

UNIVERSITY HOUSING

SGA PRESENTATION

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UNIVERSITY HOUSING OPENING UPDATES

- Fall 2010 housing applications were up compared to last year
- Lower rate of cancellations in August led to housing crunch for opening
- Temporary expanded occupancy used at opening – RA roommates, hotels, triples in Callahan
- All expanded occupancy students have been relocated to permanent space
- May 1st – Priority deadline
- Students who applied by May 6th were assigned housing
- Spring 2011 – no waiting list anticipated

MAJOR SUMMER 2010 PROJECTS

- EIFS Renovation for Kentucky, Commonwealth, Norse, Woodcrest, and Norse ~3 million
- University Suites – every suite and bedroom painted
- All Heat Pumps (HVAC units) in University Suites replaced
- Norse, Woodcrest, Halls – Approximately 15% painted
- Carpet Replacements – Kentucky, Commonwealth, Norse, Woodcrest (10-15 in each)
- Carpet Extraction – all carpeted rooms
- Couch replacement project – Norse & Woodcrest – 25% of apartments received new living room couches
- Stairwell painting – Callahan Hall
- Added four smart classrooms to residential village (3 in Norse Commons, 1 in University Suites)

ANTICIPATED SUMMER 2011 PROJECTS

- Recarpet 25 apartments in Norse Hall
- Recarpet 20 apartments in Woodcrest Apartments
- Paint 50-75% of Norse and Woodcrest units
- Paint 20 units of Kentucky, Commonwealth
- Recarpet 15 rooms in Kentucky Hall
- Recarpet 15 rooms in Commonwealth Hall
- Replacement of 20 Fan coil units – Kentucky/Commonwealth Halls
- Other projects are TBA

GENERAL UPDATES FOR UNIVERSITY HOUSING

- Moving Summer school to Callahan Hall – Summer 2011
 - Downtime allows time for work to occur in Norse/Woodcrest during summer
 - Minimum of 3 kitchen to be added to Callahan Spring 2011 in preparation for summer
 - New walking path behind Callahan to campus
 - Rates will be lower than Woodcrest apartments summer rate
- Cap on Returning Students
 - No number set at this time but number will be reduced. Goal is to end recontracting for returning students after February
 - Apartment fair to feature local properties
- May 1st is deadline for housing. Applications following this date from new students will likely end up on waiting list

LONG TERM PLANNING

MGT of America NKU Housing Consultant Study

GOALS AND OBJECTIVES

Phase I: Market Study was guided by several critical objectives:

- To quantify and validate the level of demand for on-campus student housing, and
- To determine preferences for configuration style, amenities, and contract length.

Phase II: Development and Financing Options was intended:

- To provide a framework for possible implementation of some priorities for improvement recommended in Phase I, with primary focus on the options or models for financing.

GOALS AND OBJECTIVES

Phase III: Proposed Capital Improvements Plan focused on:

- Identifying critical needs for upgrades in existing campus housing facilities,
- Estimating the scope and cost of those upgrades,
- Examining needs that may call for constructing new campus housing,
- Devising a practicable schedule for carrying out a proposed program of capital improvements, and
- Assessing the financial feasibility of undertaking those capital improvements.

KEY FINDINGS:

PHASE I – MARKET STUDY

ENROLLMENT TRENDS

- Between 2004 and 2008, total enrollments increased by 1,188 students (8.5%),
- Undergraduate enrollments increased by 960 students (8%). More than half of these (540 students) were full-time undergraduate enrollments.
 - *Full-time undergraduate students are the primary target group for on-campus housing.*
- Enrollments from out-of-state increased by 515 students (15.5%) over the five-year period.

