



THE SMART PLACE TO START

Niagara County Community College

Press Release

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FOR IMMEDIATE RELEASE

March 2, 2007

Housing Board Picks Developer to Start Project at NCCC

The Student Housing Village Corporation (SHVC) announced today that it has selected the United Development Corporation and its teams to handle phase I of the Student Housing complex at Niagara County Community College. The selection came after several months of preparation and work to secure the land from Niagara County. The land, which is being conveyed through a local development corporation from the County, is located in the North East corner of the campus. The 11.94 acres will now be developed to house a multiple story facility housing approximately 250 students. The anticipated occupancy date is summer of 2008.

Niagara County Community College President Dr. James P. Klyczek said he was excited to see another major step taken in the development of student housing.

“Student housing can become an important asset in our efforts to retain market share and recruit students to Niagara County Community College,” Klyczek said. This is a major step that takes us closer to seeing the first shovel enter the ground this spring. Coupled with our ongoing capital projects and the possibility of the culinary institute, NCCC is responsible for some of the largest projects generating construction jobs and a shot in the arm to the local economy and this housing project protects the taxpayer.”

The United Development Corporation, out of Albany N.Y. and its team was selected because of the breadth of experience it provides in developing student housing on college campuses and especially at community colleges. In addition, the developer was selected because of its extensive experience in managing student housing which is a key component in securing the financing and successful occupancy of the facility. The selected developer and its team are expected to deliver a turnkey operation to the Housing Corporation as well as manage the facility.

“This is a critical development in the history of NCCC” stated David Koplak, President of the Student Village Housing Corporation Board stated. “We believe that student housing will be an asset to the College and to the County,” he continued.

"United is extremely pleased to have been selected for this significant project and to support the bringing of a live/learn campus environment to NCCC," Michael J. Uccellini, President, United Group of Companies, Inc.

(more)

More than half of the community colleges in New York State including all of NCCC's neighboring counties either have student housing on campus or are looking into the issue.

"United's selection to develop and manage NCCC's state of the art student housing and developing a resident campus environment further deepens our dedication to the exciting proposition of housing on Community College campuses throughout the state and bringing with it an exciting era in the Community College's dedication to the live/learn environment of the 21st century," John D. Ball, Chief Operations Officer, United Group of Companies, Inc. said.

Student housing built with today's students in mind are not the dorms their parents lived in with rows of rooms of multiple students sharing common bathrooms and living space at the end of a long hallway. NCCC's student housing will feature apartment style accommodations in two, three and four bedroom units.

"United is proud to have been selected as NCCC's partner in bringing state of the art housing to the NCCC campus, bringing with it the offering of a live/learn resident campus option to its many students and the community that it serves. This project from concept through design is the very finest in what contemporary student housing has to offer today's student" Jeffrey Smetana, Executive Vice President, United Development Corp. said.

About United Group

United Group and its development affiliate United Development Corp, is a nationally recognized and award-winning corporation with over 34 years of successful experience in development, financing and professional management of a wide variety of real estate projects including specialties in Student Housing, Intergenerational Housing, Urban Re-Development, High Tech Manufacturing and Senior Housing. United offers clients in-depth expertise in every phase of development. From concept, design, and financing, to construction supervision, marketing and management, United Group presents clients with new ideas and customized solutions that provide excellent end user performance. Headquartered in the Capital District of New York, United has developed projects throughout the Eastern U.S. As an example United Group has performed student housing in some phase of development and/or management for SUNY Albany, SUNY Oswego, Finger Lakes Community College, Sage Colleges, Albany College of Pharmacy, Albany Medical College and Albany Law School as well as a selection of future engagements at Rochester Institute of Technology, Syracuse University and SUNY Cortland.

NCCC Student Housing Time Line

January 2004

NCCC retains Anderson Strickler, LLC to conduct a student housing market study to determine if there is demand for on-campus student housing. The study consisted of focus groups, an off-campus market analysis, a student survey, and a demand analysis. Based on this analysis, ASL determined there is potential demand for approximately 400 beds of housing.

May 11, 2004

NCCC Student Housing Committee meets to consider the results of the market study.

May 28, 2004

NCCC Board of Trustees Facilities Committee recommends and Trustees unanimously approve directive to college administration to extend a Request for Proposal to conduct a feasibility study for student housing.

