

REQUEST FOR PROPOSALS

for the

HEALTH SCIENCES EDUCATION AND MIXED-USE FACILITY

HARRISBURG UNIVERSITY OF SCIENCE AND TECHNOLOGY



**Date of Issuance
November 16, 2017**

REQUEST FOR PROPOSALS
HEALTH SCIENCES EDUCATION AND MIXED-USE FACILITY
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INTRODUCTION

The Harrisburg University of Science and Technology (“HU” or the “University”) is requesting proposals from qualified and experienced development teams for the financing and development of a Health Sciences Education and Mixed-Use Facility (the “Project”), as the next step in the expansion of the University’s science and technology educational program. The University envisions this Project, which is being pursued with the support and cooperation of key health care institutions in Pennsylvania’s Capital Region, to offer a unique development opportunity to combine health science educational facilities with hospitality, student housing, retail and other residential or commercial uses, in a dynamic mixed-use project within downtown Harrisburg, Pennsylvania.

By way of background, the University is a *private*, not-for-profit institution of higher education incorporated in the Commonwealth of Pennsylvania on December 13, 2001, making it the first independent science and technology-focused, non-profit, university to be established in Pennsylvania in more than 100 years. The University’s primary educational center is located at 326 Market Street, City of Harrisburg, Dauphin County, Pennsylvania. The University also operates a satellite facility located at 1500 Spring Garden Street, City of Philadelphia, Pennsylvania, and offers online courses.

The University was created to address the Capital Region’s need for increased educational opportunities in science, technology, engineering and math (STEM) careers, and it represents a major step to attract, educate, and retain Pennsylvania’s diverse 21st century knowledge-based workforce. As stated in its Mission Statement: “The Harrisburg University of Science and Technology offers innovated academic and research programs in science and technology that respond to local and global needs. The institution fosters a diverse community of learners, provides access and support to students who want to pursue a career in science and technology, and supports business creation and economic development.”

The University enrolled its first cohort of 70 students in summer 2005 and graduated its inaugural class in 2007. During Fall 2017 semester, 5,329 students took HU courses across the Harrisburg and Philadelphia locations, as well as online. HU has committed to serving non-traditional students and has historically enrolled many students who were nationally underrepresented in STEM-related fields, such as Black, Hispanic, and female students.

True to its mission, HU currently offers seven Bachelor of Science degrees (with 24 possible concentrations), seven Master of Science degrees (with 18 potential concentrations), one Doctoral degree and four certificates in STEM-related fields. Additionally, undergraduate students may enroll in five-year, joint degree programs that lead to Bachelor of Science and Master of Science degrees in related fields. Presently, the University also offers masters and doctoral programs in an executive format which includes “blended learning”. As a part of this, students travel to the University’s Harrisburg campus three (3) weekends during each semester for classroom work. This

highly successful program drives the need for accommodations for those students and related guests and faculty.

HU and its partners in the health care community have identified a clear and growing need for STEM-based educational offerings in key health care careers, including nursing, physical therapy, pharmaceutical sciences, and a variety of allied health programs. Provision of these offerings requires development of additional educational space beyond that available at HU's current facilities. At the same time, the selected Project site is well-situated to support mixed-use development that would fit well within the ongoing reinvigoration of the Harrisburg downtown area.

Accordingly, the University is seeking proposals from qualified and experienced development teams for the financing and development of a contemplated Health Sciences Education and Mixed-Use Project described in this RFP. HU particularly invites teams with demonstrated experience in the development of educational mixed-use facilities as described in this RFP. Interested entities and teams are invited to attend a tour of the University and briefing to learn more about the University's needs and partners in relation to the Project contemplated by this RFP.

CALENDAR OF EVENTS

<u>Activity</u>	<u>Date</u>
RFP Distributed	November 16, 2017
HU Tour and Briefing	December 13, 2017
Deadline to submit questions	January 10, 2018
Answers to questions sent out	January 17, 2018
Deadline to submit sealed proposals	February 2, 2018
Finalists selected	February 23, 2018
Oral presentations from Finalists	March 12 – 23, 2018
Best and final offers due from Finalists	March 30, 2018
Proposal selected for contract negotiations	April 10, 2018

Process Description. After receipt of Proposals, HU will contact those Offerors whose proposals are being further considered (“Finalists”) to schedule a time for presentation of the Proposal to HU or a representative committee thereof. Following those presentations, certain Offerors will be invited to submit best and final offers. Thereafter, a single Proposal will be chosen for final negotiations. Those who submit a proposal but are not selected to make a presentation will be notified in writing. Harrisburg University reserves the right to modify the foregoing schedule.

PART I

GENERAL INFORMATION

I-1. Purpose. Harrisburg University of Science and Technology is issuing this request for proposal ("RFP") to solicit responses from qualified and experienced teams for development of an educational mixed-use facility to include health science classrooms and laboratories, student housing, upscale hotel, and retail dining presented in a high rise urban context on land owned or controlled by the University in Harrisburg at the Southwest corner of South 3rd and Chestnut Streets (the "Project Site").

