UNIVERSITY OF OREGON

Housing Strategic Plan Phase 2

Attachments

University of Oregon

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ATTACHMENT 1: PHASE I OBJECTIVES

ATTACHMENT 2: MARKET DATA

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ATTACHMENT 1: PHASE 1 OBJECTIVES

Summary of Short-term Student Housing Improvements

Condensed from Appendix 1 of the Housing Strategic Plan Phase 1 Report

Examples of future renovation projects are:

- Installation of energy saving windows in Carson Hall—$740,000
- Remodel the dining servery, seating area, and adjacent space within Carson Hall to create more program space for students and more effectively use the space in the building—$1.5 million.
- Earl Hall—Building envelope (roof, exterior sealing, window replacement)—$1 million.
- Barnhart Hall dining renovation—Estimated $500,000
- Create court yard between the Living Learning Center and the Walton Complex—Estimated $50,000
- Upgrades to dining rooms, kitchens, equipment and facilities—Estimated $5 million between 2007 and 2011.

Summary of Two-Phase Approach

From the Housing Strategic Plan Phase 1 Report

Phase 1—Phase 1, which is described in this document, summarizes short-term housing initiatives that are under way and establishes housing objectives to guide longer-term plans. Housing objectives were established by:

- clarifying what it means to be a residential university
- exploring ways student housing can support defined Enrollment Management Goals, and
- identifying other key objectives of student housing.

Phase 2—Phase 2 will include a housing needs assessment to determine the desired amount and type of student housing and related programming based upon the housing objectives established in Phase 1. In addition a building analysis will be conducted to best determine how to meet defined housing needs, including renovation of existing stock, new construction, and public/private sector partnerships

Sources of Data

Wherever possible, ASL has used a consistent set of data, provided by the UO Office of Institutional Research, to define the measurable goals in the Housing Objectives. This data is contained in the Enrollment and Housing Occupancy Data section of Attachment 2. The Phase 1 report used data from the 2006 Carnegie Foundation (based on 2005 figures), the 2005 Common Data Sets for UO and its peer institutions, the UO Office of the registrar, the UO office of Institutional Research, and the Enrollment Management Council.

For reference, the previous version of the table setting out the measurable goals is provided following this page. Although many figures have been adjusted from this table, none of the changes represent a change in objective; they only reflect the use of more consistent data.

LONG-TERM HOUSING OBJECTIVES

UNIVERSITY OF OREGON · HOUSING STRATEGIC PLAN PHASE II

		Existing Housing (2006–07)	Projected Housing Needs		Phase II Recommendations Summary
			20,388 (2006-07) enrollment scenario	23,000 enrollment scenario	
Residential University					
A. Mix of housing opportunities for all	Addressed by B-I.				
B. Majority of all students live within easy walk of campus	House at least 25% of the undergraduates on campus to meet the "primarily residential" Carnegie classification.	3,636 (22%)	4,134 (25%)	4,312 (25%)	Ideal has 5,000 (28%) undergrads—meeting Phase I objectives for C (2,720) and D (2,280)—and is in line with survey demand analysis assuming unit mix changes to meet preferences.
	Facilitate housing for current % of all students who live within easy walk on/off campus (on or off campus, private or university-operated).	10,977-11,287 3,841 (UO) + 7,136 (InfoGraphics, 35% of 20,388) —or— 7,446 (ASL survey; 45% of non-UO)	10,977-11,287 within 1/2 mile	12,362-12,722 within 1/2 mile	Easy Walk defined as 10-minutes/_-mile from Campus Academic Center. The proposed increase in UO-owned housing generally would meet this objective.
C. Strong freshman connections to campus	Continue to house at least 85% of the freshmen in on-campus housing designed to strengthen their connection to the university as a top priority.	2,910 (85% of 3423)	2,692 (85%)	2,720 (85%)	2,720 beds in space program; supported by demand analysis.
D. Strong sophomore, junior, and senior connections to campus	House at least 15% of the upperclassmen in on-campus housing that is designed to meet their needs.	726 (5.5%)	2,005 (15%)	2,280 (15%)	2,280 beds in space program; supported by demand analysis. Recommend current unit mix change to align with student preferences.
E. Strong graduate student connections to campus	Facilitate housing for desired graduate enrollment (20% of all students) on/off campus, private or UO-owned. This would equal maximum graduate enrollment of 4,600 assuming a 23,000 enrollment scenario.	313 (8)% of 3,180) UO-owned, from Phase II	444 (11%) UO-owned, from Phase II	501 (11%) UO-owned, from Phase II	501 beds in space program; 188 additional beds derived from Phase II demand analysis.
F. Support a diverse group of students	Refer to R and S.				Space program meets diverse needs, see Enrollment Mgmt. below.
G. Support interactions outside the classroom	Integrate academic programming into housing working with academic leadership.	N/A	N/A	N/A	Luna recommendations section addresses academic linkages and space issues.
	Provide spaces that foster interactions in on-campus housing.	N/A	N/A	N/A	
H. Integrate housing into human-scale campus design	Address *Campus Plan* policies.	N/A	N/A	N/A	Flexible financial model allows scale to vary by site.
	Integrate appropriate living group size.	N/A	N/A	N/A	
I. Use housing to help link to/enhance surrounding neighborhood and campus	Address UO campus edge policies, especially in East Campus.	N/A	N/A	N/A	Multiple sites that are needed for new housing provide several opportunities.
J. Emulate the university's character and quality	Address *Campus Plan* policies.	N/A	N/A	N/A	Financial model is flexible; character/quality can vary by site.
K. Precedence to a strong academic center	Address *Campus Plan* policies.	N/A	N/A	N/A	Most system growth—non-freshman beds—can have some separation.
	Link to academic mission (See G).	N/A	N/A	N/A	

		Existing Housing (2006–07)	Projected Housing Needs		Phase II Recommendations Summary
			20,388 (2006-07) enrollment scenario	23,000 enrollment scenario	
Enrollment Management					
L. Account for desired student population and mix	Plan for a student population of about 21,000 (and a max. of 23,000) when determining future housing needs on/off campus.	N/A	N/A	N/A	ASL's market research examined subgroups from Enrollment Management objectives L through U. Several focus groups consisted of subgroup members; participation in the Web-based survey was consistent with their representation in the overall population. ASL found that although current numbers may fall short of desired outcomes, given the same options as students not belonging to the subgroups, members of the subgroups generally expressed the same level of interest and had similar tastes and preferences. New or improved UO-owned housing satisfying overall student preferences, therefore, should address concerns with subgroups' representation, bringing it in line with their share of the overall population. ASL's market research did suggest some specific areas of concern for some subgroups (e.g., international students expressing the need for additional assistance in gathering information), but solutions to this type of issue would have minimal financial impact and would not affect the number of beds.
M. Flexible to changes in class enrollment levels	Make on-campus housing flexible for various housing types and uses.	N/A	N/A	N/A	
N. Competitive housing and related programs for desired non-resident freshman enrollment	House at least 85% desired non-resident freshmen enrollment on campus. Provide features and programs that are competitive with our peers.	TBD	910 (85%)	722 (85%)	
O. Available housing for desired total non-resident enrollment	Facilitate housing for desired non-resident enrollment (same % as existing) on/off campus, private or university-operated. Housing features and programs should be competitive with our peers.	6,259 (30.7%) 2005	6,259 (30.7%)	7,061 (30.7%)	
P. Support retention efforts	To be completed during Phase II once retention goals are established.	TBD	TBD	TBD	
Q. Competitive housing for desired graduate student enrollment	Facilitate housing for desired graduate enrollment (20% of all students) on/off campus, private or university-operated.	3,819 (19%)	4,078 (20%)	4,600 (20%)	
R. Competitive on campus housing and related programs for desired enrollment diversity	Provide capacity on campus to house at least 85% of desired diverse freshman enrollment. (scenario: students of color represent 18% of all freshmen)	477 (85% of 561, or 17%—IRP—of 3,298—RFG)	490 (85%)	490 (85%)	
	Provide capacity on campus to house at least 15% of desired diverse upperclassman enrollment. (scenario: students of color represent 18% of all upper classmen)	346 (2,869—RFG—minus 561 freshmen =2,308 x 15%)	360 (15%)	379 (15%)	
S. Available housing for desired enrollment diversity	Facilitate housing for desired diverse enrollment on/off campus, private or university-operated. (scenario: students of color represent 18% of all students) on/off campus.	2,854 (14%) 2005	3,670 (18%)	4,140 (18%)	
T. Competitive housing and related programs for desired international freshman enrollment	Provide capacity on campus to house at least 85% of the desired international freshman enrollment. (scenario: 10% of all freshmen)	99 (3%—IRP—of 3,298—RFG)	272 (85%)	272 (85%)	
U. Available housing for desired total international student enrollment	Facilitate housing for desired international enrollment (scenario: 10% of all students) on/off campus, private or university-operated	1,173[LCO1] (5.8%) 2005	2,038 (10%)	2,300 (10%)	

		Existing Housing (2006–07)	Projected Housing Needs		Phase II Recommendations Summary
			20,388 (2006-07) enrollment scenario	23,000 enrollment scenario	
Additional Housing Objectives					
V. A placeholder for future academic needs	Identify and purchase lands desired for future academic needs and consider using as housing until needed.	N/A	N/A	N/A	The new housing that Phase II recommends to meet the Phase I objectives will provide opportunities to further the *Campus Plan* policies during subsequent site and design decision-making
W. Enhance campus/neighborhood transition areas	Address *Campus Plan*, particularly East Campus policies.	N/A	N/A	N/A	
X. Enhance campus transportation policies	Address *Campus Plan*, in particular *Transportation Plan* policies.	N/A	N/A	N/A	
Y. Enhance sustainability policies	Address *Campus Plan*, in particular *Sustainable Development Plan* policies.	N/A	N/A	N/A	
Z. Available housing for visiting scholars and faculty	Facilitate housing for visiting scholars and faculty on/off campus.	TBD	TBD	TBD	
AA. Affordability	Ensure that the effects of the affordability of any new housing or changes to the system are well understood.	TBD	TBD	TBD	
AB. Students of Excellence	Facilitate housing for desired Students of Excellence on/off campus, private or university-operated	TBD	TBD	TBD	
Data Sources:	HSG UO Housing IRP UO Institutional Research *2006 University of Oregon Profile* RFG UO Registrar *Facts at a Glance, Fall Term 2006, Fourth Week*				

ATTACHMENT 2: MARKET DATA

Enrollment and Housing Occupancy Data

Unit Type Reference

Commuting Time/Distance/Easy Walking Distance Analysis

Focus Group Summaries

Off-Campus Market Data

Peer Institution Data

Survey Results

Enrollment and Housing Occupancy Data

The Housing Strategic Plan—Phase 1 report used several sources for the numbers that it used to define measurable goals. For Phase 2, the UO Office of Institutional Research provided the data in the following table, which provides the basis for the figures used in this document.

	All Students		International		Students of Color*		Non-Resident		
Total Headcount	Fall 2006	Housing Fall 2006	Fall 2006	Housing Fall 2006	Fall 2006	Housing Fall 2006	Fall 2006	Housing Fall 2006	23,000 Enrollment Scenario
Freshmen									
First Time	3,298	2,874		106		464		1,086	3,200
Returning	926	59		47		4		45	1,045
Sophomores	3,345	343		42		56		122	3,674
Juniors	3,585	155		30		30		61	3,944
Seniors	4,777	105		13		24		26	5,197
Graduate	3,180	318		93		54		246	4,600
Non-Admit	1,277								1,341
Total	20,388	3,854		331		632		1,586	23,000

*Students of color include American Indian; Asian, Pacific Islander; Black, Non-Hispanic; Hispanic, and Multi-Ethnic.

Unit Type Reference

ASL uses specific terminology to refer to different types of student housing units:

Traditional: A traditional unit consists of a bedroom; occupants use a community bathroom.

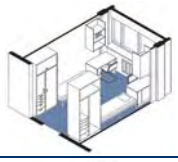
Semi-Suite: A semi-suite consists of a bedroom with a private bathroom or a bathroom shared with one or more other bedrooms within the living unit.

Suite: A suite consists of bedrooms, bathrooms, and a living area within the unit; cooking facilities, if present, are typically for snack preparation and a meal plan is still required.

Apartment: An apartment contains bedrooms, bathrooms, living area, and a kitchen; a meal plan is typically not required.

ASL tested seven units on the student survey:

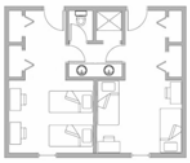
Traditional Double
$9,990 per Academic Year
(includes Standard Meal Plan)



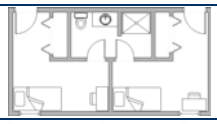
Traditional Single
$11,440 Academic Year
(includes Standard Meal Plan)

Modern Traditional Double (Like LLC)
$12,020 per Academic Year
(includes Standard Meal Plan)

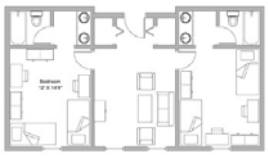
Two-Double-Bedroom Semi-Suite
$12,790 per Academic Year
(includes Standard Meal Plan)



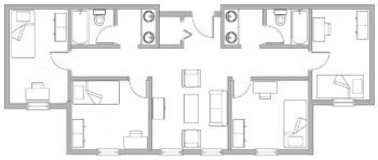
Two-Single-Bedroom Semi-Suite
$14,530 per Academic Year
(includes Standard Meal Plan)



Two-Double-Bedroom Suite
$14,340 per Academic Year
(includes Standard Meal Plan)



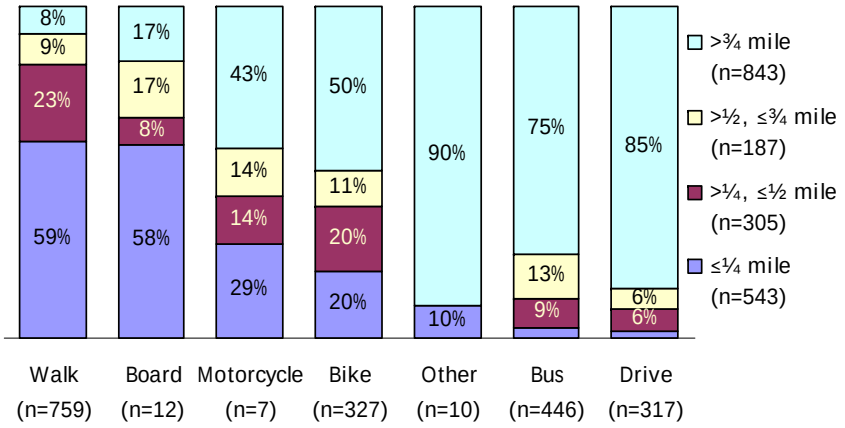
Four-Single-Bedroom Suite
$15,780 per Academic Year
(includes Standard Meal Plan)

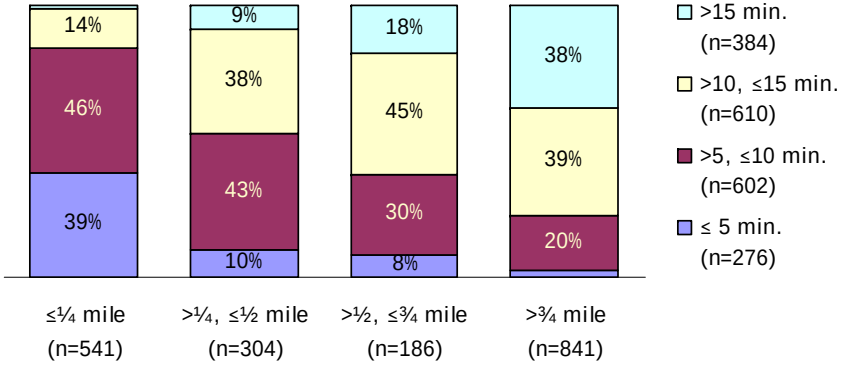


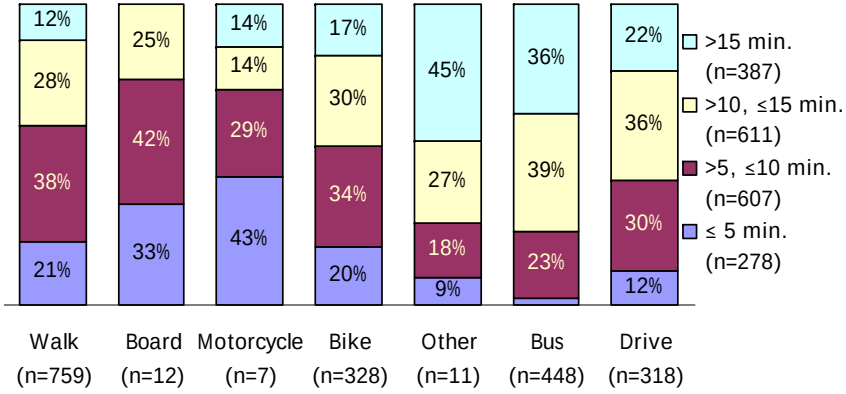
EASY WALKING DISTANCE

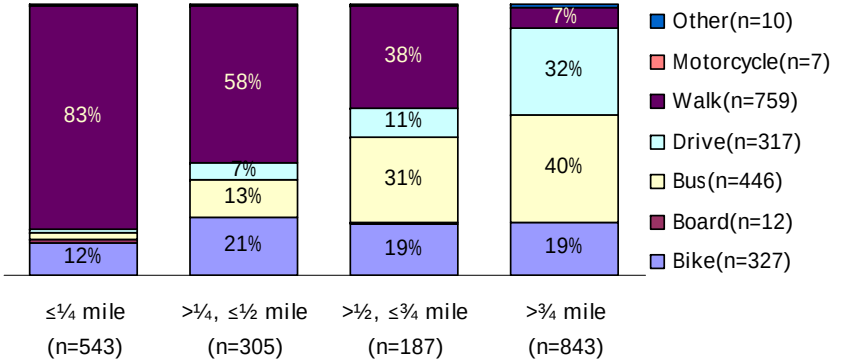
UNIVERSITY OF OREGON ▪ HOUSING STRATEGIC PLAN PHASE II

The committee approved the definition of an "easy walking distance" as being a quarter mile/five minute radius, but wanted confirmation in the form of an analysis of the commuting distances and times for each of the modes of transportation. As the charts below on the left show, most survey respondents who walk travel no more than a quarter of a mile and no more than 10 minutes to campus. The upper right chart shows the imperfect correlation between the distance and time measures (looking at all transportation modes considered together. The bottom right chart shows that of those living within a quarter of a mile, 83% walk and 12% bike to school.









Group Cohort:	**First Year Residence Hall Residents (FG 1)**
Participants:	9; 5 female, 4 male 6 freshmen, 3 sophomores 4 live in Walton, 4 in Hamilton, 1 in Bean 3 live alone, 6 with roommates
Session Moderator:	Michael Oliphant
Session Date:	April 16, 2007
Session Location:	LLC Classroom 123
Voice File:	Focus Group Recordings\LCO\DM-10140 04 16 1st Year Res1.DSS
Notes File:	UO 1 First Year Resident Res Hall Students.doc

Advantages of living on campus:

- Good location relative to class
- Ability to leave 10 minutes, and on some occasions two minutes, before class starts
- No concerns with cooking food
- Ability to go back to the room between classes (if classes are not scheduled back to back)
- No concerns with commuting
- Ability to meet other students:
    - Students live in the residence halls their first year in order to meet other students.
    - Participants agree that they would not change their first-year living experience.
- Transition from living at home to living on own

Disadvantages of living on campus:

- Lack of activities on weekends – "weekends are really dead"
- Department of Public Safety (campus police) likes to issue "MIPs". Participants think it is a significant way to raise revenue for the state.
- Restrictive RAs and rules and regulations – Participants understand the need for rules such as noise restrictions, no candles, etc. because of the close living quarters, but many would appreciate having more space within housing so that rules like this were not necessary. Participants would like to have items such as candles, toasters, and microwaves.
- Thin walls transmit noise
- Laundry facilities:
    - The location of laundry facilities in the basement is inconvenient, especially for students living on the top floors of housing.
    - The machines are frequently all in use, so students will go to another hall to do laundry, but sometimes those machines are full as well. Then, does the student wait for a machine or carry their laundry back up the steps? If someone's clothes are finished drying, what does a student do? Take them out? Several participants have had their clothes removed from a machine, and while it upset them, they understood.
    - Dryers do not work efficiently. Many participants have had to put their clothes through two cycles to get them to dry.
    - Card machines are inconvenient having a $5 minimum, and machines should be located in laundry facilities. Several participants agree that using quarters for laundry machines would be easier. One participant had a machine scratch her card and make it unusable; because there was still money on

it, the card had to be sent away to retrieve the money, but that never happened. She had to buy a new card.

Popularity of buildings or communities on campus:

- The residence halls with dining facilities (Carson and Hamilton) on the main level are most popular.
- The LLC is popular because it is new and the "rooms are really nice" but it costs more to live there.
- Participants agree that Bean Hall is the least popular residence hall.
    - Ceilings have cracked and pieces fall off.
    - Halls and rooms are narrow and small.
    - Some rooms do not have carpet.
    - There is poor lighting in the rooms.

Common spaces offered in campus housing:

- One hall lounge is located next to the pizza place and residents of the hall can smell the pizza and hear the noise. As a result residents do not use the lounge much.
- A participant generalizes that with the exception of LLC, students do not use the lounges in the residence halls.
- Another participant notes that the lounge in her residence is used frequently for study groups, but comments that "it is not very nice." She describes it as a "big, empty room with couches thrown in it." The lounges could look nicer and have better furniture.

Common spaces desired in campus housing:

- Community kitchens:
    - Although they are offered in the International Hall, a participant has heard that it is difficult to use the kitchens because students have to get permission. Kitchens should be available for resident's use.
    - One kitchen per residence hall would be sufficient.

Plans for housing next year:

- One participant plans to apply to be an RA.
- Another participant is considering living on campus for convenience and proximity; her friends are moving to Chase Village which she considers far from campus.
- The majority of the remaining participants plan to move off campus next year.

Popular off-campus housing complexes or neighborhoods:

- Chase Village
- Duck Village
- Smaller apartment buildings on the side of campus where the bookstore is located
- Houses for rent in local neighborhoods

Reasons students plan to move off campus next year:

- Participation in a fraternity or sorority
- Less expensive to live off campus than on campus
- To avoid RAs and have fewer people looking over students
- Ability to cook food

Comments on campus food service:

- "It gets old."
- "It is terrible."
- Some participants have seen food at other schools that is better than what is offered at UO, while others have seen food at other schools that is worse.
- There is little variety, compared to other schools, and there is not much meat offered (only chicken).
- All food service locations that accept "points" are located on one side of campus; this is inconvenient for those with classes on the opposite side of campus.
- Point system is "engineered to rip off students." The meal plan should be run on dollars.
- Points are not carried over from one semester to the next, but only one week to the next.
- One participant would like to have the term allotment for points. If she has friends visit on the weekend, she uses her points for the week, but if there was a term allotment she thinks she could budget her points better.
- Hours of operation are convenient for some participants but not for others. Having one food service location open until 2PM is convenient.

Comments on residence life programming:

- One participant admits that he has attended a few "good" programs.
- A participant thinks programs are held on controversial topics to lure students in, but it is not always successful. Another argues that the programs are intended to keep students informed on important issues.
- In one participant's hall (substance free hall), there is a program every week to every two to three weeks.
- A participant "would be really happy" if the money put toward programming was put back into housing to make the cost of housing less for students; several others agree with this.
- Programs are beneficial the first week of school to help students get to know others.
- Some programs are more popular than others: dances are less popular than masseuses brought in at the end of the term.
- Grouping students of similar academic backgrounds together in a residence hall is helpful; one participant lives in the hall for Honors Chemistry students and it helps students study together.

Quality of housing relative to price – on-campus housing:

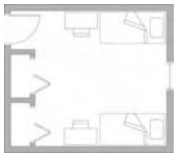
- Participants believe that students living on campus are over-charged for housing.
- One participant lives as least expensive as she can. She has the smallest meal plan and lives in Bean Hall.

What the University could offer students to keep them living on campus:

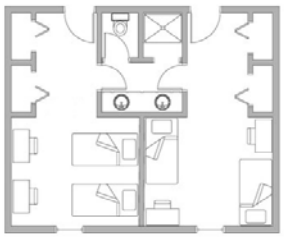
- A better deal
- Fewer rules and regulations
- A living situation "between" the residence halls and the apartments

Floor plan review:

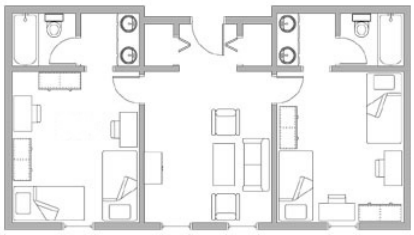
- (A) Traditional double:
    - For freshmen, having a roommate is "occasionally" a positive experience. Most agree that there are positive aspects of the experience, and no one thinks the experience is strictly negative.
    - The roommate experience depends on the students living together. The University could do a better job of pairing students in rooms.



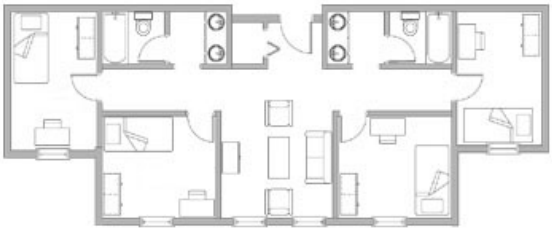
- (B) Two-double bedroom semi-suite:



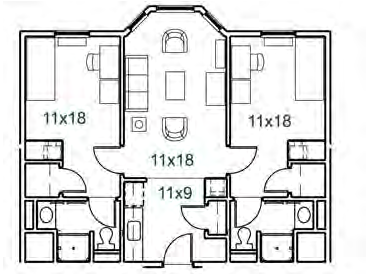
  - All participants agree that community bathrooms are acceptable.
  - One shower and one toilet for four students would be a concern; one participant describes it as being worse than a community bathroom. If a student gets sick in the bathroom, that is the unit's only toilet, whereas in a community bathroom there are several.
  - No participants would prefer this unit over existing housing.
- (C) Two-double bedroom suite:



  - This "is pretty cool" and is similar to the apartments offered at the Commons.
  - Four students sharing a unit is a concern for one participant; it is hard enough sharing a room with one other student.
  - An advantage to this unit is that one roommate can go to bed early and the other can be in the living area studying or watching TV.
  - Several participants would prefer this unit type to existing housing, but several would not pay more than the current housing cost (because they consider the current prices expensive). Others would be willing to pay $50 to $100 more per month than the current housing cost.
  - If this unit was offered and residents could pick their roommates, it would make participants consider staying on campus for sophomore year. If the entire residence hall was for sophomores it would be appealing, but there is still the issue of ability to cook food and rules and regulations, specifically RAs.
- (D) Four-single bedroom suite:



  - The private bedrooms are attractive because residents have more privacy and personal space than in a shared bedroom situation.
  - Three participants would live on campus as a sophomore if this unit was offered. Another participant would consider it; she prefers a unit with a kitchen.
- (E) Two-single bedroom suite:



  - One bathroom in the unit would be acceptable for two residents.
  - Price is a driving factor for most participants; their decision would depend on price. Price should be comparable to off-campus housing options.
  - A few participants do not see a problem offering this unit to freshmen. Others think freshmen should have to "suffer through" traditional-style housing and that this would be a good option for second year students. After living in traditional-style housing, a student would appreciate this unit type more.

UO Housing compared to other schools':

- Washington State had a long 50-question questionnaire for housing residents to complete before roommates were paired. UO should have a more intensive questionnaire (more than 5 questions).
- OSU has housing similar to (C) Two-double bedroom suite and the residents have lived with each other for consecutive years because it was a positive living experience.
- Stanford has an "open door policy" that UO should adopt. Students can drink in the residence halls as long as the doors remain open.

"If the University provided _____ in new housing, I would definitely live there."

- "Free housing"
- "A bar"
- Living space in the unit
- Healthy food
- Better laundry facilities
- Private bedrooms (mentioned by two participants)
- Thicker walls

"If the University provided _____ in new housing, I would definitely NOT live there."

- No changes to existing housing
- More RAs per hall
- Only one food service option

Additional comments:

- Participants are not interested in having faculty live in the residence halls.

Group Cohort:	**First Year Resident Residence Hall Residents (FG 2)**
Participants:	6; 3 female, 3 male All freshmen 1 lives in Bean, 2 in Walton, 1 in Hamilton, 1 in LLC, 1 in Earl All live with roommates
Session Moderator:	Michael Oliphant
Session Date:	April 16, 2007
Session Location:	LLC Classroom 123
Voice File:	Focus Group Recordings\LCO\DM-10141 04 16 1st Year Res2.DSS
Notes File:	UO 2 First Year Resident Res Hall Students.doc

Advantages of living on campus:

- Convenience
- Ability to get to class in a short amount of time
- No concerns with cooking food
- Ability to meet other students

Disadvantages of living on campus:

- Lack of food choices
- Small living space
- No kitchens in the buildings
- Curtains separate showers; walls are preferred
- Noise from plumbing and heaters
- Lack of hot water and high water pressure in showers
- Thin walls transmit noise
- Chaotic living environment creates stress

Popularity of buildings or communities on campus:

- Barnhardt Hall is popular because rooms are larger and have semi-private bathrooms. The disadvantage is its location; participants consider it to be "far away."
- The LLC is popular because it is new and rooms are larger and have more storage space. There are walls between the showers. One downside is the bathroom to student ratio; some residents have to walk "a ways" to use the bathroom.

Common spaces offered in campus housing:

- The common spaces should be made more attractive so students want to hang out in them. A participant suggests putting a mural on the wall, and providing more comfortable furniture.
- Residents in one hall use common areas for studying, but it would be helpful to have more tables in the common areas.
- There are three lounges on each floor in LLC each with couches, tables, and chairs. There are also laundry facilities (2 washers and 2 dryers) on each floor. More laundry machines would be helpful; 72 students share 2 washers and 2 dryers.

- There is no connection between LLC residents and the classes held in the classrooms in the building.
- Participants would welcome more community kitchens in housing. Although one participant lives in Earl where there is a community kitchen, there are a lot of rules that students have to go through to use it, such as having an RA present the entire time, providing supplies and utensils, etc.

Comments on residence life programming:

- The generalization from one participant is that the students that become RAs are those that like to go on power trips, and are mainly sophomores telling freshmen what to do "about the little things."
- Another participant has had a positive experience with her RA; there are a lot of programs offered. There is a balance that needs to be maintained between rule enforcement and befriending students, and some maintain this balance better than others. The participant plans to be an RA next year.

Comments on Freshmen Interest Groups (FIG):

- A participant had a positive experience with her FIG. There were several students living on the same hall and they were able to help one another with homework. It was socially rewarding as well as academically rewarding. She is still close friends with several students that were in her FIG.
- The program works for freshmen because it helps them develop social relationships. The class associated with the program is "not the most stimulating or necessary" class and might not be appropriate for the entire year, or for other class levels.

Quality of housing relative to price – on-campus housing:

- Participants agree that the cost for on-campus housing is expensive for what students get.

Plans for housing next year:

- One participant plans to be an RA. If she was not going to be an RA she would live off campus. However, she thinks that adding a sink to the unit and more living space would make the current on-campus housing units more appealing. Access to a kitchen would entice her to stay living on campus.
- Most others plan to live off campus because it is less expensive than living on campus. One participant is going to live at the apartment complex where her sister lived (Chase Village). Two participants plan to rent houses with friends.

Popular off-campus housing complexes or neighborhoods:

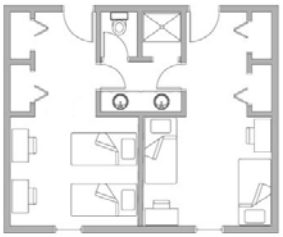
- Chase Village
- Duck Village
- Local houses

Factors considered when choosing off-campus housing:

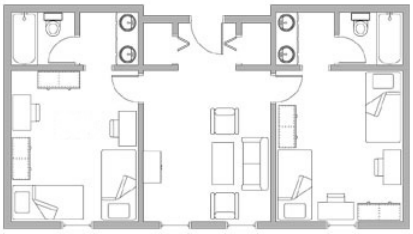
- Location – less than 10 minute bike ride to campus

Floor plan review:

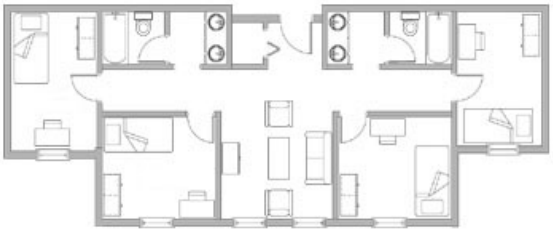
- (B) Two-double bedroom semi-suite:
  - This is similar to housing seen at OSU, but the sinks are in the room. "It is pretty cool."
  - For some, this is "definitely" an improvement over what is offered now.
  - A few do not like this floor plan better than current housing. A few would prefer the current housing with more living space over this floor plan with less space than is in current housing.



  - Four residents sharing one shower stall and toilet is a concern for some participants.
  - If this unit was offered on campus a few would consider staying on campus, depending on the price.
- (C) Two-double bedroom suite:
  - Most participants agree that this unit type is better than current housing offered.
  - One participant is concerned about the sense of community; units without common spaces force students to go elsewhere to meet people and socialize.



- (D) Four-single bedroom suite:
  - This unit is very attractive to participants and many would choose to live in this type of unit on campus.
  - Participants would like to have community kitchens in a building with this unit type.
  - If this unit had been available for next fall most participants would consider living on campus for another year. One participant would still move off campus to a house.



Desired amenities in new housing:

- Sinks in the bedroom
- Balcony
- Nicer common areas
- More electrical outlets
- Wireless internet
- Co-ed floors

UO Housing compared to other schools':

- A participant has seen attractive housing at several other schools.
- A participant thinks the housing at the University of Hawaii is attractive. The units were two-stories.
- A participant has seen cluster-style housing with single and double bedrooms, and thinks it is appealing.

Living preferences:

- Four students per unit is acceptable, especially when each resident has a private bedroom.
- Four students per bathroom is acceptable.
- All participants prefer an academic-year lease over a 12-month lease.
- All participants prefer furnished units over unfurnished units. One participant would like a larger bed.

"If the University provided _____ in new housing, I would definitely live there."

- Fewer rules and regulations (no RAs)
- Community kitchens with no rules for use (mentioned by two participants)
- Parking incentive for on-campus residents
- Lower cost
- Sinks in the rooms
- Larger windows with screens

"If the University provided _____ in new housing, I would definitely NOT live there."

- Less living space
- Insufficient lighting
- More than 72 students per floor

Additional comments:

- A participant has heard that UO has the "third worst rated dorms in the country."
- The University could to more to help students find housing off campus. Offering an on-line resource would be helpful. There is a website, but the links go to the newspaper and there are few advertisements in the newspaper.
- Housing was not a factor in participants' decision to attend UO.
- Participants appreciate not having any visitation restrictions in UO housing.
- Parking is a problem on campus, and is expensive. One participant is moving to an eight-person house that has enough parking for ten people.

Group Cohort:	**First Year Non-Resident Residence Hall Students (FG 3)**
Participants:	9; 3 female, 6 male 8 freshmen, 1 sophomore 4 live in Hamilton, 4 in Walton, 1 in LLC All live with roommates
Session Moderator:	Linda Anderson
Session Date:	April 16, 2007
Session Location:	LLC Classroom 125
Voice File:	Focus Group Recordings\LGA\DM-10011 04 16 1st Year Non Res Res Hall.DSS
Notes File:	UO 3 First Year Non-Resident Res Hall Students.doc

Reasons students chose to live on campus and advantages of living on campus:

- Parental influence
- Close proximity to campus facilities, such as Rec Center and class
- Availability of food service
- Ability to meet other students
- Ability to be involved in campus activities
- No concerns with monthly bills – all utilities included

Disadvantages of living on campus:

- Old buildings
- Small room size
- Community bathrooms
- Lack of healthy food options
- Inequity in that residents of the LLC and other housing pay the same price, but have different living accommodations – residents of LLC should either pay more, or those living in the older buildings should pay less.
- Thin walls transmit noise – residents can also hear lawn mowers and garbage trucks.
- Poor maintenance service:
    - Maintenance has to be "pestered" to get them to fix anything.
    - A water fountain in one of the halls broke in October or November and it was just fixed over Spring break.
- Residents get charged for problems they might not be responsible for
- Wing restrictions in Walton Hall – residents of certain wings are restricted to common areas within their wing, prohibiting community.
- Lack of activities between residence halls – residents of one hall only get to know the students they live around; there is little interaction between residence halls.

Popularity of buildings or communities on campus:

- The residence halls with dining facilities (LLC, Carson, and Hamilton) are most popular.
- The residence halls with dining facilities have more interaction among students in the building as opposed to only on a hall.
- Walton Hall is "the worst" because the layout is "the most divided" and there is no food service in the building.
- The LLC building is a great location in the center of everything.

Comments on campus food service:

- The LLC only offers one type of food; if a student wants more variety, he or she has to go to Hamilton. There should be another food option in the LLC.
- There is no need for the sandwich place Hammy's Deli; one participant suggests turning it into a McDonald's or a hot dog stand.
- Eating the same food three times a day, every day of the week is repetitive. One participant was under the impression that the menus would change each term, but this is not the case.
- The food quality at Carson is poor, but at least the menu changes occasionally.

Common spaces offered in campus housing:

- The community lounge in Walton Hall is not used much; it is located in the basement and "is kind of creepy." There is nothing to do in the lounge; the TV is small and there is no DVD player. Another participant agrees that he has never seen residents spend time in the community spaces.
- Microwaves and toaster ovens are needed in community lounges.
- The third floor lounge in the LLC is used frequently. One participant sees students reading, doing homework, studying, etc. in the lounge. The room is also used for meetings with the RAs, but it is not used much for social activities.
- A resident of Hamilton does not use the lounge on the first floor because she lives on the fourth floor. The room is dark and not very appealing; there is no TV, only a piano.
- The lounges in LLC are "brighter" and have chalk boards that students can use for study groups.
- The patio at LLC is utilized, especially when the weather is nice.
- The "cubby spaces" for studying in the LLC are not used because of their location in high-traffic hallways that easily echo noise.

Common spaces desired in campus housing:

- One participant's friends' residence halls at other schools have common areas on each floor, making it more convenient for residents.
- Participants would like game rooms with ping pong, pool tables, etc.
- Community kitchens would be utilized, especially in residence halls without dining facilities.
- Classrooms in the building would be convenient; residents would only have to walk downstairs for class. This would be most appropriate for freshmen as opposed to other class levels. There are classrooms in the LLC and a resident of the LLC experienced this convenience. He thinks the classrooms should be able to be "rented out" for study groups.

Comments on residence life programming:

- Programming is most important at the beginning of the year to allow students to get to know one another.
- Popular programs are those where students "go out and do stuff," such as a trip to the "Saturday market" or to play paint ball. A participant also liked the hall dinner held in her hall, and another participant liked the video game contest held on his hall.
- Not all programs are well-advertised, so some programs are not well-attended. However, one participant's RA does advertise well for programs.
- Movies are not as popular because the movies have to be appropriate, and most students have seen those types of movies before. Friday night dances are not popular.
- Professors are not seen in any of the residence halls.

Popular off-campus housing complexes or neighborhoods:

- Anything within walking distance to campus (within five blocks from campus), although these apartments are not as nice as others in the area
- Duck Village, but residents have to drive to campus
- The residential area near Agate Apartments and 21st and 22nd Streets is appealing. If an apartment complex was built in this area, it would be attractive.

Plans for housing next year:

- One participant plans to be an RA.
- The remainder of the participants plan to move off campus. One participant would not mind living on campus again for its simplicity.

