

	Projects Enhancements and Added Value	
Num.	ITEMIZED LIST OF PROJECT ENHANCEMENTS	Emphasis to Show Value to Owner in Interview (A few sentences or bullets for the (5) Enhancements your team feels are the most beneficial)
	Architectural Design + Enhanced Building Program:	
A1	Two Additional Residence Rooms & 6 Beds above RFP Requirements	Our design includes two residence rooms above the RFP requirement and above the rooms required. These two rooms allow for six additional beds to be sold to students. Assuming that each bed is sold for \$8,000/year these six additional beds will generate \$48,000 of additional revenue for the University.
A2	Additional Resident Advisor Room	Our design includes an additional Resident Assistant Room above the eight required by the RFP. This additional RA room keeps the RA to Room ratio under one RA room per 32 residence rooms even after the twelve additional rooms are added as well as the two additional rooms provided by Enhancement A1. The ratio before these additional rooms was 246 rooms / 8 RAs = 30.75 rooms per RA. The current ratio included in our design is 260 rooms / 9 RAs = 28.89 rooms per RA.
A3	Increased residential room area (245 SF vs. 220 SF)	The current design includes 245 residence rooms that are 11% larger than base program requires to optimize furnishing flexibility, and to accommodate 3 beds and accessory elements on the floor. This additional 6,350 SF of space adds significant value and flexibility to the design, as well as additional revenue generation potential for the University.
A4	Increased residential room volume (10' ceilings vs. 8' ceilings)	The current design includes all residence rooms with 10' ceilings, a full 2' higher than base program requires, to optimize furnishing flexibility and to accommodate bunk beds and other accessory elements if desired by the residents.
A5	Convertible Resident Advisor Rooms (Floors 3 + 5)	Inclusion of 6 rooms (included in the 774) that are convertible to resident advisor rooms to accommodate changing program needs for future students. This allows the University to respond to changing student supervisory needs over time.
A6	Dining Hall Skylights	The design includes 2 large skylight openings to bring natural light and additional height and scale to the dining environment, reducing operational costs for supplemental lighting and creating strong indoor outdoor connectivity and balanced daylight harvesting.
A7	Private Dining Rooms	Provision of 2 private dining spaces with an operable partition in the dining hall provides optimum flexibility for group use and as a potential revenue stream for private events.
A8	Corridor access to bathrooms for Janitorial service	Corridor access to restroom spaces minimizes the disruption to student life during routine maintenance access for cleaning and repair.
A9	Open stair access and study nook	Provision of magnetic hold opens and jump stair to promote stair culture, connectivity for students in clustered floors and additional social breakout spaces for study and interaction.
A10	Two Story Residential Great Rooms	Integration of double height volumes at great room, with additional internal jump stair, to allow for social connectivity and access within two floor cluster as well as effective monitoring by resident advisor for full cluster community.

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A11	Card key access to maintenance doors leading into the resident's restrooms	Our team has elected to provide card readers at each of the maintenance doors leading into the resident's restrooms. Each maintenance person will be issued an entry card with his/her identity embedded. This enhancement will provide a system that keeps a record of individuals who have accessed the unit and prevents the possibility of key duplication and unauthorized usage.

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	Dining & Food Service:	
D1	Enhancement D1 - Basement Food Service Beverage Room	Including the beverage room within the basement of the facility allows for beverage (soda) and CO2 deliveries to be received directly from the loading dock. The addition of a small area on this level prevents longer soda line runs from the main kitchen storage, which reduces initial cost and reduces the demand upon the freight elevator from the loading dock to the kitchen.
D2	Enhancement D2 - Dishwashing area by exit of dining	The ware wash area was specifically located near the exit path of customers leaving the dining space. This is intended to maximize efficiency and flow within the dining hall, as well as encourage students to return dishes themselves; thus saving on labor needs within the dining hall. To achieve this location and to avoid having a ware wash area directly adjacent to the dining hall entry, the design includes a dedicated exit corridor from the dish wash drop-off location to the dining area exit.
D3	Enhancement D3 - Java/Juice Café area at entry	Inclusion of a coffee/smoothie café retail space at the main entry to dining on the southeast corner of the dining hall, providing enhanced afterhours social activation and revenue generation potential for the University.
D4	Enhancement D5 - Dining Teaching Platform	The base design includes a “teaching platform” integrated into the Sauté station, with integrated seating, chef interaction and student engagement. This versatile station allows for students to engage in cooking demonstrations, cooking classes, health and wellness programs, new menu development testing, etc. Overall, this area provides an excellent opportunity for community-building, student engagement and overall campus wellness programs.
D5	Enhancement D6 – Trash Chute from Dining Facility to Trash Area at Loading Dock	We have included a trash chute from the dining facility to the trash area at the loading dock to create an efficient way to convey refuse and eliminate the need to hand carry refuse down stairs or elevators.
	Site, Civil + Landscape:	
L1	Enhancement L1 - Two Entrances at Loading Dock	2 access points along Mesa Road at the loading area accommodates easier truck turning movements and increased student and staff safety with less required maneuvering.
L2	Enhancement L2 - Rain Garden Retention and Filtration	In order to comply with the National Pollutant Discharge Elimination System, the implementing bioretention flow through planters and rain gardens as our main means of storm water runoff treatment in lieu of including underground treatment tanks. Runoff that passes through the biofiltration system is treated by natural adsorption and filtration characteristics of the plants, soils, and microbes with which the water contacts. After treatment, the treated runoff is captured by the perforated underdrain, integrated into the storm drain pipe system and directed onto the curb face of Mesa Road. In result, these bioretention areas provide multiple benefits, including pollutant removal, peak flow control, and low amounts of volume reduction through infiltration and evapotranspiration.
L3	Enhancement L3 - Large Tree Preservation Along Mesa Road	Three large and exceptional trees are being saved along Mesa Road to enhance building and site experience and provide shade opportunities for outdoor areas.

