Portfolio

Institution	Project
Gordon State College	Comprehensive Housing Plan
Gordon State College	Comprehensive Housing Plan
Gordon State College	Funding Proposal for Classroom Building, Nursing & Allied Health Building, and Smith Hall
Gordon State College	Library Addition Planning
Kennesaw State University	Comprehensive Housing Plan
Middle Georgia State University (Macon)	Comprehensive Housing Plan
Middle Georgia State University	Comprehensive Housing Plan Update
Middle Georgia State University	Payback Funding Proposal for New Housing
Norfolk State University	Master Plan Management Services
South Georgia State College	Housing Feasibility Study
South Georgia State College	Comprehensive Housing Plan
South Georgia State College	Campus Master Plan Update
South Georgia State College	Conceptual Planning & Bookstore Study
South Georgia Technical College & North Georgia Technical College	DTAE Housing Study
Kennesaw State University	Comprehensive Housing Plan Update
Kennesaw State University	Science Complex Funding Proposal
Kennesaw State University	Master Plan Management Services
University of Georgia	Housing ADA Analysis
University of North Georgia (Gainesville)	New Classroom Building Proposal



# PROJECT LIST

## Hendessi & Associates Student Housing

### Albany State University

- Housing Feasibility Studies and Program Management

### Albany Technical College

- RFP/RFQ for Multi-Purpose Building Development & Team Selection

### Armstrong State University

- Space Utilization Consulting
- Program Management, New Health Professions Academic Center and Renovations

### Bainbridge College

- Capital Improvement Planning and Requests

### Clayton State University

- Sites Selection Advising and BOR Coordination

### Columbus Technical College

- Project Initiation and Team Selection Services

### Columbus State University

- Conference Center Study and Consulting

### Dalton State College

- Housing Plan and Program Management Services, New Science Building, Business School expansion

### East Georgia College

- Housing Studies & Consulting
- Master Plan Management Services

### Georgia College & State University

- Housing Plan Update & Consulting

### Georgia Gwinnett College

- Funding Consulting
- Student Housing, Parking Deck, Dining Hall, Student Center Consulting & Program Management
- Campus Utility Master Plan
- Owner Representation for Foundation

### Georgia Highlands College

- MRR Funding Requests & Consulting
- BOR Requests & Proposals
- Due Diligence Studies
- Space Utilization Consulting
- Classroom and Laboratory Building

### Georgia Southwestern State University

- Student Housing Consulting and Project Management
- Capital Funding Request
- MRR Consulting
- Space Utilization Consulting
- Owner's Representation for Foundation

### Georgia State University

- Facilities Management Consulting
- Owner Representation for Foundation
- BOR Capital Funding Requests
- Student Housing Consulting and Project Management

### Georgia Southern University

- Athletic Facilities Consulting
- Program Management for Military Science Building

### Gordon State College

- Dining Hall Feasibility
- Funding Proposals
- Building Addition Planning
- Student Housing Consulting and Project Management
- Foundation Owner Representation

### Grady Hospital Authority

- Cancer Center of Excellence Project Initiation and Management

### Kennesaw State University Foundation

- Comprehensive Housing Plan

### Augusta University

- Feasibility Study & Foundation Consulting

### Middle Georgia State University

- BOR Capital Improvement Requests
- MRR Consulting
- Housing Program Management
- Foundation Owner Representation

### North Carolina Central University

- Student Housing Consulting & Program Management

### Norfolk State University

- Master Plan Management Services
- Housing Plan Consulting

### South Georgia Technical College & North Georgia Technical College

- Housing Feasibility Study

### South Georgia State College

- BOR Funding Proposals
- Student Housing Consulting
- Renovation of Clower Hall Student Recreation Center
- Student Housing Program Management
- Renovation Consulting
- Historic Preservation Consulting
- Dining Hall Consulting and Program Management
- MRR Consulting
- Space Utilization Consulting

### Kennesaw State University (Marietta Campus)

- Capital Implementation Planning
- Housing Development
- Major & Minor Capital Outlay Proposal
- Master Plan Management Services
- BOR Funding Proposals
- Student Housing & Dining Hall Consulting and Program Management

### University of North Carolina at Greensboro

- Housing Consulting

### University of Georgia

- Housing ADA Evaluation
- Space Utilization Consulting

### University of North Georgia

- BOR Funding Requests
- New Cumming Campus Program Management

### University System of Georgia

- Building Project Process Manual RFP
- Capital Implementation Program Consulting

### University of West Georgia

- Program Management, Greek Housing, Biology Building renovation and expansion