Reasons students plan to move off campus next year:

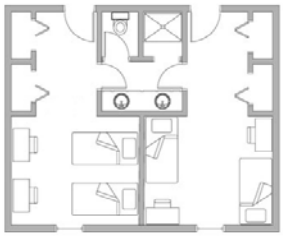
- "It is not the norm" – sophomores living on campus would still live around freshmen and it would be comparable to "reliving freshman year."
- Less expensive to live off campus than on campus
- Social aspect and the ability to have friends over
- Ability to cook food
- Fewer noise distractions and regulations
- No authority figure watching over them – this is important as students get older.
- To experience of living on one's own – one year of living on campus was sufficient for most participants.

Quality of housing relative to price – on-campus housing:

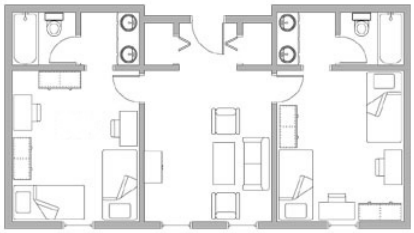
- Participants do not know what to compare the price they pay for their housing to.
- A participant thinks that for the price paid, the furniture quality should be better and the furniture should be moveable. Some residence halls have bunk beds, while others do not; all residence halls should have bunk beds because it creates more space in the unit.
- Another participant thinks that students pay more for housing than they should because of the small room size.

Floor plan review:

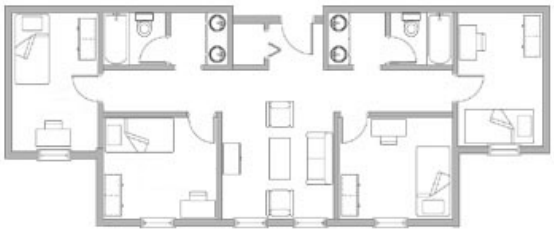
- (B) Two-double bedroom semi-suite:
    - This unit is attractive to participants.
    - Residents have their roommate, but also get to know the others sharing the bathroom.
    - If a resident does not like their roommate they can interact with other suite-mates.
    - Large windows are important to one participant.
    - This unit would be most appropriate for freshmen and sophomores. Offering this unit might encourage more students to live on campus after freshman year.



- (C) Two-double bedroom suite:
  - Cost is an initial concern from several participants with this unit. A participant estimates that this unit would be 1.5 times the current cost of housing because it is about 1.5 times larger than current units.
  - The living area in the unit could be smaller.
  - This would be more appropriate for juniors and seniors.
  - A participant suggests having a building with (B) Two-double bedroom semi-suites on the first few floors and this unit type on the top floors.



- (D) Four-single bedroom suite:
  - Participants like this floor plan.
  - The bedrooms are smaller, but residents have their privacy.
  - Sharing a bathroom with one other student is attractive.
  - Cost is a concern from participants, but if this was offered on campus, many participants would be interested in living on campus after freshman year.



UO Housing compared to other schools':

- San Diego State University has a new housing complex. The units have a small kitchen (with stove and refrigerator), a living room, two bathrooms, and single bedrooms. This unit type is attractive.
- A participant visited a friend at another school who lived in apartment-style housing close to campus for sophomores, juniors, and seniors. There are RAs in the buildings of junior standing. It was a convenient living style. It was "a bigger dorm room" because of the community of upperclass students.
- For one participant, the majority of his friends attending other schools plan to live in campus housing for their sophomore years.
- A participant's friend attends Pomona and she is able to stay in her housing over breaks. UO should allow for this without changing the locks as is done now.

Living preferences:

- The interest level in on-campus student apartments depends on the level of rules and regulations associated with them. Upperclassmen do not want to live in a complex with a lot of rules and regulations.
- Most participants think the University should focus on improving the residence halls on campus and not offer apartment-style housing on campus.

What the University could offer students to keep them living on campus:

- More living space in rooms
- Better quality of housing
- A building designated for sophomores, with no required meal plan, fewer RAs, more privacy in the unit, common kitchens, etc.

Additional comments:

- The nicer the residence halls are at UO, the more expensive they will be, however, more students will be interested in staying on campus.
- The University should do more to help students find housing off campus. Students currently have to do it all on their own, and it is more difficult of a process than students expect.
- The residence halls should open more than one day prior to the start of classes at the beginning of the year, especially for students coming from across the country. The same is true at the end of the year; the residence halls should remain open longer after the last day of class. One participant had to unlock his window and climb in through it because the building closed on Friday and his flight home was not until Sunday; there should be special exceptions made for students based on the price they pay for housing.
- There should be some type of transportation from Portland to Eugene and back. It is costly to get to the UO campus. If there was some type of transportation it might attract more out-of-state students to attend UO.
- Mailboxes should be more conveniently located.

Group Cohort:	**Upperclassmen Residence Hall Residents (FG 5)**
Participants:	8; 6 female, 2 male 3 sophomores, 3 juniors, 2 senior 3 live in Riley, 2 in Carson, 2 in Hamilton, 1 in Barnhart 5 live alone, 3 with roommates
Session Moderator:	Michael Oliphant
Session Date:	April 16, 2007
Session Location:	LLC Classroom 123
Voice File:	Focus Group Recordings\LCO\DM-10142 04 16 Upperclass Res Hall.DSS
Notes File:	UO 5 Upperclass Res Hall Students.doc

Advantages of living on campus:

- Atmosphere conducive to meeting people
- Similar to apartment-style living (Carson) with common toilets and showers
- Community atmosphere in upperclassmen housing
- Ability for returning students to sign up early and choose their housing building (unlike freshmen who are assigned to rooms)
- No concerns with cleaning the bathroom in the residence halls (although if a mess is made in the bathroom it has to be cleaned up or the entire hall is charged extra to have someone come in special to clean)
- No concerns with cooking food
- Convenient location on campus

Disadvantages of living on campus:

- "Paper-thin" walls transmit noise (especially in Hamilton, Bean, and Barnhart)

Popularity of buildings or communities on campus:

- Bean Hall:
    - Bean Hall "has a reputation" (of not being a popular residence hall).
    - There is less living space compared to other halls; participants describe it as "small" and "compact." Hallways are narrow; it is similar to "a prison."
    - A participant's friend lives in a single in Bean Hall and it is a less expensive way to have a single room surrounded by other upperclassmen; however, the resident would prefer to live elsewhere for more of a community atmosphere.
    - Residents in the rooms can hear other students in the courtyard.
    - A participant has heard that Bean Hall residents are more satisfied with the community atmosphere because the rooms are so small and oppressive that residents have to make friends on the hallway to get out of their rooms. This is compared to larger residence halls where it is easier to isolate oneself, such as Barnhart.
- Carson Hall:
    - The building is different because it is divided into wings separated by gender. Each community in each wing on each floor has about 12 students.
    - There is an open space in the middle with a study lounge, laundry facilities, vending machines, etc.
    - Having sinks in the rooms is convenient.
    - Upperclassmen like the solitude and already have established groups of friends. Those that want to be social can be and those that want privacy can have that too.

- Riley Hall:
    - Co-ed living is welcomed by one participant after her bad experience of living with five other females (even though everyone had their own bedroom).
    - The rooms are large.
    - There is a good sense of community even though there are sinks in the rooms.
- Barnhart Hall:
    - Units have private bathrooms which are convenient, but a resident thinks there is less community because residents see less of their hall-mates by not regularly going to a community bathroom. He never sees "half the people on his wing," possibly because they are either in their room or at athletic practice (there is a large percentage of athletes that live in Barnhart).
- LLC:
    - New construction is appealing.
    - All the furniture is on wheels and there is no carpet so residents can easily rearrange their rooms.
    - The rooms are not very "homey" because there is no carpet in the rooms and the shelves are inconveniently located.

Common spaces offered in campus housing:

- Lounges:
    - The centrally located lounges such as in Carson are used more than lounges not centrally located, such as in Hamilton where the lounge is located on the bottom floor of the building.
    - The TV lounge with pool table and ping pong table in Riley, even though it is located downstairs, is used "all the time."
- Kitchens:
    - The kitchen in Riley is also used frequently; residents have to provide their own utensils and cooking supplies.
    - There is a large community refrigerator as well. In Barnhart residents have to have an RA present to open the kitchen.
- Classrooms:
    - A participant dislikes having classrooms in the residence halls (LLC). The residence halls are close enough to academic buildings that classrooms do not need to be in the residence halls. She understands the concept and thinks it is more appropriate for larger institutions. She also argues that students do not want to go to a residence hall for class if they do not live in that particular hall.
    - Another participant thinks that having one building like the LLC is "good" because there are students that value the experience, but having more would be "overkill."

Comments on residence life programming:

- There are many activities offered for freshmen.
- Participants are not interested in much programming as upperclassmen, although one participants' hall has attended some programs.
- The main difference between freshman and upperclassmen programming is that many upperclassmen are of legal drinking age. Upperclassmen want to go out to a bar. A participant has had a "margarita night" on her upperclassmen floor.

- One participant did better academically when he participated in his Freshman Interest Group (FIG). He suggests considering offering some academic programs for sophomores and up.
- A participant argues that there are not many students who want to be RAs, so Housing and Residence Life do not have many people to choose from when assigning RAs. There is also a significant amount of training that an RA has to go through that is not appealing.

Reasons students plan to move off campus next year:

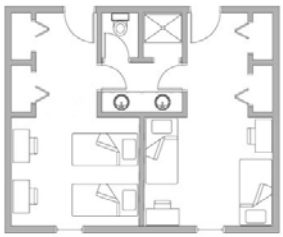
- One participant is thankful for her on-campus living experience, but is excited to move out of the residence halls so she can clean her own bathroom and cook her own food. She thinks it is important to her development to have to clean up after herself.
- Freshmen do not like having RAs and many look to move off campus after their first year for more freedom from rules and regulations.

General comments about renting housing off campus:

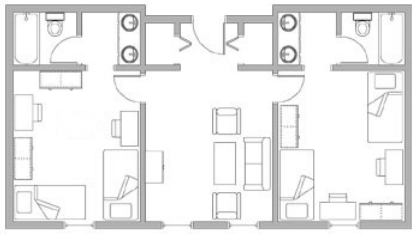
- It is not difficult to find housing off campus, especially compared to other cities.
- Duck Village and Chase Village are apartment complexes off campus where students live. They are within walking distance, but it would be about a 20-minute walk and participants consider that to be far.

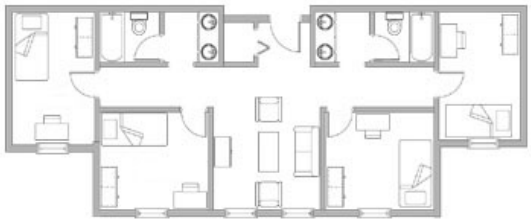
Floor plan review:

- (B) Two-double bedroom semi-suite:
    - Several participants have seen housing similar to this.
    - Four residents per bathroom is a concern for some, especially if a resident has a friend over to the unit; there is a suggestion to have a community bathroom in addition.
    - This type of housing enables students to stay in the unit more as opposed to traditional-style living where residents have to leave the unit to use the bathroom.
    - Participants agree that this unit is not appropriate for most freshmen. It would be more appropriate for sophomores, juniors, and seniors.

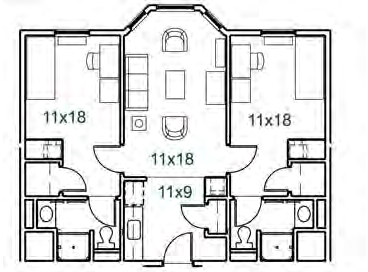


- (C) Two-double bedroom suite:
    - This unit type is attractive to participants, more so than the semi-suite.
    - The living area provides students with a place to "hang out" and have friends over. It also allows one roommate to watch TV while another studies.
    - The additional living space gives residents room to spread out. Residents can control the noise level in the unit as well.
    - Price is a concern with this unit. This unit "is essentially an apartment on campus with an RA."
    - As the units become more apartment-like, what incentives do students have to live on campus as opposed to an apartment off-campus where rent is lower and there are fewer rules and regulations? Price is a driving factor for students; housing has to be "cheap" and "decent" or students will move off campus.





- (D) Four-single bedroom suite:
    - The single bedrooms in this unit are attractive because they provide privacy.
    - Again, cost is a concern for a unit like this. Participants anticipate that a unit like this would be "really expensive."



- (E) Two-single bedroom suite:
    - The additional cost is a concern.
    - Not having a meal plan would defray some of the cost of living on campus.
    - One participant likes cooking her own meals.

- (F) Four-single bedroom apartment:
    - If the University tore down Walton and built an apartment complex with units like this, participants agree that more students would want to stay on campus.
    - Rules would not be too much of a concern because the unit types would prevent much policing from RAs.
    - This unit is not appropriate for freshmen. This unit is most appropriate for upperclassmen.
    - A participant suggests having some apartment-style housing with shared bedrooms for those more cost-conscious.
    - Apartment-style housing on campus would be attractive for out-of-state students because they would not have to sign a 12-month lease as in most off-campus apartments.

Desired amenities in new housing:

- Moveable furniture
- Meeting rooms but no classrooms

UO Housing compared to other schools':

- A participants' cousin lives in a quad at his school; he compared the living environment in Carson when he saw it to his quad because residents can associate with those they want to and still live in a small community without having to meet new people all of the time.
- A participant lived in the residence halls her freshman year at Reed College in Portland, OR. Two bedrooms (large for residence halls) were connected; one resident had to walk through the other's room to get to the bedroom. The participant and her roommate put the desks in one room and the beds in the other because one roommate could study in one room while the other slept.

Additional floor plan ideas:

- A participant suggests taking out the bathrooms and adding two bedrooms so six students would share a living area, kitchen, and one larger bathroom.
- A participant suggests having a "quad idea" in upperclassmen housing, where there is a central living space with kitchen and two to four students share a bathroom. Sharing a bathroom would allow for some social interaction.

Living preferences:

- Bathrooms:
    - Some participants do not mind community bathrooms, although most would prefer to have a private bathroom.
    - Cleanliness of community bathrooms is a concern for some.
    - Those in favor of community bathrooms such bathrooms help promote a community atmosphere in housing.
    - The bathrooms in LLC are very attractive because everything is new.
    - Bathtubs are preferred by some over shower stalls.
- Most participants prefer an academic-year lease over a 12-month lease, but they think some students would be interested in a 12-month lease.

"If the University provided _____ in new housing, I would definitely live there."

- Fewer rules and regulations (no RAs) (mentioned by two participants)
- Swimming pool
- Single bedrooms
- No required meal plan
- Kitchens on every floor
- Healthier and more environmentally friendly food

"If the University provided _____ in new housing, I would definitely NOT live there."

- Less "homey" living environment than LLC
- Windows that do not open very far
- Upperclassmen required to live with underclassmen

Additional comments:

- A participant thinks more students would want to live in campus housing if they did not feel like they were living in a prison. For example, having to have an RA open a kitchen is prison-like.
- Housing complexes on campus are needed where students feel welcome, like they have rights, and that they want to remain living there. Independence is important and more attractive to sophomores, juniors, and seniors.
- Students tend to move off campus for their sophomore year, as opposed to senior year at other campuses, because there are affordable rental units off campus. Eugene, OR is a college town.

Group Cohort:	**Upperclassmen LLC Students (FG 6)**
Participants:	5; 3 female, 2 male 2 freshmen, 2 sophomores, 1 junior All live LLC 2 live alone, 3 with roommates
Session Moderator:	Linda Anderson
Session Date:	April 16, 2007
Session Location:	LLC Classroom 125
Voice File:	Focus Group Recordings\LGA\DM-10012 04 16 Upper LLC Students.DSS
Notes File:	UO 6 Upperclass LLC Students.doc

Advantages of living in the LLC:

- The building is newer and rooms are larger than other residence hall buildings.
- High ceilings allow for lofting beds.
- Lounges and rooms have a lot of natural light due to large windows.
- Having classrooms located in the building is convenient.
- Wireless Internet in the rooms is an attractive feature; it should be in all residence halls.
- Co-ed by room is nicer than co-ed by floor because it allows students to meet more people.
- Residents like that the bathroom faucets, dryers, and lights have motion sensors in them. It conserves water and is more sanitary.
- Participants welcome having free cable TV.
- The lawn in the middle of the two buildings outside of the Bistro provides a social spot for residents, especially during nice weather.

Disadvantages of living in the LLC:

- All study rooms should have doors on them to keep out noise.
- Two washers and two dryers are not enough machines for an entire floor; three machines would be helpful. It is hard to do laundry on Sunday afternoon because the machines are always full.
- Loft beds do not have guard rails on them.

Comments on campus food service:

- The overall food quality served is "good" and "better than expected." One participant considers it a "step up from high school cafeterias."
- There is always a line at the Bistro in the LLC at lunch and dinner. One participant does not bother trying to get food there during these times because the line is so long. Another agrees that during lunch "it is a mad house."
- The Bistro-style food service is not logical for freshmen food service because of the time it takes to "create your own" meal.
- It is difficult to eat three meals a day on one of the common meal plans. A student could eat three meals a day if he or she eats the unhealthy food because unhealthy options are less expensive than healthier options. The meal plans do not make it easy for students to eat healthy foods.
- A smaller, commuter meal plan for students living off campus should be offered so students do not have to go back to their apartment to eat.

Popularity of buildings or communities on campus:

- Participants agree that Bean Hall is the least popular.
- Participants agree that the LLC is most popular because of the new construction.
- After the LLC, Hamilton is also popular. It is popular because of its location near food services, the larger room size, and ability to meet more people (because of the large number of students that live there).
- Barnhart, even though it is considered off campus, is popular because residents have their own bathroom. However, some students from Barnhart do not know many of the people living on their floor because they never have to leave their room.

Common spaces offered in campus housing:

- Having laundry facilities on the floor is very convenient because residents do not have to take their laundry up and down the stairs.
- There are three lounges on each floor. It would be nice for social reasons if one of the lounges had a TV in it.
- Study rooms are quiet and easy to use for studying.
- With all the amenities offered, the lounges, the laundry facilities, the basketball and volleyball courts, the classrooms, etc., there is not much of a need for any other common spaces.

Comments on residence life programming:

- Freshmen programs and classes are held in the large auditorium in the LLC building.
- Educational programming is interesting, as students do not know where else they would learn about such topics.
- Social programs are fun, but there is less of a need for social events because students know how to socialize on their own.
- Campus life programs, for example the pancake study break, allow a lot of students from different complexes to get together.
- A participant liked the program where students got to dress up and go to dinner.
- Different activities/ideas are popular; campus-wide or housing complex-wide programs are preferred because they draw more students.
- Hall meetings are held every month. The first few meetings were productive, and after that there is not much to talk about, though the meetings are still required.
- The program held pertaining to choosing a major was very beneficial. More academic programming would be welcomed, such as eating meals with professors.
- Programs on controversial topics or issues that students talk about anyway are also of interest. There are posters displayed about these, such as “9-11 controversies.” People from the community come to some of these kinds of programs.

Reasons students chose to live on campus as sophomores:

- One participant chose to live on campus as a sophomore because she received housing in the LLC. If she would not have gotten housing in the building she would have moved off campus. She lived in Bean Hall for her freshman year.
- The other sophomore participant is an RA. If he was not an RA he would not have lived in the residence halls as a sophomore.

Popular off-campus housing complexes or neighborhoods:

- Duck’s Village
- Chase Village
- Commons

- Collegiate Apartments
- Emerald Street Apartments
- Campus Court (behind the library)

General comments about renting housing off campus:

- A reasonable walking distance to off-campus housing is 10 to 15 minutes.
- Duck's Village and Chase Village have a shuttle bus to campus that runs every 30 minutes. A more frequent shuttle would be better.
- A participant's friends living off campus can make it through a year for $5,500 to $6,000. This is a better deal than living on campus.

What the University could offer students to keep them living on campus:

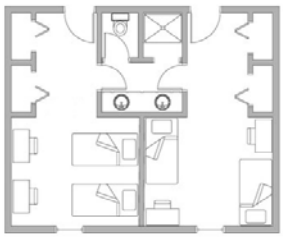
- If UO offered a residence hall specifically for upperclassmen, participants think more students would want to live on campus for the convenience. Students have made upperclassmen hallways but there is not a designated residence hall for them.
- Suite-style housing would be an attractive option for students after freshman year. Students have established their friends and want to live together with them.
- Having more new residence halls would also create additional interest in on-campus housing. Students are excited to live in the new residence hall building (LLC) and if there were more new buildings available, more students would live on campus.

Quality of housing relative to price – on-campus housing:

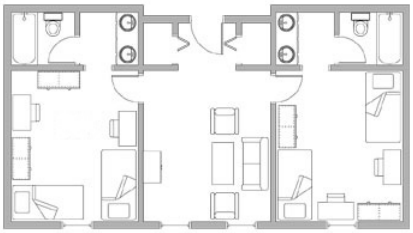
- Participants agree that the current cost of housing is too much for what students get, especially factoring in the meal plan costs.
- Living in the LLC is an acceptable value to some participants, but a resident of the older halls is paying too much for living in an older building.

Floor plan review:

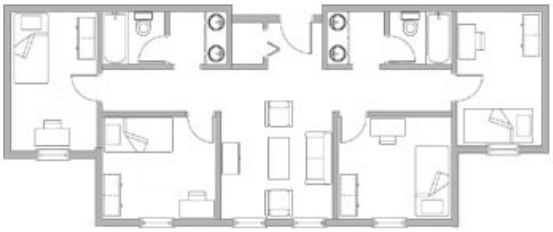
- (B) Two-double bedroom semi-suite:
    - The bathroom in the unit is attractive, but there is concern that having a bathroom in the unit would enable students to stay in the unit. This is a complaint from students living in Barnhart where units have private bathrooms.
    - The closet space depicted is appealing.
    - There is concern about security in this unit with roommates in one room having access to the other room through the bathroom.
    - Participants would not be interested in paying much more for this unit than traditional-style housing, especially if residents would be responsible for cleaning their own bathroom. However, they think some students would prefer this over traditional-style housing.
    - A participant suggests making the bathroom a common room and having the bathroom down the hall.



- (C) Two-double bedroom suite:
  - This unit would be appealing to upperclassmen students and attract more upperclassmen to live on campus because units have a living area and bathroom in the unit.
  - Several participants would like access to a community kitchen, and the option to choose a smaller meal plan.



  - Unless the price is comparable to the off-campus market, a participant does not think many upperclassmen would want to live on campus. He thinks that money is more of a concern for the average college student than proximity to campus.
- (D) Four-single bedroom suite:
  - Having a private bedroom is "a luxury." One participant would like this better than the two-double bedroom suite, especially as an upperclassman.
  - Private bedrooms might prevent roommates from passing colds and sickness back and forth to one another.
  - This unit would be attractive if offered on campus, especially with the right price.



  - Participants think more upperclassmen would be interested in living on campus if there was housing with private bedrooms offered; they have already experienced shared bedrooms.

Desired amenities in new student housing:

- Free laundry facilities
- Community kitchens, with reduced meal plan
- Wireless internet
- Small, rentable refrigerators – a participant bought her refrigerator and she does not know what she is going to do with it after this year.
- Vacuums on each floor

Plans for housing next year:

- One participant plans to live in Chase Village because she wants "to live somewhere nice" or with similar quality to the LLC. The unit cost is $830 per month for two people. If housing on campus similar to the two-double bedroom suite, was offered for a similar price to what she is going to pay at Chase Village, the participant would choose to live on campus.
- Another participant plans to live at Duck's Village.
- One participant plans to be an RA.

UO Housing and Food Service compared to other schools':

- UW has suite-style housing with a common area with a stove where students can cook meals or make cookies.
- A participants' sister lived in housing at UW. The room was smaller than the participant's room in the LLC and three students shared the room. The building was old and the closest cafeteria was a walk from the building.

- Syracuse University only offers cafeteria-style dining; students are thankful for the a la carte options and the grocery store on campus at UO.
- Pacific Lutheran has "horrible" food.

Living preferences:

- Four students per unit is the maximum that should share a unit, but some argue that it depends on what type of unit the students share.
- Community bathrooms are not a problem for most participants. However, four students per bathroom is also acceptable, especially if there are two sinks in the bathroom and compartmentalization.
- Co-ed floors are preferred over single-sex floors because it helps students develop relationships.
- If students had access to a community kitchen within suite-style housing, participants agree that there is not a need for apartment-style living on campus.

"If the University provided _____ in new housing, I would definitely live there."

- Exercise rooms
- Less expensive cost
- Sinks in the rooms, especially if there are community bathrooms
- Small refrigerators

"If the University provided _____ in new housing, I would definitely NOT live there."

- Small hallways
- Poor lighting (natural light is important)
- Small room size

Additional comments:

- Furniture in most residence halls should be more functional than what is offered.
- The University does do a good job with upkeep to their housing, as opposed to off-campus landlords. For example, Bean Hall has been around since the 1960s and although it is old, it is "in pretty darn good condition for being that old." However, Campus Court is newer but is in "disgusting" condition.
- Housing was not a factor in participants' decision to attend UO. When one participant saw housing at UO she remembers thinking, "it is not that bad." Another participant compared it to her sister's living experience at UW; she thought anything was better than what her sister lived in at UW.
- "Parking (on campus) is a joke." Finding a parking spot is difficult. Parking is expensive as well.

Group Cohort:	**International Students (FG 7)**
Participants:	9; 6 female, 3 male 1 freshman, 4 juniors, 3 seniors, 1 graduate student 3 live on campus, 6 off campus 4 live alone, 2 with roommates, 3 with spouse/partner, 1 with children
Session Moderator:	Michael Oliphant
Session Date:	April 16, 2007
Session Location:	Earl Classroom 1
Voice File:	Focus Group Recordings\LCO\DM-10139 04 16 Int.DSS
Notes File:	UO 7 International Students.doc

Current living situation:

- One participant lives off campus in Patterson Tower; he has lived there since December. He lived on campus but moved off campus for more living space.
- Another participant lives off campus with a roommate at the Hilyard House in a two-bedroom, two-bathroom apartment. She has lived here two years.
- A participant rents a three-bedroom house off campus with her partner; she has lived in the house for seven months and it is located approximately 45 minutes by bus or 25 minutes by car from campus. Prior to that she rented a two-bedroom house as well as an apartment.
- A participant has lived in Earl Hall for two years; prior to that she lived in Walton Hall. Another participant is a freshman living in Earl Hall; she had a roommate but the roommate moved out and now she is living alone.
- A participant transferred to UO from Seattle; she lives off campus, alone, in a one-bedroom apartment. When her parents come to visit her it is helpful that they can stay with her.
- Another participant is a senior living on campus alone in a one-bedroom unit. She lived off campus for two years prior.
- A participant lives off campus with his family. He does not think that UO housing is affordable.
- The graduate student in the group lives with roommates in Spencer View in a two-bedroom apartment. Individual leases are not offered.

How students coming from other countries determine where to live:

- A participant chose to attend UO for the academics and not for the housing offered, but when he came to campus he was "lost." He did not have a vehicle and did not know where to rent housing. The University should offer more assistance finding housing for international students.
- Another participant knew she did not want to live in the residence halls because she prefers a quiet living environment and privacy. She looked to rent a house near campus, but those houses were expensive, small, and not wheelchair accessible. The houses that "look nice" and located close to campus are even more expensive than the "run-down" houses close to campus. She rents a house farther from campus for a more affordable cost and more living space. When she came to the country she lived with someone else and was able to look for houses during this time.
- Once international students get to campus, they can ask other students for suggestions on places to live.

Advantages of living on campus:

- Comfortable living environment
- Ability to live near other friends
- Ability to wake up immediately before class and get there on time

- No concerns with cooking meals
- Easy access to the dining hall, library, and other campus buildings
- Ability to seek help with class work from other students
- No concerns with commuting, especially on days with inclement weather
- Ability to pay one bill

Disadvantages of living on campus:

- Noise level
- Lack of privacy
- Expensive cost

Desired common spaces not offered in housing:

- Designated study spaces (Earl Hall) – students welcome the TV lounges but there are no quiet areas where students can go to study. The study rooms in LLC are used as a positive comparison.

Comments on residence life programming:

- A resident assistant in the group has to put on a designated number of programs per term.
- Students do not attend unless there is food offered.
- Having programs at an off-campus location is difficult.
- The programming offered in LLC is beneficial for freshmen.

Popularity of residence halls:

- Most popular:
    - LLC – newer construction, amenities
- Least popular:
    - Bean Hall – Small room size
    - Riley Hall – Located far from the center of campus; "it is like living off campus."

Comments about living off campus:

- The rates and security deposits for rental houses are expensive, and this can be problematic for international students.
- Rental houses are not hard to find off campus.
- An acceptable walking distance to the campus is a 10-minute walk.
- Units located close to campus are more expensive than units located farther from campus.

Popular off-campus housing complexes or neighborhoods:

- Campus Village

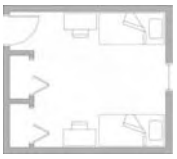
Quality of housing relative to price:

- On-campus housing:
    - An advantage to living on campus is the ability for residents to pay for housing in one bill, including meal costs; they do not have concerns with monthly bills for cable TV, Internet, phone, etc.
    - The convenience of the location is worth the price.
    - Residents of LLC pay more than other on-campus residents but the quality is worth the added cost. The difference between the quality of housing in LLC and the rest of the campus housing is too significant; the University should improve the quality in the rest of campus housing.

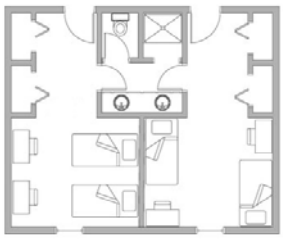
- Off-campus housing:
    - One participant pays $900 per month for a three-bedroom house with garage, living room, and two bathrooms. If the participant lived on campus she would spend $1,000 for a shared room. She has also lived in a two-bedroom apartment relatively close to campus with washer/dryer and parking space included for $750 per month.

Floor plan review:

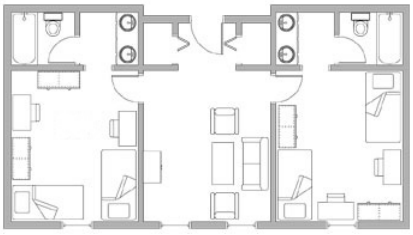
- (A) Traditional double:
    - A few participants would not want to live in this type of housing, especially if there were other options.
    - A participant thinks a year is too long to live in housing like this; she suggests living there two terms, or long enough to get to know other students and then move to a unit with more privacy.



- (B) Two-double bedroom semi-suite:
    - A participant has seen a floor plan similar to this at another institution.
    - Community bathrooms are not a problem for one participant. Another participant, who is an RA, prefers community bathrooms because it makes it easier for her to "see and connect" with the students on her hall. Bathrooms in the unit would enable students to stay in the unit and never come out.

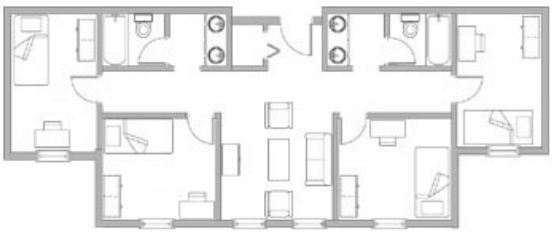


- (C) Two-double bedroom suite:
    - This unit would not entice most students currently living off campus to live on campus. One participant thinks it would depend on the price of the unit.
    - A participant living off campus would not pay more than $200 per person month for this unit (without the cost of food).



    - If this unit was available to participants now, a few would have been interested in living in this housing but most participants probably would not have lived in this housing (most are upper class students). If this housing would have been available when they came to UO as a freshman, several would have been interested in living in this type of unit over what they lived in.
    - The RA in the group thinks this unit has too much privacy for freshmen.
    - If an international student lived in this unit, it would be "no different" than living in traditional-style housing; one participant does not "hang out" much with other students living on her hall because her friends live in other residence halls.

- (D) Four-single bedroom suite:
  - The private bedrooms are attractive to participants, especially for upper class students who value their privacy.
  - Students living off campus would be interested in living on campus in a unit like this.
  - For students living on campus, this unit would be preferable to current living arrangements.



UO Housing compared to other schools':

- A participant has seen housing at another major state institution that is very similar to housing offered at UO. It is traditional-style housing with small, crowded rooms, but she thinks the residence halls at UO are better.

Living preferences:

- Four students per unit is an acceptable number to share a unit.
- Some participants prefer a community bathroom over a semi-private bathroom because they would not be responsible for cleaning it. An RA prefers a community bathroom for social interaction among her residents.
- International students want to be able to live in campus housing during breaks and have access to dining facilities; many breaks are not long enough for them to travel back to their home country and they do not have anywhere else to go. The campus is "dead" during breaks.

"If the University provided _____ in new housing, I would definitely live there."

- Low cost or no cost for housing (mentioned by six participants)
- Laundry
- Sufficient number of community rooms
- Ample living space
- Privacy
- More variety and healthier food options

"If the University provided _____ in new housing, I would definitely NOT live there."

- More than two students per room (mentioned by two participants)

Additional comments:

- A participant was under the impression that freshmen live on campus in campus housing for the first year but after that students "are on their own" after having the "dorm experience."
- Participants chose the University based on academics; no participants chose to attend because of the housing offered.

Group Cohort:	**Graduate Students (FG 8)**
Participants:	7; 4 female, 3 male All graduate students 1 lives on campus, 6 live off campus 1 lives alone, 3 with roommates, 3 with spouse/partner
Session Moderator:	Linda Anderson
Session Date:	April 16, 2007
Session Location:	Earl Classroom 2
Voice File:	Focus Group Recordings\LGA\DM-10010 04 16 Grad Students.DSS
Notes File:	UO 8 Graduate Students.doc

Current living situation:

- One participant living off campus has lived on campus at her undergraduate school (Gonzaga University). She lived two years in residence halls (one year in an on-campus apartment and another in an all-female residence hall) and two years in rental housing.
- Another participant lives off campus at a complex called Campus Twins. He did not know that students living in University housing do not have to participate in a meal plan (depending on where they live); he dislikes "scheduled eating habits." He was not aware of the option for apartment-style housing and that residents of Spencer View Apartments do not have to be on a meal plan.

Reasons students chose to live off campus:

- It never occurred to one participant to live in University housing; he lived on campus during his undergraduate years. He came to campus from Colorado and did not know much about University housing options, although he was aware of University-owned houses. The participant stayed at "The Spot" for the first part of the summer that he came here; it reminded him of what it was like to live in campus housing.
- There are rumors that University housing is very noisy.
- It is not "prestigious" for graduate students to live on campus.
- A participant chose not to live in University housing in order to live with a significant other not attending the University. In addition, for two years prior to her going back to school, she was living in an apartment and did not want to move back into University housing.

Advantages of living off campus:

- Quiet living environment
- No required meal plan
- Amenities offered

Disadvantages of living off campus:

- Concerns with commuting, bus schedules, and parking – this is an advantage and a disadvantage for one participant; it is inconvenient at times, but it forces her to work her schedule around it.

Ways students find rental housing:

- Newspapers:
    - One participant had a positive experience with the newspaper.
    - Another participant did not like talking to real estate agents on the phone; he had "a frustrating experience" with finding housing.

- "Walking around the city"
- Word of mouth
- Apartment guide – a participant used an apartment guide and went from place to place visiting. They were accepted into an apartment about a week before moving to the city. She describes finding housing as "a stressful situation."

Factors considered when choosing housing:

- Cost (mentioned by several participants)
- Proximity to campus
- Proximity to downtown

Ability to find housing off campus:

- Some participants did not think finding housing was difficult. Others think that finding housing off campus is rather difficult, especially depending on when a student looks for housing.
- A participant found her unit in July and when she was looking she thought that there were a lot of available units at that time. Another international student had difficulty finding housing right before school started; she had more to choose from when she looked in the following December.
- One participant had more trouble than others finding an available unit in her price range.
- One week is not enough time to find an apartment in Eugene.
- A participant suggests better advertising about what is available off campus and when students need to look for and apply for rental housing.

General comments about renting housing off campus:

- Looking at maps on-line makes it difficult for students to judge how far from campus the unit really is.
- Acceptable walking distance:
    - An acceptable walking distance to the campus is within a mile. Another participant describes a reasonable distance to be less than a 20-minute walk.
    - A participant says this depends on the student, and the weather; she knows students that would not ride their bike a mile.
    - If there was a reliable bus service with buses coming every 10 minutes, students would not mind living 5 miles from campus. It would not be appealing to students if the bus only came once an hour and the only option was to walk after missing a bus.
- Some complexes only rent a certain percentage of their units to University students. This was problematic for one participant finding a unit.

Popular off-campus housing complexes or neighborhoods:

- Spencer View and Agate Apartments (University Housing) – one participant thinks Spencer View is "much nicer" than Agate Apartments.
- Duck Village:
    - Less affordable than other complexes
    - Very dark at night walking from campus to the complex
- Chase Village
- Houses for rent

Advantages of living in Spencer View Apartments:

- Affordable cost
- Quiet living environment
- Caters to graduate students and students with families
- Open space
- Appearance of the buildings
- Unfurnished apartments:
    - Advantage for some but a disadvantage for others
        - One participant would not have wanted to put all of her furniture (acquired over the past few years) into storage to live in a furnished apartment.
        - Another participant had more difficulty furnishing the unit; she looked on line at furniture and then went to stores and bought "simple things" for the unit. The stores typically transported the furniture for her.
    - Allows residents to personalize the apartment
- Well-maintained complex – maintenance staff have a quick response time, often the same day, especially compared to maintenance at a commercial apartment complex where it takes a long time and multiple phone calls to get service.
- Ability to recycle
- Free Internet service
- Close proximity to the bus route, although not impossible to walk and especially not to bike to campus
- Ability to have a month-to-month lease

Disadvantages of living in Spencer View Apartments:

- Lack of security in the parking lot:
    - A few participants have had their cars broken into.
    - Some argue that the problem is not specific to Spencer View but that there it is a problem all over Eugene.
- Mold problem by the windows in the living room and kitchen in one participants' apartment – the resident scrubs the mold and it reappears the next day.
- Having to pick up packages in the main office – if a package is not delivered by Friday afternoon at 5PM residents have to wait until Monday to get their delivery. Residents would like to have access to their mail on the weekends as well.
- No pets allowed:
    - One participant argues that children are harder on apartments than a cat or a dog. Pets should be allowed, even if a deposit is required.
    - Another participant knows of residents that have cats despite the policy. If the rule is going to be broken anyway, why not allow pets with additional fees?

Advantages of living in Agate Apartments:

- Quick maintenance response time - despite the quick turnaround, more notice for fixing problems would be appreciated. One participant's roommate's name is on the lease and apparently the maintenance office called the roommate when a window in the unit needed to be fixed because it was causing a leak in the apartment below. The participant was in the living area and she heard a noise in her room; the maintenance worker was outside her window taking the window out. She would have appreciated more notice for such a major item.
- Ability to have a month-to-month lease

Disadvantages of living in Agate Apartments:

- Noise from pipes when a resident takes a shower or flushes the toilet
- Noise from fan in the bathrooms
- Lack of water pressure
- Two-bedroom unit has uneven bedroom sizes, and unit is charged as a three-bedroom unit

Common spaces offered at Spencer View and Agate Apartments:

- Community center (Spencer View) – one participant has rented out the community center for study groups or potluck dinners.
- Laundry room (Agate and Spencer View) – the laundry room in Agate Apartments is kept clean and has working machines. The cost to do laundry is reasonable.

What the University could offer for students living off campus to move to campus housing:

- One participant cannot think of anything that would entice him to move to campus housing although he likes the idea of having free Internet service (offered in campus housing).
- Another participant is "content with (her) living situation."

Plans for housing next year:

- One participant dislikes moving so she plans to stay where she is until she graduates.
- Another participant currently living at Spencer View is looking for an apartment that allows pets.
- A participant living alone would like to live somewhere with a roommate.

UO graduate & family housing compared to other schools':

- The housing for families and graduate students at UO is "pretty decent for what is offered."
- A participant moved to Eugene from San Diego, CA. The price of housing in San Diego is very expensive but she did not find as much of a price drop as she expected when moving to Eugene.