I-2. Issuer/Contact. The sole point of contact in the University for this RFP shall be Eric D. Darr, PhD., President, 326 Market Street, Harrisburg, PA 17101, healthscienceRFP@harrisburgu.edu . Please refer all questions to Dr. Darr in writing. The University will provide written responses to all Proposers. ***Proposers are not to contact the University administration, faculty or its Board of Trustees directly.***

I-3. Scope. This RFP contains instructions governing the requested proposals, including the requirements for the information and material to be included; a description of the program for the health science teaching campus as well as ancillary needs; requirements which Offerors are to meet; general evaluation criteria; and other requirements specific to this RFP. As the University is a private and not a public institution of higher learning, it is not constrained by any statute, ordinance, rule or regulation as to competitive procurement. All proposers are advised that this RFP is an informal solicitation and is not a commitment or offer to enter into an agreement.

I-4. Problem Statement. The University seeks to further expand by offering healthcare related programs as defined herein and has grown in its need for student housing and hospitality related to its expanded executive programs. As a result, the University has outgrown its current building and is looking for a developer to assist with its expansion on the Project Site. This RFP focuses on providing both general and specific criteria for the Project.

I-5. Project Site. The project will be located on a site created through the combination of parcels located at 222 Chestnut Street (currently a parking lot) as well as 24, 26 and 28 South 3rd Street (currently small apartment buildings) in Harrisburg. The current buildings should be demolished as part of site preparation. The University will retain ownership and/or control of the Project Site property, and will provide a ground lease to the development team.

I-6. General Requirements. All proposers are hereby advised that this RFP is an informal solicitation and is not a commitment or offer to enter into an agreement or engage in any competitive bidding or negotiation pursuant to any statute, ordinance, rule or regulation. This RFP contains information relating to the University's needs for a health sciences learning facility. All other information relating to the Project and possible uses or needs is for background purposes only. The University does not warrant the accuracy or completeness of such information or guarantee any information contained herein. Offerors are responsible for performing their own due diligence and analysis. This RFP shall not become a part of any Agreement.

False, incomplete, or unresponsive statements in connection with a proposal will be sufficient cause for rejection of the proposal.

The University reserves the right, in its sole and complete discretion, to reject or not consider any proposal received as a result of this RFP.

I-7. Incurring Costs. The University is not liable for any costs the Offeror incurs in preparation and submission of its proposal, in participating in the RFP process, or in anticipation of entering into any agreements with the University.

I-8. Background Information / Questions and Answers. The University will establish a secure document site hosted by HU (the "Dataroom"), where background documents and data will be provided to prospective Offeror teams. Those desiring access to the Dataroom should contact Eric D. Darr, PhD., President, 326 Market Street, Harrisburg, PA 17101, healthscienceRFP@harrisburgu.edu. If a prospective Offeror has any questions regarding this RFP, the Offeror must submit the questions by email (with subject line "RFP Question") to Dr. Darr at the email provided above. The Offeror shall not attempt to contract Dr. Darr or any representative of the University or its Board of Trustees by any other means. Questions and responses will be provided to all Offerors via the Dataroom.

I-9. Response Date. The University will accept Proposals until 5:00 pm EDT on February 2, 2018.

I-10. Submission of Proposals. Offerors are requested to provide digital submissions in PDF format to the email address of Dr. Darr set forth above. Responding parties may also deliver printed copies to the University if so desired.

I-11. Discussion for Clarification. Offerors may be requested to make an oral or written clarification of their proposal to ensure a thorough mutual understanding of the proposal. The University will initiate requests for clarification.

I-12. Proposal Contents. All material submitted with the proposal shall be considered to be the property of the University and may be returned only at the University's option. The University has the right to use any and all ideas not protected by intellectual property rights that are presented in any proposal regardless of whether the proposal is selected. Notwithstanding any Offeror copyright designations contained on proposals, the University shall have the right to make copies and distribute proposals internally and to its professionals.

I-13. Evaluation of Proposals. An evaluation committee comprised of members of the University's executive staff, representatives from the Board of Trustees and outside advisors will review and evaluate proposals. Preference will be given to the team that demonstrates its ability to:

1.13.1 *Project Architectural and Interior Design:* Provide a fast-track design taking the Project from schematic design to design development to construction documentation efficiently.

1.13.2 *Construction:* Undertake construction estimating and value engineering, select appropriate construction means and methods consistent with the ultimate design, and execute the construction of the project with effective management, oversight, cost controls and accounting. Ensure quality construction and image consistent with the University's existing facility.

1.13.3 *Validation:* Validate the program, feasibility, cost, and any income assumptions.

1.13.4 *Analysis:* Prepare detailed timeline, financing, budget, cost, and income pro forma analyses to support debt and equity investment underwriting.

1.13.5 *Finance:* Secure advantageous financing for the Project with preference given to structures that limit recourse and balance sheet impact to the University.

1.13.6 *Execute*: Develop the Project including the specific real estate sectors in the program calling upon significant direct experience in each or through affiliates or partners.

1.13.7 *Manage*: Understand the mixed-use operating context of the Project including available operational efficiencies and provide for competent and professional management of the mixed-use components of the Project.

1.13.8 *Economic Benefits/Development Incentives*: Provide direct and indirect economic impact of the Project on the city, state and region; and identify any development incentives which may be available for the Project.

1.13.9 *Full Proposal*: Provide an all-in development plan and financing package including details or opportunities that may not have been specifically outlined here.

