



Residence Hall Replacement Slippery Rock University of Pennsylvania



Overview

EdR provided extensive special-interest and college-oriented housing as the sole developer replacing 2,200 of the 2,800 beds on campus at Slippery Rock University of Pennsylvania.

The project involved both constructing replacement residences in the heart of the campus and demolishing most of the housing available at that time. The remaining 600 beds are to be renovated.

“We’ve hit a home run. Absolutely hit a home run! We have the highest number of applications we’ve ever had. ... We’ve turned this place around!” commented Dr. Edward Bucha, executive director for university advancement.

Student security was a priority, with access to the buildings limited to an entrance equipped with a card reader. Video



cameras on all exits and entrances provide 24/7 monitoring. Security phones are available at the front doors of all residences. All residence halls are fitted with sprinkler systems.

Project Details

Beds Units	Phase I — 1,390 beds Phase II — 746 beds
Stories	4
Gross Size	679,843 square feet (total both phases)
Developer	EdR
Manager	Slippery Rock University of Pennsylvania
Completion	Phase I — August 2006 and March 2007 Phase II — August 2008
Cost	Phase I — \$75.8 million tax-exempt bond issue Phase II — \$53 million tax-exempt bond issue
Room Styles	4-bedroom/2-bath suites with private bedrooms; 2-bedroom/2-bath, 1-bedroom/1-bath and 2-bedroom/1-bath suites with double occupancy
Amenities	Extensive programming, study and recreational areas; internet, cable TV and phone connections.
Architect	WTW Architects
Contractor	Mistick Construction
Financing	Morgan Keegan & Co., Inc.
Reference	Dr. Edward Bucha, Executive Director for University Advancement and Executive Director, Slippery Rock Foundation, Inc. Slippery Rock University (724) 738-2183 edward.bucha@SRU.edu