Additional comments:

- The University should be more flexible with the occupancy policy. Students moving into a two-bedroom apartment have to have two adults living there. Students would like the option to live alone in a two-bedroom apartment, especially if a roommate moves out mid-year.
- The University could do a better job of matching roommates especially at Spencer View Apartments. One participant likes living with strangers rather than friends; he does not want to spend the time to look for a roommate.
- The University should build more housing and stop saying that there is not enough space. One participant thinks there is more demand "out there" for housing.
- Respondents agree that they are all satisfied with their current housing arrangements.
- Graduate student apartments are expensive and do not allow pets. Spencer View residents have more freedom.
- Participants chose the University based on academics; no participants chose to attend because of the housing offered.

Group Cohort:	**Married & Family Students (FG 9)**
Participants:	7; 5 female, 2 male 1 junior, 1 senior, 3 graduate students, 2 other 5 live in University housing (2 in Spencer View, 1 in Agate, 2 unknown), 2 off campus 1 lives with roommates, 3 with spouse/partner, 5 with children, 1 with parents/relatives
Session Moderator:	Michael Oliphant and Linda Anderson
Session Date:	April 17, 2007
Session Location:	Spencer View Common Room
Voice File:	Focus Group Recordings\LCO\DM-10144 04 17 Married and Fam.DSS
Notes File:	UO 9 Married and Fam Students.doc

Current living situation:

- A participant is a post-bac student and lives in a 4-bedroom house with her three children and spouse.
- A graduate student in the group lives with his family in a duplex.
- Two participants live in Spencer View Apartments and one participant lives in Agate Apartments with her son.

Advantages of living in University housing (primarily Spencer View):

- Less expensive than market apartments – one participant pays around $600 per month for a two-bedroom apartment and she does not think she would be able to get a two-bedroom off-campus apartment close to campus for that price.
- Ability to live near other students – those living in the housing complex are "in the same boat" as other residents.
- Quiet neighborhood with nice play area for children
- Ability to live near students of different nationalities
- Relatively low move-in fees
- Ability to rent month-to-month
- Great school district for children of students
- Access to child care center
- Close proximity to campus – the distance between Spencer View and campus is about as far as students would want to travel to campus (less than 30-minute walk).
- Internet included in the cost

Disadvantages of living in University housing:

- Inability to have pets – a participant that lives off campus was impressed by the comments he heard from those living in University housing; he wishes he was in a campus facility. He cannot live in campus housing because he has a pet.
- Not living near other students with children – one participant lives with her son and there are no others in the complex with children; she suggests for the future that the University house residents with children near one another.
- Decrease in the number of activities at Spencer View – when one participant first moved into Spencer View there was a community coordinator that planned more events than now (such as breakfasts, Easter activities, movie nights, etc.) that were beneficial to the participant and her children. The events helped create a community environment and were convenient for the children (parents did not have to take children anywhere to participate in events). However, the position is no longer held and there are fewer events for residents.
- Some University houses cannot be rented to students with children because of issues with lead paint

- Concerns about security and safety:
    - One participant specifically requested a second floor unit because she was concerned that someone could break into her unit; she is a single mother with children.
    - The participant also dislikes that the parking spaces are numbered the same as the apartment numbers because it is easy to tell if a resident is home or not.
    - A participant had her bicycle stolen.
    - Anyone from the street can walk into the complex.
- Noise transmits easily, possibly because there is no padding in the carpets.
- Poor response to maintenance requests:
    - When one participant moved into her unit part of a semi-detached garage had been removed (it was attached to the porch roof); a temporary beam was put in to hold up the porch roof and three years later the temporary beam is still there and not secured in the ground.
    - A request for a furnace not working properly took four days for someone to come out and assess the problem.
    - Gutters are falling off.
    - Maintenance response at Spencer View is "OK."
    - A participant thinks it is obvious how the University cut corners building Spencer View Apartments because of structural and maintenance issues.
    - Maintenance staff is "nice" but speedier work would be appreciated.
- No linen closets for storage of towels and sheets
- Laundry facilities:
    - Carrying laundry up and down the stairs to the laundry facilities is inconvenient.
    - The laundry facilities are not taken care of.
    - There are not enough laundry machines in each facility.
- Inability to move into units before family arrives – one participant was not allowed to move into her unit until her family arrived. Participants do not understand this policy, especially for international students or those coming from out of state.
- Units are not "set up" for students before moving in – one participant came from another country and did not have anything for her family to sleep on when they moved in. A friend gave her family some sleeping bags that they used for about four days. It would be helpful if the units had items such as mattresses and toilet paper when students move in.
- Yearly rent increases – one participant has seen rents increase $15 to $20 per year for the past five years. Even if this coincides with market rent increases, it does not mean that it is still affordable for students.

Common spaces offered in campus housing:

- The Spencer View community room is used frequently by residents for group meetings and events. One participant tried to rent the room out but it was booked for another event.
- The focus group was the first time one participant has ever been in the Spencer View community room.
- Spencer View is the newest family housing complex and offers the nicest amenities of all the complexes.

Ways students get to campus:

- One participant walks to campus every day; it "is a nice walk." It takes about the same amount of time to walk to campus as it does for her to take the bus.
- Another participant rides her bike to campus.
- Another participant drives to campus because she has to take her son to daycare.

Impact of housing on decision to attend UO:

- For one participant "housing was a bonus"; she chose to attend UO for the academic program offered. However, she is impressed with the amount of support the University provides for students with families.
- Other participants agree that they chose to attend UO because of academic reasons and not because of the housing offered.

Comments about living in off-campus housing:

- A participant has had difficulties with neighbors, who are not necessarily students.
- Maintenance service from off-campus landlords is adequate; off-campus maintenance services are to be easier to contact than on-campus maintenance services. The campus maintenance office is located at Spencer View so those living in other complexes have to go to that complex to visit the office.

Ability to find housing off campus:

- One participant thinks it is difficult to find housing in Eugene. He found his housing on Craig's List. If he had waited another day or so he would not have gotten the housing. He had hoped to live in a University house, but there is a long waiting list for those units.

Desired amenities in housing:

- Washer/dryer in the unit
- Cable TV included in the rent
- Community garden
- A fence facing the main road – a participant's friend lived in a house on the main road and her son kept running into the road. She was moved to a house not on the main road.

Living preferences:

- Some participants prefer units to be unfurnished for the reduced cost; one participant would prefer to have her own furniture. Others think it might be helpful to have some furnishings in the unit.
- Four-bedroom apartments would be of interest to students. A participant living in a four-bedroom house would prefer to live in a four-bedroom apartment.

Additional comments:

- A participant was impressed that the University had sent her information specifically on family housing. She had never visited the area to look for housing. She came for interviews but did not know the community. Having the information eased her transition to the area.
- A participant thinks those living in Spencer View are "lucky" because of the amount of space in the units.
- A participant that moved to Eugene from Hawaii brought an air mattress with her until she was able to go to local stores and garage sales to gather furniture.
- Participants agree that more housing would be welcomed especially with the waiting lists. A participant thinks there are more single students that want to live at Spencer View in two-bedroom units, but there are not enough units available.
- A participant heard that the University would be tearing down some of the University houses and using the land for new residence halls. If this happens the University needs to be creative with designs to incorporate the buildings into the neighborhood.
- There was a lot of controversy when the University decided to sell Westmoreland, because students were concerned about finding affordable housing.

Group Cohort:	**Multi-cultural Students (FG 10)**
Participants:	7; 6 female, 1 male 3 freshmen, 3 sophomores, 1 senior 6 live on campus (3 in Walton, 2 in Hamilton, 1 in Barnhart), 1 lives off campus 2 live alone, 5 with roommates
Session Moderator:	Linda Anderson
Session Date:	April 17, 2007
Session Location:	LLC Classroom 125
Voice File:	Focus Group Recordings\LGA\DM-10015 04 17 Multi-cultural.DSS
Notes File:	UO 10 Multi-cultural.doc

Advantages of living on campus:

- Maintenance staff "cleans up after" students
- Ability to live near other students
- Ability to make friends
- Access to computers and the library
- Short walking distance to class (compared to walking two miles from Duck's Village)
- Access to people if a student has a question

Disadvantages of living on campus:

- Noise concerns – some students stay up late or play their music loud.
- Small room size
- Lack of privacy and personal space
- Quiet hours not enforced
- Living around disrespectful students:
    - Students make a lot of noise without concern for their neighbors.
    - Students have little care for their environment, leaving trash around, and others on the hall are charged.
- Noisy heaters (click in the middle of the night)
- Poor shower pressure in some residence halls; (The shower pressure in Hamilton was better than in other halls.)
- Lack of paper towels in the bathroom – a participant thinks her hall uses more toilet paper since there are no paper towels; there are several rolls of toilet paper out because students keep opening them.
- High cost – it is less expensive to live off campus than on campus.
- Shower curtains in some halls do not cover enough area and offer little privacy.
- Lack of hot water if more than one person is showering at the same time – participants know what times to shower in order to get hot water.

Popularity of buildings or communities on campus:

- Most upperclassmen that want to live on campus request to live in Riley Hall.
- The most popular residence hall on campus is the LLC because the rooms are larger and the building has more amenities. The location is right in the center of campus and everything is accessible.

- Carson and Barnhart are the next most popular residence halls. The previous year, Carson was known as where upperclassmen lived, the rooms were larger, and each room has a sink. Carson has laundry rooms on every other floor. The rooms in Barnhart are "huge" but the drawback is the off-campus location.
- Participants agree that the least popular residence hall is Bean Hall. It is "depressing." The architect that designed the residence hall designed a jail.

Common spaces offered in campus housing:

- The bathrooms in the LLC have fixtures that operate on sensors. This is an attractive feature. The bathrooms are also larger than those in other halls. Residents welcome having shelving in the showers for personal belongings like shampoo and conditioner.
- The lounges in residence halls are utilized. Even though they are out of tune sometimes, one student likes it when others play the pianos in the lounge. It would be helpful to have microwaves in the lounges.
- One participant likes the basement common area with a large TV in Walton. Another likes the basement in Hamilton.
- A participant that has lived in Hamilton and Barnhart has never had a problem finding somewhere to go if she did not want to be around her roommate. Barnhart has a small lounge with a TV on every floor.
- The downstairs lounge in Riley is spacious and has a large TV and pool table.
- Laundry facilities:
    - Students dislike having to carry their laundry down to the basement.
    - There are not enough machines in the laundry facilities, and it is frustrating when students carry their laundry down to the basement and cannot use a machine.

Common spaces desired in campus housing:

- Community kitchens
- Laundry rooms on each floor (or every other floor)
- Lounge on every floor

Desired amenities in new housing:

- More electrical outlets
- Wireless Internet or Internet ports on both sides of the room
- Moveable furniture

Comments on residence life programming:

- Participants like movie night programs.
- One participants' RA is interactive with residents and holds a lot of programs.
- Walton Hall consists mainly of Honors students while McAllister Hall is mainly music students. Barnhart Hall is mainly athletes.
- Freshmen Interest Groups (FIGs) are helpful for freshmen. Several participants participated in FIGs and all found it beneficial. It was easy to make friends with people with similar interests.

Comments on campus food services:

- The food served is repetitive and unhealthy.
- The produce is not appetizing and not fresh at "Grab N' Go".
- Food at Carson or Barnhart costs more points than at other venues.
- It is easy to get tired of the food served, but freshmen do not realize the convenience of not having to cook food and having it ready when wanted.

Quality of housing relative to price – on-campus housing:

- Participants agree that the cost to live on campus is high in comparison to what students get. The LLC residents have better living accommodations than other residence hall students but the cost is the same.

Plans for housing next year:

- One participant plans to be an RA next year.
- A participant is moving off campus to Duck's Village.
- A participant plans to move to an apartment.
- A participant is undecided about her plans for housing next year.
- One participant is graduating.

Popular off-campus housing complexes or neighborhoods:

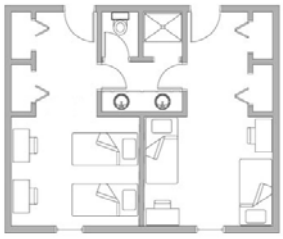
- Chase Village
- Duck's Village
- Commons
- Rental houses near campus – "close to campus" is considered within five blocks of campus.
- Springfield – apartments are less expensive in Springfield

General comments about renting housing off campus:

- There is a lot of housing off campus that is still close to campus and not that far of a distance where students can walk or ride their bike to campus.
- Many students do not live on campus after freshman year because of the availability of rental housing in Eugene and the lower cost. Living on campus is "the freshman thing" and what is expected of freshmen to meet friends and adapt to living on their own.
- Popular apartment complexes such as Duck's Village and Chase Village are located far from campus. These complexes have living environments that are similar to the residence halls, and are referred to as the "sophomore dorms." A participants' friend lived at one of the complexes and transportation to and from campus is an issue.

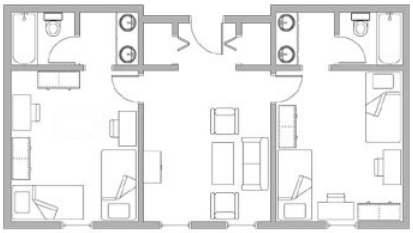
Floor plan review:

- (B) Two-double bedroom semi-suite:
    - Some participants would prefer to have the bathrooms cleaned for them, but would not want to pay extra for this service. Others would prefer to clean their own bathroom, as seen at other institutions.
    - Having a bathroom and shower in the unit "makes life so much easier" according to one participant that lives in a unit like this.

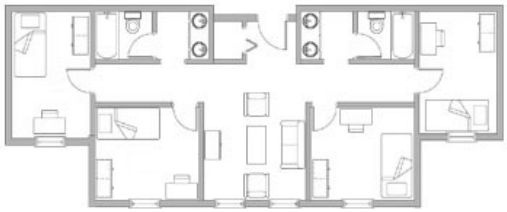


    - Moveable furniture is important; a participant points out the difference in furniture arrangement between the two bedrooms.
    - The closets are attractive features.
    - This unit would be appropriate for all students.
    - Many participants think this should be "the base line" as opposed to traditional-style housing.
    - One toilet and shower for four residents is a concern. Ideally there should be two toilets and two sinks in the unit.
    - There is concern about theft in this unit with residents of one bedroom having access to the other through the bathroom.

- (C) Two-double bedroom suite:
  - This "is so nice."
  - The common area is an attractive addition to the unit. If a resident has a friend over, he or she can sleep on the couch.
  - It appears that there would be more desk space for studying.
  - This unit would be appropriate for students willing to pay for it. Upperclassmen would prefer to have a single bedroom.



- (D) Four-single bedroom suite:
  - Some participants like the single bedrooms.
  - One participant thinks there is a waste of space in the unit.
  - Price is a concern but this is "the ideal" because of the privacy.
  - This unit would not be appropriate for freshmen because it would not promote community. It would be appropriate for upperclassmen or graduate students.



UO Housing compared to other schools':

- OSU has housing where four double bedrooms share a living area.
- Rooms at UW are large with walk-in closets and large desks. The rooms are odd shapes because the building is configured oddly.
- Some campuses have to offer apartment-style housing on campus because of their location in cities that do not have housing accessible to students. This is not the case in Eugene where it is "a campus town."

Living preferences:

- Four students is the appropriate number to share a unit.
- Apartment-style housing on campus is not needed; if a student wants to rent an apartment there are plenty available off campus. Access to community kitchens would be sufficient.

"If the University provided _____ in new housing, I would definitely live there."

- More washers/dryers
- Sinks in the room
- More thorough roommate questionnaire – one participant only answered a few questions about herself before being matched with a roommate. If the questionnaire was more in-depth it would allow for better roommate matching and hall-mate matching.

"If the University provided _____ in new housing, I would definitely NOT live there."

- Students that smoke
- Small windows
- Insufficient lighting
- No elevators in a building with many floors

Additional comments:

- If the University made all of the double rooms into singles, the living environment would be more bearable than living with another student in the unit. If the beds were not lofted, there would be even less space. If a student likes his or her roommate, the living environment works better than in units where students do not like their roommates.
- A participant wishes the University made it easier for students to recycle. The recycling bin takes up a lot of space in the rooms.
- Housing was not a factor in participants' decision to attend UO. A participant who came from another country did not have a choice with housing; she had to live on campus because she did not much about the area.

Group Cohort:	**Undergrad Renters (FG 11)**
Participants:	14; 8 female, 6 male 2 sophomores, 7 juniors, 3 seniors, 2 other All live off campus 11 live with roommates, 1 with spouse/partner, 2 with parents/relatives
Session Moderator:	Michael Oliphant
Session Date:	April 17, 2007
Session Location:	EMU Century Room E
Voice File:	Focus Group Recordings\LCO\DM-10145 04 17 Undergrad renters.DSS
Notes File:	UO 11 Undergrad Renters.doc

Current living situation:

- A junior lives in the Pearl Street Houses (on 18th and Pearl Streets) in a 2.5-bedroom house with three room-mates.
- Two participants live at home with parents/relatives; they are high school seniors. Neither plan to live on campus if they attend UO.
- A senior lives off campus in a two-bedroom apartment with her boyfriend.
- A junior lives in the Students' Cooperative Association's housing on Alder Street. There are 21 rooms in the house and 24 people live there; there are mostly single bedrooms, but there are a few shared bedrooms. The Association owns the house and all residents pay $400 per month.
- A senior lives in a house converted into two apartments; she shares a three-bedroom apartment with another person.
- A sophomore lives in a four-bedroom apartment with three other students at Campus Commons.
- A sophomore lives in a four-bedroom apartment at Duck's Village.
- Two juniors live in two-bedroom apartments at Chase Village.
- A junior lives off campus in a fraternity.
- A junior rents a room in a house on the corner of 20 and Onyx Streets. The owner lives on the first floor and three rooms downstairs are rented out.
- A junior lives in a two-bedroom apartment with her sister. She has no campus living experience.

Reasons students chose to live off campus:

- It is expensive to live on campus, especially with room and board costs combined.
- The ability to have a kitchen in the unit (mentioned by two participants) is a factor. A participant estimates that he cooks dinner five times a week. Two other participants cook more than that each week.
- The ability to have a personal bathroom in the unit is a draw.
- On-campus living is geared toward freshmen. One participant would rather live on campus than off campus, but on-campus living is "almost completely geared toward freshmen."
- Upperclassmen are disinterested in living in residence halls:
    - When one participant lived on campus there was an upperclassman living in her residence hall. She never saw the person or knew them because there was no interaction.
    - Another participant has sophomore friends living on campus (one in the LLC and one in Hamilton) and those students spend little time in their residence hall rooms; they do not want to spend time with freshmen and their friends are living off campus.

- There is more living space in off-campus units
- There is freedom from rules and regulations:
    - Students want to have their own place and make their own rules; this is especially important for students over age 21.
    - Students living off campus do not have to deal with RAs and have more independence.

Advantages of living on campus:

- Close proximity to "everything"
- Convenient for students coming to campus from overseas – a participant came to OU from overseas with one bag and nothing else. Having a furnished room was helpful, but she eventually moved off campus. When her sister came to the school the two of them lived off campus and her sister never experienced residence hall life.
- Ability to meet other students – many participants currently live with students they met in the residence halls
- Transition from living at home to living independently
- Ability to be on a meal plan

Disadvantages of living on campus:

- Small room size:
    - The bunk beds in some of the rooms take up a lot of space; a participant had bunk beds and they made the room seem even smaller than they were because of the large frames.
- Strict rules and regulations:
    - A participant and his friends were sitting in his room with the door open and they were written up by RAs for having an empty beer can in the room, even though no one was drinking. It seems unnecessary to do things like this.
    - Students can get in trouble for returning to their residence hall rooms intoxicated. This policy is "ridiculous" and "makes no sense" to one participant.

Popularity of buildings or communities on campus:

- LLC:
    - There is an attractive atmosphere to the building; it "is really nice" inside. Residents have more living space in the unit than in other residence halls on campus.
    - A participant would like to live in the LLC. No participants have lived there because the building was not available to them.
    - If the LLC had been available and participants could have lived there, several would have considered staying on campus for another year instead of moving off campus. A participant says that her parents would have liked her to stay there.
- Barnhart – The rooms are larger and residents have their own bathrooms, but the location of the residence is "farther away." The rooms "are not as nice" with cement walls inside.
- Bean and Hamilton – rooms are "10 by 10 boxes."

Comments on campus food service:

- A participant did not know of anyone that did not like the meal plan. "Everyone liked it to a certain degree."
- Another participant was "frustrated" with the meal plan. She is a vegetarian and found limited vegetarian options. She also did not have "rollover" and often at the end of the week had to go to the grocery store to spend her meal money. She was also frustrated with not having anywhere to cook meals for herself.

- The repetition of meals gets tiring for students. Students appreciated having the meal plan for the convenience as freshmen but eating the same food over and over became unappealing.
- Students would like to have the ability to have a toaster or George Foreman grill in their rooms.

Popular off-campus housing complexes or neighborhoods:

- Duck's Village – referred to as the "sophomore dorms"; there are frequently parties on the weekends at the complex
- Campus Commons – also referred to as the "sophomore dorms"
- Chase Village – the price is about $415 per month for each person in a two-bedroom/two-bathroom apartment and amenities include fireplaces, volleyball court, basketball courts, tanning beds, swimming pool, etc. If the complex was located on the other side of the river it would be even more popular than it is.

Disadvantages of living off campus:

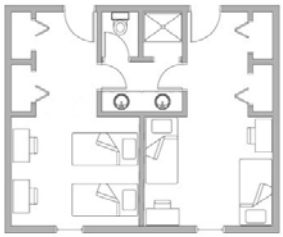
- Distance from campus:
    - A participant lives across the river and finds it difficult to come back to the campus area to visit other students.
    - Even Duck's Village and Campus Commons are located far from campus for some participants; however, one participant rides his bike to campus every day and does not mind the ride.
    - A walk to campus of more than 15 minutes is considered undesirable.
- Lack of parking on campus creates parking problems – the University constrains students in where they can live off campus because there is such little parking on campus for commuters. The University distributes more parking passes than there are parking spots.

Important factors considered in decision of where to live:

- Price was most important for several participants.
- Proximity to campus was also important, often in conjunction with price. The closer housing is to campus the more expensive it is.

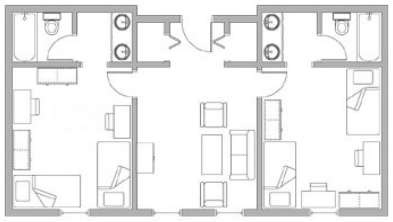
Floor plan review:

- (B) Two-double bedroom semi-suite:
    - Sharing a bathroom with three other students is more attractive than sharing it with 20 other students.
    - Residents have a roommate but also interact with other students because one bedroom is connected to the other. "It is more like a quad, but can still be separate."

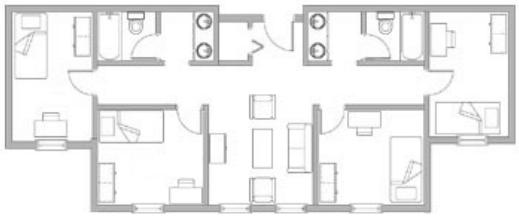


    - There is concern that the amount of floor space in this unit would be less than traditional-style housing; floor space is important to one participant. Space in the unit is important to another participant as well; he does not care about the number of students per room, but if each student has enough space.
    - If a building of these units was available for sophomores some participants would have considered staying on campus another year, especially if students could choose their roommates and the building was designated for only students of that class level.
    - Participants agree that this unit would be appropriate for freshmen.

- (C) Two-double bedroom suite:
  - As students get older, there is more of a need to have a private bedroom, especially if they are in serious relationships. Freshmen can compromise but after one year students are ready for more privacy.
  - This unit is a step up from traditional-style housing and would be appropriate for freshmen and sophomores.



  - One participant thinks this unit could be excessive for freshmen; freshmen have certain expectations of their living environment, and this unit might cut back on social interaction between students because residents can shut themselves off from roommates and suite-mates.
  - A participant compares this to units seen on the television show "Saved by the Bell, College Years."
- (D) Four-single bedroom suite:
  - Participants agree that there is concern about the cost of a unit like this; the current residence halls were expensive, and participants cannot imagine how expensive a unit like this would be. This would be attractive if the cost of this unit was only slightly more than the current housing cost. If this unit was available, why would students not just move out to a duplex or apartment?



  - If there was a kitchen in the unit it would be very similar to a few participants' apartments off campus. Adding a kitchen or even just a kitchenette to the unit would make it more attractive.
  - If this unit was offered on campus, one participant thinks that her parents would want her to live in it; her parents are helping pay for her expenses. If her parents were not paying she would be less inclined to live in a unit like this.

Comments on the idea of converting Carson to a sophomore residence hall:

- If Carson Hall was converted to a sophomore residence hall there is skepticism about the popularity of that because living on campus as a sophomore is not the norm at UO.
- Improvements that could make it more attractive include having a community kitchen on each floor and offering a better market that works with meal points.
- A sophomore residence hall would have to be physically differed from the freshmen residence halls for the concept to work and attract students to live there. Because of this Carson Hall would not be an attractive sophomore residence hall. Freshmen should live in less attractive accommodations their first year and "move up" to better accommodations their sophomore year. For example, if the LLC was only for sophomores and there was a kitchen on each floor, it would be a more attractive option for students.

Desired features of a sophomore residence hall:

- Kitchen per floor
- Ample space in the unit
- Attractive from the outside

- Within walking distance of campus
- Minimal rules and regulations – students would appreciate having RAs to go to if needed for problems or concerns, but are not interested in living somewhere where a resident's personal space can easily be invaded by the RAs.

UO Housing compared to other schools':

- Many schools have apartments for students that the University owns.
- Schools in cities where the housing off campus is extremely expensive tend to offer students more on-campus options, because there is a need to provide students with alternatives. But in Eugene there is an abundance of affordable off-campus housing. A participant describes this as an anomaly compared to other institutions.
- Pomona College in CA has four-single bedroom apartment-style housing.
- It is said that the residence halls at UO are the worst in the nation. One participant toured Bean Hall and "it freaked her out"; she almost decided not attend UO because of it.
- Campus housing at UO was not an option for a non-traditional student in the group.
- A participant's sister lived with three students per bedroom at William & Mary University and had an awful experience.

Living preferences:

- The number of students per unit depends on if residents have a choice of with whom they live. Four per unit is more acceptable if residents can choose their roommates. Three per unit is of interest as well; one participant thinks that four students living together can be too much at times, while only two per unit would not be enough.
- Four students per bathroom is acceptable.
- On-campus units should be furnished; moveable furniture gives residents options.

"If the University provided _____ in new housing, I would definitely live there."

- More independence (fewer rules and regulations)
- Access to a kitchen
- Affordable cost
- Modern amenities
- Sound-proofing
- Designated housing by class level (e.g., division between freshmen and other class levels)
- More living space

"If the University provided _____ in new housing, I would definitely NOT live there."

- More security
- Three students per room
- More rules and regulations
- Community bathrooms
- High cost

Additional comments:

- The University does not help students find housing off campus. A participant coming to UO from overseas had no help from anyone finding housing.
- Participants that lived on campus as freshmen are thankful for the experience they had. "It is the best way to start college."
- One participant has a 10-month lease, while a few have a month-to-month lease and others have 12-month leases.

Group Cohort:	**Prospective Students (FG 12)**
Participants:	4 total; 2 male, 2 female
Session Moderator:	Michael Oliphant
Session Date:	April 17, 2007
Session Location:	EMU Coquille Room
Voice File:	Focus Group Recordings\LCO\DM-10143 04 17 Pros Students.DSS
Notes File:	UO 12 Prospective Students.doc

Impressions of campus housing:

- One student said that they have seen reviews and UO has some of the lowest quality of residence halls.
- Several students have never stayed on a campus before but have taken tours of other campus housing.
- One participant has stayed over at other colleges and been inside UO residence halls, Barnhart in particular.

Thoughts about the campus:

- "Very pretty"
- Compact size causes everything to be close together
- Variety of trees
- Very good maintenance compared to other campuses
- Appealing exterior appearance of the buildings
- "Nice campus"

Other campuses looked at by students:

- Lewis and Clark
- Santa Clara
- University of Colorado at Boulder
- Evergreen State College

UO in comparison to other campuses:

- Santa Clara is like a country club, very well manicured and taken care of, fairly new buildings, fresh paint, - "could not ask for more".
- Lewis and Clark is compact but still feels open. Buildings are far away from each other and the grounds are well manicured.

Importance of housing in college decision:

- A participant said the decision is not only based on housing but the whole experience.
- Others state that college choice is based on academics.
- One student states housing is "pretty low on my scale of importance...the way you feel in the community of people around you is more important because it's the place you're potentially going to spend the next four years of your life and you can deal with living in a small environment but you need somewhere to branch out and spread your roots."
- Another student believes that it would be nice for housing to be of good quality but that it is not a deciding factor.

Amenities students would like to have:

- Student lounge with pool tables
- Wi-Fi

- Microwave/stove
- TV
- Cable set up included in room
- Clean bathrooms with good accessibility

Concerns when thinking about undesirable housing:

- None of the students want a poor roommate match; they all want a compatible roommate.
- Students suggest making the roommate survey go more into depth about personal preferences and history.

Concerns when thinking about desirable housing:

- One participant believes strongly that a central location is critical.
- Students believe that they would like to be able to get from their residence hall to class in a 10 -15 minute walking distance.
- One student stated that walking would be ideal and does not want to spend time finding a place to lock up a bike or take rain gear on and off.

The role parents play in the decision to stay on campus for sophomore year and on:

- A student said that if they get in trouble or have bad grades, then their parents would probably not let them live off campus and make them stay on campus. If students do well academically parents might be more inclined to let their student live off campus.
- One participant's issue does not have to do with parents, but with not having enough money.
- One student said that they do not live with their parents now anyway but they would respect what their parents would want them to do.

Comments about being on a meal plan for freshman year:

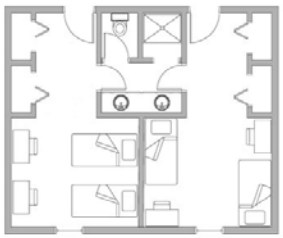
- Students believe this is a good idea because they are not ready to prepare food on their own yet.
- One student said they like to cook so they want to live off campus from sophomore year on, but is looking forward to not cooking freshman year so that they have more time to spend studying and socializing with friends.
- One participant is concerned about not using all their meal plans for the week and would like some way to get the unused meals back.

Parking/driving concerns:

- Most students believe that parking and driving are not big concerns.
- Participants are fine with a shuttle system.
- A participant said that if the University offered free or cheap parking to a limited number of freshmen who apply, they would take advantage of that.

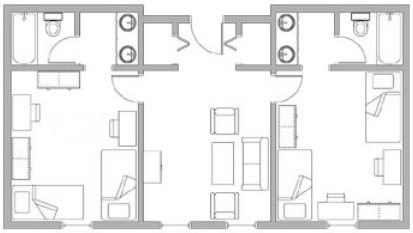
Floor plan review:

- (B) Two-double bedroom semi-suite:
    - Students think the bathrooms are a big improvement over community bathrooms and find this a desirable floor plan.
    - A student said they would live here over living in traditional style if there is not a big price difference.
    - Students would give up some extra space in living areas just to have this type of bathroom.
    - One student believes that having a community bathroom and even just walking down the hallway to the bathroom creates a more social community.

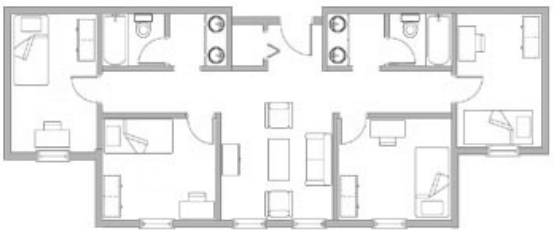


- If traditional housing was closer to campus than this style, a student said they would rather live in traditional housing.
- Students believe a downside is that they would have to clean the bathroom themselves.
- Some students indicate this is a good next step up from traditional housing so they would live in such a unit their sophomore year.

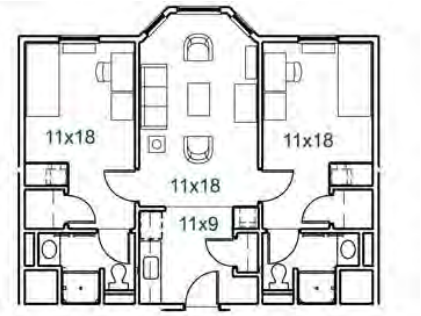
- (C) Two-double bedroom suite:
  - One participant indicates this is the ideal floorplan.
  - Students would find even one bathroom acceptable instead of two.
  - A student said this unit would have a significance influence on living after sophomore year.



- (D) Four-single bedroom suite:
  - This unit is the most attractive to participants.
  - A student says that it is important to have a roommate for your first year and gradually work up to this style of living.
  - A student believes that with more people living with you that there is a better chance of getting along and you can still have privacy and a communal room.



- (E) Two person unit, two bedroom, two bath, living area and kitchenette:
  - The participants did not like this housing option.
  - A student said that they would feel distant with their roommate because nothing but the communal room is shared.



Housing progression plans:

- A student stated that for their senior year they would like to live in an apartment with some friends.
- Another student said they would definitely live on campus for their freshman year and think that it should be mandatory.
- Another student said it depends on how things go after their freshman year as to whether they will continue to live on campus.
- A student thinks it is cheaper to find a place off campus to split with their friends after freshman year.

Perfect freshman housing design:

- The group agrees that having a compatible roommate is their number one concern.
- Students state clean bathrooms and a nice place to hang out are desirable.
- A student hopes that there are enough laundry rooms.
- A student wants their place to feel spacious but still feel like they have their own space even though they are sharing with a roommate.

"If the University provided _____ in new housing, I would definitely live there."

- "An enjoyable place where kids would want to hang out and be attracted to"
- Nice rec room with TV, couches and piano
- Lounge room
- Fresh paint (makes it smell better)

"If the University provided _____ in new housing, I would definitely NOT live there."

- Rodents
- Triples
- "Super-limited space"
- Single-sex buildings

Additional comments:

- Students are not concerned about housing rules and regulations.
- The cost of housing is a little bit of a concern. The students said it would always be nice to not pay as much.
- Participants would prefer having academic leases instead of 12-month leases because they plan to spend their summers traveling and spending time with family.
- All participants felt that having a sink in the residence hall room would be ideal.

Group Cohort:	**Parents of Prospective Students (FG 13)**
Participants:	2; 1 male, 1 female
Session Moderator:	Linda Anderson
Session Date:	April 17, 2007
Session Location:	EMU Rogue Room
Voice File:	Focus Group Recordings\LGA\DM-10013 04 Parents of Pros Stud.DSS
Notes File:	UO 13 Parents of Prospective Students.doc

First impression of campus:

- Both participants have a positive view and believe the campus is attractive, well laid out, clean and that the buildings are interesting.
- One parent commented on the beautiful trees.
- One participant said that they have heard from students that they like the campus and the city of Eugene.

Other universities looked at:

- University of Southern Oregon- one parent said that this campus is not very well maintained
- University of Colorado at Boulder- a participant said this campus is the "most stunning" they've ever seen and has beautiful architecture
- Colorado State University in Fort Collins
- Evergreen State University
- Santa Clara
- Lewis and Clark
- One parent said his son believes that the Lewis and Clark campus is not as nice as UO; this gave his son a "favorable view to this (the UO) campus".

Where UO stands in comparison with other colleges looked at:

- One participant's son has pretty much decided to attend UO based on academics, the attractive student to facility ratio, and finances.
- One parent is concerned about how much academic support their child will get. Colorado State has full time advisors who work with the students.
- Both participants believe that the many activities, especially outdoor activities, that are available to participate in outside of academics encourages the students to pick UO.

Next most important university selection criteria after academics:

- Both participants agree that the urban setting is important.
- The accessibility to outdoor activities and overseas programs are important.

Quality of campus and housing facilities:

- One parent said that there are great workout facilities.
- One parent said that having quiet rooms, computer labs, and lounges in the residence halls are nice.
- One parent said that they have never heard anything negative about the facilities.
- One participant likes the Living Learning Center.

UO housing compared to housing seen elsewhere:

- Both participants believe that the housing is the same as other campuses.
- One parent commented that the roommate matching system should be more extensive and elaborate more on the questions asked.

Biggest concerns of students living on campus:

- Both participants are concerned about alcohol abuse. They want their child to be placed into an environment where academics come first.
- One participant is concerned about their child's focus and wants the student to be in an uplifting environment.
- Both parents are concerned about safety in how people get into the residence halls. They both believe electronic entries should be used.

Thoughts about living on campus after freshman year:

- One participant's son is interested in becoming an RA because RA's get free room and board, making going to college less expensive.
- Another participant said their child has expressed interest in living in an apartment with a few friends.

Attractive style of housing for students who continue to live on campus after freshman year:

- Both parents believe that apartment style and suite style units would be useful housing by the time students get to be juniors and seniors.
- A participant said that living in the halls and moving up to apartment style would be a good transition for students.
- A participant said that one incentive for students to live off campus is that it is cheaper.
- Both participants believe that a reasonable number of students living in a unit is four students. With more people it is hard to have a nice, more private, quiet space to live in.
- One participant said, "maturity, privacy and wanting your own space more and more comes into play" as students get older.

Comments on how new housing should be designed:

- Both participants believe that having a Living Learning community in all the halls would be helpful to all students to make connections with others.
- One parent suggests having big common areas in the halls.
- A participant said that having a faculty member available in the hall would be helpful to students.
- A participant believes that all freshmen should take a freshman seminar class.

Advice to the university about renovations and new housing:

- One participant likes uniformity in design and likes to see buildings blend in with their surroundings. New buildings should not stick out, not matching any other buildings.
- One parent said the inside should look like home in a sense but also a learning environment.
- One participant believes that there should be designated quiet hours enforced during the week.
- Both parents believe that there should be living tool classes such as how to balance a check book or how to manage time.

Group Cohort:	**Top Student Scholars (FG 14)**
Participants:	11; 7 female, 4 male 1 freshman, 4 sophomores, 5 seniors, 1 other 8 live in University housing (1 in Carson, 1 in LLC, 2 in Spencer View, 3 in Walton, 1 in Hamilton), 3 off campus 2 live alone, 5 with roommates, 2 with spouse/partner, 2 unknown
Session Moderator:	Linda Anderson
Session Date:	April 17, 2007
Session Location:	EMU Century Room D
Voice File:	Focus Group Recordings\LGA\DM-10014 04 17 Scholars.DSS
Notes File:	UO 14 Top Student Scholars.doc

Advantages of living on campus:

- Close proximity to classes and the library
- Ability to be involved in campus activities
- Sufficient transportation options, specifically "great" bus service around Spencer View – there are at least five buses per hour and a lot of bike storage.
- Inexpensive cost
- Internet/Ethernet access included
- Ability to meet other students:
    - A participant has lived every year with students that he met during his freshman year.
    - Another agrees; all of her closest friends are those she met in the residence halls.
    - Meeting students in class is not the same as meeting them in the residence halls.
- Close proximity to athletic facilities
- Access to laundry facilities
- Community and safe living environment (Spencer View)

Comments on Honors College:

- A participant lived with Honors College students during her first year. She thinks she would have dropped out of Honors College if it had not been for living near others also in Honors College. She was having a hard time and thought everyone else was not. However, living with others and seeing that they were in the same situation was helpful.
- Another participant found it helpful to have classes with the Honors students she lived around.
- A participant has lived on campus for four years and lived in the Honors College for one year. She had a very positive experience, and it helped her with her study habits. She also lived in halls around other music students, and it was helpful to live near others with similar interests. She currently lives in a "normal collegiate-type hall" and she is surprised with the amount of time students waste. If she had her current experience as a freshman she "probably would have transferred."
- A participant lived in a non-Honors College hall for his freshman year and found it difficult to study.
- One participant lives in a "creative arts hall" in the LLC and although it is not an honors hall, it seems like one because of the quiet living environment. He admits that noise is not a problem for him when he studies; he has been to the library about three times.