The University reserves the right to request additional information which, in the University's opinion, is necessary to assure that the Offeror's competence and resources are adequate to perform according to the RFP. The University may make investigations as deemed necessary to determine the ability of the Offeror to perform the Project, and the Offeror shall furnish to the University all requested information and data.

I-14. Presentations. Following review of the Proposals, the University will invite a limited number of Offerors to present to the Committee of the University tasked with evaluation. Those Offerors will be notified by telephone or email as to the date and time of presentations. Each selected Offeror will be given two hours to present its proposal and answer questions. Presentations will take place at the University.

Discussions may result in requests to submit revised proposals.

I-15. Best and Final Offers. The University may request Best and Final Offers ("BAFO"). A letter request for BAFOs will be sent with a deadline for response if desired by the University.

I-16. Selection and Disclosure. The University will notify the successful Offeror of its selection for negotiation after the University has determined the proposal that is most advantageous to the University. After selection of the proposal, the Offeror and University will enter into negotiations on the terms of all definitive agreements required to implement the selected proposal. The University shall not be legally bound until the successful completion and execution of such definitive agreements. The successful Offeror shall not make any public statements including news releases, postings or any other public comments pertaining to this Project without the prior written approval of the University, and then only in coordination with the University.

PART II

HEALTH SCIENCES SPACE REQUIREMENTS AND RELATED PROJECT FUNDAMENTALS

II-1. Objective. The University is issuing this RFP to solicit responses from qualified and experienced teams for development of an educational mixed-use facility to include a health science teaching campus as defined below, student housing, hotel and related dining and conference facility in a high rise urban context on land owned by the University in Harrisburg at the Southwest corner of South 3rd and Chestnut Streets (the "Project Site"). As discussed below, the hotel and restaurant components are desirable, but not required. Offerors should, however, address these needs (explaining how such needs are already being met or may be met apart from the project). The University desires that the new facility be open and operational no later than July 2021.

II-2. Preliminary Analysis. In an effort to determine preliminary feasibility the University engaged Alfonso Architects of Tampa, Florida, to prepare a schematic design and programming ("Preliminary Design"). The Preliminary Design is attached hereto as Exhibit A. *Proposers are not bound by the Preliminary Design and such is being provided for general information only. Please note that the Preliminary Design does not provide for parking. Proposals shall address parking necessary to service the building.*

II-3. Project Fundamentals. The University currently contemplates a long-term ground lease of the Project Site to the successful Offeror. It is envisioned that the building will be a condominium allowing for the lease, lease-purchase or purchase of the various units as described below.

2.3.1 Health Science Facility: The University is prepared to offer degree programs in health sciences including nursing, pharmaceutical sciences and allied health programs. The new health sciences facility and degree programs will open the University to new markets, diversify its degree programs, and attract students from a related but different demographic. It represents a powerful next step in the University's long-term business plan and applies its quality STEM resources to stable and high-demand health fields. The demand for graduates in health sciences is growing and there are demonstrated career opportunities now in the field.

As shown in the Preliminary Design, the Health Science Facility is a minimum of 159,300 square feet of health science academic space. The health science program includes:

Nursing School of approximately 90,000 total square feet set on two floors.

Pharmacy School of approximately 29,000 square feet on one floor.

General University classrooms, simulation laboratories and offices of approximately 28,000 square feet on one floor.

Physical Therapy School and Combined Fitness Center of approximately 12,300 square feet in approximately one half of a floor.

The health sciences educational facility should be at least 155,000 square feet. The design and layout of the health science educational facilities will include input from three health system providers located in the Central Pennsylvania region. The Offeror should illustrate its ability to work with health system providers.

Proposals shall provide alternatives to the University as to lease, lease-purchase or outright purchase of the Health Science Educational Facility.

2.3.2 Student Housing: The demand for housing from Harrisburg University students currently exceeds the University's supply of accommodations. While the Project is based on incremental demand growth from a new student demographic in health science, the University also needs additional accommodations for students in its STEM degree programs. The University currently houses 280 students in University controlled housing. An additional 200 HU students live in market supplied housing in the City of Harrisburg. A minimum of 300 student beds is required.

The allocation for student housing in the Preliminary Design is 191,437 square feet with 323 beds in double and quad configurations with shared common space. The University does not intend to own this portion of the Project, but would require (1) a right to review and reasonably approve the qualifications, experience and performance of the proposed operator of the Student House unit; and (2) a right to acquire the property in the event the property owner seeks to sell the Student Housing unit. The University would work collaboratively with the owner and manager of the Student Housing unit in a manner similar to the current arrangements that it has with other private providers of student housing. The University will not guarantee the number of students, but believes that current and future needs will fully support the construction of the student housing unit.

2.3.3 Hotel: The University believes that there is a need for additional hotel space based upon (i) the conferences and meetings that are sponsored or generated by the University and the Harrisburg business community with demand for plenary

and breakout meetings, and catering, and (ii) the significant guestroom demand generated by University programs, including valuable weekend and shoulder demand from students in HU's executive format degree programs who travel to the campus for required weekend classroom study and other programs, and (iii) the strong general Harrisburg market average daily rate (ADR) and occupancy performance and a lack of competitive full-service hotel accommodations compared to market demand. The availability of both a conference center and meeting space are particularly interesting components for the University's program.

