Millersville Announces $180-million, Multi-phased Housing Replacement Initiative
Student Services Inc., and Ambling University Development Group will Coordinate Efforts

September 10 2012, Millersville, PA - Work will begin in May 2013 on eight new residence halls for the Millersville University campus. The estimated 600,000-square-foot, 2,000-bed modernization initiative, located primarily on the University's South Quad, will eventually replace each of the existing residence halls on campus.

“This dynamic project is designed to have a long-term positive impact on the entire Millersville campus,” said Dr. Aminta Breaux, vice president of student affairs. “The project demonstrates Millersville’s strong commitment to providing state-of-the-art housing for our students. Ultimately, it will aid the University in delivering a superior collegiate experience for decades to come.”

The construction project will take place in phases so that the bed count isn’t decreased during the building process, which is scheduled to take approximately five years.

“These are facilities that will appeal to today’s students as well as tomorrow’s students,” said Jeremy Doss, vice president at Ambling University Development Group (AUDG), which is managing the project and the development team.

The first two buildings, which are scheduled to be completed by August 2014, will include 185,000 square feet, 695 beds and will be constructed in the existing parking lot at the south end of the South Quad of campus. Three halls will be demolished in spring 2014: the two high-rises, Lenhardt and Burrowes Hall, as well as Hobbs Hall.

In addition to the new residence halls, a new 350-space parking lot will be constructed across Centennial Drive from the South Quad and will offset the loss of the 180-space parking lot for the construction site.

Student Services Inc., (SSI) will own the new buildings, while the University will manage them. The $180-million public/private partnership will be paid for with private bonds. No state funds will be used.

“This is a model that has been used throughout the Pennsylvania State System of Higher Education (PASSHE),” said Geoff Beers, CEO of SSI. “This will be a self-supporting project that will be entirely financed through tax-exempt bonds.”

Ambling was awarded the project, following a national bid process. The members on Ambling’s development team include four local firms: the general contractor, Benchmark Construction of Brownstown, Pa.; the civil engineer, Dawood Engineering of Enola, Pa.; the mechanical, electrical and plumbing engineer, STV Inc., of Douglasville, Pa.; and
the investment banker, RBC Capital Markets of Lancaster, Pa. Both AUDG and the architect for the project, Lord Aeck Sergeant, are headquartered in Georgia.

“These new communities will provide an innovative living/learning environment for students,” said Doss. “There will be a continuum of fully furnished living suites ranging from shared bedrooms for freshmen that encourage interaction, to a full suite layout that includes a living room, kitchenette and private bedrooms. In all cases, no more than two residents will share one bathroom, and each suite will feature individual heating/cooling controls.”

The new residence halls will also feature game rooms, larger study rooms with small conference style rooms for studying, a business center, Wi-Fi throughout, and all areas will be fully wired for highly programmable access control. There will also be a smart laundry facility, where students can check availability, reserve machines and monitor the progress of their wash/dry cycles online.

The new residence halls will be a combination of the traditional brick façade look of campus, but will also incorporate some of the modern elements recently introduced in the Student Memorial Center (SMC).

"When designing the new buildings, the team's goal was to tie the Victorian look of the Biemesderfer Center with the new Student Memorial Center and McComsey Hall,” said Doss. “We feel the resulting design truly achieves an integrated balance of these architectural styles and blends well into the fabric of campus.”

About Ambling: Ambling University Development Group (AUDG) is a national leader in customized on-campus developments with experience that includes 60 campus developments in 21 states totaling in excess of $1.6 billion in value and over 35,000 student housing beds. AUDG is comprised of experts in the fields of development, design, financing and construction of on-campus student housing and auxiliary projects and specializes in serving as a single, turnkey source to its higher education partners for bringing campus facilities to fruition. For more information, please visit www.audgllc.com.

About Millersville University: Millersville University of Pennsylvania is a top-ranked, public university located in the northeast region of the United States. It is committed to offering students a high quality, comprehensive university experience of exceptional value. Dedicated to providing nationally recognized programs that embrace the liberal arts, Millersville offers academic opportunities that are supported by outstanding faculty who are accomplished scholars and practitioners. Founded in 1855 as the first Normal School in Pennsylvania, Millersville University is one of 14 universities within the Pennsylvania State System of Higher Education.
About Student Services, Inc.: Founded in 1956, Student Services, Inc., is a not-for-profit organization, 501(c)3, whose mission is to enhance the Millersville University campus community through providing professional management services. Management of the Student Memorial Center, Technical Operations, Ticket Sales, the University Store, the Copy Shop, and the Banking Center are among the many services Student Services, Inc., offers.