Disadvantages of living on campus:

- Thin walls transmit noise – a participant found it difficult to study and had to sleep with ear plugs. Another participant also sleeps with ear plugs.
- Small room size (in Hamilton, especially in comparison to LLC rooms) – one participant has had a standard double as a single room for three years and she thinks she has sufficient living space.
- Small desks – a participant studies in the library because his desk is so small and his hall is noisy.
- Difficult to personalize living space
- Restrictive rules and regulations – participants do not like being "written up" by RAs.
- Loft beds decrease the living space in rooms
- Lack of character in housing – there are no hardwood floors, woodwork, or padding under carpet.

Popularity of buildings or communities on campus:

- The LLC is considered the most popular followed by Barnhart, although there are some places in Barnhart that are nicer than in the LLC.
- Despite its popularity for room type, the location of Barnhart is a drawback, as is the increased cost.
- The preconceived notion about the Honors Hall is that it is quiet and mellow. It sounds like students living in other halls cannot get homework done because of the noise.
- Participants agree that Bean Hall is the least popular residence hall because of the small room size and building location. The rooms are slightly "worse" than those in Hamilton and Walton, and the building has a "jail feel" to it.

Common spaces offered in campus housing:

- Spencer View is "really nice." The grounds are well-maintained and landscaped. For resident use there are grills, playgrounds for children, storage units, garden space, and bike racks. The common spaces build a sense of community. The complex is nicer than other apartment complexes in which students live.
- The LLC has "general lounges" with chairs and couches; a participant uses the lounges for studying.
- Lounges in other halls are used for activities such as poker tournaments. There are some designated homework hours on Sunday afternoons. There is tension between residents that want to use the lounges for social space and those that want to use the lounges for study space.
- Residents use practice rooms and basements (specifically in Walton but all halls have such rooms). The basement in Hamilton is not as nice as the basement in Walton.

Common spaces desired in campus housing:

- Designated study lounges to avoid conflict in residence halls
- Community kitchens:
    - Community kitchens would be "amazing," especially in residence halls that do not have food services in the building.
    - Residents in one hall currently use the janitor's closet to wash out dishes.
    - Having a community kitchen would be a welcomed alternative to the campus food service.
    - A participant chose to live in an apartment and not in the residence halls because she wanted the option of making her own food.
    - Community kitchens would be beneficial for vegetarians and vegans.

Comments on campus food service:

- The food served is repetitive.

Comments on residence life programming:

- Any programs having to do with poker, "mock tails," Nintendo games, or movies are popular. Programs that offer food are also popular. Karaoke was another popular program when one participant worked in the residence halls.
- It is often easy to get students to the programs but more difficult to get them to stay.
- Some programs make students feel like they are in high school again.
- Residents do not attend hall meetings because there are no repercussions for not attending.
- An isolated event that was popular was a Peace Corp presentation where the speaker was dynamic and students passing by stayed to listen.
- One participant anticipates that the resume writing workshop that she has planned will be well-attended because students are applying for summer jobs.
- Academic advising workshops are held before registration for classes and are well attended.
- A participant is in a residential academic position and she is required to have programs with a living /learning component. There are about 20 students of this title positioned throughout the housing system and each is assigned to a Freshman Interest Group to work with during fall term. The programming with these students is typically successful. Programs include lunches with professors, academic-type field trips, etc. After the first term, the group is disbanded, unless there is a really strong connection in the group.

Reasons students chose to live off campus:

- More living space and the ability to decorate that space
- More privacy
- Ability to live with significant other
- Close proximity to campus – an acceptable walking distance to campus for most participants is 10 to 15 minutes.
- Ability to cook meals
- Comparable cost – some students have heard it is less expensive to live off campus than on campus, while others have heard it is more expensive to live off campus. Those in the group that have lived on and off campus agree that it is less expensive to live off campus than on campus.
- Ability to have a private bedroom
- Independent lifestyle that prepares students for life after graduation

Plans for housing next year:

- A participant is moving to Minnesota to attend graduate school. Another participant is moving to New Haven and will live in an apartment to attend graduate school. A third participant who is graduating is undecided about the graduate school she will attend.
- Two participants plan to be an RA next year.
- A participant is looking to rent a house with three friends; their "back up" is Duck's Village.
- Another participant is looking to rent a house with four other students; it has been difficult to find housing because of the size of the group.
- A participant who will be a sophomore is also looking to rent a house off campus with three other students. The University could do more to help students find rental housing.
- A participant plans to live in Spencer View again. Maintenance is responsive and the cost is reasonable.

General comments about renting housing off campus:

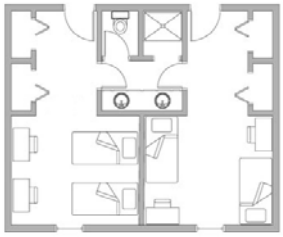
- A participant that lives off campus does not have any common spaces in her complex. Another participant has a courtyard in her apartment complex that is useful. It is nice to have green space in a complex where residents can congregate.
- Corporate management companies leasing apartments tend to take advantage of students. One participant's lease had an "ant clause" in it, and another's had a similar situation regarding mold. A participant ended up in Campus Legal Services to get protection from her landlord.
- The landlords do not respond to maintenance problems.
- Landlords know that if they do not rent a unit to one student, there will be another student interested in renting the unit. Landlords can treat students poorly and get away with it.

Quality of housing and meal plan relative to price – on-campus housing:

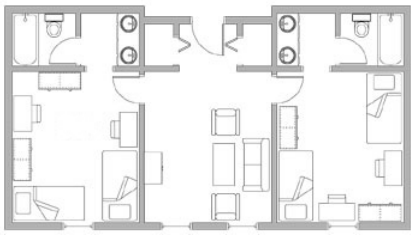
- Participants think the cost to live in campus housing is "exorbitant" and "ridiculous."
- For one participant, the cost to live on campus was $1,000 less four years ago than it is this year.
- Another thinks that it is expensive but the quality of campus housing is better than the quality of housing she was living in off campus. She also ate a more balanced diet when she lived on campus.
- The price to live on campus is high for those living in the older residence halls compared to students living in the LLC who pay the same price.

Floor plan review:

- (B) Two-double bedroom semi-suite:
    - "This is neat."
    - Four students sharing one bathroom is a concern for some students; these students would prefer a community bathroom because there is never a problem with waiting to use the facilities. Other participants believe a semi-private bathroom is better than a community bathroom.

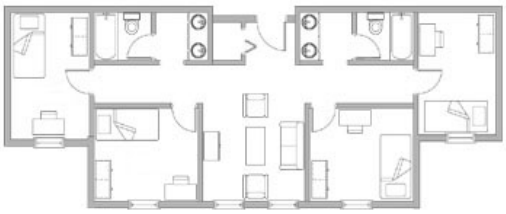


    - This unit type would be conducive to building a community.
    - This unit type would be appropriate for freshmen. There is not enough privacy in the unit for sophomores or upperclassmen; if one participant was going to live on campus as a sophomore, he would need his own bedroom.
    - A participant would base her decision to live on campus on what her friends were doing; the trend is to move off campus after freshman year.
- (C) Two-double bedroom suite:
    - "That is cool."
    - This unit would be very attractive for freshmen and might entice more sophomores to live on campus. Participants know sophomores that would live in this unit.
    - The living area allows one roommate to entertain guests or watch TV while the other goes to sleep.



    - A small kitchenette would be sufficient; the ability to cook food is important for older students.

- (D) Four-single bedroom suite:
    - Participants like the private bedrooms shown in this unit.
    - Two bathrooms for four students is a better ratio.
    - Having the toilet separate from the sinks is an attractive arrangement.



Living preferences:

- Four students per unit is the appropriate number to share a unit.
- Two students per bathroom is preferred over four per bathroom. There is preference for a compartmentalized bathroom.
- Participants believe the University would benefit from having apartment-style housing on- or close to campus. More upperclassmen would live on campus and stay involved in campus activities. If the apartments on campus were more expensive than those off campus, the initial reaction from participants is that several would choose to live off campus to save money. When asked where students would live if the apartments on campus were 10% more expensive than those off campus, most agree they would prefer to live on campus. If the cost was 20% more expensive, there would be some drop-off in interest.
- "New" and "nice" will draw students to campus housing.

UO Housing compared to other schools':

- Whitman College has housing where two students have private bedrooms and share a common room. The resident that lives there enjoys the living situation. There are also empty rooms for students to allow visiting friends to use over night.
- Reed College housing has a large lounge with several couches and a full kitchen (with refrigerator, stove, shelves, etc.). However, the tuition at small private schools like this is much higher than the cost of UO.
- A participant will be attending Yale University next year and living in a residential college. The room sizes are not that much larger that rooms at UO but the housing is effective with the community environment.

"If the University provided _____ in new housing, I would definitely live there."

- Community kitchen with stove
- Convenient location
- Private bedrooms (mentioned by two participants)

"If the University provided _____ in new housing, I would definitely NOT live there."

- Florescent lights (several participants agree)
- One bathroom for four students
- Lofted beds
- Small living space

Additional comments:

- One of the main problems with current housing is the small room size, so participants think this problem would be difficult to fix with renovations. A participant suggests knocking down the oldest building first (Bean Hall) and replacing it, working the way through the residence halls.
- Housing did not have an impact on students' decision to attend the University. The housing "is not that bad." But it was discouraging that the cost of housing and the cost of tuition were almost the same.
- The University should make family housing more accessible to students with a partner who are not married and do not have children.

Off-Campus Market Data

OFF CAMPUS MARKET ANALYSIS

Property Listing

Apartment Complex	Address	Phone (541)	Unit Types and Rents														
			Efficiency			One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom		
			Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF
Alderwood Manor	1860 Alder St # 11	686-0743	$425	250	$1.70	$525	425	$1.24	$650	600	$1.08	$1,100	1,050	$1.05			
			$495	400	$1.24	$550	525	$1.05									
Blackstone Manor	1750 Alder St	687-0684				$625	567	$1.10	$725	700	$1.04						
Campus Quads	1544 Alder St # 21	344-2816													$1,350	960	$1.41
Canterbury Court	750 E 14th	344-2657	$428	525	$0.81	$475	600	$0.79	$600	700	$0.86						
Emerald Apartments	1950 2nd St	683-6579							$750	700	$1.07						
Flintridge Apartments	500 E 18th Ave	485-0060							$625	775	$0.81	$1,100	1,150	$0.96			
Forest Hills	3951 Goodpasture Loop	687-6800	$586	467	$1.25	$800	822	$0.97	$820	943	$0.87	$1,163	1,197	$0.97			
									$955	1,137	$0.84	$1,200	1,293	$0.93			
												$1,160	1,234	$0.94			
Four Seasons Town Homes	1280 W 15th Ave # 2	343-8746				$625	550	$1.14	$800	850	$0.94						
Harris House Apartments	1825 Harris Street	343-6000	$440	375	$1.17	$620	550	$1.13	$825	900	$0.92				$1,500	1,325	$1.13
Hideaway Apartments	710 E 15th Alley	485-7776										$875	1,100	$0.80			
Hill House Apartments	4001 Potter St # 71	687-8768				$525	624	$0.84	$640	824	$0.78	$745	1,200	$0.62			
Hilyard House Apartments	725 E 14th Street	302-9088	$695	386	$1.80	$840	625	$1.34	$1,095	823	$1.33						
Lane Towers	1601 Olive St.	485-0916	$458	410	$1.12	$588	650	$0.90	$683	740	$0.92						
									$875	1,400	$0.63						
Pairadice Apartments	640 E 15th Street	284-8110				$735	740	$0.99	$905	900	$1.01						
						$755	775	$0.97									
River Terrace Apartments	1150 Darlene Ln	344-3536				$660	690	$0.96	$720	878	$0.82						
Stone Ridge Apartments	4175 Quest Dr	461-2100				$705	767	$0.92	$820	1,009	$0.81	$990	1,200	$0.83			
Student Manor Apartments	1442 East 18th	689-4887				$545	350	$1.56	$645	650	$0.99						
									$675	700	$0.96						
		Count	6			13			15			6			2		
		High	**$695**	**525**	**$1.80**	**$840**	**822**	**$1.56**	**$1,095**	**1,400**	**$1.33**	**$1,200**	**1,293**	**$1.05**	**$1,500**	**1,325**	**$1.41**
		Low	**$425**	**250**	**$0.81**	**$475**	**350**	**$0.79**	**$600**	**600**	**$0.63**	**$745**	**1,050**	**$0.62**	**$1,350**	**960**	**$1.13**
		Median	**$458**	**400**	**$1.24**	**$625**	**624**	**$0.99**	**$738**	**824**	**$0.92**	**$1,100**	**1,199**	**$0.93**	**$1,425**	**1,143**	**$1.27**

OFF CAMPUS MARKET ANALYSIS

Property Listing

	Policies												Amenities															
Apartment Complex	Lease Terms				Pets	Security Deposit	Utilities Included						Unit Amenities					Community Amenities							Miles from Campus	May 2007 Occ.	Year built	# of Units
	YR	6/9 Mo.	M-M Orig.	M-M Renew			Elec	Gas	Heat	W/S	Internet	Basic Cable	Furn.	DW	AC	WDC	WD	Pool	Club-house	Play-ground	Fitness Ctr	Volley	Tennis	Laundry				
Alderwood Manor	N	Y	N	N	No	$350	N	N	N	Y	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	1.0	100%	1972	54
Blackstone Manor	N	Y	N	N	No	$350	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	1.7	100%	1984	40
Campus Quads	N	Y	N	N	Cats$	$200	Y	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	N	N	Y	1.4	98%	1974	224
Canterbury Court	N	Y	N	N	Cats$	$300	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	1.2	100%	1970	34
Emerald Apartments	N	Y	N	N	Cats$	$350	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	4.1	98%		46
Flintridge Apartments	N	Y	N	N	Cats$	$350	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	1.1	100%		16
Forest Hills	Y	Y	Y	N	Y	$450	N	N	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	5.1	96%	1982	248
Four Seasons Town Homes	N	N	Y	N	N	$250	N	N	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N	N	Y	2.7	100%	1972	152
Harris House Apartments	Y	N	N	N	N	$150	N	N	N	Y	Y	Y	N	Y	N	N	N	N	Y	N	N	N	N	Y	1.7	73%	1981	15
Hideaway Apartments	N	Y	N	N	Cats$	$450	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	1.5	100%		12
Hill House Apartments	N	N	Y	N	N	OMR	N	N	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N	N	Y	3.2	95%	1972	74
Hilyard House Apartments	Y	N	N	N	N	$400-$600	N	N	N	Y	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	N	1.5	100%	1998	53
Lane Towers	Y	N	N	N	N	$150	Y	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y	1.7	95%	1985	85
Pairadice Apartments	N	Y	N	N	N	OMR	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	1.3	100%	1999	32
River Terrace Apartments	Y	Y	Y	N	Cats	$250	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	5.1			
Stone Ridge Apartments	Y	N	Y$	N	Y	$400	N	N	N	Y	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	6.3	98%	2005	84
Student Manor Apartments	N	Y	N	N	N	$400	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	0.4	100%	1954	24

Peer Institution Data

University of Oregon
HOUSING STRATEGIC PLAN PHASE II

Housing Data - Beds and Occupancy

NOTES:

Trad. # of Beds = the number of spaces rented by the bed in suite-style or traditional-style (community bath) residence halls.

Apt. # of Beds = the number of spaces rented by the bed (typically rented to upperclass and graduate students).

Apt. # of Units = the number of apartments rented by the unit (typically rented to students with families).

Enrollment is based on data from the 2007 Higher Education Directory.

Beds/units as % of enrollment understates the % of students housed to the extent apartments rented by the unit contain more than one student.

Estimated occupancy and other data is based on the results of a telephone survey conducted in April, 2007.

College/University	Trad. # of Beds	Semi-Suite # of beds	Suite # of Beds	Apt. # of Beds	Apt. # of Units	Enrollment	Beds/Units as % Enrollment	Occupancy		Trends	Newest Housing / Plans
								Fall 06	Wtr/Spr 07		
University of Oregon	**3,068**	**432**	**0**	**0**	**470**	**20,394**	**19%**	**98%**	**96%**	**Stable**	**Opened 386-bed Living/Learning Center in fall 2006; conducting comprehensive housing plan**
Indiana University, Bloomington	11,000				1,200	37,958	32%	101%	100%	Stable	No plans at this time Bed/unit count is a total; could not get breakdown of different unit types. Res halls are predominantly traditional.
University of California Santa Barbara	2,957	1,318	609	858	592	21,016	30%	99%	94%	Increasing	Two complexes renovated in 2006; 972 beds of apt-style housing for single graduate students opening in 2008; 151 units of family housing opening in 2009; 15-year plan for additional housing
University of Colorado, Boulder	5,047	321	0	1,252	792	28,624	26%			Increasing	Beginning long-term housing assessment; anticipate building two new buildings; renovating two halls per year for 10 years until all are renovated
University of Iowa	4,239	0	1,031	137	694	29,642	21%	100%	98%	Stable	Constructing a 100-bed addition to be completed for fall 2009 semester
University of Michigan, Ann Arbor	7,769	1,122	87	902	930	39,993	27%	96%		Decreasing	Renovating 480-bed residence hall; building new suite-style hall
University of North Carolina at Chapel Hill	2,565	4,847	287	1,138	400	27,276	34%	94%	90%	Stable	Completing renovation of 860-bed hall in Fall 2007; opened 913 new beds of apartment-style housing for undergrads in Fall 2006; new family apartments opened in 2005
University of Virginia	2,582	280	2,068	1,509	323	23,765	28%	96%	94%	Slight decrease	Over the next 10 years will be replacing ten 1970's era buildings in the Alderman Area. The first new 208-bed traditional building will open in '08. Additional phases will follow.
University of Washington	3,843	87	1,016	1,028	741	42,974	16%	101%		Increasing	Comprehensive housing plan underway
Oregon State University	2,823	495	200	245	107	19,442	20%	95%	84%	Stable	Privatized apartments opened May 2006; no plans for additional housing
University of Arizona	4,326	1,123	0	540	0	37,036	16%	99%	98%	Increasing	Beginning design for 1,200 new beds of residence hall space
University of California, Davis	2,030	960	1,510	1,012	476	29,637	22%				Developing West Village with faculty/staff housing, commercial space, and apartment-style housing for up to 1,980 students
University of California, San Diego	0	0	3,079	3,820	1,602	26,140	33%	113%	105%	Increasing	Opening 800 beds and 800 parking spaces for graduate students next month. Breaking ground on 1,100 apt style beds for single UG transfer students this summer. University just approved moving forward with 2,000 more beds plus additional dining.
University of Puget Sound	751	74	183	303	0	2,887	45%	96%	91%	Stable	Master plan includes new housing, but not in the immediate future. Current preference is for town houses or apartments for upper division students.

Additional Notes:

Oregon State University also has cooperatives in which students have assigned study rooms, but share group sleeping rooms, referred to as "sleeping porches". Room and board rates are lower than standard halls.

IU Bloomington was unable to break down numbers of beds/units into different categories. Most of the res halls are traditional. Apartments are only counted by the unit, not by the number of beds.

Housing Data - Room Rates

Notes:

*Information is for the 2007 - 2008 academic year. If rents are quoted on a monthly basis, the rents have been multiplied by nine months.

*The University of Puget Sound has beds in on-campus houses with a variety of capacities that have a room rate of $5,300/AY.

= Do not have the unit type

italics = High and Low of a range

College/University	Traditional/Comm BA		Semi-Suites/RM w/ BA		Suites		Studio Apts		1-BR Apts		2-BR Apts		3-BR Apts		4-BR Apts	
	Singles	Doubles	Singles	Doubles	Singles	Doubles	Private BR	Shared BR	Private BR	Shared BR	Private BR	Shared BR	Private BR	Shared BR	Private BR	Shared BR
University of Oregon	*$4,348*	*$3,623*	$7,608	$5,072												
	$6,177	*$4,166*	$8,876	$7,246												
Indiana University, Bloomington	$4,180	$3,634	$5,538		$5,816	$5,424			$5,452		$5,452			$3,090	$5,858	
	$4,800	$4,172														
University of California Santa Barbara	$8,987	$7,699	$8,987	$7,699	$8,987	$7,699	$9,126			$5,184	$6,804	$4,005				
University of Colorado, Boulder	$6,134	$4,750	$6,962	*$4,886*			$8,505		$9,585		$5,985	$3,600				$5,040
				$5,440							$7,785	$5,216				
University of Iowa	*$5,271*	*$4,325*			$7,254	$5,316		$5,991				$5,335				
	$5,904	*$4,642*														
University of Michigan, Ann Arbor	*$4,980*	*$3,692*	*$5,500*	$4,732	$5,562	*$4,732*			*$7,536*	$4,758	*$4,437*	$4,790	*$3,447*			
	$6,900	*$5,380*	*$8,006*	$6,888		*$5,398*			*$8,090*		*$6,876*	$4,980	*$3,627*			
University of North Carolina at Chapel Hill	$4,800	$3,960	$4,800	$3,960		$5,200			$5,250		$5,250			$5,670	$5,934	
	$5,566	$4,830	$5,566	$4,830					$5,934		$5,934					
University of Virginia	*$3,990*	*$3,590*		$4,680					$4,800			$4,400		$4,290	$4,800	
	$4,930	*$4,500*													$5,600	
University of Washington	$5,010	$4,077	$5,010	$4,077	$5,010	$4,077	$7,155					$7,020			*$5,346*	
															$6,165	
Oregon State University	*$7,281*	*$5,562*	$7,641	$5,739	*$7,572*	$6,195	*$4,257*		*$6,525*		*$5,175*		*$4,932*			
	$7,914	*$6,195*			*$7,914*		*$6,750*		*$7,245*		*$5,400*		*$5,625*			
University of Arizona	*$6,570*	*$4,189*	$6,264	$4,189					$7,800	$6,187	$5,800	$5,261			$5,200	
	$7,489	*$5,006*	$7,489	$5,006												
University of California, Davis	$8,097	$6,990	$8,097	$6,990	$8,097	$6,990	$6,075		*$6,705*		*$4,455*		*$4,389*		$4,545	
							$6,435		*$8,505*		*$6,210*		*$5,655*		$5,085	
University of California, San Diego					$7,466	$6,756						$6,756	$7,466	$6,756	$4,023	$6,756
															$7,466	
University of Puget Sound	$5,300	$4,610	$5,300	$4,610	$5,300											
Low	$3,990	$3,590	$4,800	$3,960	$5,010	$4,077	$4,257	$5,991	$4,800	$4,758	$4,437	$3,600	$3,447	$3,090	$4,023	$5,040
High	$8,987	$7,699	$8,987	$7,699	$8,987	$7,699	$9,126	$5,991	$9,585	$6,187	$7,785	$7,020	$7,466	$6,756	$7,466	$6,756
Median	$5,566	$4,500	$6,962	$4,946	$7,360	$5,411	$6,750	$5,991	$6,975	$5,184	$5,800	$5,098	$4,932	$4,980	$5,346	$5,898

Housing Data - Median Unfurnished Monthly Apartment Rates

Notes:

*University of Oregon rates do not include the 6 units in Moon Court.

University	Studio	1 BR	2 BR	3 BR
University of Oregon	**$494**	**$570**	**$595**	**$709**
Indiana University, Bloomington	$611	$661	$766	$1,038
University of California Santa Barbara		$677	$941	
University of Colorado, Boulder	$575	$741	$865	$1,042
University of Iowa		$418	$508	
University of Michigan, Ann Arbor		$845	$1,024	$1,148
University of North Carolina at Chapel Hill		$768	$835	
University of Virginia		$657	$791	$872
University of Washington	$810	$1,025	$1,408	$1,138
Oregon State University		$475	$500	$590
University of Arizona				
University of California, Davis		$595	$694	
University of California, San Diego	$699	$995	$1,167	$963
University of Puget Sound				
Low	$494	$418	$500	$590
High	$810	$1,025	$1,408	$1,148
Median	$611	$669	$813	$1,001

Policies, Utilities, & Amenities

College / University	Policies		Utilities in Rent				Food				Recreation								Other			Notes
	On-Campus Living Rqmt.	Mandatory Meal Plan	Utilities	Local Telephone	Cable	Ethernet/Internet	On-site Food Service	C Store	Vending	Community Kitchen	Computer Lab	Study Room	TV/Game Room	Fitness Room	Swimming Pool	Volleyball	Tennis	Basketball	Furnished Units	Laundry Facilities	Lease Term	
University of Oregon																						
Residence Halls	N	Y	Y	Y	Y	Y	S	S	S	S	N	Y	Y	N	N	S	N	S	Y	Y	AY	
Graduate Student Apartments		N	S	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	12MO	
Family Apartments		N	S	N	N	M	N	N	S	S	N	N	S	N	N	N	N	S	N	Y	M-M	
Indiana University, Bloomington																						
Residence Halls	FR	Y	Y	Y	Y	Y	M	S	Y	Y	Y	Y	S	S	N	N	N	M	Y	Y	AY	
Single Student Apartments		N	Y	Y	Y	Y	M	N	Y	Y	S	N	Y	N	N	N	N	N	N	Y	AY	
Family Apartments		N	Y	Y	Y	Y	N	N	Y	Y	S	N	Y	N	N	N	N	N	N	Y	AY, 12MO	
UC Santa Barbara																						
Residence Halls	N	Y	Y	N	N	Y	S	N	Y	Y	S	Y	Y	S	S	S	S	S	Y	Y	AY	
Single Student Apartments		N	M	N	N	Y	N	N	Y	Y	S	Y	Y	S	M	Y	N	N	Y	Y	AY, 12MO	
Family Apartments		N	Y	N	N	Y	N	N	Y	N	N	Y	Y	S	N	Y	N	Y	N	Y	M-M	
University of Colorado, Boulder																						
Residence Halls	FR	Y	Y	Y	Y	Y	S	S			M			N	N	S	N	S	Y	Y	AY	
Single Student Apartments		N	Y	Y	Y	Y	S	S	M	S	Y	Y	Y	Y	N	Y	N	Y	Y	Y	AY, 12MO	
Family Apartments		N	M	M	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	S	Y	Indef	
University of Iowa																						
Residence Halls	N	M	Y	Y	Y	Y	S	S	Y	S	M	M	M	S	N	S	N	S	Y	Y	AY	No meal plan requirement for Mayflower
Single Student Apartments		N	Y	Y	Y	Y	N	N	Y	N	N	Y	N	N	N	N	N	N	Y	Y	AY	Parklawn Hall
Family Apartments		N	S	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	S	End 6/1	
University of Michigan, Ann Arbor																						
Residence Halls	N	Y	Y	Y	Y	Y	M	S	Y	S	Y	Y	Y	N	N	S	N	S	Y	Y	AY	
Single Student Apartments		N	Y	Y	N	Y	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	WDC	AY	
Family Apartments		N	Y	Y	N	Y	N	N	N	N	N	N	N	N	N	Y	N	Y	S	WDC	12MO	
University of North Carolina at Chapel Hill																						
Residence Halls	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N	N	N	Y	Y	Y	AY	
Single Student Apartments		N	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	N	N	N	N	N	Y	Y	AY	
Family Apartments		N	Y	Y	Y	Y	N	N	N	Y	N	Y	Y	N	N	Y	N	Y		WDC, Y		
University of Virginia																						
Residence Halls	FR	1st Yr stud-ents	Y	Y	$	Y	N	S	Y	S	S	Y	Y	N	N	M	N	S	Y	Y	AY	
Single Student Apartments			Y	Y	$	Y	N	S	Y	N	S	Y	N	N	N	S	N	S	Y	Y	AY	
Family Apartments			Y	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	$	Y	12MO	
University of Washington																						
Residence Halls	N	Y	Y	Y	Y	Y	S	S	Y	Y	Y	Y	Y	S	N	S	N	S	Y	Y	AY	
Single Student Apartments		Y	Y	N	Y	Y	N	N			N	Y	Y	N	N	N	N	N	S	Y	AY, 12MO	
Family Apartments		N	N	N	N	N	N	N		Y	N	Y	Y	S	N	N	N	N	N	WD, Y		
Oregon State University																						
Residence Halls	N	Y	Y	Y	Y	Y	M	M	Y	Y	S	Y	Y	N	N	N	N	S	Y	Y	AY	
Single Student Apts (Gem)		N	Y	Y	Y	Y	CAFÉ	N	Y	N	Y	N	Y	Y	N	N	N	N	Y	Y	10+12MO	
Family Apartments		N	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	No lease	
University of Arizona																						
Residence Halls	N	N	Y	Y	Y	Y	N	N	Y	Y	N	Y	S	N	1	N	N	N	Y	Y	AY	
Undergrad Sgl Student Apts			Y	Y	Y	Y	N	N	Y	N	N	N	N	N	Y	N	N	N	Y	Y	AY	Community clubhouse closed due to damages
Grad Single Student Apts			Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	M in-unit, Y	10MO	
University of California, Davis																						
Residence Halls	N	Y	Y	N	Y	Y	S	N	Y	Y	S	Y	Y	N	N	N	N	N	Y	Y	AY	
Single Student Apartments		N	N	N	S	M	N	N	Y	M	N	Y	M	S	N	S	N	N	N	Y	12 MO	
Family Apartments		N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	Y	Ends 7/31	45-day notice for move-out
University of California, San Diego																						
Residence Halls	N	All sgl UG living on	Y	N	Y	Y	Y	Y	Y	Y	S	Y	N	Y	N	S	S	M	Y	Y	AY	
Single Student Apartments			Y	N	Y	Y	N	N	Y	N	S	N	N	N	N	S	S	M	Y	Y	AY, 12MO	
Family Apartments		N	S	N	Y	S	N	N	Y	N	N	N	N	N	N	M	S	S	N	Y	12MO,M-M,9MO	
University of Puget Sound																						
Residence Halls	FR	Y	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	AY	
Houses		N	Y	Y	N	Y	N	N	N	In unit	N	N	N	N	N	N	N	N	Y	Y	AY	

Additional Information

University	Estimate of students living within a 10 minute walk or 1/2 mile of campus	% Housed				
		Freshmen	Sophomores	Juniors	Seniors	Grad Students
University of Oregon	17.50%	69%	10%	3%	1%	10%
Indiana University, Bloomington	don't know; small town so many live within walking distance	86%	20%	8%	5%	1%
University of California Santa Barbara	8,500 (40% of total enrollment including University-owned housing and a portion of the student community adjacent to campus)	83%	23%	6%	3%	24%
University of Colorado, Boulder	8,000 (28% of total enrollment)	95%	15%	3%	1%	0%
University of Iowa	5,000 undergrads (or 25% of undergraduate population)	80%	17%	2%	<1%	<1%
University of Michigan, Ann Arbor	85%	98%	46%	0%	0%	0%
University of North Carolina at Chapel Hill						
University of Virginia	4,000 (17% of total enrollment)	100%	50%	30%	20%	7%
University of Washington		57%	24%	12%	9%	10%
Oregon State University						
University of Arizona						
University of California, Davis		90%	Overall, including Freshmen, is 22%			
University of California, San Diego	Very few since the area is expensive; 78% live within 10 miles of campus	93%	80%	3%	1%	38%
University of Puget Sound						

Newest/Planned Housing - 2006 and Beyond

NOTES:

Trad. # of Beds = the number of spaces rented by the bed in traditional-style halls (community bath).

Semi-Suite # of Beds = the number of spaces rented by the bed in semi-suite-style halls (rooms with shared bath but no other shared living space).

Suite # of Beds = the number of spaces rented by the bed in suite-style halls (rooms with shared bath and living space, but no kitchen).

Apt. # of Beds = the number of spaces rented by the bed (typically rented to upperclass and graduate students).

Apt. # of Units = the number of apartments rented by the unit (typically rented to students with families).

College/University	Trad. # of Beds	Semi-Suite # of Beds	Suite # of Beds	Apt. # of Beds	Apt. # of Units	Newest Housing / Plans
University of Oregon	**386 (2006)**					
University of California Santa Barbara				972 (2008)	151 (2009)	
University of Colorado, Boulder			450 (2014)			Beginning long-term housing assessment; anticipate building two new buildings; renovating two halls per year for 10 years until all are renovated. No approval for the plan as of yet.
University of Iowa		100 (2009)				
University of Michigan, Ann Arbor		460 (2010)				
University of North Carolina at Chapel Hill				913 (2006)		
University of Virginia	208 (2008)					
Oregon State University				245 (2006)		
University of Arizona	1,180 (2010)					
University of California, Davis				1,980 (2008)		
University of California, San Diego				800 (2007) 1,100 (2008)		

Housing Data - Annual Cost

College/University	Room	Board	Tuition & Fees	*Total*	Board Plan
University of Oregon	$3,623	$4,226	$5,838	$13,687	Standard Meal Plan
Indiana University, Bloomington	$3,634	$3,064	$7,460	$14,158	Meal Plan A
UC Santa Barbara	$7,699	$3,594	$7,007	$18,300	14 Meals
University of Colorado, Boulder	$4,750	$4,338	$5,643	$14,731	15 Meal Plan
University of Iowa	$4,325	$2,265	$6,135	$12,725	Any 14 meals
University of Michigan, Ann Arbor	$3,692	$3,210	$9,723	$16,625	13 meals per week
University of North Carolina at Chapel Hill	$3,960	$2,400	$5,033	$11,393	Value - 14 Meals/Week
University of Virginia	$3,590	$3,420	$8,035	$15,045	Plus 15
University of Washington	$4,077	$3,060	$6,003	$13,140	Gold Level
Oregon State University	$5,562	$2,145	$5,643	$13,350	Premium
University of Arizona	$4,189	$3,000	$4,754	$11,943	plus10
UC Davis	$6,990	$3,357	$8,323	$18,670	Used price of "Club 150" plan
UC San Diego	$6,756	$2,100	$7,317	$16,173	All debit plan
University of Puget Sound	$4,610	$3,655	$28,870	$37,135	Medium meal plan

Survey Results

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Tell Us About Yourself						
1. What is your academic class level now (for the Spring 2007 quarter)?						
1 Freshman (0 - 44.99 credits)	71	3%	433	48%	504	16%
2 Sophomore (45 - 89.99 credits)	289	13%	240	26%	529	17%
3 Junior (90 - 134.99 credits)	584	26%	93	10%	677	21%
4 Senior (135 credits or more)	872	39%	53	6%	925	29%
5 Graduate student	430	19%	89	10%	519	16%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
2. What is your attendance status now?						
1 Full-time (12 credits or more for undergrads; 9 credits or more for grad students)	2,074	92%	892	98%	2,966	94%
2 Part-time (fewer than 12 credits for undergrads; fewer than 9 credits for grad students)	172	8%	16	2%	188	6%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
3. Where did you live prior to coming to the UO?						
1 Eugene	390	17%	57	6%	447	14%
2 Elsewhere in Lane County	94	4%	17	2%	111	4%
3 In Multnomah County	214	10%	90	10%	304	10%
4 In Washington County	202	9%	117	13%	319	10%
5 In Clackamas County	136	6%	69	8%	205	6%
6 Elsewhere in Oregon	458	20%	201	22%	659	21%
7 In California	236	11%	107	12%	343	11%
8 Elsewhere in the US	419	19%	190	21%	609	19%
9 In another country	95	4%	60	7%	155	5%
(blank)	2	0%			2	0%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
4. What is your date of birth (please use the MM/DD/YYYY format)? *ASL calculated respondents' age as of Sept. 1, 2006.*						
Median =	*21 years*		*18 years*		*20 years*	
17	9	0%	55	6%	64	2%
18	93	4%	548	60%	641	20%
19	362	16%	97	11%	459	15%
20	465	21%	40	4%	505	16%
21	433	19%	32	4%	465	15%
22	179	8%	18	2%	197	6%
23	84	4%	8	1%	92	3%
24	70	3%	16	2%	86	3%
25	78	3%	10	1%	88	3%
26	71	3%	13	1%	84	3%
27	51	2%	9	1%	60	2%
28	41	2%	4	0%	45	1%
29	41	2%	5	1%	46	1%
30	31	1%	5	1%	36	1%
31	32	1%	3	0%	35	1%
32	26	1%	4	0%	30	1%
33	19	1%	7	1%	26	1%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
34	19	1%	2	0%	21	1%
35	13	1%	2	0%	15	0%
36	11	0%	2	0%	13	0%
37	10	0%	4	0%	14	0%
38	7	0%	3	0%	10	0%
39	7	0%	1	0%	8	0%
40	11	0%	2	0%	13	0%
41	4	0%	2	0%	6	0%
42	2	0%			2	0%
43	5	0%			5	0%
44	7	0%			7	0%
45	2	0%			2	0%
46	3	0%			3	0%
47	1	0%			1	0%
48	4	0%	2	0%	6	0%
49	3	0%	1	0%	4	0%
50	6	0%			6	0%
51	5	0%			5	0%
54	2	0%			2	0%
55	3	0%			3	0%
56	1	0%			1	0%
57			1	0%	1	0%
59	1	0%			1	0%
60	1	0%			1	0%
74	1	0%			1	0%
(blank)	32	1%	12	1%	44	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
5. What is your gender?						
1 Female	1,429	64%	565	62%	1,994	63%
2 Male	808	36%	342	38%	1,150	36%
(blank)	9	0%	1	0%	10	0%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
6. What is your ethnic identity?						
1 Asian, Pacific Islander	131	6%	101	11%	232	7%
2 African-American	13	1%	7	1%	20	1%
3 Hispanic	58	3%	31	3%	89	3%
4 Native American	20	1%	11	1%	31	1%
5 Multi-ethnic	120	5%	38	4%	158	5%
6 White, non-Hispanic	1,822	81%	675	74%	2,497	79%
7 International student (non-US citizen and non-immigrant students with F1/J1 visa types)	69	3%	40	4%	109	3%
(blank)	13	1%	5	1%	18	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
7. With whom do you live during this academic year?						
a. No one, I live alone	327	15%	165	18%	492	16%
b. Roommates and/or apartment-mates	1,328	59%	689	76%	2,017	64%
c. My children	90	4%	34	4%	124	4%
d. Parents, guardians, or other family members	147	7%	9	1%	156	5%
e. Spouse or partner	340	15%	49	5%	389	12%
f. Significant other	182	8%	15	2%	197	6%
8. Are you employed during the academic year?						
1 Yes, I am employed during the academic year	1,356	60%	302	33%	1,658	53%
2 No, I am not employed during the academic year *(Skip to Q11.)*	878	39%	602	66%	1,480	47%
(blank)	12	1%	4	0%	16	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
9. How many hours per week do you typically work during the school year?						
Median =	*16 hours*		*15 hours*		*15 hours*	
8 hours or less	167	7%	64	7%	231	7%
9 to 16 hours	514	23%	137	15%	651	21%
17 to 24 hours	357	16%	58	6%	415	13%
25 to 32 hours	192	9%	28	3%	220	7%
33 to 40 hours	94	4%	5	1%	99	3%
41 to 48 hours	5	0%			5	0%
49 hours or more	19	1%	8	1%	27	1%
(blank)	898	40%	608	67%	1,506	48%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
10. Question intentionally left blank						
11. How did the quality of student housing affect your selection of the UO over other colleges and universities?						
1 Never visited the UO housing before deciding to attend	860	38%	287	32%	1,147	36%
2 Strong positive impact	30	1%	38	4%	68	2%
3 Slight positive impact	142	6%	95	10%	237	8%
4 No impact	730	33%	277	31%	1,007	32%
5 Slight negative impact	377	17%	175	19%	552	18%
6 Strong negative impact	84	4%	22	2%	106	3%
(blank)	23	1%	14	2%	37	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
12. How important is it for the University to provide housing to the following types of students?						
Freshmen						
1 Extremely important	2,081	93%	830	91%	2,911	92%
2 Somewhat important	125	6%	63	7%	188	6%
3 Not very important	6	0%	4	0%	10	0%
4 Not important	10	0%	3	0%	13	0%
(blank)	24	1%	8	1%	32	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Sophomores						
1 Extremely important	524	23%	156	17%	680	22%
2 Somewhat important	1,290	57%	589	65%	1,879	60%
3 Not very important	305	14%	127	14%	432	14%
4 Not important	89	4%	24	3%	113	4%
(blank)	38	2%	12	1%	50	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Juniors						
1 Extremely important	213	9%	61	7%	274	9%
2 Somewhat important	843	38%	326	36%	1,169	37%
3 Not very important	821	37%	366	40%	1,187	38%
4 Not important	329	15%	141	16%	470	15%
(blank)	40	2%	14	2%	54	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Seniors						
1 Extremely important	202	9%	60	7%	262	8%
2 Somewhat important	676	30%	248	27%	924	29%
3 Not very important	774	34%	326	36%	1,100	35%
4 Not important	557	25%	261	29%	818	26%
(blank)	37	2%	13	1%	50	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Graduate students						
1 Extremely important	470	21%	140	15%	610	19%
2 Somewhat important	944	42%	303	33%	1,247	40%
3 Not very important	481	21%	231	25%	712	23%
4 Not important	328	15%	225	25%	553	18%
(blank)	23	1%	9	1%	32	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Transfer students						
1 Extremely important	926	41%	412	45%	1,338	42%
2 Somewhat important	1,070	48%	410	45%	1,480	47%
3 Not very important	140	6%	44	5%	184	6%
4 Not important	66	3%	24	3%	90	3%
(blank)	44	2%	18	2%	62	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Out-of-state (Non-Resident) students						
1 Extremely important	1,174	52%	558	61%	1,732	55%
2 Somewhat important	846	38%	298	33%	1,144	36%
3 Not very important	121	5%	21	2%	142	5%
4 Not important	64	3%	15	2%	79	3%
(blank)	41	2%	16	2%	57	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
International students						
1 Extremely important	1,889	84%	773	85%	2,662	84%
2 Somewhat important	279	12%	105	12%	384	12%
3 Not very important	26	1%	7	1%	33	1%
4 Not important	22	1%	9	1%	31	1%
(blank)	30	1%	14	2%	44	1%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Students with a spouse/partner and/or children						
1 Extremely important	728	32%	245	27%	973	31%
2 Somewhat important	883	39%	341	38%	1,224	39%
3 Not very important	372	17%	191	21%	563	18%
4 Not important	223	10%	115	13%	338	11%
(blank)	40	2%	16	2%	56	2%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

13. If you were able to choose over again, knowing what you know now, what would have been your first choice preference for where you would like to be living now?