The Preliminary Design envisions a 144-room hotel guestroom tower stacked with the student housing floors with a total guestroom square footage of 98,150. The program also includes a 28,650-square foot conference center and catering kitchen distributed in various floors. In the Preliminary Design, the guestrooms, meeting space, back of house and lobby area are housed in a total allocation of 126,800 square feet. That represents:

Gross Square Feet Per Room: The total 126,800 square foot allocation divided by 144 rooms equals 800 gross square feet per guestroom, which is consistent with industry standards especially given the large conferencing facility, and

Ratio of Rooms to Meeting Space: The 28,650 square feet of conferencing facilities divided by 144 guestrooms equals approximately 200 square feet of meeting space per guestroom. That higher ratio is to accommodate the significant demand for university related meetings combined with outside demand.

While no commitment has been made to a hotel brand, in the Preliminary Design, the guestrooms are oversized and consistent with a full-service Marriott or Hilton standard. **Developers are free to propose an alternative hospitality component which fulfills the University's needs to accommodate guestrooms for its executive program students and conference and meeting needs.**

The University requires a (1) right to review and reasonably approve the qualifications, experience and performance of the operator of the hotel component and (2) right to acquire the property in the event the property owner seeks to sell the Hotel unit in the future.

2.3.4 Ancillary Uses: In the Preliminary Design, the balance of the building square footage is configured in:

Free Standing or integrated Restaurant of 7,129 square feet with separate catering kitchen.

Public Space, Lobbies and Back of House with separate lobby space for university, housing and hotel uses, and adequate back of house for operational and management needs.

Developers are free to include additional components such as, but not limited to, residential condominiums, apartments and/or other retail.

II-4. Zoning and Planning. The University has good relationships with both the city and state government and anticipates strong support for the Project based on its favorable economic impact. The site is zoned for high-density and will require master planning for the various mixed-uses. There is momentum in Harrisburg city government to close South Third Street to vehicular traffic making it a pedestrian only area. Whether or not the traffic change is implemented it indicates the importance of South Third Street as a dining and entertainment district that will be made stronger by the Project and bring local support for retail amenities.

II-5. Parking. Parking shall be addressed in the Proposal. A public parking garage is encompassed within the University's current facility. The garage is owned by the Harrisburg Parking Authority ("HPA") and leased and operated by Harrisburg Parking. As a result of this long-term relationship, the University has gained significant experience in parking needs and access, as well as issues related to shared facilities. The University maintains strong relationships with HPA and Harrisburg Parking, and will help to facilitate discussions with them. Offerors shall consult local regulations regarding the operation of parking facilities within the City of Harrisburg.

II-6. General Considerations. As a portion of the Project will be occupied and owned/leased by the University, the University will require a level of control over the building systems and design finishes to insure suitability for the University's purpose and how it interacts with the existing campus. Likewise, the University will require a level of control over the standards of operation for certain mixed-uses either through agreement or a condominium association board. As an institution of higher learning, the University will far outlive the operational viability of the mixed-use components. Thus, the University will require a right to acquire any mixed-use components of the Project.

PART III

RFP RESPONSE

Responses to this RFP must be made according to the requirements set forth in this section for content and sequence. To be considered, an RFP submission should include the following at minimum:

III-1. Program Verification. Provide a mixed-use program that is consistent with that presented herein with suggested changes or modifications. The University is open to re-allocation of square footage among the existing mixed-uses and additional uses that are consistent with and accretive to the Project, including residential and retail. Include a discussion of parking needs - what parking will be sought and what parking is required by zoning and how it will be met.

III-2. Financing. Provide a detailed and credible plan and structure for construction and long-term equity and debt financing of the Project together with alternatives for the University's ownership and financing of the Health Science Education Facility. Such shall include an explanation of the overall ownership entity including all joint venture, general or limited partners. Provide an explanation of the developer's previous experience in attracting investors and securing financing. Identify all financial partners and bank references.

III-3. Design and Construction Plan. With recognition of the impossibility of securing bid construction pricing until the design has been advanced, please provide a plan for designing and securing a favorable guarantee maximum price contract with a credible contractor. Include a schematic drawing of the proposed project, including site plan and elevations.

III-4. Project Timeline. Provide a detailed project timeline that meets the University's desire to have an operational facility no later than July 2021. The Project Timeline should milestones for architecture and design, financing, construction, anticipated dates for issuance of a Certificate of Occupancy, and an anticipated closing date.

III-5. Statement of Qualifications/Relevant Development Experience. Please provide a statement of the qualifications of team members that includes all design, construction

and development phases and experience in all real estate sectors included in the Project. Provide descriptions of other similar projects (date, location, and concept), photographs of relevant projects and the description and role of the development entity in those projects. Include strong references who may be contacted by the University.

III-6. Investment Structure and Ownership. Provide a narrative outline and/or organizational chart detailing the proposed ownership structure of the Project and components thereof.

III-7. Diverse Business Enterprises (DBE). The University is committed to all in the community. In that regard, the University's Board of Trustees will establish a goal for DBE participation. Such includes small businesses and those businesses owned by women, minorities, veterans and service-disabled veterans. Offerors shall address how they intend to meet this goal in their proposals.