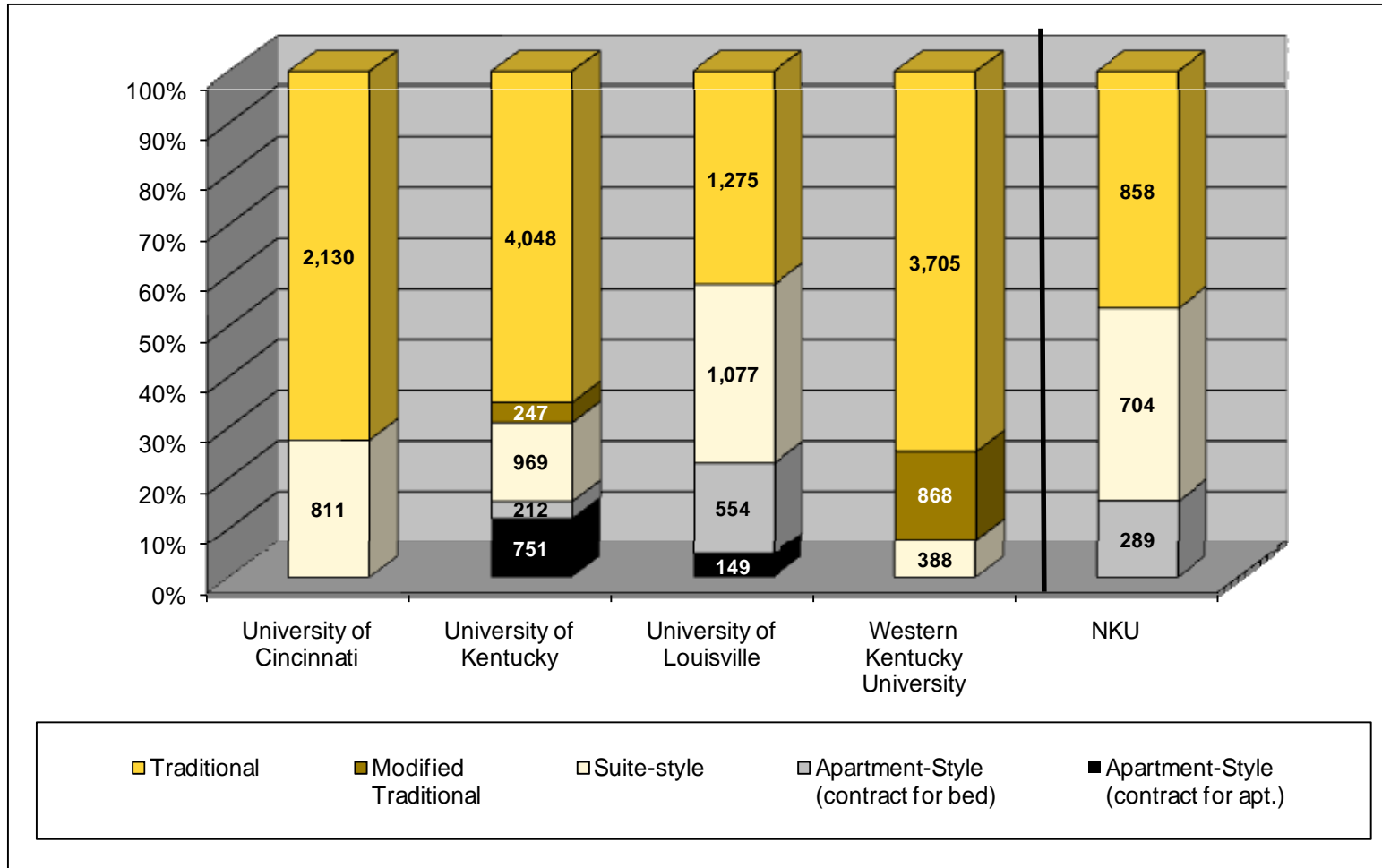
INTERNAL MARKET RESEARCH

- Why NKU Students Value Living On Campus
 - Have the “full college experience”
 - Meet and make friends
 - Become involved in campus activities
 - Feel a part of the college community
 - Easy access to classes, services, activities, social interactions, and dining
 - Learn independence and responsibility for oneself
 - Increased retention
 - Have more independence (than living at home)
 - Have more spare time rather than driving/commuting
 - Living on campus is cost efficient

WHY STUDENTS LIVE OFF CAMPUS

- When asked what are the most important factors in their decision to live off campus, respondents most frequently indicated:
 - Cost
 - Ability to cook my own food
 - Privacy
 - Room size/space
 - Pets

PEER INSTITUTION COMPARISONS



PHASE I - CONCLUSIONS

- Demand for housing can be met in the near future with existing offerings, and therefore, we recommend that NKU not aggressively expand its housing capacity at this time.
- The university should embark on a plan to address the physical condition of its existing housing stock and to raise the level of amenities and services offered. Such a plan may include replacement of an existing hall, depending on the level of outstanding debt, age, and cost comparison (between renovation and replacement).
- Should the university decide to replace an existing facility or when demand calls for expansion of capacity, a new hall should offer residents increased levels of privacy and amenities.

KEY FINDINGS:

PHASE III – PROPOSED CAPITAL IMPROVEMENTS

PROPOSED CAPITAL IMPROVEMENTS AND THEIR FINANCIAL FEASIBILITY

▪ Objectives:

- Support the University's strategic interests
 - Enrollment growth
 - Student welfare/safety
 - Greater retention and graduation rates
- Accommodate projected demand for campus housing
- Improve and expand the housing inventory within foreseeable funds

KEY ELEMENTS OF PHASE III

- Identify critical needs for upgrades in existing campus housing facilities,
- Examine needs for constructing new campus housing,
- Estimate scope and cost of proposed renovation and new construction projects,
- Assess the financial feasibility of undertaking those capital improvements.
- Devise a practicable schedule for carrying them out
 - Inventory management
 - Financial capacity

PROPOSED CAPITAL PROJECTS

#	PROJECT	DESCRIPTION
1	Renovate Kentucky Hall	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems.
2	Renovate Commonwealth Hall	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems.
3	Construct New Residence Hall	Construct a new, 400-bed residence hall
4	Renovate Norse Hall	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems; enclose breezeways.
5	Renovate Woodcrest Apartments-Oak Building	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems; enclose breezeways.
6	Renovate Woodcrest Apartments-Sycamore Building	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems; enclose breezeways.
7	Renovate Woodcrest Apartments-Willow Building	Repair damaged interior finishes; replace rusted doors & frames; upgrade mechanical, plumbing, & electrical systems; enclose breezeways.

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

- *Near-term*, NKU's campus housing inventory in place probably can accommodate anticipated undergraduate enrollment growth.
- However, physical deficiencies are present in that inventory.
- Financial capacity to undertake renovations and new construction is constrained by
 - Lack of sizeable accumulated reserves
 - Relatively low rental rates in the local, off-campus market
 - Few unexploited opportunities to realize operating cost efficiencies.

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

- The capital projects proposed call for renovating four of the six existing campus residence facilities between 2012 and 2018.
- Total renovations suggested are estimated to be approximately \$12,410,000.
- \$21,147,000 in revenue bond proceeds will be needed to finance a new, 400-bed residence hall.
- Resources of the housing system collectively must be marshaled in support of the requisite financing.
- Both cost and time will limit the scope of planned renovations to cosmetic, life safety, and building system improvements.

DISCUSSION