

PROJECT SPOTLIGHT



SouthSide Commons

Lehigh University unveiled its long-awaited 426-bed Southside Commons building along the northwest corner of Packer and Brodhead Avenues on SouthSide in Bethlehem, PA.

Construction concluded on the project in July 2020 after shovels initially went into the ground in May 2018. The \$48 million, 5 story residence hall features studio, 2, 3, and 4 bedroom suite-style apartments, academic success rooms, and common relaxation and recreation areas, featuring pool, shuffleboard, and ping-pong tables, giant Jenga games, and flatscreen televisions, among other accouterments.

Additional state-of-the-art amenities offered include a decked-out strength and cardio wellness center; three courtyards, including a recreation, firepit, and grilling area; a relaxation garden; and inside storage for bicycles. The facility is also pet-friendly. All apartments feature washing machines and dryers, air conditioning, a shared living room area, full bathrooms, and kitchens with modern appliances. Other common conveniences, such as mail services, WiFi, cable, elevator access, and utilities, are included.

The dormitory was built as a Public/Private Partnership between Lehigh University and Greystar, a real estate management and development company. Greystar's team featured Atkins, Olshin, Schade Architects, Worth & Co., Bala Engineering, and Energy Transfer Solutions, HVAC Manufacturer Representative. During construction, all teams involved reviewed and commented on the critical path schedule, identified potential delays and/or change order requests, and monitored construction quality.

From the beginning of this project, we identified communication and collaboration amongst all the key stakeholders as critical to success. By ensuring that each stakeholder felt their input was considered important and valuable, we created a sense of togetherness and buy-in, which proved important as we were able to handle the challenges that arise with all projects that are on a fast-tracked schedule.

Establishing a sense of team from the outset led to improved efficiency when communicating project issues and developing solutions that were satisfactory to all stakeholders. This coordination and team atmosphere allowed the project to stay on schedule and budget as each stakeholder understood their respective importance to move the project forward and not cause delays.

Equipment

- Three (3) LG Packaged Rooftop Air Handling Units
- One (1) LG Ductless Split System
- Nineteen (19) LG MV5 Heat Recovery VRF Systems

