

# Rolling Hills Graduate Student Housing, Nova Southeastern University

Davie, Florida

## Architect

Gallo Architects & Development Consultants

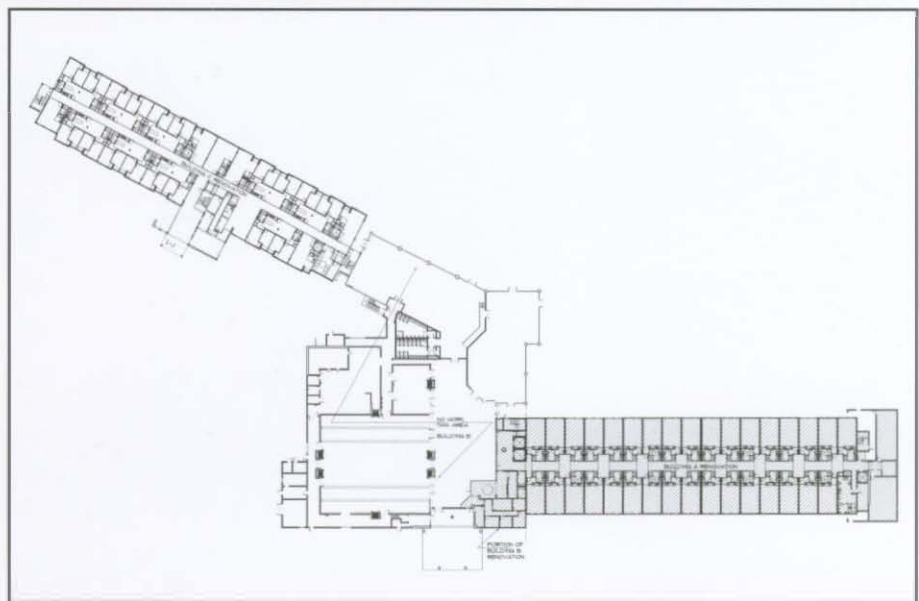


Photos Courtesy of Rosky Immae

Over 11 weeks in the autumn of 1979, famous scenes from the movie *Caddyshack*, starring Chevy Chase, Rodney Dangerfield, Bill Murray and Ted Knight, were shot at the former and once thriving Rolling Hills Golf & Tennis Resort (referred to as Bushwood Country Club in the movie). In more recent years, the resort fell into a serious state of decline. The resort suffered extensive and significant damage from Hurricane Wilma in October 2005 and never reopened.

Nova Southeastern University purchased the property, located in Davie, Florida (near Fort Lauderdale) and began a major \$25 million renovation of the 203,500-square-foot complex, transforming it into modern housing for 373 graduate and doctoral students. Rolling Hills' proximity to NSU and its scenic setting overlooking NSU's Grande Oaks Country Club make it an excellent and appealing housing option for the University's graduate and doctoral students.

The fast-track nine-month construction schedule had a firm August 2008 deadline to accommodate students arriving for the Fall 2008 semester. Rather than simply tear down existing buildings, a piece of the past was carefully preserved, renovated and rejuvenated. The resort was demolished to its original tunnel form shells and rebuilt to bring buildings up to code, with new/upgraded electrical and plumbing systems, impact windows that meet South Florida's stringent hurricane code, and modern fire alarm and fire suppression systems. For aesthetic appeal, old brickwork was replaced with a new facade created from an energy efficient EIFS system of structural stud with sound-dampening/insulating panels painted in a robust earth tone palette.



Now, the Rolling Hills Graduate Apartments, which reside in three-story and seven-story residential towers, house over 300 graduate and doctoral students. Each single, double and quad apartment is furnished and features:

- Single or Married housing
- Kitchen and Living Room
- Laundry Facilities
- Elevators
- In-Room Wireless Internet
- Cable Television
- In-Room Telephone with local telephone service
- Air Conditioning
- Shuttle Bus Service to Campus

Beginning April 2009 the next phase of redevelopment will renovate the conference center and support services building, the main entrance to the complex, creating a lobby with vaulted ceilings, administrative offices, and conference, recreational and other common areas. A tropical pool area will be renovated, including the installation of a pool heating system using a combination of solar energy and heat recovery from the conference center system. Also, environmentally compatible landscaping will be planted, and driveways and parking lots will be redesigned to create a welcoming entrance and grounds.

