

SCOPE OF WORK

The University desires to enter into a master lease for exclusive use of units within a building or adjacent buildings of residential units (a “Facility”) which will be used by the University to provide housing for our student population and other University purposes. The lease term will be an initial two (2) year term with option to renew annually upon mutual agreement.

The University is seeking a gross rent/unit structure. Cost proposal should include: per unit rent, common area maintenance including custodial and building and grounds, security, facility repairs other than to furniture, capital maintenance, pest control, trash removal, Owner insurance, property taxes, and all Utilities, including but not limited to, water, sewer, electricity, internet and wireless connectivity, basic cable tv, heat and hot water.

The University prefers housing equipped with the following:

- All life safety equipment
- off-street parking options
- laundry facilities
- secure building access
- security
- community space
- mailroom facility
- access to wireless internet
- cable tv
- lockable bedrooms
- fitness room or other amenities