III-8. Other Responsive Material. Any item that might be necessary to complete the submission whether or not it has been specifically sought by this RFP.

Exhibit A – Preliminary Design prepared by Alfanso Architects

Harrisburg University of Science & Technology
Mixed-Use Education Building

July 11, 2017

A L F O N S O
A R C H I T E C T S

1705 N .16TH ST. TAMPA, FL 33605
UNITED STATES 81 3.24 7.3333

A L F O N S O
A R C H I T E C T S

Harrisburg University of Science & Technology
Page 2 of 2
July 11, 2017

Date July 11, 2017

Project Harrisburg University of Science and Technology – New Building 30 S
3rd St, Harrisburg, PA 17101

Program Requirements

- Hotel – 150 Keys
- Dormitories (Single Units) – 400 Units
- Conference Areas + Auditorium – 10,000-15,000 gsf
- Nursing School – 15,000-20,000 gsf
- Pharmacy School – 15,000-20,000 gsf
- Classrooms, Administrative Offices – 15,000-20,000 gsf
- Fitness Center + Physical Therapy Center – 20,000-25,000 gsf
- Retail Locations, Cafes, Restaurant – Located on Level 01

Square Footage Calculations

Total Site Area: 27,820 gsf
Total Building Area: 27,820 gsf

Basement: 24,520 gsf
Fitness Center & Physical therapy 24,520 gsf

Level 01: 27,700 gsf
University/Dormitory Lobby (Includes Café) 6,320 gsf
Restaurant/Kitchen 6,672 gsf
Hotel Lobby (Includes bar/lounge area and small kitchen) 2,655 gsf
Building Mechanical/Services 12,053 gsf

Level 02-04: 27,820 gsf/floor
Nursing School 27,820 gsf

Level 05: 27,820 gsf
Pharmacy School 27,820 gsf

Level 06: 27,820 gsf
Classrooms & Offices 27,820 gsf

Level 07: 20,030 gsf
Meeting/Conference Areas 13,400 gsf
Dormitories (14 Units/fl) 5,230 gsf
Mechanical, Electrical, & Service 1,400 gsf

Level 08-17 (10 floors): 15,630 gsf/floor
Hotel Units (16 Keys/fl) 10,400 gsf
Dormitories (14 Units/fl) 5,230 gsf

Level 18: 13,020 gsf
Meeting/Conference Areas 7,790 gsf
Dormitories (14 Units/fl) 5,230 gsf

Level 19-35 (17 floors): 10,400 gsf/floor
Hotel Units (16 Keys/fl) 10,400 gsf

Level 36: 5,230 gsf
Mechanical 5,230 gsf

Program Provided:

- Hotel (10 floors @ 16 units/floor-10,400 gsf/floor) =160 Keys -104,000 gsf
- Dormitories (29 floors @ 14 units/floor-5,230 gsf/floor) = 406 Units 151,670 gsf
- Conference Areas + Auditorium = 21,190 GSF
- Nursing School (3 floors @ 27,820gsf/floor) = 83,460 gsf
- Pharmacy School = 27,820 gsf
- Classrooms, Administrative Offices = 27,820 gsf
- Fitness Center + Physical Therapy Center = 24,520 gsf
- Lobbies,Cafes, Restaurant, Service Located on Level 01 = 27,700 gsf
- Exterior Spaces (Level 07 and 18) 9,080 gsf
- Mechanical Roof Level = 5,230 gsf

TOTAL BUILDING GSF: 482,490 GSF
TOTAL FLOORS: 36 FLOORS



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy
- Centers Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices



Basement

SCALE: 1"=20'-0" @D



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices

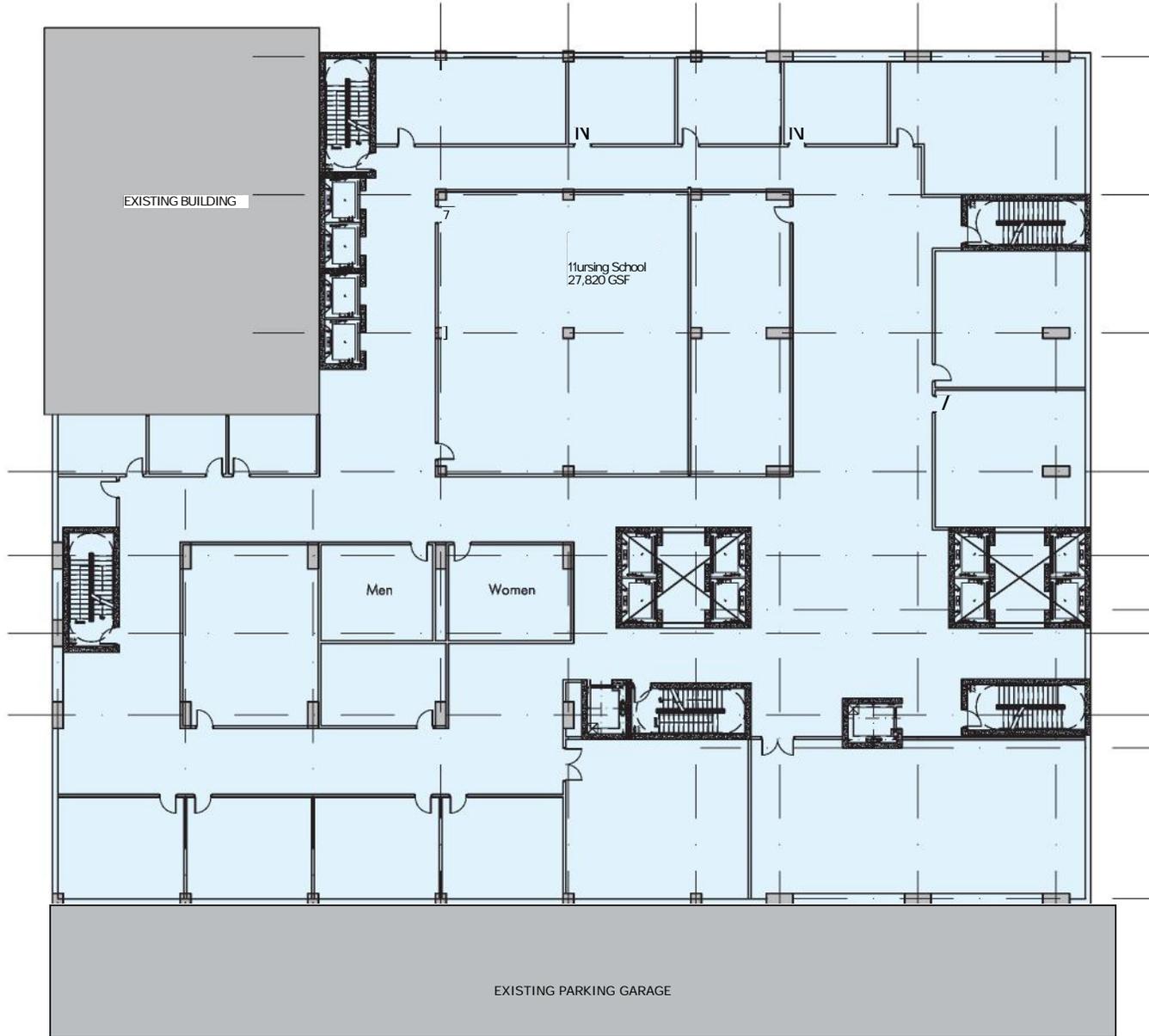


Level U1

SCALE: 1"=2'(Y-0" I@



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices



Level 02-04

N
SCALE: 1"=20'-0" I@D



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices



Level 05

SCALE: 1"=20'-0" I®



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices

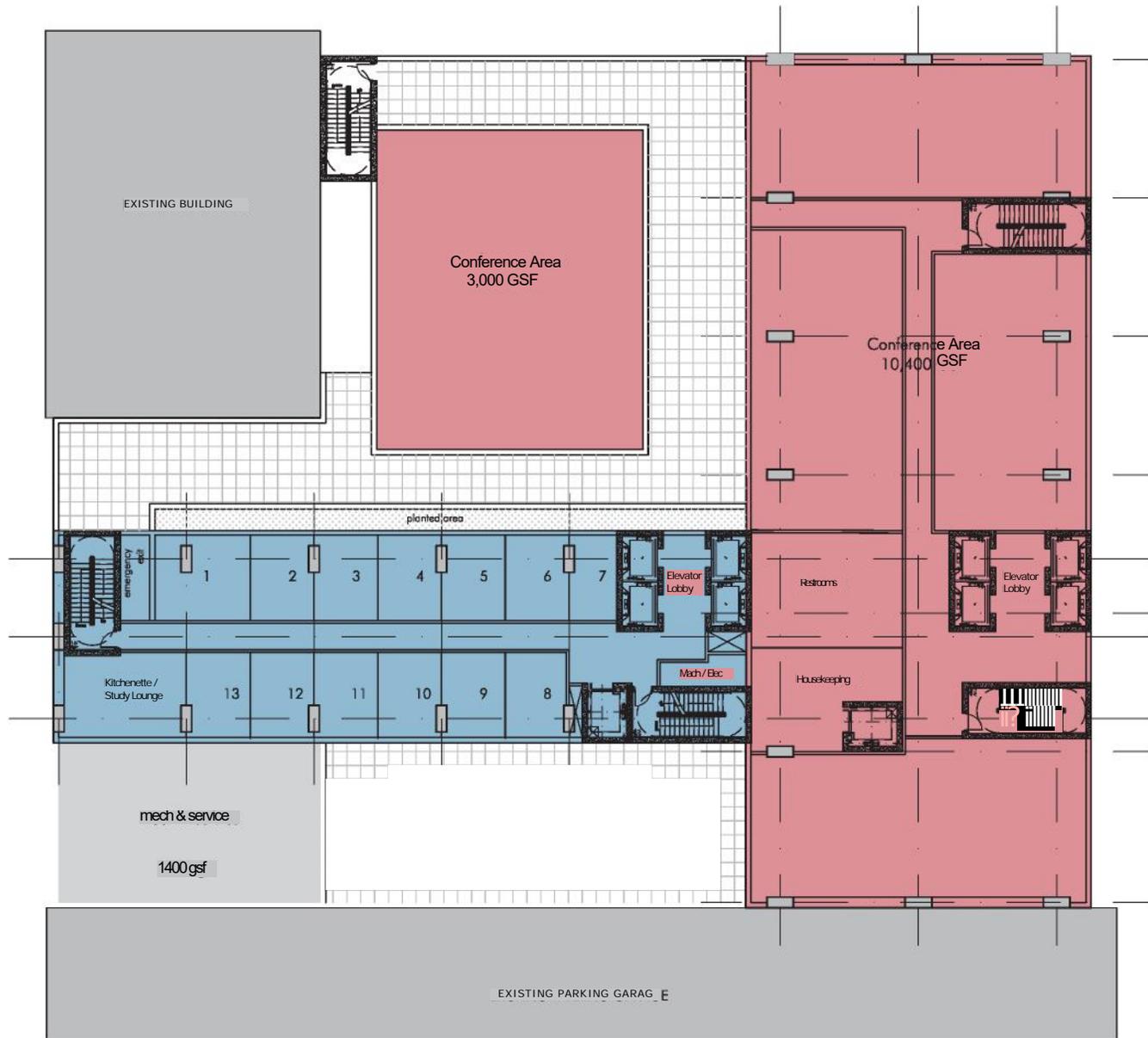


Level 06

N
SCALE: 1"=20'-0" I@D



- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices

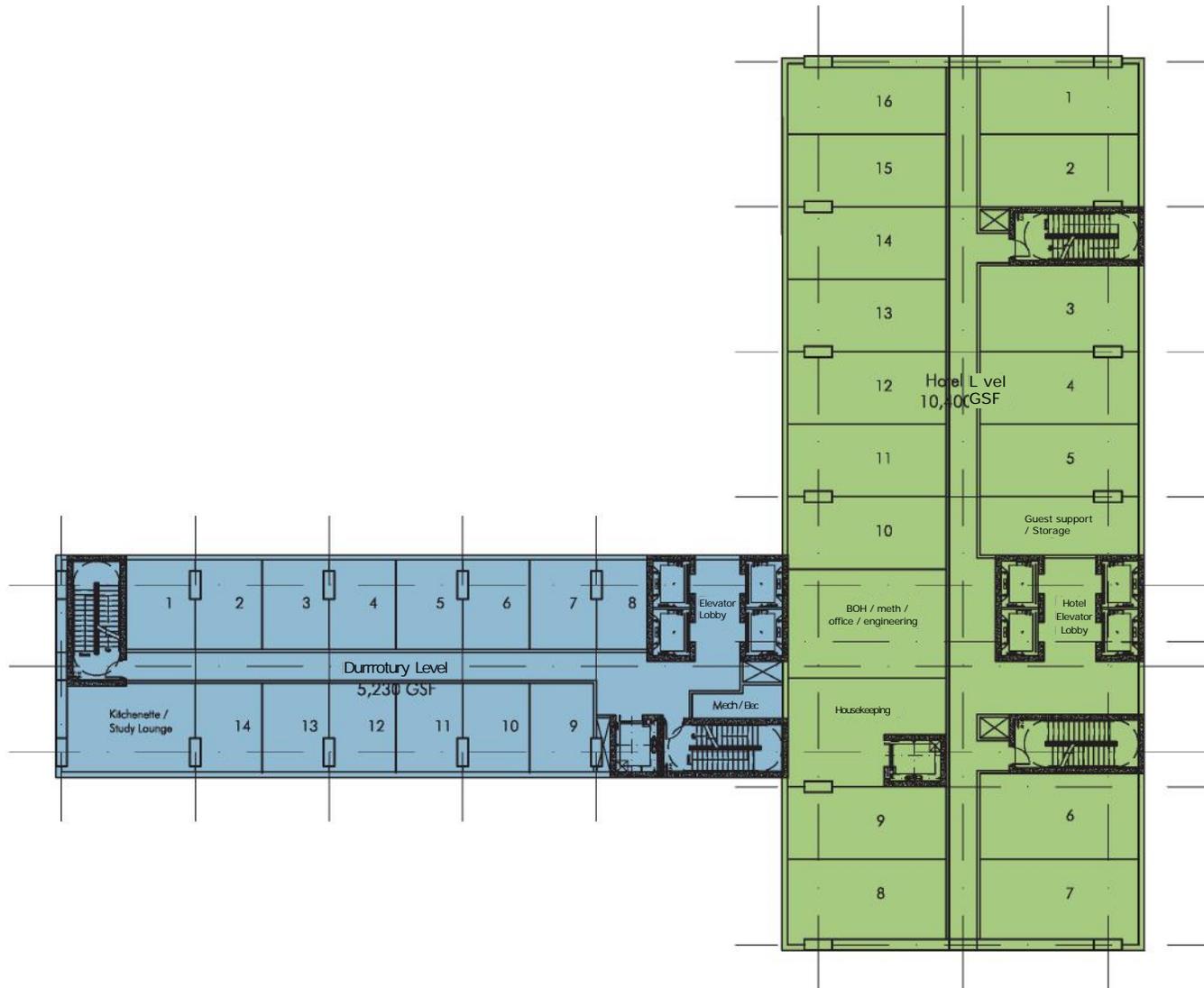


Level 07

SCALE: 1"=20'-0"