University-Owned Housing						
Residence Halls						
1 Barnhart Hall	57	3%	42	5%	99	3%
2 Bean Hall	13	1%	19	2%	32	1%
3 Carson Hall	47	2%	51	6%	98	3%
4 Earl Hall	2	0%	13	1%	15	0%
5 Hamilton Hall	48	2%	60	7%	108	3%
6 LLC (Living-Learning Center)	234	10%	354	39%	588	19%
7 Riley Hall	10	0%	9	1%	19	1%
8 Walton Hall	14	1%	40	4%	54	2%
Family Housing & University Apartments						
9 Agate Apartments	51	2%	15	2%	66	2%
10 East Campus Graduate Village Apartments	34	2%	13	1%	47	1%
11 Moon Court Apartments	3	0%	5	1%	8	0%
12 Spencer View Apartments	56	2%	45	5%	101	3%
13 One of the East Campus Houses	147	7%	36	4%	183	6%
Non-University-Owned Housing						
14 Non-University-owned rental housing off campus	1,106	49%	169	19%	1,275	40%
15 A home I own	360	16%	32	4%	392	12%
16 With my parents/relative in their home	59	3%	3	0%	62	2%
(blank)	5	0%	2	0%	7	0%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
14. Which best describes what your actual living situation is during the spring 2007 term?						
University-Owned Housing						
Residence Halls						
1 Barnhart Hall			76	8%	76	2%
2 Bean Hall			131	14%	131	4%
3 Carson Hall			63	7%	63	2%
4 Earl Hall			58	6%	58	2%
5 Hamilton Hall			178	20%	178	6%
6 LLC (Living-Learning Center)			106	12%	106	3%
7 Riley Hall			19	2%	19	1%
8 Walton Hall			134	15%	134	4%
Family Housing & University Apartments						
9 Agate Apartments			11	1%	11	0%
10 East Campus Graduate Village Apartments			23	3%	23	1%
11 Moon Court Apartments						
12 Spencer View Apartments			77	8%	77	2%
13 One of the East Campus Houses			32	4%	32	1%
Non-University-Owned Housing						
14 Non-University-owned rental housing off campus	1,914	85%			1,914	61%
15 I live with my parents/relatives, but considered living on campus *(Skip to Q33.)*	51	2%			51	2%
16 I live with my parents/relatives and never considered living on campus *(Skip to Q43.)*	88	4%			88	3%
17 I own my home, but considered living on campus *(Skip to Q33.)*	51	2%			51	2%
18 I own my home and never considered living on campus *(Skip to Q43.)*	142	6%			142	5%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Students who rent non-University-owned housing answered Q15 - Q30 based on where they live during this term (spring 2007). All other students, including students living in University-owned housing, skipped to Q33.

Tell Us About the Off-Campus Housing You rent

15. What is your ZIP Code?

07402	1	0%			1	0%
13901	1	0%			1	0%
65251	1	0%			1	0%
94025	1	0%			1	0%
94061	1	0%			1	0%
97004	1	0%			1	0%
97034	1	0%			1	0%
97041	2	0%			2	0%
97123	1	0%			1	0%
97124	1	0%			1	0%
97202	2	0%			2	0%
97203	1	0%			1	0%
97210	1	0%			1	0%
97215	1	0%			1	0%
97217	1	0%			1	0%
97219	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
97225	1	0%			1	0%
97301	1	0%			1	0%
97305	1	0%			1	0%
97322	2	0%			2	0%
97333	2	0%			2	0%
97401	973	43%			973	31%
97402	164	7%			164	5%
97403	288	13%			288	9%
97404	24	1%			24	1%
97405	303	13%			303	10%
97406	1	0%			1	0%
97407	1	0%			1	0%
97408	8	0%			8	0%
97410	1	0%			1	0%
97413	1	0%			1	0%
97419	1	0%			1	0%
97420	1	0%			1	0%
97424	1	0%			1	0%
97426	1	0%			1	0%
97438	1	0%			1	0%
97439	1	0%			1	0%
97448	3	0%			3	0%
97456	1	0%			1	0%
97470	1	0%			1	0%
97477	57	3%			57	2%
97478	15	1%			15	0%
97499	1	0%			1	0%
97501	1	0%			1	0%
97504	1	0%			1	0%
97701	2	0%			2	0%
97702	1	0%			1	0%
97756	2	0%			2	0%
98144	1	0%			1	0%
99801	1	0%			1	0%
(blank)	364	16%	908	100%	1,271	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

16. What type of housing unit do you live in this term?

1 Apartment (in an apartment complex/building)	966	43%			966	31%
2 Apartment (in a house or converted house with more than one apartment)	166	7%			166	5%
3 Apartment (in a space above a retail establishment)	7	0%			7	0%
4 House (where the whole building is rented by yourself or a group)	571	25%			571	18%
5 Room in a house (where the house is owned or rented by others)	77	3%			77	2%
6 Fraternity or sorority house	72	3%			72	2%
7 Co-op house	28	1%			28	1%
(blank)	359		908	100%	1,267	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
17. What is the name of your apartment complex (if applicable)?						
1 Duck's Village	88	4%			88	3%
2 Chase Village Apartments	82	4%			82	3%
3 Campus Commons	64	3%			64	2%
4 Other	938	42%			938	30%
(blank)	1,074	48%	908	100%	1,982	63%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Other, please specify:						
1025 Almaden	1	0%			1	0%
1238 Patterson Alley	1	0%			1	0%
12th Ave	1	0%			1	0%
1340 Mill St.	3	0%			3	0%
1365 Ferry St.	2	0%			2	0%
1390 Alder	1	0%			1	0%
13th & Mill	1	0%			1	0%
1414 Alder St.	1	0%			1	0%
14th & Mill	1	0%			1	0%
1515 Hilyard	2	0%			2	0%
1630 Ferry St.	1	0%			1	0%
1648 Patterson	1	0%			1	0%
1695 Hilyard (Principle Property Mgmt)	1	0%			1	0%
1711 Patterson	2	0%			2	0%
174 E 16th Ave., Apt #1	1	0%			1	0%
1840 Agate St.	3	0%			3	0%
1893 Garden Ave.	2	0%			2	0%
18th & Ferry	1	0%			1	0%
18th & Onyx	1	0%			1	0%
1939 Agate Alley	1	0%			1	0%
2770 University St.	1	0%			1	0%
361 E 13th (Bell Real Estate)	1	0%			1	0%
405 E 14th Ave	1	0%			1	0%
431 W 13th	1	0%			1	0%
535 E 14th Alley	1	0%			1	0%
599 Coburg	1	0%			1	0%
630 16th Aly	1	0%			1	0%
710 E 15th Aly	1	0%			1	0%
733 E 15th	1	0%			1	0%
736 E 18th Ave.	1	0%			1	0%
971 Lawrence St.	1	0%			1	0%
Above Carmichael Group	1	0%			1	0%
Adam's house	1	0%			1	0%
Alder St Quads & Apts	2	0%			2	0%
Aldersgate	3	0%			3	0%
Aldersgate Quads	1	0%			1	0%
Alderstreet Apts & Quads	1	0%			1	0%
Alderwood	2	0%			2	0%
Alderwood Manor	14	1%			14	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
All Around Town Realty	3	0%			3	0%
Applewood Apts	2	0%			2	0%
Apts at 19th	1	0%			1	0%
Bailey Hill Meadows	1	0%			1	0%
Barbara Ann	1	0%			1	0%
Bell Realty	4	0%			4	0%
Better Properties, LLC	1	0%			1	0%
Birtch Manor	1	0%			1	0%
Blackstone Manor Apts	9	0%			9	0%
Brentwood Estates	2	0%			2	0%
Broadway Apts	1	0%			1	0%
Broadway Center Apts	5	0%			5	0%
Broadway Place Apts	3	0%			3	0%
Brookstone Apts	1	0%			1	0%
Brownstone complex on 13th Ave.	1	0%			1	0%
Cabana Apts	1	0%			1	0%
Camelot	3	0%			3	0%
Campus Apts	1	0%			1	0%
Campus Chateau	2	0%			2	0%
Campus Court	3	0%			3	0%
Campus Court Quads	5	0%			5	0%
Campus Courts	2	0%			2	0%
Campus Plaza	6	0%			6	0%
Campus Quads	6	0%			6	0%
Campus Quads Harris St.	1	0%			1	0%
Campus Twins	3	0%			3	0%
Campus Village	1	0%			1	0%
Canterbury Court	7	0%			7	0%
Castle Terrace	2	0%			2	0%
Catalpa Apts	1	0%			1	0%
Cedarwood Quads	2	0%			2	0%
Centennial Apts	1	0%			1	0%
Centennial Park Apts	3	0%			3	0%
Centre Court Village	1	0%			1	0%
Chalet Apts	3	0%			3	0%
Chataeu	1	0%			1	0%
Cherry Wood	1	0%			1	0%
Christus House	2	0%			2	0%
Churchill Estates	1	0%			1	0%
Clair Lu Apts	4	0%			4	0%
Clair Lu Terrace	2	0%			2	0%
Clairmont Kincaid Apts	2	0%			2	0%
Claremont Apts	1	0%			1	0%
Clark	1	0%			1	0%
Classic Apts	2	0%			2	0%
Cloverdale	1	0%			1	0%
Club Mill	4	0%			4	0%
Coburg Road Apts	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
College Corner	1	0%			1	0%
Collegeside Apts	2	0%			2	0%
Colony Park	1	0%			1	0%
Corliss Lane	1	0%			1	0%
Country Club Place Apts	2	0%			2	0%
Creekside	1	0%			1	0%
Creekside Village	5	0%			5	0%
Crescent Park Apts	1	0%			1	0%
Crest Villa Apts	3	0%			3	0%
Devonshire Park Apts	1	0%			1	0%
Driftwood	1	0%			1	0%
Duplex	8	0%			8	0%
East Blair Housing Co-op	1	0%			1	0%
Echo Manor	1	0%			1	0%
EDCO owned	2	0%			2	0%
Edgewood Villa	1	0%			1	0%
Emerald Apts	8	0%			8	0%
Emerald Quad Plex	1	0%			1	0%
Emerald Terrace	1	0%			1	0%
Eugene Animal Hospital	1	0%			1	0%
Eugene Manor	6	0%			6	0%
Fir Crest	2	0%			2	0%
Fir Tree Apts	2	0%			2	0%
Fir Wood	1	0%			1	0%
Flintridge Apts	6	0%			6	0%
Forest Hills	7	0%			7	0%
Fountain Court Apts	1	0%			1	0%
Fountain Villa	2	0%			2	0%
Four Seasons	1	0%			1	0%
Four Seasons - Greentree Apts	3	0%			3	0%
Four Seasons Townhouses	3	0%			3	0%
Frontier Terrace	1	0%			1	0%
Garden Terrace Apts	1	0%			1	0%
Gateway Village	3	0%			3	0%
Glenbrook Apts	4	0%			4	0%
Glenwood Apts	1	0%			1	0%
Granada Village	1	0%			1	0%
Greenwood Apts	4	0%			4	0%
Ham House	1	0%			1	0%
Harris Apts	2	0%			2	0%
Harris House Apts	9	0%			9	0%
Harris St. Apts	1	0%			1	0%
Hayes Apts	2	0%			2	0%
Hayward House	2	0%			2	0%
Heritage Village	3	0%			3	0%
Heron Club Apts	2	0%			2	0%
Heron Meadows	4	0%			4	0%
Hess	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Hideaway Apts	7	0%			7	0%
High Alley Apts	1	0%			1	0%
High Oaks	1	0%			1	0%
High Street Terrace	2	0%			2	0%
Hildyard House	1	0%			1	0%
Hill House Apts	7	0%			7	0%
Hilyard Alley	1	0%			1	0%
Hilyard House Apts	10	0%			10	0%
Hi-Oakes	1	0%			1	0%
Hosanna Apts	1	0%			1	0%
Janet Smith Co-Op	2	0%			2	0%
Jenna Village	3	0%			3	0%
John Fox Apts	1	0%			1	0%
Jorgenson	1	0%			1	0%
Kambria Village	2	0%			2	0%
Kentfield	1	0%			1	0%
Kinsrow Apts (Across from Chase)	1	0%			1	0%
Kirkwood Apts	2	0%			2	0%
Lake Crest	1	0%			1	0%
Lakecrest	1	0%			1	0%
Lane Tower	8	0%			8	0%
Lewis	1	0%			1	0%
Lewis & Clark	3	0%			3	0%
Lincoln Apts	1	0%			1	0%
Mallard	1	0%			1	0%
Mallard Park	4	0%			4	0%
Mallard Properties	1	0%			1	0%
Maple Arms	2	0%			2	0%
Martlatt	1	0%			1	0%
McCornack Place	1	0%			1	0%
McCornack Townhomes	1	0%			1	0%
McKenna	2	0%			2	0%
McKenna Estates	6	0%			6	0%
McKenzie East	2	0%			2	0%
McKenzie Meadows	1	0%			1	0%
Meadow Park Apts	2	0%			2	0%
Meadowview Townhouses	2	0%			2	0%
Metco Investment Realty	1	0%			1	0%
Mill Garden Townhomes	1	0%			1	0%
Mill High Apts	3	0%			3	0%
Mill Manor	1	0%			1	0%
Mill Race	4	0%			4	0%
Millrace Apts	5	0%			5	0%
Millrace Gardens	2	0%			2	0%
Ming Tree	4	0%			4	0%
Mom Richart	1	0%			1	0%
Myrtlewood	1	0%			1	0%
Nick Roeh	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Noelane Court	1	0%			1	0%
Normandy	1	0%			1	0%
NorthGate Apts	1	0%			1	0%
Northgate Manor	1	0%			1	0%
Northgreen Apts	6	0%			6	0%
Northwood Apts	1	0%			1	0%
Nozama	1	0%			1	0%
Oak Creek	1	0%			1	0%
Oak Lane	1	0%			1	0%
Oak Leaf	1	0%			1	0%
Oak Terrace	1	0%			1	0%
Oak View Apts	1	0%			1	0%
OBO Realty	1	0%			1	0%
Obsidian Apts	1	0%			1	0%
Old Springfield Hospital	1	0%			1	0%
Olive Terrace	1	0%			1	0%
Olsen Townhouse	1	0%			1	0%
Olson Townhouses	1	0%			1	0%
Olympic Villa Apts	1	0%			1	0%
Onyx House	7	0%			7	0%
Onyx St. Apt	1	0%			1	0%
Oregon Chateau	3	0%			3	0%
Pacific Village	1	0%			1	0%
Pairadice Apts	10	0%			10	0%
Paloma	1	0%			1	0%
Park Grove Apts	5	0%			5	0%
Parkgrove Apts	7	0%			7	0%
Parkside Apts	2	0%			2	0%
Patterson Apts	1	0%			1	0%
Patterson Manor	2	0%			2	0%
Patterson Plaza	2	0%			2	0%
Patterson Tower	5	0%			5	0%
Pearl Apts	2	0%			2	0%
Pebble Beach Apts	3	0%			3	0%
Pengra Court (HACSA)	1	0%			1	0%
Pioneer Apts	1	0%			1	0%
Pioneer Property Mgmt	1	0%			1	0%
Plumtree Manor	1	0%			1	0%
Polk Plaza	1	0%			1	0%
Potter St. Apts	2	0%			2	0%
Property Management Concepts	4	0%			4	0%
Prospect Park	3	0%			3	0%
Providential Properties	1	0%			1	0%
Quadplex	1	0%			1	0%
Raleigh Hills Apts	1	0%			1	0%
Ridgeview	1	0%			1	0%
Ridgewood Apts	6	0%			6	0%
River Terrace Apts	8	0%			8	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Rivers Edge Townhomes	1	0%			1	0%
Rivertowne Apts	6	0%			6	0%
Riviera Village	1	0%			1	0%
Roosevelt Gardens	1	0%			1	0%
Royal Terrace	2	0%			2	0%
Rustic Place	1	0%			1	0%
Selma	2	0%			2	0%
Senshin Dorms	1	0%			1	0%
Shannon's Apts	2	0%			2	0%
Shannon's Place	2	0%			2	0%
Sheldon Village	2	0%			2	0%
Silver Lace Apts	2	0%			2	0%
Sitka House	1	0%			1	0%
Sky Court, Tokyo Japan (lived in Barnhart until 4/07 before coming here to study abroad)	1	0%			1	0%
Sommerset Villas	1	0%			1	0%
South Crest	1	0%			1	0%
Southgate Apts	4	0%			4	0%
Southtowne	1	0%			1	0%
Spring Creek Apts	2	0%			2	0%
Springfield Manor	1	0%			1	0%
Springridge Village	1	0%			1	0%
Stewardship Properties	2	0%			2	0%
Stone Apts	1	0%			1	0%
Stone Ridge Apts	1	0%			1	0%
Stoneridge	7	0%			7	0%
Stoneridge, Talray Inc.	1	0%			1	0%
Student Manor Apts	10	0%			10	0%
Student Plaza	4	0%			4	0%
Sunset Meadows	1	0%			1	0%
Talisman	2	0%			2	0%
The Boulders	5	0%			5	0%
The Capri	1	0%			1	0%
The Collegian	2	0%			2	0%
The Crossings	2	0%			2	0%
The Elms	1	0%			1	0%
The Hide Away	1	0%			1	0%
The Kincaid	2	0%			2	0%
The Park At Emerald Village	1	0%			1	0%
The Plumb Tree Apts	1	0%			1	0%
The Royals	1	0%			1	0%
The Spot	2	0%			2	0%
The Tiki	4	0%			4	0%
The Victoria House	1	0%			1	0%
The Woodlands	1	0%			1	0%
Timber View	1	0%			1	0%
Tomseth House	1	0%			1	0%
Town & Campus	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Trinity House	3	0%			3	0%
University Manor Apts	7	0%			7	0%
University Manor South	3	0%			3	0%
University South Apts	1	0%			1	0%
Valley Investment Properties	1	0%			1	0%
Valley River Court	3	0%			3	0%
Vicksburg	1	0%			1	0%
Village Inn Apts	1	0%			1	0%
Village Town Homes	1	0%			1	0%
Vitor Villa	1	0%			1	0%
Von Klein	1	0%			1	0%
Von Klein Property Mgmt	1	0%			1	0%
Von Klein's 354 E 14th	1	0%			1	0%
Washington Street Apts	1	0%			1	0%
Westfair	1	0%			1	0%
Westmoreland Apts	14	1%			14	0%
Westmoreland Village	10	0%			10	0%
Weston Manor	1	0%			1	0%
Willakenzie Townhouses	1	0%			1	0%
Willamette Gardens	5	0%			5	0%
Willamette housing	1	0%			1	0%
Willamette Towers	3	0%			3	0%
Willow Lane Apts	2	0%			2	0%
Wood Stone Apt	1	0%			1	0%
Woodland Apts	1	0%			1	0%
Woodland Creek Apts	2	0%			2	0%
Woodside Manor	13	1%			13	0%
Woodside Manor Quads	1	0%			1	0%
Woodtique	1	0%			1	0%
(blank)	1,556	69%	908	100%	2,464	78%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

18. How do you most often commute to campus?

1 Bike	329	15%			329	10%
2 Board	12	1%			12	0%
3 Bus / EmX Rapid Transit	449	20%			449	14%
4 Drive	318	14%			318	10%
5 Walk	765	34%			765	24%
6 Motorcycle / Moped / Scooter	7	0%			7	0%
7 Other	11	0%			11	0%
(blank)	355	16%	908	100%	1,263	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
19. How long is your commute (each way) to campus?						
1 One-quarter mile or less	543	24%			543	17%
2 More than one-quarter mile, up to one-half mile	305	14%			305	10%
3 More than one-half mile, up to three-quarters of a mile	187	8%			187	6%
4 More than three-quarters of a mile	843	38%			843	27%
(blank)	368	16%	908	100%	1,276	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
20. How long does it take you to commute each way?						
1 Five minutes or less	278	12%			278	9%
2 More than five minutes, up to ten minutes	607	27%			607	19%
3 More than ten minutes, up to fifteen minutes	611	27%			611	19%
4 More than fifteen minutes	387	17%			387	12%
(blank)	363	16%	908	100%	2,171	69%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
21. Including yourself, how many people live in your apartment/unit?						
1 One	306	14%			306	10%
2 Two	673	30%			673	21%
3 Three	360	16%			360	11%
4 Four	291	13%			291	9%
5 More than four	253	11%			253	8%
(blank)	363	16%	908	100%	1,271	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
22. How many bedrooms are in your apartment/unit?						
1 One	332	15%			332	11%
2 Two	652	29%			652	21%
3 Three	351	16%			351	11%
4 Four	288	13%			288	9%
5 More than four	234	10%			234	7%
6 None - an efficiency	27	1%			27	1%
(blank)	362	16%	908	100%	1,270	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
23. Do you share a bedroom?						
1 Yes, I share a bedroom with my spouse/partner and/or child(ren) *(Skip to Q25.)*	212	9%			212	7%
2 Yes, I share a bedroom with my significant other *(Skip to Q25.)*	167	7%			167	5%
3 Yes, I share a bedroom with a roommate	97	4%			97	3%
4 No, I have a bedroom to myself *(Skip to Q25.)*	1,412	63%			1,412	45%
(blank)	358	16%	908	100%	1,266	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
24. Why did you choose to share a bedroom?						
a. Lower rent	35	2%			35	1%
b. Wanted to live with friends	30	1%			30	1%
c. Could not find housing with a private bedroom	9	0%			9	0%
d. Some other reason	41	2%			41	1%
Assigned	1	0%			1	0%
Co-op	1	0%			1	0%
Each room has roommates	1	0%			1	0%
Everyone is required to share a room	1	0%			1	0%
Fraternity sleeping porch	1	0%			1	0%
Girlfriend	1	0%			1	0%
Greek housing	1	0%			1	0%
It's how it works	1	0%			1	0%
It's the housing set up	1	0%			1	0%
Live in a sorority	20	1%			20	1%
Required	5	0%			5	0%
Required for Onyx House	1	0%			1	0%
Required in Co-Op	1	0%			1	0%
Sleeping porch	1	0%			1	0%
Someone had to share	1	0%			1	0%
Space purposes	1	0%			1	0%
Video gaming	1	0%			1	0%
Wanted to live at Onyx House, where there are 2 people per room	1	0%			1	0%
(blank)	2,205	98%	908	100%	3,113	99%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
25. How many bathrooms are in your apartment/unit?						
1 One	1,038	46%			1,038	33%
2 One and a half	138	6%			138	4%
3 Two	452	20%			452	14%
4 Two and a half	83	4%			83	3%
5 Three	71	3%			71	2%
6 More than three	98	4%			98	3%
(blank)	366	16%	908	100%	1,274	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
26. What is your lease term?						
1 Twelve months	601	27%			601	19%
2 Nine months / Academic year	555	25%			555	18%
3 Six months	60	3%			60	2%
4 Quarter or term	31	1%			31	1%
5 Month-to-month	313	14%			313	10%
6 Other	60	3%			60	2%
(blank)	626	28%	908	100%	1,534	49%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
27. How do you rent your unit?						
1 Unfurnished	1,424	63%			1,424	45%
2 Partially furnished	184	8%			184	6%
3 Furnished	275	12%			275	9%
(blank)	363	16%	908	100%	1,271	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
28. Which of the following statements most accurately describes your living situation?						
1 I live on my own or with roommates in a rented unit.	1,600	71%			1,600	51%
2 I live with my parent(s)/guardian in their home and contribute toward my living expenses.	6	0%			6	0%
3 I live with my spouse/partner and/or child(ren) in a rented unit. *(Skip to Q30.)*	281	13%			281	9%
(blank)	359	16%	908	100%	1,267	40%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

29. What is your share of monthly housing costs?

	Rent n=	Rent Median	Total Other Expenses n=	Total Other Expenses Median
On own or with roommate(s)	1,571	$375	1,470	$66
With parent(s)/guardian(s) and contribute	6	$340	6	$69

30. What will be the monthly rental cost for the entire unit?

	Rent n=	Rent Median	Total Other Expenses n=	Total Other Expenses Median
With spouse/partner/child(ren)	278	$656	273	$160

31. Question intentionally left blank

32. Question intentionally left blank

33. For each of the following possible changes that might attract sophomores to living in University-owned housing for one more year, please think of the time when, during your freshman year, you were deciding where to live for sophomore year, and indicate whether the change would have increased your interest in living in University-owned housing.

Sophomore-only housing (separate building from freshmen)

1 Same interest as now	535	24%	265	29%	800	25%
2 Somewhat more interest	725	32%	335	37%	1,060	34%
3 Much more interest	351	16%	169	19%	520	16%
4 Not applicable	352	16%	103	11%	455	14%
(blank)	283	13%	36	4%	319	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Fewer or different (sophomore-appropriate) rules and/or policies						
1 Same interest as now	386	17%	202	22%	588	19%
2 Somewhat more interest	680	30%	369	41%	1,049	33%
3 Much more interest	564	25%	210	23%	774	25%
4 Not applicable	332	15%	87	10%	419	13%
(blank)	284	13%	40	4%	324	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Ability to select all my own room/unit-mates						
1 Same interest as now	249	11%	180	20%	429	14%
2 Somewhat more interest	537	24%	289	32%	826	26%
3 Much more interest	884	39%	322	35%	1,206	38%
4 Not applicable	290	13%	82	9%	372	12%
(blank)	286	13%	35	4%	321	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Bathroom in unit						
1 Same interest as now	159	7%	111	12%	270	9%
2 Somewhat more interest	413	18%	251	28%	664	21%
3 Much more interest	1,126	50%	446	49%	1,572	50%
4 Not applicable	270	12%	68	7%	338	11%
(blank)	278	12%	32	4%	310	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Kitchen in unit						
1 Same interest as now	148	7%	82	9%	230	7%
2 Somewhat more interest	400	18%	197	22%	597	19%
3 Much more interest	1,156	51%	530	58%	1,686	53%
4 Not applicable	263	12%	66	7%	329	10%
(blank)	279	12%	33	4%	312	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Larger bedroom						
1 Same interest as now	171	8%	108	12%	279	9%
2 Somewhat more interest	458	20%	217	24%	675	21%
3 Much more interest	1,065	47%	487	54%	1,552	49%
4 Not applicable	265	12%	65	7%	330	10%
(blank)	287	13%	31	3%	318	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Living area in unit (suite- or apartment-style)						
1 Same interest as now	153	7%	92	10%	245	8%
2 Somewhat more interest	434	19%	206	23%	640	20%
3 Much more interest	1,109	49%	511	56%	1,620	51%
4 Not applicable	269	12%	66	7%	335	11%
(blank)	281	13%	33	4%	314	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Private bedroom (single)						
1 Same interest as now	214	10%	154	17%	368	12%
2 Somewhat more interest	406	18%	247	27%	653	21%
3 Much more interest	1,077	48%	400	44%	1,477	47%
4 Not applicable	269	12%	74	8%	343	11%
(blank)	280	12%	33	4%	313	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
No meal plan requirement						
1 Same interest as now	435	19%	288	32%	723	23%
2 Somewhat more interest	542	24%	257	28%	799	25%
3 Much more interest	686	31%	234	26%	920	29%
4 Not applicable	300	13%	97	11%	397	13%
(blank)	283	13%	32	4%	315	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
New meal plan option with fewer meals per week						
1 Same interest as now	574	26%	372	41%	946	30%
2 Somewhat more interest	621	28%	233	26%	854	27%
3 Much more interest	414	18%	156	17%	570	18%
4 Not applicable	354	16%	112	12%	466	15%
(blank)	283	13%	35	4%	318	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Tell Us Your Thoughts on Housing

34. Single traditional students experience different housing needs over the course of their tenure at a campus. What unit type is most appropriate for each year of study?

Freshman						
1 Live at home with parents	153	7%	41	5%	194	6%
2 Live off campus on his/her own or with room/apartment-mates	77	3%	22	2%	99	3%
3 Traditional room	1,126	50%	590	65%	1,716	54%
4 Semi-suite	279	12%	126	14%	405	13%
5 Suite	195	9%	73	8%	268	8%
6 Apartment	104	5%	32	4%	136	4%
(blank)	312	14%	24	3%	336	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Sophomore						
1 Live at home with parents	37	2%	6	1%	43	1%
2 Live off campus on his/her own or with room/apartment-mates	418	19%	200	22%	618	20%
3 Traditional room	98	4%	54	6%	152	5%
4 Semi-suite	467	21%	225	25%	692	22%
5 Suite	379	17%	168	19%	547	17%
6 Apartment	536	24%	225	25%	761	24%
(blank)	311	14%	30	3%	341	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Junior						
1 Live at home with parents	13	1%	5	1%	18	1%
2 Live off campus on his/her own or with room/apartment-mates	756	34%	294	32%	1,050	33%
3 Traditional room	34	2%	12	1%	46	1%
4 Semi-suite	73	3%	52	6%	125	4%
5 Suite	355	16%	197	22%	552	18%
6 Apartment	682	30%	302	33%	984	31%
(blank)	333	15%	46	5%	379	12%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Senior						
1 Live at home with parents	16	1%	7	1%	23	1%
2 Live off campus on his/her own or with room/apartment-mates	900	40%	338	37%	1,238	39%
3 Traditional room	12	1%	4	0%	16	1%
4 Semi-suite	30	1%	10	1%	40	1%
5 Suite	99	4%	64	7%	163	5%
6 Apartment	803	36%	400	44%	1,203	38%
(blank)	386	17%	85	9%	471	15%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Graduate student						
1 Live at home with parents	57	3%	20	2%	77	2%
2 Live off campus on his/her own or with room/apartment-mates	892	40%	360	40%	1,252	40%
3 Traditional room	6	0%	6	1%	12	0%
4 Semi-suite	9	0%	7	1%	16	1%
5 Suite	32	1%	10	1%	42	1%
6 Apartment	744	33%	393	43%	1,137	36%
(blank)	506	23%	112	12%	618	20%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

35. The newest residence hall on campus, the LLC (Living-Learning Center), opened last fall. What is your opinion of the LLC with respect to the following attributes? If you are not familiar with a particular attribute of the LLC, select the final "not familiar" option in the row.

Bedroom furniture						
1 Strongly negative	14	1%	4	0%	18	1%
2 Somewhat negative	20	1%	18	2%	38	1%
3 Neutral	88	4%	83	9%	171	5%
4 Somewhat positive	133	6%	179	20%	312	10%
5 Strongly positive	93	4%	226	25%	319	10%
6 Not familiar with LLC and/or this feature	1,629	73%	388	43%	2,017	64%
(blank)	269	12%	10	1%	279	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Classroom space						
1 Strongly negative	23	1%	6	1%	29	1%
2 Somewhat negative	57	3%	26	3%	83	3%
3 Neutral	113	5%	109	12%	222	7%
4 Somewhat positive	192	9%	208	23%	400	13%
5 Strongly positive	153	7%	197	22%	350	11%
6 Not familiar with LLC and/or this feature	1,433	64%	353	39%	1,786	57%
(blank)	275	12%	9	1%	284	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Co-ed by room assignments						
1 Strongly negative	24	1%	13	1%	37	1%
2 Somewhat negative	31	1%	49	5%	80	3%
3 Neutral	79	4%	85	9%	164	5%
4 Somewhat positive	151	7%	130	14%	281	9%
5 Strongly positive	198	9%	295	32%	493	16%
6 Not familiar with LLC and/or this feature	1,485	66%	327	36%	1,812	57%
(blank)	278	12%	9	1%	287	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Common area furnishings						
1 Strongly negative	7	0%	8	1%	15	0%
2 Somewhat negative	12	1%	21	2%	33	1%
3 Neutral	84	4%	95	10%	179	6%
4 Somewhat positive	186	8%	173	19%	359	11%
5 Strongly positive	177	8%	230	25%	407	13%
6 Not familiar with LLC and/or this feature	1,503	67%	370	41%	1,873	59%
(blank)	277	12%	11	1%	288	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Community bathrooms						
1 Strongly negative	26	1%	13	1%	39	1%
2 Somewhat negative	57	3%	43	5%	100	3%
3 Neutral	114	5%	112	12%	226	7%
4 Somewhat positive	115	5%	148	16%	263	8%
5 Strongly positive	94	4%	192	21%	286	9%
6 Not familiar with LLC and/or this feature	1,559	69%	392	43%	1,951	62%
(blank)	281	13%	8	1%	289	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Community kitchens						
1 Strongly negative	10	0%	13	1%	23	1%
2 Somewhat negative	25	1%	16	2%	41	1%
3 Neutral	80	4%	75	8%	155	5%
4 Somewhat positive	122	5%	104	11%	226	7%
5 Strongly positive	117	5%	159	18%	276	9%
6 Not familiar with LLC and/or this feature	1,610	72%	530	58%	2,140	68%
(blank)	282	13%	11	1%	293	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Courtyard						
1 Strongly negative	7	0%	3	0%	10	0%
2 Somewhat negative	13	1%	8	1%	21	1%
3 Neutral	100	4%	110	12%	210	7%
4 Somewhat positive	262	12%	223	25%	485	15%
5 Strongly positive	353	16%	309	34%	662	21%
6 Not familiar with LLC and/or this feature	1,231	55%	244	27%	1,475	47%
(blank)	280	12%	11	1%	291	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Dux Bistro dining venue						
1 Strongly negative	11	0%	8	1%	19	1%
2 Somewhat negative	18	1%	25	3%	43	1%
3 Neutral	81	4%	72	8%	153	5%
4 Somewhat positive	232	10%	239	26%	471	15%
5 Strongly positive	288	13%	392	43%	680	22%
6 Not familiar with LLC and/or this feature	1,327	59%	163	18%	1,490	47%
(blank)	289	13%	9	1%	298	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Environmentally responsible construction						
1 Strongly negative	12	1%	6	1%	18	1%
2 Somewhat negative	9	0%	6	1%	15	0%
3 Neutral	69	3%	96	11%	165	5%
4 Somewhat positive	166	7%	158	17%	324	10%
5 Strongly positive	508	23%	366	40%	874	28%
6 Not familiar with LLC and/or this feature	1,201	53%	268	30%	1,469	47%
(blank)	281	13%	8	1%	289	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Exterior appearance						
1 Strongly negative	13	1%	6	1%	19	1%
2 Somewhat negative	47	2%	19	2%	66	2%
3 Neutral	149	7%	126	14%	275	9%
4 Somewhat positive	367	16%	249	27%	616	20%
5 Strongly positive	393	17%	349	38%	742	24%
6 Not familiar with LLC and/or this feature	994	44%	152	17%	1,146	36%
(blank)	283	13%	7	1%	290	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Floor lounges						
1 Strongly negative	5	0%	5	1%	10	0%
2 Somewhat negative	15	1%	15	2%	30	1%
3 Neutral	77	3%	83	9%	160	5%
4 Somewhat positive	199	9%	176	19%	375	12%
5 Strongly positive	193	9%	248	27%	441	14%
6 Not familiar with LLC and/or this feature	1,476	66%	372	41%	1,848	59%
(blank)	281	13%	9	1%	290	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
General lounges						
1 Strongly negative	6	0%	5	1%	11	0%
2 Somewhat negative	16	1%	16	2%	32	1%
3 Neutral	99	4%	92	10%	191	6%
4 Somewhat positive	188	8%	189	21%	377	12%
5 Strongly positive	183	8%	241	27%	424	13%
6 Not familiar with LLC and/or this feature	1,471	65%	356	39%	1,827	58%
(blank)	283	13%	9	1%	292	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Interior artificial lighting						
1 Strongly negative	13	1%	13	1%	26	1%
2 Somewhat negative	36	2%	27	3%	63	2%
3 Neutral	145	6%	158	17%	303	10%
4 Somewhat positive	174	8%	200	22%	374	12%
5 Strongly positive	145	6%	184	20%	329	10%
6 Not familiar with LLC and/or this feature	1,453	65%	314	35%	1,767	56%
(blank)	280	12%	12	1%	292	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Laundry facilities						
1 Strongly negative	4	0%	11	1%	15	0%
2 Somewhat negative	10	0%	25	3%	35	1%
3 Neutral	68	3%	64	7%	132	4%
4 Somewhat positive	99	4%	121	13%	220	7%
5 Strongly positive	105	5%	145	16%	250	8%
6 Not familiar with LLC and/or this feature	1,678	75%	532	59%	2,210	70%
(blank)	282	13%	10	1%	292	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Location on campus						
1 Strongly negative	5	0%	2	0%	7	0%
2 Somewhat negative	30	1%	8	1%	38	1%
3 Neutral	139	6%	69	8%	208	7%
4 Somewhat positive	314	14%	221	24%	535	17%
5 Strongly positive	444	20%	428	47%	872	28%
6 Not familiar with LLC and/or this feature	1,033	46%	166	18%	1,199	38%
(blank)	281	13%	14	2%	295	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Natural lighting						
1 Strongly negative	5	0%	4	0%	9	0%
2 Somewhat negative	8	0%	6	1%	14	0%
3 Neutral	90	4%	98	11%	188	6%
4 Somewhat positive	176	8%	177	19%	353	11%
5 Strongly positive	319	14%	324	36%	643	20%
6 Not familiar with LLC and/or this feature	1,369	61%	287	32%	1,656	53%
(blank)	279	12%	12	1%	291	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Noise level						
1 Strongly negative	21	1%	27	3%	48	2%
2 Somewhat negative	36	2%	56	6%	92	3%
3 Neutral	108	5%	132	15%	240	8%
4 Somewhat positive	76	3%	116	13%	192	6%
5 Strongly positive	68	3%	115	13%	183	6%
6 Not familiar with LLC and/or this feature	1,655	74%	450	50%	2,105	67%
(blank)	282	13%	12	1%	294	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Overall level of amenities						
1 Strongly negative	8	0%	3	0%	11	0%
2 Somewhat negative	10	0%	15	2%	25	1%
3 Neutral	81	4%	91	10%	172	5%
4 Somewhat positive	140	6%	158	17%	298	9%
5 Strongly positive	123	5%	206	23%	329	10%
6 Not familiar with LLC and/or this feature	1,599	71%	419	46%	2,018	64%
(blank)	285	13%	16	2%	301	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Quality compared to other residence halls						
1 Strongly negative	7	0%	9	1%	16	1%
2 Somewhat negative	11	0%	6	1%	17	1%
3 Neutral	45	2%	52	6%	97	3%
4 Somewhat positive	155	7%	141	16%	296	9%
5 Strongly positive	454	20%	442	49%	896	28%
6 Not familiar with LLC and/or this feature	1,294	58%	249	27%	1,543	49%
(blank)	280	12%	9	1%	289	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Range of motion in window operation						
1 Strongly negative	9	0%	23	3%	32	1%
2 Somewhat negative	17	1%	38	4%	55	2%
3 Neutral	55	2%	80	9%	135	4%
4 Somewhat positive	79	4%	87	10%	166	5%
5 Strongly positive	68	3%	117	13%	185	6%
6 Not familiar with LLC and/or this feature	1,736	77%	550	61%	2,286	72%
(blank)	282	13%	13	1%	295	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Room size (square footage)						
1 Strongly negative	11	0%	3	0%	14	0%
2 Somewhat negative	14	1%	10	1%	24	1%
3 Neutral	60	3%	40	4%	100	3%
4 Somewhat positive	116	5%	126	14%	242	8%
5 Strongly positive	188	8%	382	42%	570	18%
6 Not familiar with LLC and/or this feature	1,578	70%	336	37%	1,914	61%
(blank)	279	12%	11	1%	290	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Safety / security						
1 Strongly negative	18	1%	9	1%	27	1%
2 Somewhat negative	17	1%	21	2%	38	1%
3 Neutral	75	3%	93	10%	168	5%
4 Somewhat positive	91	4%	118	13%	209	7%
5 Strongly positive	116	5%	204	22%	320	10%
6 Not familiar with LLC and/or this feature	1,647	73%	451	50%	2,098	67%
(blank)	282	13%	12	1%	294	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Sound transmission through walls						
1 Strongly negative	20	1%	28	3%	48	2%
2 Somewhat negative	32	1%	42	5%	74	2%
3 Neutral	64	3%	76	8%	140	4%
4 Somewhat positive	72	3%	75	8%	147	5%
5 Strongly positive	55	2%	90	10%	145	5%
6 Not familiar with LLC and/or this feature	1,722	77%	585	64%	2,307	73%
(blank)	281	13%	12	1%	293	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Storage space						
1 Strongly negative	11	0%	6	1%	17	1%
2 Somewhat negative	21	1%	17	2%	38	1%
3 Neutral	61	3%	64	7%	125	4%
4 Somewhat positive	88	4%	107	12%	195	6%
5 Strongly positive	90	4%	192	21%	282	9%
6 Not familiar with LLC and/or this feature	1,696	76%	509	56%	2,205	70%
(blank)	279	12%	13	1%	292	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Study lounges / alcoves						
1 Strongly negative	7	0%	5	1%	12	0%
2 Somewhat negative	5	0%	11	1%	16	1%
3 Neutral	71	3%	80	9%	151	5%
4 Somewhat positive	136	6%	156	17%	292	9%
5 Strongly positive	150	7%	228	25%	378	12%
6 Not familiar with LLC and/or this feature	1,592	71%	413	45%	2,005	64%
(blank)	285	13%	15	2%	300	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Volleyball and basketball courts						
1 Strongly negative	9	0%	5	1%	14	0%
2 Somewhat negative	7	0%	17	2%	24	1%
3 Neutral	85	4%	111	12%	196	6%
4 Somewhat positive	150	7%	166	18%	316	10%
5 Strongly positive	227	10%	262	29%	489	16%
6 Not familiar with LLC and/or this feature	1,489	66%	332	37%	1,821	58%
(blank)	279	12%	15	2%	294	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Wireless Internet						
1 Strongly negative	5	0%	5	1%	10	0%
2 Somewhat negative	7	0%	8	1%	15	0%
3 Neutral	35	2%	41	5%	76	2%
4 Somewhat positive	98	4%	87	10%	185	6%
5 Strongly positive	397	18%	397	44%	794	25%
6 Not familiar with LLC and/or this feature	1,421	63%	358	39%	1,779	56%
(blank)	283	13%	12	1%	295	9%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

36. Question intentionally left blank

37. How satisfied or dissatisfied are you with your current housing situation in terms of meeting the preferences for housing factors listed above?