## RESIDENTIAL RS090726

Rolling Hills Graduate Student Housing, Nova Southeastern University

### Architect

Gallo Architects & Development Consultants  
1311 West Newport Center Drive, Deerfield Beach, FL 33442  
www.galloarchitects.com

### Site Planning

EDSA  
1512 East Broward Boulevard, Suite 110, Ft. Lauderdale, FL 33301  
www.edsaplan.com

### Construction Team

#### Civil, Structural, & MEP

DeRose Design Consultants, Inc.  
470 South Andrews Avenue, #206, Pompano Beach, FL 33069

#### General Contractor & Cost Estimator

JWR Construction Services, Inc.  
1311 West Newport Center Drive, Deerfield Beach, FL 33442

#### Landscape Architect

Landscape Architects Collaborative, Inc.  
4310 West Broward Blvd., Plantation, FL 33317



### Project General Description

**Location:** Davie, Florida

**Negotiated Bid:** Oct 2007

**Construction Period:** Jan 2008 to Aug 2008

**Total Square Feet:** 203,500 **Site:** 8.65 acres.

**Number of Buildings:** Three.

**Building Size:** First floor, 42,500; second floor, 41,600; each of five floors, 23,880 each; total, 203,500 square feet.

**Building Height:** First floor, 8'6"; second floor, 8'6"; each of five floors, 8'6"; total height, 60'.

**Basic Construction Type:** Renovation/Adaptive Reuse.

**Foundation:** Existing.

**Exterior Walls:** EIFS, CMU, curtainwall.

**Roof:** Built-Up. **Floors:** Concrete.

**Interior Walls:** Metal stud drywall, CMU.



### C.S.I. Divisions

		COST	% OF COST	SQ.FT. COST
1.	1. PROCUREMENT & CONT. REQ. GENERAL REQUIREMENTS	1,307,462	5.91	6.42
3.	3. CONCRETE	499,239	2.26	2.45
4.	4. METALS	196,642	0.89	0.97
6.	6. WOOD, PLASTICS & COMPOSITES	901,800	2.72	2.95
7.	7. THERMAL & MOISTURE PROTECTION	600,572	2.72	2.95
8.	8. OPENINGS	1,893,726	8.57	9.31
9.	9. FINISHES	4,432,736	20.05	21.78
10.	10. SPECIALTIES	173,785	0.79	0.85
11.	11. EQUIPMENT	224,150	1.01	1.10
12.	12. FURNISHINGS	52,349	0.24	0.26
14.	14. CONVEYING SYSTEMS	610,523	2.76	3.00
15.	21. FIRE SUPPRESSION	427,080	1.93	2.10
15.	22. PLUMBING	1,846,096	8.35	9.07
15.	23. HVAC	3,810,955	17.24	18.73
16.	26. ELECTRICAL	5,132,459	23.21	25.22
	<b>TOTAL BUILDING COST</b>	<b>22,109,574</b>	<b>100.00</b>	<b>\$108.65</b>
2.	2. EXISTING CONDITIONS	2,972,171		
	<b>PROJECT COST</b>	<b>25,081,745</b>		

### SPECIFICATIONS

Temporary facilities & controls, product requirements, execution & closeout requirements, performance requirements.  
Forming & accessories, reinforcing, grouting, cutting & boring.  
Structural metal framing, fabrications.  
Rough carpentry, finish carpentry, architectural woodwork.  
Membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, joint protection.  
Doors & frames, entrances & storefronts, curtainwalls, windows, hardware, glazing, louvers & vents.  
Plaster & gypsum board, tiling, flooring, wall finishes, painting & coating.  
Interior.  
Commercial.  
Furnishings & accessories.  
Elevators (4 passenger).  
Water-based fire-suppression system.  
Piping & pumps, equipment, fixtures.  
Piping & pumps, air distribution, central HVAC equipment.  
Medium voltage distribution, low-voltage transmission, facility power generating & storing equipment, electrical & cathodic protection, lighting.

Demolition & structure moving, direct purchase order.  
(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2009: \$116.41 PER SQUARE FOOT**

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