



FGCU's first five-story facility, South Village, opened its first phase of housing, Everglades Hall, in August 2008. Consisting of 407 suite-style beds, a dining hall, associated parking, campus support facilities and a central energy plant, the project is a well-crafted collaborative effort among all parties involved and serves as a model in sustainable design towards a true living-learning community. Due to its success, FGCU selected UHS to develop a sister building, Biscayne Hall, which was completed in July of 2009 and received LEED Silver accreditation.

Known as Florida's environmental university, FGCU's guiding philosophy is to instill in their students an environmental consciousness that balances their economic and social aspirations with the imperative for ecological sustainability. Adhering to this guiding principle, the FGCU Foundation fostered a collaborative approach in their development process that ensured the project's environmental goals were clearly communicated to all project stakeholders. These project drivers included:

- Maximizing development potential of the 124-acre project site;
- Preserving the wetlands, pinelands and cypress domes that surround the site;
- Incorporating the project site into the jurisdictionally mandated water management plan and maintaining a buffer to a major wetland drainage slough close to the property; and
- Developing 3,000 master-planned beds with associated parking, amenity and campus support facilities.



Project Name and Location:

South Village, Florida Gulf Coast University, Fort Myers, Florida

Project Specifics:

Beds - 407 (each hall)
Project Completion - Summer 2008 (Everglades); Summer 2009 (Biscayne)

Nature of Firm's Responsibility:

- At-Risk Development
- Master Planning
- Financing Options
- Design
- Construction
- Residence Life Programming
- Team Integration
- Program Scheduling
- Project Reporting

References:

Richard Ackert, Chairman
Florida Gulf Coast University Financing Corporation, Inc.
(239) 278-0499

Development Manager:

University Housing Services, Inc.

Design Firm:

HADP Architecture, Inc.

Construction Manager:

Manhattan Construction Company



UHS worked closely with our design team, HADP Architecture, and construction partner, Manhattan Construction Company, to develop a building program that is sustainably responsible and ecofriendly. Realizing that a responsible development is characterized by more than just design but also the execution of that design, UHS incorporated many sustainability measures into the site development, in addition to the building and its systems. These include the following:

- The precasting of the entire five-story building structure offsite
- Limiting “off-gassing” of all interior finish VOCs
- Recycling system, where at least 85% of the materials were recycled
- A new central energy plant
- Wind rows and a temporary site recharge sprinkler system
- Recyclable/recycled-content containing interior finish materials
- Temperature break, non-operable, Low E Tinted windows
- High-efficiency florescent lighting
- Temperature limiters on all HVAC fan coil unit thermostats
- DDC building control system
- Low-flow shower heads and faucets
- Trash compaction and recycling program

While the site chosen for South Village encompassed a total of 124 acres, the final development plan utilized just under 50 acres to achieve the stated project goals.