1 Very satisfied	538	24%	144	16%	682	22%
2 Satisfied	1,107	49%	491	54%	1,598	51%
3 Dissatisfied	264	12%	197	22%	461	15%
4 Very dissatisfied	49	2%	64	7%	113	4%
(blank)	288	13%	12	1%	300	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

38. What is most important to you about housing at the UO? The University is interested in how to improve existing UO Housing. Keeping in mind that most improvements come at additional cost, what are the five most important areas for improvement, in priority order, from the following lists (e.g., if having a private bedroom was the most important item from the first list, select it as "Most Important")?

Basic necessities:

Most important

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
1 Improved plumbing	40	2%	33	4%	73	2%
2 Individual room temperature controls	71	3%	46	5%	117	4%
3 Larger bedrooms	707	31%	373	41%	1,080	34%
4 More electrical outlets in better locations	21	1%	25	3%	46	1%
5 More natural light	131	6%	29	3%	160	5%
6 Private bedroom	616	27%	122	13%	738	23%
7 Sound insulation	188	8%	144	16%	332	11%
8 Storage space	39	2%	37	4%	76	2%
9 Wider hallways	1	0%	2	0%	3	0%
10 Wireless Internet	122	5%	90	10%	212	7%
(blank)	310	14%	7	1%	317	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Second most important

1 Improved plumbing	72	3%	34	4%	106	3%
2 Individual room temperature controls	196	9%	89	10%	285	9%
3 Larger bedrooms	363	16%	124	14%	487	15%
4 More electrical outlets in better locations	73	3%	78	9%	151	5%
5 More natural light	195	9%	70	8%	265	8%
6 Private bedroom	220	10%	79	9%	299	9%
7 Sound insulation	311	14%	158	17%	469	15%
8 Storage space	215	10%	100	11%	315	10%
9 Wider hallways	15	1%	11	1%	26	1%
10 Wireless Internet	270	12%	154	17%	424	13%
(blank)	316	14%	11	1%	327	10%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Third most important

1 Improved plumbing	86	4%	28	3%	114	4%
2 Individual room temperature controls	198	9%	87	10%	285	9%
3 Larger bedrooms	155	7%	82	9%	237	8%
4 More electrical outlets in better locations	139	6%	90	10%	229	7%
5 More natural light	254	11%	93	10%	347	11%
6 Private bedroom	113	5%	63	7%	176	6%
7 Sound insulation	366	16%	157	17%	523	17%
8 Storage space	298	13%	135	15%	433	14%
9 Wider hallways	25	1%	24	3%	49	2%
10 Wireless Internet	289	13%	135	15%	424	13%
(blank)	323	14%	14	2%	337	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Fourth most important						
1 Improved plumbing	96	4%	55	6%	151	5%
2 Individual room temperature controls	221	10%	85	9%	306	10%
3 Larger bedrooms	137	6%	66	7%	203	6%
4 More electrical outlets in better locations	198	9%	111	12%	309	10%
5 More natural light	261	12%	75	8%	336	11%
6 Private bedroom	94	4%	46	5%	140	4%
7 Sound insulation	239	11%	130	14%	369	12%
8 Storage space	317	14%	142	16%	459	15%
9 Wider hallways	56	2%	34	4%	90	3%
10 Wireless Internet	302	13%	148	16%	450	14%
(blank)	325	14%	16	2%	341	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Fifth most important						
1 Improved plumbing	150	7%	65	7%	215	7%
2 Individual room temperature controls	225	10%	89	10%	314	10%
3 Larger bedrooms	115	5%	59	6%	174	6%
4 More electrical outlets in better locations	202	9%	109	12%	311	10%
5 More natural light	220	10%	99	11%	319	10%
6 Private bedroom	106	5%	42	5%	148	5%
7 Sound insulation	179	8%	104	11%	283	9%
8 Storage space	327	15%	142	16%	469	15%
9 Wider hallways	96	4%	64	7%	160	5%
10 Wireless Internet	294	13%	116	13%	410	13%
(blank)	332	15%	19	2%	351	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Attractive enhancements:						
Most important						
1 Computer labs	156	7%	39	4%	195	6%
2 Convenience store in the hall	76	3%	55	6%	131	4%
3 Convenient parking	405	18%	147	16%	552	18%
4 Designated social / TV lounges	56	2%	26	3%	82	3%
5 Designated study lounges	96	4%	44	5%	140	4%
6 Game room (ping pong, pool table, etc.)	77	3%	52	6%	129	4%
7 Group meeting space	11	0%	3	0%	14	0%
8 Improved quality of common area spaces	84	4%	42	5%	126	4%
9 Late night food spots	171	8%	102	11%	273	9%
10 Less centralized / more laundry facilities	67	3%	37	4%	104	3%
11 Microwaves and toaster ovens in community lounges	44	2%	33	4%	77	2%
12 More efficient washers/dryers	79	4%	31	3%	110	3%
13 More washers and dryers	97	4%	62	7%	159	5%
14 Outdoor social and recreation space	73	3%	25	3%	98	3%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
15 Sink in each bedroom	343	15%	149	16%	492	16%
16 Weight or aerobics rooms	80	4%	44	5%	124	4%
(blank)	331	15%	17	2%	348	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Second most important						
1 Computer labs	125	6%	36	4%	161	5%
2 Convenience store in the hall	104	5%	66	7%	170	5%
3 Convenient parking	197	9%	86	9%	283	9%
4 Designated social / TV lounges	80	4%	39	4%	119	4%
5 Designated study lounges	114	5%	45	5%	159	5%
6 Game room (ping pong, pool table, etc.)	116	5%	56	6%	172	5%
7 Group meeting space	37	2%	18	2%	55	2%
8 Improved quality of common area spaces	104	5%	48	5%	152	5%
9 Late night food spots	205	9%	105	12%	310	10%
10 Less centralized / more laundry facilities	119	5%	50	6%	169	5%
11 Microwaves and toaster ovens in community lounges	79	4%	43	5%	122	4%
12 More efficient washers/dryers	109	5%	33	4%	142	5%
13 More washers and dryers	103	5%	67	7%	170	5%
14 Outdoor social and recreation space	79	4%	33	4%	112	4%
15 Sink in each bedroom	217	10%	101	11%	318	10%
16 Weight or aerobics rooms	117	5%	61	7%	178	6%
(blank)	341	15%	21	2%	362	11%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Third most important						
1 Computer labs	110	5%	24	3%	134	4%
2 Convenience store in the hall	91	4%	55	6%	146	5%
3 Convenient parking	138	6%	63	7%	201	6%
4 Designated social / TV lounges	94	4%	48	5%	142	5%
5 Designated study lounges	128	6%	51	6%	179	6%
6 Game room (ping pong, pool table, etc.)	124	6%	58	6%	182	6%
7 Group meeting space	58	3%	18	2%	76	2%
8 Improved quality of common area spaces	113	5%	58	6%	171	5%
9 Late night food spots	192	9%	96	11%	288	9%
10 Less centralized / more laundry facilities	121	5%	46	5%	167	5%
11 Microwaves and toaster ovens in community lounges	104	5%	77	8%	181	6%
12 More efficient washers/dryers	127	6%	51	6%	178	6%
13 More washers and dryers	115	5%	69	8%	184	6%
14 Outdoor social and recreation space	107	5%	46	5%	153	5%
15 Sink in each bedroom	158	7%	58	6%	216	7%
16 Weight or aerobics rooms	115	5%	64	7%	179	6%
(blank)	351	16%	26	3%	377	12%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Fourth most important						
1 Computer labs	112	5%	49	5%	161	5%
2 Convenience store in the hall	112	5%	52	6%	164	5%
3 Convenient parking	122	5%	56	6%	178	6%
4 Designated social / TV lounges	106	5%	51	6%	157	5%
5 Designated study lounges	125	6%	49	5%	174	6%
6 Game room (ping pong, pool table, etc.)	149	7%	38	4%	187	6%
7 Group meeting space	54	2%	18	2%	72	2%
8 Improved quality of common area spaces	136	6%	70	8%	206	7%
9 Late night food spots	167	7%	100	11%	267	8%
10 Less centralized / more laundry facilities	106	5%	37	4%	143	5%
11 Microwaves and toaster ovens in community lounges	124	6%	67	7%	191	6%
12 More efficient washers/dryers	104	5%	43	5%	147	5%
13 More washers and dryers	112	5%	50	6%	162	5%
14 Outdoor social and recreation space	109	5%	58	6%	167	5%
15 Sink in each bedroom	144	6%	71	8%	215	7%
16 Weight or aerobics rooms	109	5%	71	8%	180	6%
(blank)	355	16%	28	3%	383	12%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Fifth most important						
1 Computer labs	109	5%	32	4%	141	4%
2 Convenience store in the hall	101	4%	63	7%	164	5%
3 Convenient parking	117	5%	62	7%	179	6%
4 Designated social / TV lounges	89	4%	55	6%	144	5%
5 Designated study lounges	133	6%	51	6%	184	6%
6 Game room (ping pong, pool table, etc.)	126	6%	66	7%	192	6%
7 Group meeting space	77	3%	33	4%	110	3%
8 Improved quality of common area spaces	158	7%	59	6%	217	7%
9 Late night food spots	174	8%	70	8%	244	8%
10 Less centralized / more laundry facilities	86	4%	40	4%	126	4%
11 Microwaves and toaster ovens in community lounges	120	5%	54	6%	174	6%
12 More efficient washers/dryers	77	3%	32	4%	109	3%
13 More washers and dryers	95	4%	42	5%	137	4%
14 Outdoor social and recreation space	130	6%	73	8%	203	6%
15 Sink in each bedroom	147	7%	63	7%	210	7%
16 Weight or aerobics rooms	151	7%	84	9%	235	7%
(blank)	356	16%	29	3%	385	12%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Student Life and Services:						
Most important						
1 Ability to live in a learning community	259	12%	94	10%	353	11%
2 Ability to live in an interest group for sophomores	38	2%	21	2%	59	2%
3 Ability to live near child care	45	2%	18	2%	63	2%
4 Ability to live near other families	41	2%	19	2%	60	2%
5 Ability to live near others with interests or hobbies similar to mine	218	10%	90	10%	308	10%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
6 Ability to live near those in my same academic year	223	10%	92	10%	315	10%
7 Ability to live near public transportation	162	7%	68	7%	230	7%
8 Ability to live with students of the same major	126	6%	65	7%	191	6%
9 Classrooms in the building	34	2%	21	2%	55	2%
10 In-hall academic advising	77	3%	53	6%	130	4%
11 In-hall review sessions	17	1%	15	2%	32	1%
12 In-hall tutoring services	85	4%	59	6%	144	5%
13 In-hall writing help center	16	1%	9	1%	25	1%
14 Opportunities for social interaction	459	20%	229	25%	688	22%
15 Opportunities to interact with faculty outside of classroom	55	2%	19	2%	74	2%
16 Programs to develop leadership skills	36	2%	11	1%	47	1%
(blank)	355	16%	25	3%	380	12%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Second most important						
1 Ability to live in a learning community	146	7%	65	7%	211	7%
2 Ability to live in an interest group for sophomores	52	2%	31	3%	83	3%
3 Ability to live near child care	41	2%	20	2%	61	2%
4 Ability to live near other families	46	2%	18	2%	64	2%
5 Ability to live near others with interests or hobbies similar to mine	231	10%	109	12%	340	11%
6 Ability to live near those in my same academic year	195	9%	82	9%	277	9%
7 Ability to live near public transportation	190	8%	88	10%	278	9%
8 Ability to live with students of the same major	157	7%	51	6%	208	7%
9 Classrooms in the building	56	2%	26	3%	82	3%
10 In-hall academic advising	84	4%	56	6%	140	4%
11 In-hall review sessions	54	2%	30	3%	84	3%
12 In-hall tutoring services	101	4%	54	6%	155	5%
13 In-hall writing help center	43	2%	27	3%	70	2%
14 Opportunities for social interaction	286	13%	140	15%	426	14%
15 Opportunities to interact with faculty outside of classroom	115	5%	44	5%	159	5%
16 Programs to develop leadership skills	82	4%	35	4%	117	4%
(blank)	367	16%	32	4%	399	13%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Third most important						
1 Ability to live in a learning community	121	5%	64	7%	185	6%
2 Ability to live in an interest group for sophomores	48	2%	23	3%	71	2%
3 Ability to live near child care	39	2%	10	1%	49	2%
4 Ability to live near other families	28	1%	9	1%	37	1%
5 Ability to live near others with interests or hobbies similar to mine	220	10%	87	10%	307	10%
6 Ability to live near those in my same academic year	191	9%	86	9%	277	9%
7 Ability to live near public transportation	200	9%	87	10%	287	9%
8 Ability to live with students of the same major	172	8%	70	8%	242	8%
9 Classrooms in the building	59	3%	29	3%	88	3%
10 In-hall academic advising	96	4%	61	7%	157	5%
11 In-hall review sessions	71	3%	30	3%	101	3%
12 In-hall tutoring services	133	6%	71	8%	204	6%
13 In-hall writing help center	51	2%	39	4%	90	3%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
14 Opportunities for social interaction	225	10%	107	12%	332	11%
15 Opportunities to interact with faculty outside of classroom	115	5%	47	5%	162	5%
16 Programs to develop leadership skills	97	4%	48	5%	145	5%
(blank)	380	17%	40	4%	420	13%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Fourth most important						
1 Ability to live in a learning community	107	5%	63	7%	170	5%
2 Ability to live in an interest group for sophomores	66	3%	23	3%	89	3%
3 Ability to live near child care	17	1%	10	1%	27	1%
4 Ability to live near other families	23	1%	11	1%	34	1%
5 Ability to live near others with interests or hobbies similar to mine	160	7%	88	10%	248	8%
6 Ability to live near those in my same academic year	162	7%	66	7%	228	7%
7 Ability to live near public transportation	201	9%	91	10%	292	9%
8 Ability to live with students of the same major	152	7%	91	10%	243	8%
9 Classrooms in the building	84	4%	52	6%	136	4%
10 In-hall academic advising	111	5%	48	5%	159	5%
11 In-hall review sessions	81	4%	39	4%	120	4%
12 In-hall tutoring services	127	6%	64	7%	191	6%
13 In-hall writing help center	89	4%	46	5%	135	4%
14 Opportunities for social interaction	190	8%	71	8%	261	8%
15 Opportunities to interact with faculty outside of classroom	159	7%	50	6%	209	7%
16 Programs to develop leadership skills	120	5%	47	5%	167	5%
(blank)	397	18%	48	5%	445	14%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Fifth most important						
1 Ability to live in a learning community	147	7%	65	7%	212	7%
2 Ability to live in an interest group for sophomores	66	3%	15	2%	81	3%
3 Ability to live near child care	31	1%	6	1%	37	1%
4 Ability to live near other families	29	1%	8	1%	37	1%
5 Ability to live near others with interests or hobbies similar to mine	161	7%	71	8%	232	7%
6 Ability to live near those in my same academic year	119	5%	63	7%	182	6%
7 Ability to live near public transportation	178	8%	95	10%	273	9%
8 Ability to live with students of the same major	142	6%	60	7%	202	6%
9 Classrooms in the building	93	4%	47	5%	140	4%
10 In-hall academic advising	112	5%	53	6%	165	5%
11 In-hall review sessions	83	4%	55	6%	138	4%
12 In-hall tutoring services	117	5%	43	5%	160	5%
13 In-hall writing help center	85	4%	41	5%	126	4%
14 Opportunities for social interaction	158	7%	91	10%	249	8%
15 Opportunities to interact with faculty outside of classroom	145	6%	66	7%	211	7%
16 Programs to develop leadership skills	179	8%	76	8%	255	8%
(blank)	401	18%	53	6%	454	14%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %

39. The University would like your feedback on the following unit types and estimated Room and Board rates. Units for non-traditional students are listed after those for traditional students. What is your opinion of each unit type?
*Please select only one "preferred."
*Mark as "acceptable" any unit type you would live in if your preferred choice were not available.
*Mark any plan as "would not live there" if applicable.
Assume unless noted that all units are furnished, that all prices include utilities, local phone, Internet, basic cable TV, and trash/recycling, and that all lease terms are for the academic year. The cost of a Standard Meal Plan is included in the Room and Board rate unless noted.

Traditional Student Housing (all undergraduate and graduate students would be eligible, no children or spouses)

Traditional Double, Renovated

Rent: $9,990 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student

1 Preferred	54	2%	58	6%	112	4%
2 Acceptable	713	32%	440	48%	1,153	37%
3 Would not live there	1,249	56%	410	45%	1,659	53%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Traditional Single, Renovated

Rent: $11,440 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student

1 Preferred	116	5%	60	7%	176	6%
2 Acceptable	1,078	48%	485	53%	1,563	50%
3 Would not live there	822	37%	363	40%	1,185	38%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Modern Traditional Double (Like LLC)

Rent: $12,020 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student

1 Preferred	122	5%	113	12%	235	7%
2 Acceptable	1,118	50%	566	62%	1,684	53%
3 Would not live there	776	35%	229	25%	1,005	32%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

Two-Double-Bedroom Semi-Suite

Rent: $12,790 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student

1 Preferred	115	5%	77	8%	192	6%
2 Acceptable	1,072	48%	566	62%	1,638	52%
3 Would not live there	829	37%	265	29%	1,094	35%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	%	Univ. Owned #	%	Total #	%
Two-Single-Bedroom Semi-Suite						
Rent: $14,530 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student						
1 Preferred	240	11%	97	11%	337	11%
2 Acceptable	1,222	54%	576	63%	1,798	57%
3 Would not live there	554	25%	235	26%	789	25%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Two-Double-Bedroom Suite						
Rent: $14,340 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student						
1 Preferred	207	9%	111	12%	318	10%
2 Acceptable	1,050	47%	542	60%	1,592	50%
3 Would not live there	759	34%	255	28%	1,014	32%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
Four-Single-Bedroom Suite						
Rent: $15,780 per Academic Year for Room and Board (amount includes Standard Meal Plan), per student						
1 Preferred	305	14%	127	14%	432	14%
2 Acceptable	1,003	45%	498	55%	1,501	48%
3 Would not live there	708	32%	283	31%	991	31%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
40. Question intentionally left blank						
41. Would you prefer a 12-month lease if the monthly rent were 8% lower than the academic-year rate?						
1 I would prefer the 12-month lease option	1,037	46%	348	38%	1,385	44%
2 I would prefer the academic year lease option	963	43%	548	60%	1,511	48%
(blank)	246	11%	12	1%	258	8%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**
42. Think back to when you were selecting the housing you live in now. If University-owned housing had been available with your preferred configuration (from Q39) and improvements (from Q38), which answer best reflects your level of interest?						
1 I definitely would have lived there *(Skip to Comments Section)*	287	13%	366	40%	653	21%
2 I might have lived there (50/50 chance)	930	41%	399	44%	1,329	42%
3 I probably would not have lived there (less than 50/50 chance)	483	22%	84	9%	567	18%
4 I would not have lived there	316	14%	59	6%	375	12%
(blank)	230	10%			230	7%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
43. Why would you not have been interested in living in University-owned housing?						
a. I already own a home	153	7%	21	2%	174	6%
b. I am concerned about the campus alcohol policy	566	25%	130	14%	696	22%
c. I am concerned about the level of rules and regulations overall	949	42%	215	24%	1,164	37%
d. I do not want to live with a roommate who is assigned by others	1,128	50%	215	24%	1,343	43%
e. I do not want to live with another person	267	12%	73	8%	340	11%
f. I do not want to move	276	12%	38	4%	314	10%
g. I live with my parents	65	3%	5	1%	70	2%
h. The housing is too expensive	1,083	48%	334	37%	1,417	45%
i. Some other reason	429	19%	83	9%	512	16%
Roommate left, & despite the fact that this was not my fault, the housing dept has decided to preoccupy themselves with trying to get me to pay extra for single while other rooms remain empty			1	0%	1	0%
Ability to cook	2	0%	1	0%	3	0%
Ability to cook for myself, I do not like dorm food	1	0%			1	0%
Ability to cook my own food			1	0%	1	0%
Ability to cook my own food & have a drink with dinner if I want	1	0%			1	0%
Ability to cook, and not be bound by the meal plan	1	0%			1	0%
Ability to make my own food, & being able to have friends over during later hours & not worry about getting in trouble for noise	1	0%			1	0%
After having been a college student for one year, I wanted to take on a new level of responsibility; I wanted to know what it was like to rent my own individual house with my friends	1	0%			1	0%
Alcohol consumption by others			1	0%	1	0%
Alcohol policy is not strictly enforced. It is practically non-existent.			1	0%	1	0%
All freshman & younger students, I am a senior	1	0%			1	0%
Already am in a prior lease	1	0%			1	0%
Already eligible to live off campus	1	0%			1	0%
Already found a great home			1	0%	1	0%
Already had arrangements to live with friends off campus	1	0%			1	0%
Already live in Univ. Housing that is acceptable (Spencer View 2BR), & the rent for the "preferred" choice above is much higher than what we already pay. This is ridiculous.			1	0%	1	0%
Already lived in the dorms & wish to live on my own & focus on my studies during my last year in college	1	0%			1	0%
Already lived in UO housing; I do not like living in apt-style situations.	1	0%			1	0%
Already lived with a partner	1	0%			1	0%
Already owned a home & do not believe it is the Univ.'s responsibility to provide housing. It is a waste of resources in my opinion.	1	0%			1	0%
Always wanted to live with my friends from high school			1	0%	1	0%
Am 23 years old	1	0%			1	0%
Am 36 years old & married, so most of this does not apply to me			1	0%	1	0%
Am a 30 year old newlywed & do not want to live with drunk kids	1	0%			1	0%
Am a freshman - want to meet people in dorms			1	0%	1	0%
Am a junior	1	0%			1	0%
Am a junior & would not want to live with freshmen & sophomores	1	0%			1	0%
Am a senior	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Am a senior. I loved living in Barnhart my freshman year, but sophomores & older typically live elsewhere	1	0%			1	0%
Am a senior; I would have considered it as a sophomore or junior	1	0%			1	0%
Am a student staff member in the residence halls			1	0%	1	0%
Am an older student, & was concerned about noise issues	1	0%			1	0%
Am attracted to the neighborhoods surrounding the UO & appreciate being away from campus at times	1	0%			1	0%
Am on HUD & do not know if Univ. housing accepts HUD. I would not be able to afford most of their housing options.	1	0%			1	0%
Am on Section 8 & cannot afford these rates	1	0%			1	0%
Am too old for dorm-style housing	1	0%			1	0%
Am vegan so there would not be enough food on the meal plan	1	0%			1	0%
Apt I have is cheaper than my preferred option & is exactly what I need	1	0%			1	0%
Apts are not conducive to families with 3 school-aged children	1	0%			1	0%
As a rule, the RAs are incompetent & stupid, with little understanding or respect for residents' rights			1	0%	1	0%
At time did not know whether studying abroad or not for year	1	0%			1	0%
Bad experience in dorms & not enough space	1	0%			1	0%
Better financial options later in life (from having owned a home)	1	0%			1	0%
Campus environment is way too chaotic to get anything done or have any peace of mind	1	0%			1	0%
Campus is much higher density	1	0%			1	0%
Can eat cheaper & better on my own, I have tons more living space at a cheaper price than all the above my extra costs are for storage. It's too expensive to go through the college.	1	0%			1	0%
Can live off campus for $300 a month, with food about $400 a month. This saves me about $4,000 for an academic year.			1	0%	1	0%
Can rent a better quality apartment for less & no rules about what I can or cannot do, & its closer than most Univ. housing	1	0%			1	0%
Cannot afford to pay for housing at any cost	1	0%			1	0%
Cannot live in the same room as someone else	1	0%			1	0%
Children's school	1	0%			1	0%
Chose to live in a student cooperative	1	0%			1	0%
Close to work & children	1	0%			1	0%
Commute to Eugene from Bend	1	0%			1	0%
Compared to options off campus, University-owned apts are not as nice or personal feeling--institutional; also not comparable price-wise.	1	0%			1	0%
Complex director does not perform his job properly			1	0%	1	0%
Concerned about the noise level	1	0%			1	0%
Condition of housing, size of housing	1	0%			1	0%
Condition of units available	1	0%			1	0%
Contract specifications			1	0%	1	0%
Co-op is a better community than the artificial community created by just living together	1	0%			1	0%
Cost not comparable to privately owned off-campus housing			1	0%	1	0%
Currently live out of state	1	0%			1	0%
Depends on location of housing, distance from child's current school	1	0%			1	0%
Did not qualify	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Difficult to get East Campus housing	1	0%			1	0%
Disrespectful neighbors (cannot study)	1	0%			1	0%
Distance	1	0%			1	0%
Distance to work	1	0%			1	0%
Do not like apts	1	0%			1	0%
Do not like co-ed housing; it becomes a competition	1	0%			1	0%
Do not like dorms	1	0%	1	0%	2	0%
Do not like many people around when I am studying	1	0%			1	0%
Do not like noisy people	1	0%			1	0%
Do not like people patrolling the dorms to look for alcohol drinking & such, come on, who doesn't drink in college?	1	0%			1	0%
Do not like students	1	0%			1	0%
Do not like that you have to move out over breaks unless you want to pay an extra fee to stay	1	0%			1	0%
Do not like the required meal plan, & also having a kitchen is important to me. Other than that the room plan looks great!	1	0%			1	0%
Do not live well with boys & that was my only option living in the dorms. Living alone was just easier.	1	0%			1	0%
Do not support U of O housing policy, e.g. Westmoreland sale	1	0%			1	0%
Do not want a meal plan	3	0%			3	0%
Do not want a meal plan, I'd like to cook for myself.	1	0%			1	0%
Do not want to be a senior still living in the dorms	1	0%			1	0%
Do not want to give more money to the U of O	1	0%			1	0%
Do not want to live directly on campus	1	0%			1	0%
Do not want to live in an apt, & the rent my husband & I pay is much less than Univ. housing	1	0%			1	0%
Do not want to live in complex, want my own yard	1	0%			1	0%
Do not want to live near other univ. students	1	0%			1	0%
Do not want to live on campus	3	0%			3	0%
Do not want to live there	2	0%			2	0%
Do not want to live where there are high concentrations of undergrad students; I already had a roommate who was not a Univ. student	1	0%			1	0%
Do not want to share a room with someone & have a community shower & bathroom for such an expensive price. I can get more by paying less for an apt.	1	0%			1	0%
Doing an internship in Bend, therefore I would not want to be on campus. That's a 2.5 hour drive!	1	0%			1	0%
Doing an off-campus externship	1	0%			1	0%
Dorms are loud	1	0%			1	0%
Dorms are really cramped & very uncomfortable. They are not enjoyable by 99% of the population.			1	0%	1	0%
Dorms are simply depressing & the food is terrible			1	0%	1	0%
Dorms are stuffy & you have to live in building with tons of people	1	0%			1	0%
Dorms here have outrageous drug & alcohol & noise issues			1	0%	1	0%
Dorms stink	1	0%			1	0%
DPS is underfunded & if there were more frequent DPS patrols through the campus housing, I would feel safer & would have been more interested in returning to campus housing.	1	0%			1	0%
Drug, Violence	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Enjoy being part of the off-campus community	1	0%			1	0%
Enjoy cooking	1	0%			1	0%
Enjoy living away from campus	1	0%			1	0%
Enjoy the freedom not associated with Univ. dorms	1	0%			1	0%
Enjoy the responsibility of renting a house-practicing life skills	1	0%			1	0%
Everyone I know says UO dorms are absolutely decrepit	1	0%			1	0%
Expensive & noisy compared to my current housing	1	0%			1	0%
Expensive monthly car payment	1	0%			1	0%
Experience of living on own			1	0%	1	0%
Family & money issues	1	0%			1	0%
Fascist smoking policy			1	0%	1	0%
Food available with the meal plan did not meet my needs	1	0%			1	0%
Food is terrible	2	0%	1	0%	3	0%
Food on campus is not healthy & I cannot cook with the room situations provided. The overall environment is overall just plain unhealthy.			1	0%	1	0%
Food was not so good & was required. No kitchens!	1	0%			1	0%
Food/privacy			1	0%	1	0%
For what we pay, the rooms are way too small			1	0%	1	0%
Fraternity rooms were available, & there is more social interaction in general			1	0%	1	0%
Freedom			1	0%	1	0%
Friends attend Lane & I want to live with them			1	0%	1	0%
Gain more independence, like cooking meals & taking care of the tasks at hand			1	0%	1	0%
Garden space, pets	1	0%			1	0%
Gato	1	0%			1	0%
General quality of institutionally supplied housing	1	0%			1	0%
Generally not of a high quality			1	0%	1	0%
Get more living space in an apt	1	0%			1	0%
Getting residency & had to live off campus	1	0%			1	0%
Good to be away from campus after spending the whole day on campus	1	0%			1	0%
Greek housing	1	0%			1	0%
Hard to focus/too much activity			1	0%	1	0%
Hated the dorms & moved out after fall term	1	0%			1	0%
Have a child	3	0%	1	0%	4	0%
Have a child & spouse & need privacy	1	0%			1	0%
Have a dog. Pets allowed in East Campus housing, but people with kids/spouses had priority	1	0%			1	0%
Have a family	4	0%	1	0%	5	0%
Have a family & a 3BR apt was too small; need a 4BR. The house worked perfect but a 4BR apt would have been great, too.			1	0%	1	0%
Have a free place to live	1	0%			1	0%
Have a spouse & animals	3	0%			3	0%
Have ADA requirements not provided by Univ. Housing	1	0%			1	0%
Have furniture I want to use	1	0%			1	0%
Have HUD subsidized housing	1	0%			1	0%
Have pets & air conditioning, why would I give that up?	1	0%			1	0%
Have pets & kids; campus housing would not work for us	1	0%			1	0%
Have pets, on-campus housing waiting list	1	0%			1	0%
Heating is expensive & leaves much to be desired			1	0%	1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Hope that the Univ. housing is close to campus	1	0%			1	0%
House is practically on campus without the rules of campus dorms	1	0%			1	0%
Housing is mean & tries to steal all your money	1	0%			1	0%
Housing is not worth the price	1	0%			1	0%
Housing is too small, no parking	1	0%			1	0%
Housing options not worth moving for	1	0%			1	0%
Housing seems to be geared toward younger students	1	0%			1	0%
I am 27 years old & not interested in living on campus	1	0%			1	0%
I like to live independently, with roommates of my choosing, in a place with our own kitchen & living area	1	0%			1	0%
I really wanted to live in a neighborhood near my friends with my own yard, storage, & parking	1	0%			1	0%
Idiotic drunk student neighbors	1	0%			1	0%
In a long-term relationship with my partner	1	0%			1	0%
Independence	1	0%			1	0%
Independent of the University	1	0%			1	0%
It alone, I would live in UO housing, but I have to take into account my partner (working professional w/ home office)	1	0%			1	0%
It is important to live away from campus			1	0%	1	0%
It is letting the Univ. continue to baby-sit when you let them continue to control your housing	1	0%			1	0%
Lack of family housing for large families	1	0%			1	0%
Lack of parking & high price of a parking pass	1	0%			1	0%
Lack of privacy	1	0%	1	0%	2	0%
Lack of private bathroom or appliances	1	0%			1	0%
Lack of vegan & vegetarian food options	1	0%			1	0%
Lame & restricting atmosphere			1	0%	1	0%
Learning individual responsibility of living on my own	1	0%			1	0%
Leaving UO			1	0%	1	0%
Like being in a non-student neighborhood	1	0%			1	0%
Like having a yard/garden	1	0%			1	0%
Like living away from campus housing	1	0%			1	0%
Like living some distance away from campus	1	0%			1	0%
Like the Christian atmosphere at my house	1	0%			1	0%
Like the option of not being under direct University (RA) control	1	0%			1	0%
Like to be off campus sometimes	1	0%			1	0%
Like to smoke weed	1	0%			1	0%
Liked the community in the house I currently live in better than the community in the dorms	1	0%			1	0%
Live in a dorm, now & do not like it. Can probably find apt or house with friend(s) next year.			1	0%	1	0%
Live in a fraternity	2	0%			2	0%
Live in a fraternity & will for the next 2 years	1	0%			1	0%
Live in a Greek house	1	0%			1	0%
Live in a mixed family environment; my husband & I share an apt with our sister. Univ. does not allow families of this make-up to live together on campus, which is exclusionary.	1	0%			1	0%
Live in a rural area & enjoy it	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Live in another state	1	0%			1	0%
Live in CA	1	0%			1	0%
Live in Greek housing	1	0%			1	0%
Live in my sorority house	13	1%	1	0%	14	0%
Live in my sorority with my best friends where we have cooks & cleaners & are close to campus with very reasonable prices	1	0%			1	0%
Live in the Whiteaker & love it. There weren't UO graduate houses that were this beautiful, available, & cheap.	1	0%			1	0%
Live with my boyfriend who does not go to school	1	0%			1	0%
Live with my fiance	1	0%			1	0%
Live with my fiance & we rent a house from his father	1	0%			1	0%
Live with my husband in a house off campus	1	0%			1	0%
Live with my significant other	2	0%			2	0%
Live with my spouse & we do not want to live with anyone else	1	0%			1	0%
Live with my significant other who owns home	1	0%			1	0%
Lived in University-owned housing during my first year & did not need to repeat the experience	1	0%			1	0%
Living arrangements previously made for next year			1	0%	1	0%
Living conditions are poor for the money asked for them	1	0%			1	0%
Living off campus is good preparation for real life	1	0%			1	0%
Living with my partner	1	0%			1	0%
Location	1	0%	1	0%	2	0%
Location to grocery stores, public transportation, library	1	0%			1	0%
Location, I like living off campus	1	0%			1	0%
Looking for furnished housing for a couple, everything for families is unfurnished. And it's expensive compared to what I'm paying which is $650 for a completely furnished 2BR condo.	1	0%			1	0%
Loud parties & much activity in general with large number of students	1	0%			1	0%
Loud, obnoxious, college students	1	0%			1	0%
Low quality of rooms	1	0%			1	0%
Married	3	0%			3	0%
Mature student with household & pets	1	0%			1	0%
Maturity level of other students	1	0%			1	0%
Meal plan is too complicated & unwieldy	1	0%			1	0%
Meal plan tortures the human digestive system			1	0%	1	0%
Meal plans are for people on diets, not enough points	1	0%			1	0%
Meal plans are obsolete & too expensive	1	0%			1	0%
Meal plans were too expensive for my lifestyle & I always had extra meal points at the end of the week	1	0%			1	0%
Might choose to still live in a co-op or sorority type setting	1	0%			1	0%
More of a pain with rules, noise, & informational meetings	1	0%			1	0%
More space and freedom			1	0%	1	0%
Most of my friends live off campus	1	0%			1	0%
Most of my friends were moving from East Campus when I moved from the Grad Village	1	0%			1	0%
Mostly freshmen live in the residence halls	1	0%			1	0%
My partner is not a student at the univ.	1	0%			1	0%
Need guaranteed parking	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Need more space, privacy, & quiet than available in dorm living	1	0%			1	0%
Need more storage space & room for activities			1	0%	1	0%
Need my housing to be in a different surrounding than campus	1	0%			1	0%
Need space to safely store a motorcycle	1	0%			1	0%
Need the life experience of living without someone always helping me out	1	0%			1	0%
Never became available before we bought our house	1	0%			1	0%
New feel...wanted an apt to share with people I know	1	0%			1	0%
Nice to have the ability to live with a small group of people, each with our own room. The UO possibilities of such a living arrangement would be more expensive than off-campus possibilities.	1	0%			1	0%
Nice to live in more of a community-like setting with other people, who may or may not be students. It makes you feel a little more grown-up and responsible for your life/activities/academics/etc.	1	0%			1	0%
No alcohol is not a good idea	1	0%			1	0%
No more freshman	1	0%			1	0%
No parking/parking is expensive	1	0%			1	0%
No seniors live in the dorms	1	0%			1	0%
No Univ.-owned housing that would allow me to live with my brother & sister-in-law, who is also a Univ. student	1	0%			1	0%
Noise	9	0%	2	0%	11	0%
Noise - most of the campus apts do not have carpet & even the ones in Spencer View have the commercialized carpet that does not help with noise much.	1	0%			1	0%
Noise & light levels on campus	1	0%			1	0%
Noise level & immaturity from freshmen	1	0%			1	0%
Noise levels, laundry difficulties, poor quality of heat/light/plumbing systems			1	0%	1	0%
Noise, fire alarms, sound insulation, bad temperature controls, no carpets on the floor!			1	0%	1	0%
Non-freshmen need more independence	1	0%			1	0%
Not a fraternity	1	0%			1	0%
Not adequate space for large family			1	0%	1	0%
Not available	1	0%			1	0%
Not enough available for grad students with significant others & a cat; waiting list was 2 years long when I was placed on it. GTF salary is $444.11/month. - cheaper to buy a house & rent out rooms.	1	0%			1	0%
Not enough family housing	1	0%			1	0%
Not enough space!	1	0%	1	0%	2	0%
Not important to me to be on campus	1	0%			1	0%
Not interested in the noise, parties, drugs, drama or non-academic life in general	1	0%			1	0%
Not really the norm. No longer social or convenient.	1	0%			1	0%
Not sure my boyfriend would want to live near campus	1	0%			1	0%
Now that I'm in my 6th year, I want to live further away from the college atmosphere	1	0%			1	0%
Obnoxious neighbors in Spencer View	1	0%			1	0%
Often times sketchy things that go on in the dorms	1	0%			1	0%
Opportunity to live in family home free of rent	1	0%			1	0%
Out of state on internship	1	0%			1	0%
Outside apartments are bigger	1	0%			1	0%
Overregulated & enforced			1	0%	1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Overall quality is low in residence halls	1	0%			1	0%
Overconsumption is encouraged	1	0%			1	0%
Overpriced (for Eugene & college-type housing (seems like this univ. aims to take the most amount of money from their students) & too many unfair rules & regulations	1	0%			1	0%
Parents bought a condo, much nicer atmosphere than on-campus graduate housing	1	0%			1	0%
Part-time student fitting school in around my real life, not the other way around	1	0%			1	0%
Pet policy too inflexible	1	0%			1	0%
Pets are not allowed	43	2%	2	0%	45	1%
Pets are not allowed & I like the quiet	1	0%			1	0%
Pets are not allowed, need a house/yard	2	0%			2	0%
Pets not allowed & need garden space	1	0%			1	0%
Pets not allowed/not big enough	1	0%			1	0%
Place I do live supports my religious beliefs	1	0%			1	0%
Poor quality	1	0%			1	0%
Poorly maintained grounds & streets, traffic, noise.			1	0%	1	0%
Prefer a unique housing aesthetic	1	0%			1	0%
Prefer living with boyfriend	1	0%			1	0%
Prefer more space & privacy	1	0%			1	0%
Prefer to be away from campus	1	0%			1	0%
Prefer to live in a house	2	0%			2	0%
Prefer to live in a house with a yard, not a complex	1	0%			1	0%
Prefer to live in a Univ.-owned house off campus with a yard			1	0%	1	0%
Pressure of living a place where you are watched more than when you lived with your parents	1	0%			1	0%
Prices are not competitive with what we receive (why live in one room when you can have a whole apartment for less than half the price?)	1	0%			1	0%
Prior experiences at old college in dorms	1	0%			1	0%
Probably can find somewhere a bit cheaper			1	0%	1	0%
Problems with plumbing/mold/asbestos in the halls			1	0%	1	0%
Proximity of friends	1	0%			1	0%
Proximity to freshman dorms	1	0%			1	0%
Public schools nearby	1	0%			1	0%
RAs are more like babysitters			1	0%	1	0%
RAs are too strict & harsh			1	0%	1	0%
RAs are whack	1	0%			1	0%
RAs that cannot relate to students	1	0%			1	0%
Ready for a change	1	0%			1	0%
Required meal plan	1	0%	1	0%	2	0%
Required to live where I work	1	0%			1	0%
Residence halls are too noisy & dirty	1	0%			1	0%
Rooms are incredibly overpriced. It's cheaper to live off-campus, & no one wants to deal with the dorm rules or being babysat after freshman year.	1	0%			1	0%
Rooms are too small	1	0%	2	0%	3	0%
Rooms are too small, & way too run down			1	0%	1	0%
Rooms are too small, no kitchen in some			1	0%	1	0%
Rooms are too small, no kitchen, shared bathroom, kicked out for breaks	1	0%			1	0%
Run-down condition of units I have seen	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Safety, quality, food, noise concerns	1	0%			1	0%
Section 8 housing	1	0%			1	0%
Seems like DPS & RAs are always looking to get people in trouble	1	0%			1	0%
Self employed & need my own phone & address that will not change soon. I also moved to Eugene before I started school & could not have been in the dorms my 1st year.	1	0%			1	0%
Shared bathroom is disgusting	1	0%			1	0%
Shared bathrooms in dorms	1	0%			1	0%
Significant other is non-student	1	0%			1	0%
Sister cannot live with me	1	0%			1	0%
Space too small to live in with roommate or alone. Kitchen is a must.	1	0%			1	0%
Spouse has special needs	1	0%			1	0%
Strongly dislike alcohol & other typical college-life behavior (because students drink in the dorms & on campus anyway)	1	0%			1	0%
Studying abroad, on-campus housing was not a choice	1	0%			1	0%
Theft issues & non-privacy	1	0%			1	0%
To have my own place			1	0%	1	0%
Too close of quarters	2	0%			2	0%
Too crowded			1	0%	1	0%
Too difficult to study in the dorms	1	0%			1	0%
Too loud, too many parties, irresponsible RAs, substance free hall is not substance free	1	0%			1	0%
Too many parties	1	0%			1	0%
Too many people in one small place	1	0%	1	0%	2	0%
Too much community living	1	0%			1	0%
Too much drama	1	0%			1	0%
Too much money for such little space & freedom	1	0%			1	0%
Too much noise	1	0%			1	0%
Too much of a headache to deal with all the rules you guys have & all the stuff you require us to know & all the ways in which you invade our privacy.	1	0%			1	0%
Too noisy living on campus, too expensive for what you get, and sharing bedroom with someone. I don't qualify for the non-traditional units that I would be interested in.	1	0%			1	0%
Too noisy on campus, & too much crime	1	0%			1	0%
Too noisy, & not enough opportunity to sleep, be healthy & perform well in class	1	0%			1	0%
Too noisy, graduate students & undergraduates do not usually mesh well	1	0%			1	0%
Too noisy, too many parties	1	0%			1	0%
Too old for dorms	1	0%	1	0%	2	0%
Too small	1	0%	1	0%	2	0%
Too small of living arrangements			1	0%	1	0%
Twice the traditional student age	1	0%			1	0%
U of O has enough of my money already	1	0%			1	0%
Unacceptable for family living			1	0%	1	0%
Undergraduates are loud & obnoxious	1	0%			1	0%
Univ. does not represent my interests as a student, I feel to live with anything Univ.-affiliated, I would be destroying my soul	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
University housing is notoriously dirty & unkempt. Westmoreland was horrible even when UO owned them. My friend had mushrooms growing out of her bathroom floor, and the whole place looked trashy.	1	0%			1	0%
UO Housing is deplorable in nearly every way			1	0%	1	0%
Waiting for partner to transfer in & then going to be in Spencer View Apts	1	0%			1	0%
Waiting list is too long - not guaranteed for 1st year grad students	1	0%			1	0%
Waiting was too long for housing that allowed pets when I first started graduate school	1	0%			1	0%
Want a house	2	0%			2	0%
Want a kitchen	5	0%	2	0%	7	0%
Want a kitchen & outdoor space	1	0%			1	0%
Want a kitchen & the food was horrible	1	0%			1	0%
Want a kitchen, garden			1	0%	1	0%
Want a kitchen; the Univ. must improve the quality of food at dining centers	1	0%			1	0%
Want a truly substance-free, quiet environment	1	0%			1	0%
Want an apt, but am a single undergraduate, which would disqualify me for any apt in Q39	1	0%			1	0%
Want independence & maturity that accompanies paying my bills & learning how to take care of an apartment/house that is being rented from a private owner or business	1	0%			1	0%
Want independence & sound control	1	0%			1	0%
Want more privacy			1	0%	1	0%
Want my own bedroom, bathroom with only one other person (at most) & a common living room area. Kitchenette area might be nice as well.	1	0%			1	0%
Want my own kitchen & have a 15 year-old cat	1	0%			1	0%
Want my own place			1	0%	1	0%
Want own bedroom	1	0%			1	0%
Want privacy, dislike apts, noise	1	0%			1	0%
Want space where I can be dirty			1	0%	1	0%
Want to be able to drink alcohol/have parties in my home	1	0%			1	0%
Want to be away from the campus noise level/party scene	1	0%			1	0%
Want to be in an environment with greater age diversity	1	0%			1	0%
Want to live downtown	1	0%			1	0%
Want to live with a group of people of my choice	1	0%			1	0%
Want to live with current roommates	1	0%			1	0%
Want to live with friends in off-campus intentional community	1	0%			1	0%
Want to live with friends off campus next year, but living on campus was great this year. Just want to try something new. Also, there are not a lot of sophomores on campus.			1	0%	1	0%
Want to live with friends that I met in the dorms freshman year	1	0%			1	0%
Want to live with my significant other	1	0%			1	0%
Want to live with my spouse	1	0%			1	0%
Want to live with significant other	1	0%			1	0%
Want to walk to school, not take a bus	1	0%			1	0%
Wanted to buy a house, I did not want to start my marriage in any University housing community, & I had the financial means to make that choice	1	0%			1	0%
Wanted to live in a Christian Co-op	1	0%			1	0%