September 3, 2004

NCCC issues RFP from firms to provide the institution with a set of qualifications and plan of action, that once accepted would result in conducting a comprehensive student housing feasibility study. The study should lead to a comprehensive plan for the development of a housing complex on the campus and if implemented, the projected impacts of constructing and operating the complex. Proposals were due by October 12, 2004 2:00pm. An informational meeting for potential bidders was held on September 21, 2004.

October 20, 2004 Board of Trustees Meeting

Board receives notice that five vendors have submitted proposals from the RFP.

Core Committee of Executive Vice-President and Dean of Academic Affairs Dr. George Bishop and the Vice-Presidents of Finance William Schickling and Student Services Bassam Deeb and Kathleen Kanouff-Taylor, Purchasing will review submitted bids and make recommendations to the President and the Board's Facilities Committee.

November 17, 2004

Board receives update. Committee work is continuing because of significant variances in cost estimates and need to solicit feedback from references

January 19, 2005

Board reviews recommendation and approves Stantec Consulting Group, inc. at a cost of \$32,000 to conduct a feasibility study. The Board expects to review the results of a completed study by its June meeting. It will then determine whether or not to proceed with student housing on campus. Stantec will team up with Christa Construction and United Development Corporation to complete the study within three to four months of a signed contract. The study will verify the accuracy of the marketing study; determine what type of housing should be constructed; where on the campus it should be located; what the physical and environmental impacts student housing would have on the campus; how student housing would affect operations and student support services; and how construction could be financed. United Development Corporation will handle the financing issues. Christa Construction will provide cost estimates and time schedule estimates for the design and construction of the facility.

May 18, 2005 Board of Trustees Meeting

Stantec provides an interim presentation to the NCCC Board of Trustees explaining the factors that will determine the project's feasibility.

July 14, 2005 Cambria Town Board

NCCC Vice-President of Student Services Bassam Deeb meets with the Cambria Town Board to provide awareness of the study and a potential project overview.

August 15, 2005 Cambria Planning Board

NCCC Vice-President of Student Services Bassam Deeb meets with the Cambria Town Planning Board to answer several questions regarding the impact of the potential project on the town's infrastructure.

August 22, 2005

U.S. Army Corps of Engineers performs a walk through on the potential site to determine environmental impact.

September 21, 2005 Board of Trustees Meeting

Stantec provides its final report to the NCCC Board of Trustees. Stantec reports that in its opinion student housing is feasible for NCCC. It recommends that NCCC start with a 252-bed project expanding to a 504 and possibly a 696-bed master planned "village." The report also indicates the College has the physical assets and organization in place to support residential life and the ability to expand necessary services. Stantec anticipates that a \$12.7 million project can be 100% financed without any capital or bonding required by the school or the county. Rent per student per academic year could range from \$4,950 to \$5,500 and fall within the market's threshold. It recommends the use of a property management company with broad experience and expertise in managing student housing. This company would purchase operations support from NCCC utilizing existing NCCC staff, equipment and overhead whenever possible. Stantec recommends an initial housing design consisting of primarily four bedroom apartments with kitchenettes. Actual construction was estimated at 13-months allowing for student occupancy during August 2007.

December 14, 2005

The Niagara County Community College Board of Trustees voted to move forward with the process to develop self-sustaining, self-insured, student housing on the Sanborn campus. The Board directed NCCC President Dr. James P. Klyczek to "pursue the design, construction and management of student housing according to the recommendations of the Student Housing Committee while maintaining a budget neutral impact on the College's operating budget, and with appropriate county approval for land usage." It called for the College Association of Niagara County Community College to create a Limited Liability Company (LLC) and for it to develop a Request For Proposals (RFP) to seek a student housing developer.

June 28, 2006 (announced)

The College Association of NCCC creates the limited liability company and selects a board of directors to oversee all aspects of the student housing development and operations. Three volunteers from the community with broad legal and real estate development experience are serving on the Student Housing Village Board of Directors: David M. Burke, David W. Koplas, Katherine C. Phufas The Board will oversee negotiations with Niagara County to develop an agreement for use of the land on campus for student housing and with a developer for the construction and operations of the housing project. NCCC Vice-President of Student Services Bassam Deeb is serving as the Executive Director of the Student Housing Village Corporation. The Housing Corporation issues an RFP for legal and organizational services.

Tuesday, February 20, 2007

The Niagara County Legislature holds a public hearing and then votes to approve the transfer of 11.94 acres of land through a local development corporation from the County to the Student Housing Village Board.

Thursday, March 1, 2007

The Student Housing Village Board selects the United Development Corporation and their teams to handle phase I of the Student Housing complex.