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L4	Enhancement L5 - Green Roofs	It provides visual relief to views from student's rooms. Views through the skylights from the dining hall connect the interior space to nature create volume, scale, and drama.

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	Energy and Building Performance:	
P1	Enhancement P1 – Offsite Mockup During Construction in Lieu of Required In-Place Mockup	In Place mockup, indicating that it be the first production unit. Our experience has shown that there is a great advantage to build early mockups prior to the start of production units such that revisions and lessons learned from the mockup can be coordinated well prior to the scheduled start of the production activities. This early mockup will not only be useful for confirmation of design decisions and establishing the level of quality standards, it will be a useful tool in quickly educating construction supervisors and crafts persons about what we are building and the expected results.
P2	Enhancement P2 - LEED Platinum Certification	The enhanced design and contraction with achieving LEED Platinum enhances the Universities goal of achieving sustainable buildings weather it be through carbon footprints, recycled products, occupant experience along with energy and water savings.
P3	Enhancement P3 - Infrastructure additional future PV	At the top of each hall we have included infrastructure capable of supporting PV panels able to generate 30kW of electrical energy for a total potential production of 90kW. This provides the university the ability to further advance and expand their campus PV system further reducing the need to purchase outsourced energy .
P4	Enhancement P4 – Energy Dashboards Tracking Energy consumption of each hall separately. Usage Information available online or at building Kiosks.	We all love a little competition... Saving energy and water, because it is the right thing to do for the environment, motivates most of us most of the time. However, if we are measured and compared to others in a fun and competitive fashion, the savings can be taken to a much higher level. Can be used to create monthly competitions between the residents of the towers. These competitions have been used in similar facilities and can create a very real savings in energy and water usage, and the residents will have fun while doing it.
	Mechanical:	
M1	Enhancement M2 - Natural Ventilation with Infra-red Occupancy sensors, fan.	Infra-red occupancy sensor in the bedroom allows a room thermostat to activate a terminal heating coil in the trickle vent described in enhancement M1, to heat the incoming outside air. The Infra-red Occupancy sensor ensures that energy for ventilation is only used when the room is occupied.
	Electrical:	
E1	Enhancement E2 - USB charger outlets in common spaces	The ease of being "plugged-in" encourages students to be out in the common areas. The convenience further enhances the total living experience of living at Mesa Court.
E2	Enhancement E3 – Ultra High Efficiency and LED Lighting	The goal with the proposed lamping enhancements is to greatly improve the quality of light produced by the fixtures and allow greater selection of fixtures appropriate for each space responding to the architecture and the use of the space further improving the lighting quality. LED lamping will also greatly reduce energy cost and maintenance costs in relamping efforts with increased lamp life, while also reducing required lamp stock types and quantity to simplify maintenance. This enhanced controls will also help realize further energy savings.

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	Structural Design:	
S1	Enhancement S1 - Concrete Structure	<p>Our cast in place concrete structure for Mesa Court provides maximum durability, superior performance and substantial Life Cycle benefits when compared to structural light gauge or wood framed options. Our concrete designed solution provides long term benefits for incoming freshman students as well as the University's team:</p> <ul style="list-style-type: none"> • Long term, durable and substantial construction. • Superior performance in Seismic events. • Reduced exterior and interior maintenance and repair costs as compared to structural light gauge or wood framed options. • Superior Acoustical qualities - 9.5" thick solid concrete floors give the students a much quieter residence unit than any other type building. • Long Term weatherproof and watertight detailing that relies on concrete in lieu of wood or light gauge metal framing behind the exterior surfaces. • Architectural quality enhanced with carefully selected use of exposed concrete wall, ceiling and floor surfaces.