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
Wanted to live in my sorority, & most sophomores probably would not have stayed for another year. I would only do it if my friends were. I would not want to be around a bunch of freshmen.	1	0%			1	0%
Wanted to live with my friends	1	0%			1	0%
Was an RA for 2 years. It would have been awkward.	1	0%			1	0%
Was no room for me in Univ. housing	1	0%			1	0%
Was very hard to study when I was living in Univ. housing because it was always noisy & there were always drunk students wandering around & being very obnoxious during the weekends.	1	0%			1	0%
Washer/dryer	1	0%			1	0%
While more affordable than some off-campus housing, the quality of the apartments (Spencer View), the smallness & the invasions of inspections are major turn-offs.	1	0%			1	0%
Worked for Housing & lived in the dorms my freshman year; the rooms are a mess, & with the exception of LLC, most are molding & falling apart	1	0%			1	0%
Worried about noise	1	0%			1	0%
Would feel like living in the dorms which makes one feel younger or not mature	1	0%			1	0%
Would not live in Univ. housing after my freshman year	1	0%			1	0%
(blank)	1,824	81%	826	91%	2,650	84%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

44. If you would not have considered living in the proposed housing because the rent was too high for your housing budget, what would be your level of interest at lower rates, as follows?
Traditional Double Bedroom: $9,490 per Academic Year, Room and Board
Traditional Single Bedroom: $10,870 per Academic Year, Room and Board
Modern Traditional Double Bedroom: $11,420 per Academic Year, Room and Board
Two-Double-Bedroom Semi-Suite: $12,150 per Academic Year, Room and Board
Two-Single-Bedroom Semi-Suite: $13,800 per Academic Year, Room and Board
Two-Double-Bedroom Suite: $13,620 per Academic Year, Room and Board
Four-Single-Bedroom Suite: $14,990 per Academic Year, Room and Board

1 I definitely would have lived there	35	2%	36	4%	71	2%
2 I might have lived there (50/50 chance)	371	17%	186	20%	557	18%
3 I probably would not have lived there (less than 50/50 chance)	373	17%	96	11%	469	15%
4 I would not have lived there	418	19%	72	8%	490	16%
(blank)	1,049	47%	518	57%	1,567	50%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

SURVEY TABULATIONS	Non-Univ. Owned #	Non-Univ. Owned %	Univ. Owned #	Univ. Owned %	Total #	Total %
45. Still too expensive? What would be your level of interest at the following rates? Traditional Double Bedroom: $8,990 per Academic Year, Room and Board Traditional Single Bedroom: $10,300 per Academic Year, Room and Board Modern Traditional Double Bedroom: $10,820 per Academic Year, Room and Board Two-Double-Bedroom Semi-Suite: $11,510 per Academic Year, Room and Board Two-Single-Bedroom Semi-Suite: $13,080 per Academic Year, Room and Board Two-Double-Bedroom Suite: $12,910 per Academic Year, Room and Board Four-Single-Bedroom Suite: $14,200 per Academic Year, Room and Board						
1 I definitely would have lived there	29	1%	34	4%	63	2%
2 I might have lived there (50/50 chance)	223	10%	99	11%	322	10%
3 I probably would not have lived there (less than 50/50 chance)	285	13%	64	7%	349	11%
4 I would not have lived there	352	16%	45	5%	397	13%
(blank)	1,357	60%	666	73%	2,023	64%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

46. **Graduate Students Only:** If another housing community or an expansion of the existing Graduate Village were available exclusively for single graduate students, with features designed for graduate-student residents, which answer best reflects your level of interest?						
1 I definitely would have lived there	60	3%	26	3%	86	3%
2 I might have lived there (50/50 chance)	194	9%	25	3%	219	7%
3 I probably would not have lived there (less than 50/50 chance)	71	3%	7	1%	78	2%
4 I would not have lived there	97	4%	26	3%	123	4%
(blank)	1,824	81%	824	91%	2,648	84%
Total	**2,246**	**100%**	**908**	**100%**	**3,154**	**100%**

ATTACHMENT 3: FINANACIAL PLAN

UNIVERSITY OF OREGON

University of Oregon

HOUSING STRATEGIC PLAN PHASE II

10-Year Financial Plan

Scenario: **Accelerated Replacement**

ANDERSON STRICKLER, LLC
18310 Montgomery Village Avenue
Gaithersburg, Maryland 20879

September 21, 2007

Overview

Accelerated Replacement

Table of Contents		Page	Project Type	Revenue Beds/Units (1)	Development Budget (2)	Scheduled Completion
Project Summaries		3				
Phasing Summary		15				
Performance Charts		23				
Housing System Pro Forma		25		**Cycle 1**		
Project Pro Forma						
1	Barnhart Hall	27	Renovate	389	$ 38,836,000	Aug-2018
2	Bean Complex	28	Demolish	0	4,851,000	Aug-2014
3	Carson Hall	29	Demolish	0	2,857,000	Aug-2012
4	Earl Complex	30	Demolish	0	2,217,000	Aug-2010
5	Hamilton Complex	31	Demolish	0	7,239,000	Aug-2016
6	Living Learning Center	32	New Core	387	-	Aug-2006
7	Riley Hall	33	Demolish	0	1,181,000	Aug-2013
8	Walton Complex	34	Renovate	552	48,022,000	Aug-2016
9	East Campus Grad Village	35	Renovate	72	2,476,000	Aug-2013
10	Agate Apts	36	Renovate	20	1,101,000	Aug-2014
11	Moon Lee Apts	37	Renovate	6	340,000	Aug-2015
12	Spencer View Apts	38	Renovate	272	16,787,000	Aug-2016
13	East Campus Houses	39	Renovate	77	4,634,000	Aug-2017
14	On-Campus Traditional	40	New Core	226	15,172,000	Aug-2011
15	On-Campus Traditional II	41	New Core	446	31,099,000	Aug-2013
16	On-Campus Traditional III	42	New Core	446	32,962,000	Aug-2015
17	On-Campus Semi-Suites	43	New Core	514	48,210,000	Aug-2017
18	On-Campus Suites (P15)	44	New Core	458	48,970,000	Aug-2015
19	Walton Infill	45	New Core	83	7,422,000	Aug-2016
20	Edge Suites	46	New Edge	510	39,223,000	Aug-2010
21	Edge Suites II	47	New Edge	510	41,580,000	Aug-2012
22	Edge Suites III	48	New Edge	510	44,072,000	Aug-2014
23	Bean/Carson Interim	49	Not in Plan	0	-	
24	Earl/Hamilton/Riley Interim	50	Not in Plan	0	-	
25	Academic Overlay 1	51	New Core	0	2,078,000	Aug-2011
26	Academic Overlay 2	52	New Core	0	2,202,000	Aug-2013
27	Academic Overlay 3	53	New Core	0	2,334,000	Aug-2015
28	Academic Overlay 4	54	New Core	0	2,474,000	Aug-2017
Total at Completion				**5,478**	**$ 448,339,000**	**Aug-2018**

Scenario Summary

Global Assumptions

	Cost (2)	Beds/Units	Cost/Bed	Cost/GSF
New Core	$ 192,923,000	2,560	$ 75,361	$ 302.74
Renovate	112,196,000	1,388	80,856	158.33
Demolish	18,345,000	2,069	8,867	-
New Edge	124,875,000	1,530	81,618	279.83
Total	**$ 448,339,000**	**5,478**	**$ 81,850**	**$ 250.17**

Revenues	3.00%	maximum annual escalation through 2018
	5.00%	maximum completion premium for renovations
Operating Costs	3.00%	annual escalation through 2018
	0.00%	maximum completion adjustment for renovations
Capital Costs	3.00%	annual inflation

Program Summary

	Existing (3)	Planned	Ideal	Variance
Singles	369	2,015	2,013	2
Doubles	2,745	3,016	3,018	(2)
Apt Units	447	447	447	-
Quads	-	-	-	-
Total	**3,561**	**5,478**	**5,478**	**(0)**
Traditional	2,642	2,020	2,131	(112)
Semi-Suites	472	980	1,030	(50)
Suites	-	1,948	1,870	78
Apartments	447	447	447	-
Staff	-	83	-	83
Total	**3,561**	**5,478**	**5,478**	**(0)**
Traditional Doubles	2,358	1,688	1,648	40
Traditional Singles	284	331	348	(17)
Semi-Suite Doubles	387	880	857	23
Semi-Suite Singles	85	100	95	5
Suite Doubles	-	448	513	(65)
Suite Singles	-	1,500	1,570	(70)
Apartments	447	447	447	-
Staff	-	83	-	83
Total	**3,561**	**5,478**	**5,478**	**(0)**

Notes:
(1) Revenue beds are equal to the total design capacity less staff beds
(2) Total development costs including inflation and financing costs
(3) "Existing" does not include the LLC, which opened in fall 2006

Project Summaries

PROJECT	Barnhart Hall	Bean Complex	Carson Hall	Earl Complex	Hamilton Complex	Living Learning Center	Riley Hall	Walton Complex	East Campus Grad Village	Agate Apts	Moon Lee Apts	Spencer View Apts
Type:	*Renovate*	*Demolish*	*Demolish*	*Demolish*	*Demolish*	*New Core*	*Demolish*	*Renovate*	*Renovate*	*Renovate*	*Renovate*	*Renovate*
Reno Scope:	*Full Reno*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*Full Reno*	*Cosmetic*	*Cosmetic*	*Cosmetic*	*Cosmetic*
EXISTING UNIT COUNTS												
100 Residential: Traditional												
Traditional Double	-	228	-	126	362	-	-	284	-	-	-	-
Enhanced Double	-	-	-	24	-	-	-	5	-	-	-	-
Double w/ Sink	-	-	84	-	-	-	-	-	-	-	-	-
Enhanced Double w/ Sink	-	-	33	-	-	-	33	-	-	-	-	-
New Traditional Single	-	-	-	-	-	-	-	-	-	-	-	-
Single	-	103	-	16	42	-	2	27	-	-	-	-
Single w/ Sink	-	-	48	-	-	-	-	-	-	-	-	-
Enhanced Single	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single w/ Sink	-	-	-	-	-	-	46	-	-	-	-	-
New Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
200 Residential: Semi-Suites												
Deluxe Double	135	-	-	-	7	-	-	-	-	-	-	-
Enhanced Deluxe Double	52	-	-	-	-	-	-	-	-	-	-	-
Deluxe Small Single	30	16	-	-	-	-	-	8	-	-	-	-
Deluxe Single	29	1	-	-	-	-	1	-	-	-	-	-
2-Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
2-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
300 Residential: Suites												
2-Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
4-Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments												
Studio Apartment	-	-	-	-	-	-	-	-	36	-	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	36	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	20	6	206
Three Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	66
500 Residential: Staff												
1-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Total Existing Units	**246**	**348**	**165**	**166**	**411**	**-**	**82**	**324**	**72**	**20**	**6**	**272**
Total Existing Beds	**432**	**576**	**282**	**316**	**780**	**-**	**115**	**613**	**72**	**20**	**6**	**272**

Project Summaries

PROJECT	East Campus Houses	On-Campus Traditional	On-Campus Traditional II	On-Campus Traditional III	On-Campus Semi-Suites	On-Campus Suites (P15)	Walton Infill	Edge Suites	Edge Suites II	Edge Suites III	Bean/Carson Interim	Earl/Hamilton/Riley Interim
Type:	*Renovate*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Edge*	*New Edge*	*New Edge*	*Not in Plan*	*Not in Plan*
Reno Scope:	*Cosmetic*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*
EXISTING UNIT COUNTS												
100 Residential: Traditional												
Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Double	-	-	-	-	-	-	-	-	-	-	-	-
Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Single	-	-	-	-	-	-	-	-	-	-	-	-
Single	-	-	-	-	-	-	-	-	-	-	-	-
Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
200 Residential: Semi-Suites												
Deluxe Double	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Deluxe Double	-	-	-	-	-	-	-	-	-	-	-	-
Deluxe Small Single	-	-	-	-	-	-	-	-	-	-	-	-
Deluxe Single	-	-	-	-	-	-	-	-	-	-	-	-
2-Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
2-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
300 Residential: Suites												
2-Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
4-Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments												
Studio Apartment	-	-	-	-	-	-	-	-	-	-	-	-
One Bedroom Apartment	26	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	26	-	-	-	-	-	-	-	-	-	-	-
Three Bedroom Apartment	25	-	-	-	-	-	-	-	-	-	-	-
500 Residential: Staff												
1-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Total Existing Units	**77**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Existing Beds	**77**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Summaries

Accelerated Replacement

	Academic Overlay 1	Academic Overlay 2	Academic Overlay 3	Academic Overlay 4	TOTAL
PROJECT **Type:**	*New Core*	*New Core*	*New Core*	*New Core*	
Reno Scope:	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	
EXISTING UNIT COUNTS					
100 Residential: Traditional					
Traditional Double	-	-	-	-	**1,000**
Enhanced Double	-	-	-	-	**29**
Double w/ Sink	-	-	-	-	**84**
Enhanced Double w/ Sink	-	-	-	-	**66**
New Traditional Single	-	-	-	-	**-**
Single	-	-	-	-	**190**
Single w/ Sink	-	-	-	-	**48**
Enhanced Single	-	-	-	-	**-**
Enhanced Single w/ Sink	-	-	-	-	**46**
New Traditional Double	-	-	-	-	**-**
200 Residential: Semi-Suites					
Deluxe Double	-	-	-	-	**142**
Enhanced Deluxe Double	-	-	-	-	**52**
Deluxe Small Single	-	-	-	-	**54**
Deluxe Single	-	-	-	-	**31**
2-Double Bedroom Semi-Suite	-	-	-	-	**-**
2-Single Bedroom Semi-Suite	-	-	-	-	**-**
300 Residential: Suites					
2-Double Bedroom Suite	-	-	-	-	**-**
4-Single Bedroom Suite	-	-	-	-	**-**
400 Residential: Apartments					
Studio Apartment	-	-	-	-	**36**
One Bedroom Apartment	-	-	-	-	**62**
Two Bedroom Apartment	-	-	-	-	**258**
Three Bedroom Apartment	-	-	-	-	**91**
500 Residential: Staff					
1-Single Bedroom Semi-Suite	-	-	-	-	**-**
One Bedroom Apartment	-	-	-	-	**-**
Two Bedroom Apartment	-	-	-	-	**-**
Total Existing Units	**-**	**-**	**-**	**-**	**2,189**
Total Existing Beds	**-**	**-**	**-**	**-**	**3,561**

Project Summaries

PROJECT	Barnhart Hall	Bean Complex	Carson Hall	Earl Complex	Hamilton Complex	Living Learning Center	Riley Hall	Walton Complex	East Campus Grad Village	Agate Apts	Moon Lee Apts	Spencer View Apts
Type:	*Renovate*	*Demolish*	*Demolish*	*Demolish*	*Demolish*	*New Core*	*Demolish*	*Renovate*	*Renovate*	*Renovate*	*Renovate*	*Renovate*
Reno Scope:	*Full Reno*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*Full Reno*	*Cosmetic*	*Cosmetic*	*Cosmetic*	*Cosmetic*
PLANNED UNIT COUNTS												
100 Residential: Traditional												
Traditional Double	-	-	-	-	-	-	-	256	-	-	-	-
Enhanced Double	-	-	-	-	-	184	-	5	-	-	-	-
Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Single	-	-	-	-	-	-	-	-	-	-	-	-
Single	-	-	-	-	-	-	-	24	-	-	-	-
Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single	-	-	-	-	-	19	-	-	-	-	-	-
Enhanced Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
200 Residential: Semi-Suites												
Deluxe Double	121	-	-	-	-	-	-	-	-	-	-	-
Enhanced Deluxe Double	47	-	-	-	-	-	-	-	-	-	-	-
Deluxe Small Single	27	-	-	-	-	-	-	7	-	-	-	-
Deluxe Single	26	-	-	-	-	-	-	-	-	-	-	-
2-Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
2-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
300 Residential: Suites												
2-Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
4-Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments												
Studio Apartment	-	-	-	-	-	-	-	-	36	-	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	36	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	20	6	206
Three Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	66
500 Residential: Staff												
1-Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Total Planned Units	**221**	**-**	**-**	**-**	**-**	**203**	**-**	**292**	**72**	**20**	**6**	**272**
Total Planned Beds	**389**	**-**	**-**	**-**	**-**	**387**	**-**	**552**	**72**	**20**	**6**	**272**

Project Summaries

PROJECT	East Campus Houses	On-Campus Traditional	On-Campus Traditional II	On-Campus Traditional III	On-Campus Semi-Suites	On-Campus Suites (P15)	Walton Infill	Edge Suites	Edge Suites II	Edge Suites III	Bean/Carson Interim	Earl/Hamilton/Riley Interim
Type:	*Renovate*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Edge*	*New Edge*	*New Edge*	*Not in Plan*	*Not in Plan*
Reno Scope:	*Cosmetic*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*
PLANNED UNIT COUNTS												
100 Residential: Traditional												
Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Double	-	-	-	-	-	-	-	-	-	-	-	-
Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Double w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Single	-	56	116	116	-	-	-	-	-	-	-	-
Single	-	-	-	-	-	-	-	-	-	-	-	-
Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Single w/ Sink	-	-	-	-	-	-	-	-	-	-	-	-
New Traditional Double	-	80	160	160	-	-	-	-	-	-	-	-
200 Residential: Semi-Suites												
Deluxe Double	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Deluxe Double	-	-	-	-	-	-	-	-	-	-	-	-
Deluxe Small Single	-	-	-	-	-	-	-	-	-	-	-	-
Deluxe Single	-	-	-	-	-	-	-	-	-	-	-	-
2-Double Bedroom Semi-Suite	-	-	-	-	116	-	20	-	-	-	-	-
2-Single Bedroom Semi-Suite	-	-	-	-	20	-	-	-	-	-	-	-
300 Residential: Suites												
2-Double Bedroom Suite	-	-	-	-	-	40	-	24	24	24	-	-
4-Single Bedroom Suite	-	-	-	-	-	72	-	96	96	96	-	-
400 Residential: Apartments												
Studio Apartment	-	-	-	-	-	-	-	-	-	-	-	-
One Bedroom Apartment	26	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	26	-	-	-	-	-	-	-	-	-	-	-
Three Bedroom Apartment	25	-	-	-	-	-	-	-	-	-	-	-
500 Residential: Staff												
1-Single Bedroom Semi-Suite	-	10	10	10	10	10	3	10	10	10	-	-
One Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
Total Planned Units	**77**	**146**	**286**	**286**	**146**	**122**	**23**	**140**	**140**	**140**	**-**	**-**
Total Planned Beds	**77**	**226**	**446**	**446**	**514**	**458**	**83**	**510**	**510**	**510**	**-**	**-**

Project Summaries

Accelerated Replacement

PROJECT	Academic Overlay 1	Academic Overlay 2	Academic Overlay 3	Academic Overlay 4	TOTAL
Type:	*New Core*	*New Core*	*New Core*	*New Core*	
Reno Scope:	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	
PLANNED UNIT COUNTS					
100 Residential: Traditional					
Traditional Double	-	-	-	-	**256**
Enhanced Double	-	-	-	-	**189**
Double w/ Sink	-	-	-	-	**-**
Enhanced Double w/ Sink	-	-	-	-	**-**
New Traditional Single	-	-	-	-	**288**
Single	-	-	-	-	**24**
Single w/ Sink	-	-	-	-	**-**
Enhanced Single	-	-	-	-	**19**
Enhanced Single w/ Sink	-	-	-	-	**-**
New Traditional Double	-	-	-	-	**400**
200 Residential: Semi-Suites					
Deluxe Double	-	-	-	-	**121**
Enhanced Deluxe Double	-	-	-	-	**47**
Deluxe Small Single	-	-	-	-	**34**
Deluxe Single	-	-	-	-	**26**
2-Double Bedroom Semi-Suite	-	-	-	-	**136**
2-Single Bedroom Semi-Suite	-	-	-	-	**20**
300 Residential: Suites					
2-Double Bedroom Suite	-	-	-	-	**112**
4-Single Bedroom Suite	-	-	-	-	**360**
400 Residential: Apartments					
Studio Apartment	-	-	-	-	**36**
One Bedroom Apartment	-	-	-	-	**62**
Two Bedroom Apartment	-	-	-	-	**258**
Three Bedroom Apartment	-	-	-	-	**91**
500 Residential: Staff					
1-Single Bedroom Semi-Suite	-	-	-	-	**83**
One Bedroom Apartment	-	-	-	-	**-**
Two Bedroom Apartment	-	-	-	-	**-**
Total Planned Units	**-**	**-**	**-**	**-**	**2,592**
Total Planned Beds	**-**	**-**	**-**	**-**	**5,478**

Project Summaries

PROJECT	Barnhart Hall	Bean Complex	Carson Hall	Earl Complex	Hamilton Complex	Living Learning Center	Riley Hall	Walton Complex	East Campus Grad Village	Agate Apts	Moon Lee Apts	Spencer View Apts
Type:	*Renovate*	*Demolish*	*Demolish*	*Demolish*	*Demolish*	*New Core*	*Demolish*	*Renovate*	*Renovate*	*Renovate*	*Renovate*	*Renovate*
Reno Scope:	*Full Reno*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*Full Reno*	*Cosmetic*	*Cosmetic*	*Cosmetic*	*Cosmetic*
EXISTING BUILDING PROGRAM												
100 Units - Traditional	-	52,362	27,251	23,303	57,826	-	13,758	45,747	-	-	-	-
200 Units - Semi-Suites	65,370	-	-	-	-	-	-	-	-	-	-	-
300 Units - Suites	-	-	-	-	-	-	-	-	-	-	-	-
400 Units - Apartments	-	-	-	-	-	-	-	-	43,380	19,400	5,820	280,010
500 Units - Staff	700	3,206	572	739	2,551	-	531	683	-	-	-	-
600 Common Areas - Community	21,564	35,927	17,516	20,760	57,467	-	11,792	41,667	-	-	-	-
700 Common Areas - Learn+Link	-	-	-	-	-	-	-	-	-	-	-	-
800 Support Areas	8,071	17,861	19,625	8,777	19,997	-	1,555	13,451	-	-	-	-
900 Unassigned/Circulation	28,014	44,669	31,210	25,520	79,008	-	10,958	59,906	-	-	-	-
Total Area (GSF)	**123,719**	**154,025**	**96,174**	**79,099**	**216,849**	**-**	**38,594**	**161,454**	**43,380**	**19,400**	**5,820**	**280,010**
PLANNED BUILDING PROGRAM												
100 Units - Traditional	-	-	-	-	-	42,789	-	45,747	-	-	-	-
200 Units - Semi-Suites	65,370	-	-	-	-	-	-	-	-	-	-	-
300 Units - Suites	-	-	-	-	-	-	-	-	-	-	-	-
400 Units - Apartments	-	-	-	-	-	-	-	-	43,380	19,400	5,820	280,010
500 Units - Staff	700	-	-	-	-	898	-	683	-	-	-	-
600 Common Areas - Community	21,564	-	-	-	-	16,813	-	41,667	-	-	-	-
700 Common Areas - Campus	-	-	-	-	-	4,983	-	-	-	-	-	-
800 Support Areas	8,071	-	-	-	-	10,833	-	13,451	-	-	-	-
900 Unassigned/Circulation	28,014	-	-	-	-	49,295	-	59,906	-	-	-	-
Total Area (GSF)	**123,719**	**-**	**-**	**-**	**-**	**125,611**	**-**	**161,454**	**43,380**	**19,400**	**5,820**	**280,010**
PROGRAM STATISTICS												
Existing Gross Area per Bed	286	267	341	250	278	0	336	263	603	970	970	1,029
Existing Efficiency per Bed	71%	59%	47%	57%	54%	0%	68%	55%	100%	100%	100%	100%
Planned Gross Area per Bed	318	0	0	0	0	325	0	293	603	970	970	1,029
Planned Efficiency per Bed	77%	0%	0%	0%	0%	61%	0%	63%	100%	100%	100%	100%
DEVELOPMENT BUDGET												
Construction Cost	$ 20,413,635	$ 3,080,500	$ 1,923,480	$ 1,581,980	$ 4,336,980	$ -	$ 771,880	$ 26,639,910	$ 1,431,540	$ 640,200	$ 192,060	$ 9,240,330
Land and Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
Permits and Fees	204,136	30,805	19,235	15,820	43,370	-	7,719	266,399	14,315	6,402	1,921	92,403
Furniture and Fixtures	777,800	-	-	-	-	-	-	1,103,400	144,000	40,000	12,000	544,000
Design and Soft Costs	1,925,601	186,678	116,563	95,868	262,821	-	46,776	2,520,874	143,087	61,794	18,538	888,906
Development Costs	699,635	98,939	61,778	50,810	139,295	-	24,791	915,917	51,988	22,452	6,736	322,969
Project Contingency	2,402,081	339,692	212,106	174,448	478,247	-	85,117	3,144,650	178,493	77,085	23,125	1,108,861
Financing Costs	1,478,818	104,447	65,217	53,624	147,102	-	26,171	1,932,982	55,223	23,820	7,146	342,713
Development Budget	$ 27,901,707	$ 3,841,062	$ 2,398,379	$ 1,972,549	$ 5,407,815	$ -	$ 962,454	$ 36,524,133	$ 2,018,647	$ 871,753	$ 261,526	$ 12,540,182
Soft Cost/Const Cost	37%	25%	25%	25%	25%		25%	37%	41%	36%	36%	36%
Inflated	$ 38,835,789	$ 4,850,749	$ 2,857,277	$ 2,216,865	$ 7,239,397	$ -	$ 1,180,527	$ 48,021,535	$ 2,475,993	$ 1,100,890	$ 340,037	$ 16,787,172

Project Summaries

PROJECT	East Campus Houses	On-Campus Traditional	On-Campus Traditional II	On-Campus Traditional III	On-Campus Semi-Suites	On-Campus Suites (P15)	Walton Infill	Edge Suites	Edge Suites II	Edge Suites III	Bean/Carson Interim	Earl/Hamilton/Riley Interim
Type:	*Renovate*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Edge*	*New Edge*	*New Edge*	*Not in Plan*	*Not in Plan*
Reno Scope:	*Cosmetic*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*
EXISTING BUILDING PROGRAM												
100 Units - Traditional	-	-	-	-	-	-	-	-	-	-	-	-
200 Units - Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-
300 Units - Suites	-	-	-	-	-	-	-	-	-	-	-	-
400 Units - Apartments	74,835	-	-	-	-	-	-	-	-	-	-	-
500 Units - Staff	-	-	-	-	-	-	-	-	-	-	-	-
600 Common Areas - Community	-	-	-	-	-	-	-	-	-	-	-	-
700 Common Areas - Learn+Link	-	-	-	-	-	-	-	-	-	-	-	-
800 Support Areas	-	-	-	-	-	-	-	-	-	-	-	-
900 Unassigned/Circulation	-	-	-	-	-	-	-	-	-	-	-	-
Total Area (GSF)	**74,835**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PLANNED BUILDING PROGRAM												
100 Units - Traditional	-	22,393	45,267	45,267	-	-	-	-	-	-	-	-
200 Units - Semi-Suites	-	-	-	-	66,649	-	10,435	-	-	-	-	-
300 Units - Suites	-	-	-	-	-	88,781	-	102,385	102,385	102,385	-	-
400 Units - Apartments	74,835	-	-	-	-	-	-	-	-	-	-	-
500 Units - Staff	-	1,750	1,750	1,750	1,750	1,750	525	1,750	1,750	1,750	-	-
600 Common Areas - Community	-	10,033	19,640	19,640	24,449	10,275	3,922	11,735	11,735	11,735	-	-
700 Common Areas - Campus	-	-	-	-	-	-	-	-	-	-	-	-
800 Support Areas	-	2,752	5,410	5,410	7,148	4,005	1,164	4,589	4,589	4,589	-	-
900 Unassigned/Circulation	-	7,241	14,103	14,103	20,374	24,639	3,269	28,290	28,290	28,290	-	-
Total Area (GSF)	**74,835**	**44,170**	**86,170**	**86,170**	**120,370**	**129,450**	**19,315**	**148,750**	**148,750**	**148,750**	**-**	**-**
PROGRAM STATISTICS												
Existing Gross Area per Bed	972	0	0	0	0	0	0	0	0	0	0	0
Existing Efficiency per Bed	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Planned Gross Area per Bed	972	195	193	193	234	283	233	292	292	292	0	0
Planned Efficiency per Bed	100%	84%	84%	84%	83%	81%	83%	81%	81%	81%	0%	0%
DEVELOPMENT BUDGET												
Construction Cost	$ 2,469,555	$ 9,717,400	$ 18,957,400	$ 18,957,400	$ 26,481,400	$ 28,479,000	$ 4,249,300	$ 26,031,250	$ 26,031,250	$ 26,031,250	$ -	$ -
Land and Infrastructure	-	257,000	310,000	310,000	354,000	649,000	-	1,054,000	1,054,000	1,054,000	-	-
Permits and Fees	24,696	99,744	192,674	192,674	268,354	291,280	42,493	270,853	270,853	270,853	-	-
Furniture and Fixtures	154,000	565,000	1,115,000	1,115,000	1,285,000	1,145,000	207,500	1,275,000	1,275,000	1,275,000	-	-
Design and Soft Costs	238,343	851,132	1,646,006	1,646,006	2,271,100	2,445,142	359,943	1,717,866	1,717,866	1,717,866	-	-
Development Costs	86,598	344,708	666,632	666,632	919,796	990,283	145,777	910,469	910,469	910,469	-	-
Project Contingency	297,319	591,749	1,144,386	1,144,386	1,578,982	1,699,985	250,251	1,562,972	1,562,972	1,562,972	-	-
Financing Costs	91,906	877,435	1,696,669	1,696,669	2,342,898	2,524,234	371,237	2,575,409	2,574,989	2,575,386	-	-
Development Budget	$ 3,362,416	$ 13,304,168	$ 25,728,767	$ 25,728,767	$ 35,501,531	$ 38,223,924	$ 5,626,502	$ 35,397,818	$ 35,397,399	$ 35,397,796	$ -	$ -
Soft Cost/Const Cost	36%	37%	36%	36%	34%	34%	32%	36%	36%	36%		
Inflated	$ 4,634,326	$ 15,171,568	$ 31,098,570	$ 32,962,201	$ 48,209,503	$ 48,970,246	$ 7,421,930	$ 39,223,353	$ 41,579,766	$ 44,072,111	$ -	$ -