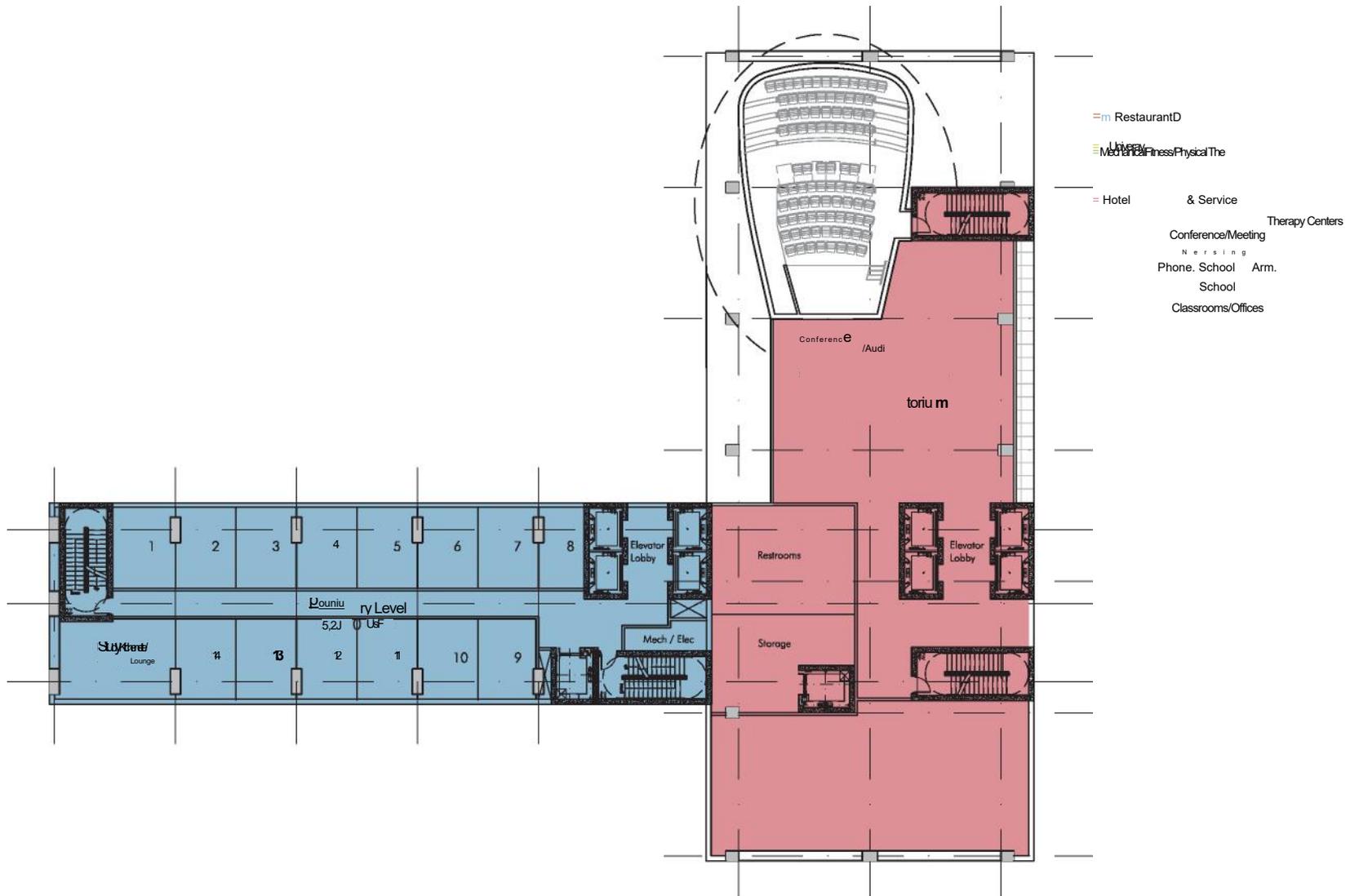
- Restaurant
- Dormitory/University
- Fitness/Physical Therapy
- Centers Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices



Level U8-17

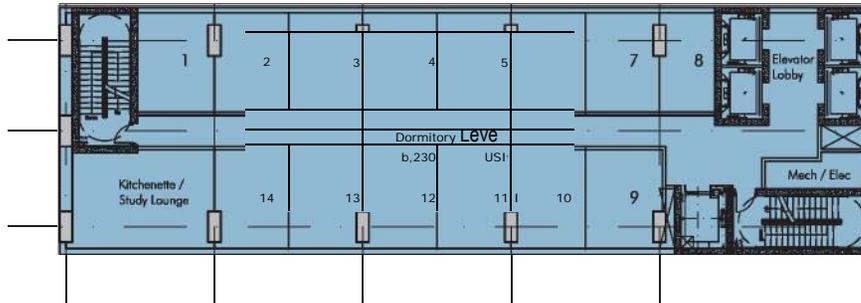
SCALE: 1"=20'-0"





Level 18

- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting
- Areas Nursing School
- Pharmacy School
- Classrooms/Offices



Level 19-35

SCALE: 1"=20'-0"

- Restaurant
- Dormitory/University
- Fitness/Physical Therapy Centers
- Mechanical & Service
- Hotel
- Conference/Meeting Areas
- Nursing School
- Pharmacy School
- Classrooms/Offices



Mechanical

N

SCALE: 1"=20'-0" I@