University of Oregon

HOUSING STRATEGIC PLAN PHASE

Project Summaries

Accelerated Replacement

PROJECT	Academic Overlay 1	Academic Overlay 2	Academic Overlay 3	Academic Overlay 4	TOTAL
Type:	*New Core*	*New Core*	*New Core*	*New Core*	
Reno Scope:	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	
EXISTING BUILDING PROGRAM					
100 Units - Traditional	-	-	-	-	**220,247**
200 Units - Semi-Suites	-	-	-	-	**65,370**
300 Units - Suites	-	-	-	-	**-**
400 Units - Apartments	-	-	-	-	**423,445**
500 Units - Staff	-	-	-	-	**8,982**
600 Common Areas - Community	-	-	-	-	**206,693**
700 Common Areas - Learn+Link	-	-	-	-	**-**
800 Support Areas	-	-	-	-	**89,337**
900 Unassigned/Circulation	-	-	-	-	**279,285**
Total Area (GSF)	**-**	**-**	**-**	**-**	**1,293,359**
PLANNED BUILDING PROGRAM					
100 Units - Traditional	-	-	-	-	**201,463**
200 Units - Semi-Suites	-	-	-	-	**142,454**
300 Units - Suites	-	-	-	-	**395,937**
400 Units - Apartments	-	-	-	-	**423,445**
500 Units - Staff	-	-	-	-	**16,806**
600 Common Areas - Community	-	-	-	-	**203,208**
700 Common Areas - Campus	6,500	6,500	6,500	6,500	**30,983**
800 Support Areas	-	-	-	-	**72,013**
900 Unassigned/Circulation	-	-	-	-	**305,814**
Total Area (GSF)	**6,500**	**6,500**	**6,500**	**6,500**	**1,792,124**
PROGRAM STATISTICS					
Existing Gross Area per Bed	0	0	0	0	**363**
Existing Efficiency per Bed	0%	0%	0%	0%	**71%**
Planned Gross Area per Bed	0	0	0	0	**327**
Planned Efficiency per Bed	100%	100%	100%	100%	**83%**
DEVELOPMENT BUDGET					
Construction Cost	$ 1,430,000	$ 1,430,000	$ 1,430,000	$ 1,430,000	**$ 263,377,700**
Land and Infrastructure	12,000	12,000	12,000	12,000	**5,090,000**
Permits and Fees	14,420	14,420	14,420	14,420	**2,684,677**
Furniture and Fixtures	-	-	-	-	**12,032,700**
Design and Soft Costs	116,514	116,514	116,514	116,514	**21,344,832**
Development Costs	47,188	47,188	47,188	47,188	**9,135,897**
Project Contingency	81,006	81,006	81,006	81,006	**19,943,902**
Financing Costs	120,683	120,691	120,691	120,700	**22,046,862**
Development Budget	$ 1,821,811	$ 1,821,819	$ 1,821,819	$ 1,821,828	**$ 355,656,569**
Soft Cost/Const Cost	27%	27%	27%	27%	35%
Inflated	$ 2,077,527	$ 2,202,047	$ 2,334,005	$ 2,473,956	**$ 448,337,341**

Project Summaries

PROJECT	Barnhart Hall	Bean Complex	Carson Hall	Earl Complex	Hamilton Complex	Living Learning Center	Riley Hall	Walton Complex	East Campus Grad Village	Agate Apts	Moon Lee Apts	Spencer View Apts
Type:	*Renovate*	*Demolish*	*Demolish*	*Demolish*	*Demolish*	*New Core*	*Demolish*	*Renovate*	*Renovate*	*Renovate*	*Renovate*	*Renovate*
Reno Scope:	*Full Reno*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*Full Reno*	*Cosmetic*	*Cosmetic*	*Cosmetic*	*Cosmetic*
BUDGET STATISTICS												
Total Cost per Bed	$ 71,745	NA	NA	NA	NA	$ -	NA	$ 66,203	$ 28,037	$ 43,588	$ 43,588	$ 46,104
Inflated	$ 99,861	NA	NA	NA	NA	$ -	NA	$ 87,043	$ 34,389	$ 55,045	$ 56,673	$ 61,718
Total Cost per GSF	$ 225.50	NA	NA	NA	NA	$ -	NA	$ 226.20	$ 46.50	$ 44.90	$ 44.90	$ 44.80
Inflated	$ 313.90	NA	NA	NA	NA	$ -	NA	$ 297.40	$ 57.10	$ 56.70	$ 58.40	$ 60.00
DEVELOPMENT SCHEDULE												
Design Start	Nov-2016	Nov-2013	Nov-2011	Nov-2009	Nov-2015	May-2004	Nov-2012	Nov-2014	Aug-2012	Aug-2013	Aug-2014	Aug-2015
Construction Start	Aug-2017	May-2014	May-2012	May-2010	May-2016	May-2005	May-2013	Aug-2015	May-2013	May-2014	May-2015	May-2016
Occupancy/Demolition	Aug-2018	Aug-2014	Aug-2012	Aug-2010	Aug-2016	Aug-2006	Aug-2013	Aug-2016	Aug-2013	Aug-2014	Aug-2015	Aug-2016

Project Summaries

PROJECT	East Campus Houses	On-Campus Traditional	On-Campus Traditional II	On-Campus Traditional III	On-Campus Semi-Suites	On-Campus Suites (P15)	Walton Infill	Edge Suites	Edge Suites II	Edge Suites III	Bean/Carson Interim	Earl/Hamilton/Riley Interim
Type:	*Renovate*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Core*	*New Edge*	*New Edge*	*New Edge*	*Not in Plan*	*Not in Plan*
Reno Scope:	*Cosmetic*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*
BUDGET STATISTICS												
Total Cost per Bed	$ 43,668	$ 58,868	$ 57,688	$ 57,688	$ 69,069	$ 83,458	$ 67,789	$ 69,407	$ 69,407	$ 69,407	NA	NA
Inflated	$ 60,186	$ 67,131	$ 69,728	$ 73,906	$ 93,793	$ 106,922	$ 89,421	$ 76,909	$ 81,529	$ 86,416	NA	NA
Total Cost per GSF	$ 44.90	$ 301.20	$ 298.60	$ 298.60	$ 294.90	$ 295.30	$ 291.30	$ 238.00	$ 238.00	$ 238.00	NA	NA
Inflated	$ 61.90	$ 343.50	$ 360.90	$ 382.50	$ 400.50	$ 378.30	$ 384.30	$ 263.70	$ 279.50	$ 296.30	NA	NA
DEVELOPMENT SCHEDULE												
Design Start	Aug-2016	May-2009	May-2011	May-2013	May-2015	May-2013	May-2014	Aug-2008	Aug-2010	Aug-2012	May-2099	May-2099
Construction Start	May-2017	May-2010	May-2012	May-2014	May-2016	May-2014	May-2015	May-2009	May-2011	May-2013	May-2099	May-2099
Occupancy/Demolition	Aug-2017	Aug-2011	Aug-2013	Aug-2015	Aug-2017	Aug-2015	Aug-2016	Aug-2010	Aug-2012	Aug-2014	Aug-2099	Aug-2099

University of Oregon

HOUSING STRATEGIC PLAN PHASE

Project Summaries

Accelerated Replacement

PROJECT	Academic Overlay 1	Academic Overlay 2	Academic Overlay 3	Academic Overlay 4	TOTAL
Type:	*New Core*	*New Core*	*New Core*	*New Core*	
Reno Scope:	*No Renovation*	*No Renovation*	*No Renovation*	*No Renovation*	
BUDGET STATISTICS					
Total Cost per Bed	NA	NA	NA	NA	**$ 64,929**
Inflated	NA	NA	NA	NA	**$ 81,849**
Total Cost per GSF	$ 280.30	$ 280.30	$ 280.30	$ 280.30	**$ 198.00**
Inflated	$ 319.60	$ 338.80	$ 359.10	$ 380.60	**$ 250.00**
DEVELOPMENT SCHEDULE					
Design Start	May-2009	May-2011	May-2013	May-2015	
Construction Start	May-2010	May-2012	May-2014	May-2016	
Occupancy/Demolition	Aug-2011	Aug-2013	Aug-2015	Aug-2017	

University of Oregon

HOUSING STRATEGIC PLAN PHASE II

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUE BEDS			*Existing*			*Complete*			*Off Line*			*Non-Bed Project Work*				
1	Barnhart Hall	432	432	432	432	432	432	432	432	432	432	432	432		389	389
2	Bean Complex	576	576	576	576	576	576	576	576	576						
3	Carson Hall	282	282	282	282	282	282	282								
4	Earl Complex	316	316	316	316	316										
5	Hamilton Complex	780	780	780	780	780	780	780	780	780	780	780				
6	Living Learning Center		387	387	387	387	387	387	387	387	387	387	387	387	387	387
7	Riley Hall	115	115	115	115	115	115	115	115							
8	Walton Complex	613	613	613	613	613	613	613	613	613	613		552	552	552	552
9	East Campus Grad Village	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72
10	Agate Apts	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
11	Moon Lee Apts	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
12	Spencer View Apts	272	272	272	272	272	272	272	272	272	272	272	272	272	272	272
13	East Campus Houses	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
14	On-Campus Traditional							226	226	226	226	226	226	226	226	226
15	On-Campus Traditional II									446	446	446	446	446	446	446
16	On-Campus Traditional III											446	446	446	446	446
17	On-Campus Semi-Suites													514	514	514
18	On-Campus Suites (P15)											458	458	458	458	458
19	Walton Infill												83	83	83	83
20	Edge Suites						510	510	510	510	510	510	510	510	510	510
21	Edge Suites II								510	510	510	510	510	510	510	510
22	Edge Suites III										510	510	510	510	510	510
23	Bean/Carson Interim															
24	Earl/Hamilton/Riley Interim															
25	Academic Overlay 1															
26	Academic Overlay 2															
27	Academic Overlay 3															
28	Academic Overlay 4															
	Total Revenue Beds	**3,561**	**3,948**	**3,948**	**3,948**	**3,948**	**4,142**	**4,368**	**4,596**	**4,927**	**4,861**	**5,152**	**5,007**	**5,089**	**5,478**	**5,478**
	Change		**387**	**0**	**0**	**0**	**194**	**226**	**228**	**331**	**(66)**	**291**	**(145)**	**82**	**389**	**0**
	Total Beds Occupied	**3,485**	**3,853**	**3,853**	**3,853**	**3,853**	**4,021**	**4,236**	**4,440**	**4,751**	**4,670**	**4,931**	**4,770**	**4,834**	**5,204**	**5,204**
	Avg Occupancy Rate	**97.9%**	**97.6%**	**97.6%**	**97.6%**	**97.6%**	**97.1%**	**97.0%**	**96.6%**	**96.4%**	**96.1%**	**95.7%**	**95.3%**	**95.0%**	**95.0%**	**95.0%**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
GROSS BUILDING AREA ON LINE																
1	Barnhart Hall	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719	123,719
2	Bean Complex	154,025	154,025	154,025	154,025	154,025	154,025	154,025	154,025	154,025	-	-	-	-	-	-
3	Carson Hall	96,174	96,174	96,174	96,174	96,174	96,174	96,174	-	-	-	-	-	-	-	-
4	Earl Complex	79,099	79,099	79,099	79,099	79,099	-	-	-	-	-	-	-	-	-	-
5	Hamilton Complex	216,849	216,849	216,849	216,849	216,849	216,849	216,849	216,849	216,849	216,849	216,849	-	-	-	-
6	Living Learning Center	-	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611	125,611
7	Riley Hall	38,594	38,594	38,594	38,594	38,594	38,594	38,594	38,594	-	-	-	-	-	-	-
8	Walton Complex	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454	161,454
9	East Campus Grad Village	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380
10	Agate Apts	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400
11	Moon Lee Apts	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820	5,820
12	Spencer View Apts	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010	280,010
13	East Campus Houses	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835	74,835
14	On-Campus Traditional	-	-	-	-	-	-	44,170	44,170	44,170	44,170	44,170	44,170	44,170	44,170	44,170
15	On-Campus Traditional II	-	-	-	-	-	-	-	-	86,170	86,170	86,170	86,170	86,170	86,170	86,170
16	On-Campus Traditional III	-	-	-	-	-	-	-	-	-	-	86,170	86,170	86,170	86,170	86,170
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	120,370	120,370	120,370
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	-	-	-	129,450	129,450	129,450	129,450	129,450
19	Walton Infill	-	-	-	-	-	-	-	-	-	-	-	19,315	19,315	19,315	19,315
20	Edge Suites	-	-	-	-	-	148,750	148,750	148,750	148,750	148,750	148,750	148,750	148,750	148,750	148,750
21	Edge Suites II	-	-	-	-	-	-	-	148,750	148,750	148,750	148,750	148,750	148,750	148,750	148,750
22	Edge Suites III	-	-	-	-	-	-	-	-	-	148,750	148,750	148,750	148,750	148,750	148,750
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	-	-	-	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
26	Academic Overlay 2	-	-	-	-	-	-	-	-	6,500	6,500	6,500	6,500	6,500	6,500	6,500
27	Academic Overlay 3	-	-	-	-	-	-	-	-	-	-	6,500	6,500	6,500	6,500	6,500
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	-	-	-	6,500	6,500	6,500
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total GSF On Line	**1,293,359**	**1,418,970**	**1,418,970**	**1,418,970**	**1,418,970**	**1,488,621**	**1,539,291**	**1,591,867**	**1,645,943**	**1,640,668**	**1,862,788**	**1,665,254**	**1,792,124**	**1,792,124**	**1,792,124**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CAPITAL BUDGET		*x$1,000*														
1	Barnhart Hall	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,091	$ 31,263	$ 5,482	$ -
2	Bean Complex	-	-	-	-	-	-	-	-	2,496	2,355	-	-	-	-	-
3	Carson Hall	-	-	-	-	-	-	1,470	1,387	-	-	-	-	-	-	-
4	Earl Complex	-	-	-	-	1,163	1,054	-	-	-	-	-	-	-	-	-
5	Hamilton Complex	-	-	-	-	-	-	-	-	-	-	3,654	3,586	-	-	-
6	Living Learning Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Riley Hall	-	-	-	-	-	-	-	607	573	-	-	-	-	-	-
8	Walton Complex	-	-	-	-	-	-	-	-	-	2,643	38,465	6,913	-	-	-
9	East Campus Grad Village	-	-	-	-	-	-	-	1,366	1,110	-	-	-	-	-	-
10	Agate Apts	-	-	-	-	-	-	-	-	599	501	-	-	-	-	-
11	Moon Lee Apts	-	-	-	-	-	-	-	-	-	185	155	-	-	-	-
12	Spencer View Apts	-	-	-	-	-	-	-	-	-	-	8,968	7,819	-	-	-
13	East Campus Houses	-	-	-	-	-	-	-	-	-	-	-	2,480	2,154	-	-
14	On-Campus Traditional	-	-	-	76	1,909	11,396	1,790	-	-	-	-	-	-	-	-
15	On-Campus Traditional II	-	-	-	-	-	149	3,856	23,350	3,743	-	-	-	-	-	-
16	On-Campus Traditional III	-	-	-	-	-	-	-	156	4,087	24,752	3,968	-	-	-	-
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	217	5,920	36,213	5,860	-	-
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	231	6,124	36,818	5,797	-	-	-	-
19	Walton Infill	-	-	-	-	-	-	-	-	34	911	5,573	904	-	-	-
20	Edge Suites	-	-	-	4,584	29,972	4,668	-	-	-	-	-	-	-	-	-
21	Edge Suites II	-	-	-	-	-	4,777	31,751	5,051	-	-	-	-	-	-	-
22	Edge Suites III	-	-	-	-	-	-	-	5,062	33,665	5,345	-	-	-	-	-
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	10	269	1,566	232	-	-	-	-	-	-	-	-
26	Academic Overlay 2	-	-	-	-	-	11	281	1,660	251	-	-	-	-	-	-
27	Academic Overlay 3	-	-	-	-	-	-	-	11	298	1,760	266	-	-	-	-
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	11	311	1,865	287	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Annual Capital Budget	**$ -**	**$ -**	**$ -**	**$ 4,670**	**$ 33,312**	**$ 23,621**	**$ 39,381**	**$ 38,881**	**$ 52,980**	**$ 75,498**	**$ 73,076**	**$ 61,872**	**$ 39,564**	**$ 5,482**	**$ -**
	Cumulative Budget	**$ -**	**$ -**	**$ -**	**$ 4,670**	**$ 37,983**	**$ 61,604**	**$ 100,985**	**$ 139,866**	**$ 192,846**	**$ 268,344**	**$ 341,420**	**$ 403,292**	**$ 442,856**	**$ 448,337**	**$ 448,337**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
NET CASH FLOW		*x$1,000*														
1	Barnhart Hall	$ 1,558	$ 1,605	$ 1,653	$ 1,703	$ 1,754	$ 1,807	$ 1,861	$ 1,917	$ 1,974	$ 2,033	$ 2,094	$ 2,157	$ (1,504)	$ (1,382)	$ (1,330)
2	Bean Complex	1,172	1,207	1,243	1,281	1,319	1,359	1,399	1,441	1,485	(316)	(316)	(316)	(316)	(316)	(316)
3	Carson Hall	156	161	165	170	176	181	186	(186)	(186)	(186)	(186)	(186)	(186)	(186)	(186)
4	Earl Complex	677	697	718	740	762	(144)	(144)	(144)	(144)	(144)	(144)	(144)	(144)	(144)	(144)
5	Hamilton Complex	1,126	1,160	1,195	1,231	1,268	1,306	1,345	1,385	1,427	1,470	1,514	(471)	(471)	(471)	(471)
6	Living Learning Center	-	(1,597)	(1,582)	(1,656)	(1,649)	(1,647)	(1,639)	(1,632)	(1,628)	(1,621)	(1,612)	(1,608)	(1,602)	(1,592)	(1,586)
7	Riley Hall	158	163	168	173	178	184	189	195	(77)	(77)	(77)	(77)	(77)	(77)	(77)
8	Walton Complex	1,113	1,146	1,180	1,216	1,252	1,290	1,328	1,368	1,409	1,452	(1,849)	(2,891)	(2,863)	(2,833)	(2,802)
9	East Campus Grad Village	263	271	279	287	296	305	314	324	147	157	168	179	190	202	214
10	Agate Apts	93	96	99	102	105	108	112	115	118	38	42	46	50	54	59
11	Moon Lee Apts	23	24	25	25	26	27	28	28	29	30	5	6	7	8	9
12	Spencer View Apts	670	690	711	732	754	776	800	824	848	874	900	(362)	(333)	(302)	(271)
13	East Campus Houses	236	243	250	257	265	273	281	290	298	307	317	326	(19)	(8)	3
14	On-Campus Traditional	-	-	-	-	-	-	(173)	(147)	(120)	(92)	(63)	(34)	(4)	28	60
15	On-Campus Traditional II	-	-	-	-	-	-	-	-	(224)	(167)	(108)	(47)	16	81	147
16	On-Campus Traditional III	-	-	-	-	-	-	-	-	-	-	(236)	(175)	(112)	(47)	19
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	1,224	1,360	1,500
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	-	-	-	1,021	1,153	1,289	1,429	1,573
19	Walton Infill	-	-	-	-	-	-	-	-	-	-	-	168	188	209	231
20	Edge Suites	-	-	-	-	-	831	942	1,055	1,173	1,293	1,418	1,546	1,677	1,813	1,953
21	Edge Suites II	-	-	-	-	-	-	-	884	1,001	1,122	1,246	1,374	1,506	1,642	1,782
22	Edge Suites III	-	-	-	-	-	-	-	-	-	941	1,065	1,193	1,325	1,461	1,601
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	-	-	-	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)
26	Academic Overlay 2	-	-	-	-	-	-	-	-	(152)	(152)	(152)	(152)	(152)	(152)	(152)
27	Academic Overlay 3	-	-	-	-	-	-	-	-	-	-	(161)	(161)	(161)	(161)	(161)
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	-	-	-	(170)	(170)	(170)
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Contribution	**$ 7,246**	**$ 5,866**	**$ 6,105**	**$ 6,262**	**$ 6,506**	**$ 6,655**	**$ 6,686**	**$ 7,575**	**$ 7,237**	**$ 6,821**	**$ 4,745**	**$ 1,383**	**$ (781)**	**$ 304**	**$ 1,343**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
DEBT SERVICE COVERAGE																
1	Barnhart Hall	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.56	0.57
2	Bean Complex	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Carson Hall	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Earl Complex	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Hamilton Complex	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00
6	Living Learning Center	NA	0.09	0.10	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.12	0.12	0.12	0.13	0.13
7	Riley Hall	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Walton Complex	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.25	0.26	0.26	0.27
9	East Campus Grad Village	NA	NA	NA	NA	NA	NA	NA	NA	1.74	1.79	1.84	1.90	1.96	2.01	2.08
10	Agate Apts	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.44	1.48	1.52	1.57	1.62	1.66
11	Moon Lee Apts	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.19	1.23	1.26	1.30	1.34
12	Spencer View Apts	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.73	0.75	0.78	0.80
13	East Campus Houses	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.95	0.98	1.01
14	On-Campus Traditional	NA	NA	NA	NA	NA	NA	0.83	0.86	0.89	0.91	0.94	0.97	1.00	1.03	1.06
15	On-Campus Traditional II	NA	NA	NA	NA	NA	NA	NA	NA	0.90	0.92	0.95	0.98	1.01	1.04	1.07
16	On-Campus Traditional III	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.90	0.92	0.95	0.98	1.01
17	On-Campus Semi-Suites	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.37	1.41	1.45
18	On-Campus Suites (P15)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.30	1.34	1.38	1.42	1.47
19	Walton Infill	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.33	1.37	1.41	1.45
20	Edge Suites	NA	NA	NA	NA	NA	1.29	1.33	1.37	1.41	1.45	1.50	1.54	1.59	1.64	1.69
21	Edge Suites II	NA	NA	NA	NA	NA	NA	NA	1.29	1.33	1.37	1.41	1.45	1.50	1.54	1.59
22	Edge Suites III	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.29	1.33	1.37	1.41	1.46	1.50
23	Bean/Carson Interim	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
24	Earl/Hamilton/Riley Interim	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
25	Academic Overlay 1	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	Academic Overlay 2	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	Academic Overlay 3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00
28	Academic Overlay 4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	System Coverage	**6.39**	**2.64**	**2.73**	**2.73**	**2.83**	**1.93**	**1.78**	**1.63**	**1.48**	**1.35**	**1.16**	**1.01**	**0.94**	**0.98**	**1.02**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
RENTAL RATES - SINGLES		*avg per AY*														
1	Barnhart Hall	$ 11,628	$ 11,977	$ 12,336	$ 12,707	$ 13,088	$ 13,480	$ 13,885	$ 14,301	$ 14,730	$ 15,172	$ 15,627	$ 16,096	$ -	$ 17,930	$ 18,468
2	Bean Complex	9,304	9,583	9,870	10,166	10,471	10,785	11,109	11,442	11,786	-	-	-	-	-	-
3	Carson Hall	9,515	9,800	10,094	10,397	10,709	11,030	11,361	-	-	-	-	-	-	-	-
4	Earl Complex	9,005	9,275	9,553	9,840	10,135	-	-	-	-	-	-	-	-	-	-
5	Hamilton Complex	9,005	9,275	9,553	9,840	10,135	10,439	10,752	11,075	11,407	11,749	12,102	-	-	-	-
6	Living Learning Center	-	9,800	10,094	10,397	10,709	11,030	11,361	11,702	12,053	12,414	12,787	13,170	13,565	13,972	14,392
7	Riley Hall	9,725	10,017	10,317	10,627	10,946	11,274	11,612	11,961	-	-	-	-	-	-	-
8	Walton Complex	9,471	9,755	10,048	10,349	10,660	10,979	11,309	11,648	11,997	12,357	-	13,765	14,178	14,604	15,042
9	East Campus Grad Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Agate Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Moon Lee Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Spencer View Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	East Campus Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	On-Campus Traditional	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	On-Campus Traditional II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	On-Campus Traditional III	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	14,481	14,916	15,363
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	-	-	-	17,909	18,446	18,999	19,569	20,156
19	Walton Infill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Edge Suites	-	-	-	-	-	15,714	16,186	16,671	17,171	17,686	18,217	18,764	19,326	19,906	20,503
21	Edge Suites II	-	-	-	-	-	-	-	16,671	17,171	17,686	18,217	18,764	19,326	19,906	20,503
22	Edge Suites III	-	-	-	-	-	-	-	-	-	17,686	18,217	18,764	19,326	19,906	20,503
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Academic Overlay 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Academic Overlay 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Average Single Rate	**$ 9,665**	**$ 9,935**	**$ 10,233**	**$ 10,540**	**$ 10,856**	**$ 11,842**	**$ 12,197**	**$ 13,184**	**$ 13,759**	**$ 14,965**	**$ 16,154**	**$ 16,824**	**$ 17,029**	**$ 17,589**	**$ 18,116**

Phasing Summary

Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
RENTAL RATES - DOUBLES		*avg per AY*														
1	Barnhart Hall	9,234	9,511	9,796	10,090	10,392	10,704	11,025	11,356	11,697	12,048	12,409	12,781	-	14,237	14,665
2	Bean Complex	7,306	7,525	7,751	7,983	8,223	8,469	8,724	8,985	9,255	-	-	-	-	-	-
3	Carson Hall	7,694	7,924	8,162	8,407	8,659	8,919	9,187	-	-	-	-	-	-	-	-
4	Earl Complex	7,360	7,581	7,808	8,043	8,284	-	-	-	-	-	-	-	-	-	-
5	Hamilton Complex	7,332	7,552	7,778	8,011	8,252	8,499	8,754	9,017	9,287	9,566	9,853	-	-	-	-
6	Living Learning Center	-	7,875	8,111	8,355	8,605	8,863	9,129	9,403	9,685	9,976	10,275	10,583	10,901	11,228	11,565
7	Riley Hall	7,816	8,050	8,292	8,540	8,796	9,060	9,332	9,612	-	-	-	-	-	-	-
8	Walton Complex	7,312	7,531	7,757	7,990	8,229	8,476	8,731	8,992	9,262	9,540	-	10,627	10,946	11,274	11,613
9	East Campus Grad Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Agate Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Moon Lee Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Spencer View Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	East Campus Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	On-Campus Traditional	-	-	-	-	-	-	12,541	12,917	13,305	13,704	14,115	14,538	14,975	15,424	15,887
15	On-Campus Traditional II	-	-	-	-	-	-	-	-	13,305	13,704	14,115	14,538	14,975	15,424	15,887
16	On-Campus Traditional III	-	-	-	-	-	-	-	-	-	-	14,115	14,538	14,975	15,424	15,887
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	15,934	16,412	16,904
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	-	-	-	16,839	17,345	17,865	18,401	18,953
19	Walton Infill	-	-	-	-	-	-	-	-	-	-	-	15,470	15,934	16,412	16,904
20	Edge Suites	-	-	-	-	-	14,526	14,962	15,410	15,873	16,349	16,839	17,345	17,865	18,401	18,953
21	Edge Suites II	-	-	-	-	-	-	-	15,410	15,873	16,349	16,839	17,345	17,865	18,401	18,953
22	Edge Suites III	-	-	-	-	-	-	-	-	-	16,349	16,839	17,345	17,865	18,401	18,953
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Academic Overlay 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Academic Overlay 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Average Double Rate	**$ 7,722**	**$ 7,944**	**$ 8,182**	**$ 8,427**	**$ 8,680**	**$ 9,690**	**$ 10,265**	**$ 11,234**	**$ 11,949**	**$ 13,065**	**$ 14,224**	**$ 14,769**	**$ 15,463**	**$ 15,787**	**$ 16,260**

Phasing Summary

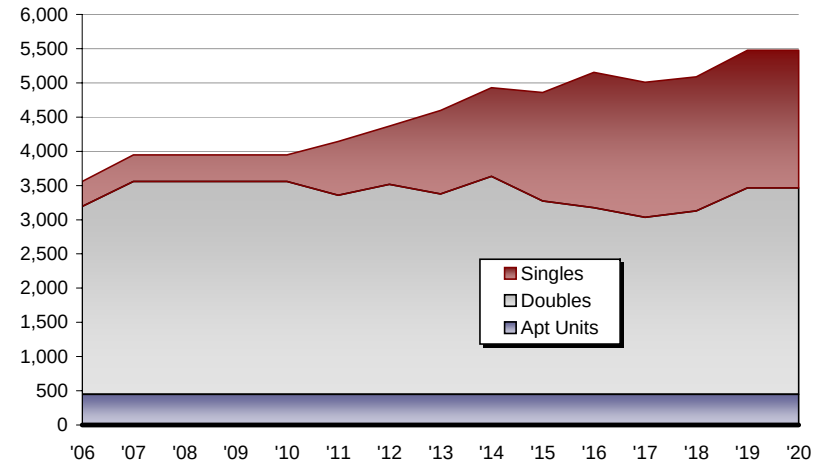
Accelerated Replacement

	FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ALLOCATED OPERATING COSTS		*per gsf*														
1	Barnhart Hall	$ 24.35	$ 25.08	$ 25.84	$ 26.61	$ 27.41	$ 28.23	$ 29.08	$ 29.95	$ 30.85	$ 31.78	$ 32.73	$ 33.71	$ 12.15	$ 35.76	$ 36.84
2	Bean Complex	24.35	25.08	25.84	26.61	27.41	28.23	29.08	29.95	30.85	-	-	-	-	-	-
3	Carson Hall	24.35	25.08	25.84	26.61	27.41	28.23	29.08	-	-	-	-	-	-	-	-
4	Earl Complex	24.35	25.08	25.84	26.61	27.41	-	-	-	-	-	-	-	-	-	-
5	Hamilton Complex	24.35	25.08	25.84	26.61	27.41	28.23	29.08	29.95	30.85	31.78	32.73	-	-	-	-
6	Living Learning Center	-	25.08	25.84	26.61	27.41	28.23	29.08	29.95	30.85	31.78	32.73	33.71	34.72	35.76	36.84
7	Riley Hall	24.35	25.08	25.84	26.61	27.41	28.23	29.08	29.95	-	-	-	-	-	-	-
8	Walton Complex	24.35	25.08	25.84	26.61	27.41	28.23	29.08	29.95	30.85	31.78	11.46	33.71	34.72	35.76	36.84
9	East Campus Grad Village	5.41	5.57	5.74	5.91	6.09	6.27	6.46	6.65	6.85	7.06	7.27	7.49	7.71	7.94	8.18
10	Agate Apts	5.41	5.57	5.74	5.91	6.09	6.27	6.46	6.65	6.85	7.06	7.27	7.49	7.71	7.94	8.18
11	Moon Lee Apts	5.41	5.57	5.74	5.91	6.09	6.27	6.46	6.65	6.85	7.06	7.27	7.49	7.71	7.94	8.18
12	Spencer View Apts	5.41	5.57	5.74	5.91	6.09	6.27	6.46	6.65	6.85	7.06	7.27	7.49	7.71	7.94	8.18
13	East Campus Houses	5.41	5.57	5.74	5.91	6.09	6.27	6.46	6.65	6.85	7.06	7.27	7.49	7.71	7.94	8.18
14	On-Campus Traditional	-	-	-	-	-	-	29.08	29.95	30.85	31.78	32.73	33.71	34.72	35.76	36.84
15	On-Campus Traditional II	-	-	-	-	-	-	-	-	30.85	31.78	32.73	33.71	34.72	35.76	36.84
16	On-Campus Traditional III	-	-	-	-	-	-	-	-	-	-	32.73	33.71	34.72	35.76	36.84
17	On-Campus Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	34.72	35.76	36.84
18	On-Campus Suites (P15)	-	-	-	-	-	-	-	-	-	-	32.73	33.71	34.72	35.76	36.84
19	Walton Infill	-	-	-	-	-	-	-	-	-	-	-	33.71	34.72	35.76	36.84
20	Edge Suites	-	-	-	-	-	28.23	29.08	29.95	30.85	31.78	32.73	33.71	34.72	35.76	36.84
21	Edge Suites II	-	-	-	-	-	-	-	29.95	30.85	31.78	32.73	33.71	34.72	35.76	36.84
22	Edge Suites III	-	-	-	-	-	-	-	-	-	31.78	32.73	33.71	34.72	35.76	36.84
23	Bean/Carson Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Earl/Hamilton/Riley Interim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Academic Overlay 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Academic Overlay 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Academic Overlay 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Academic Overlay 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Allocated Costs	**$ 18.15**	**$ 19.26**	**$ 19.84**	**$ 20.43**	**$ 21.05**	**$ 21.98**	**$ 22.73**	**$ 23.63**	**$ 24.43**	**$ 25.14**	**$ 24.75**	**$ 26.65**	**$ 26.28**	**$ 28.67**	**$ 29.53**
	Total Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Mandatory Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Costs	18.15	19.26	19.84	20.43	21.05	21.98	22.73	23.63	24.43	25.14	24.75	26.65	26.28	28.67	29.53

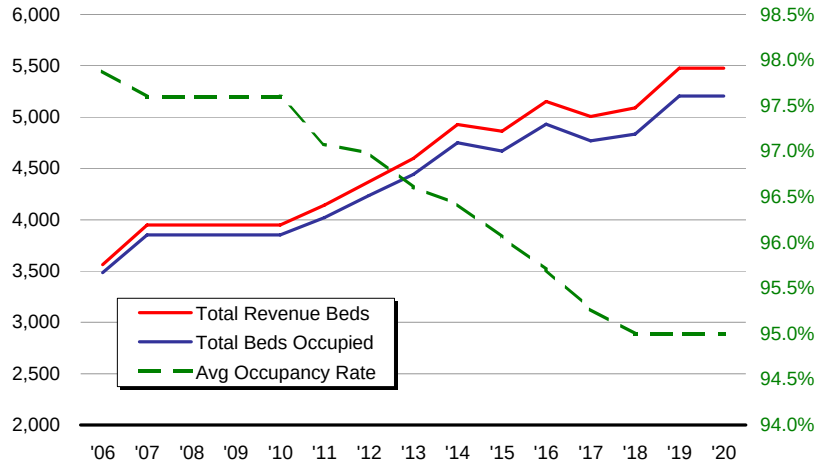
Performance Charts

Accelerated Replacement

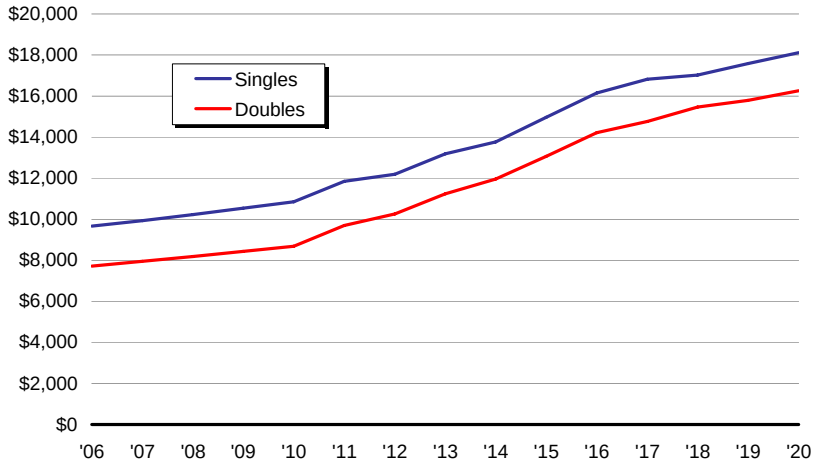
Bed Distribution



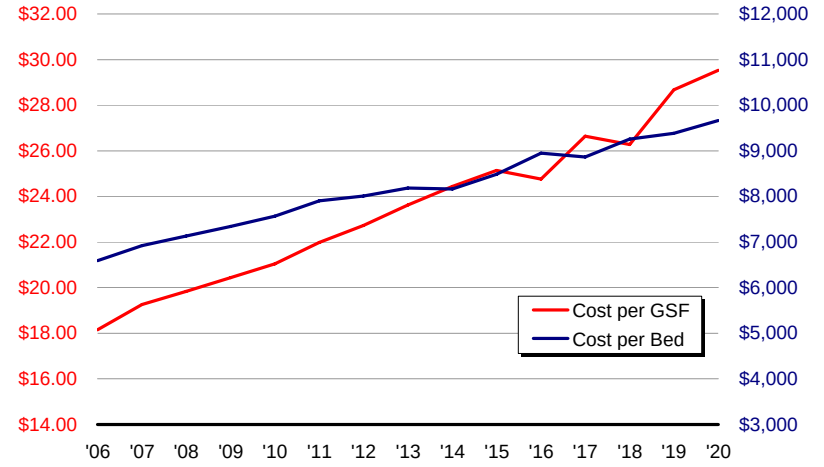
Occupancy



Revenue Per Bed



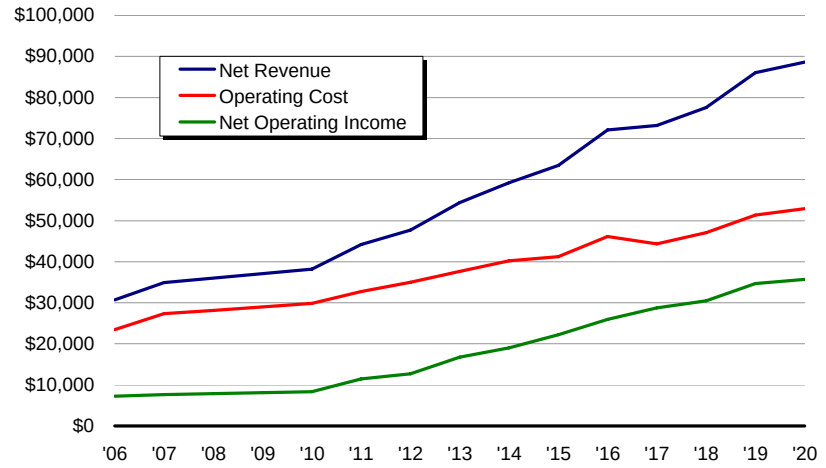
Operating Expenses



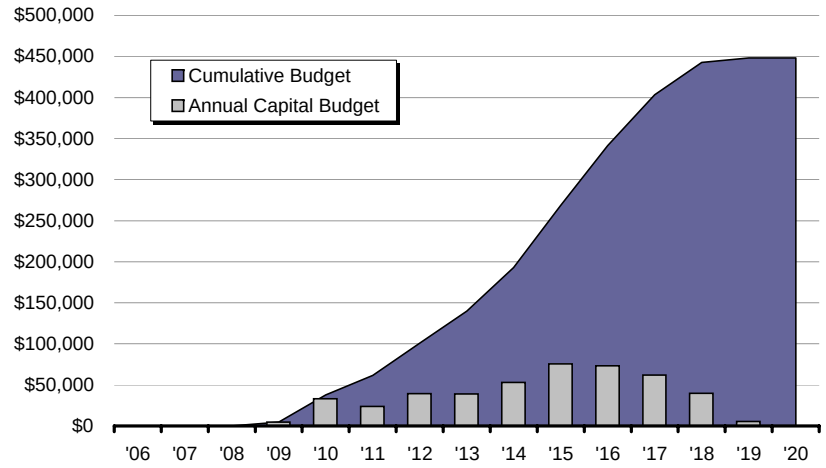
Performance Charts

Accelerated Replacement

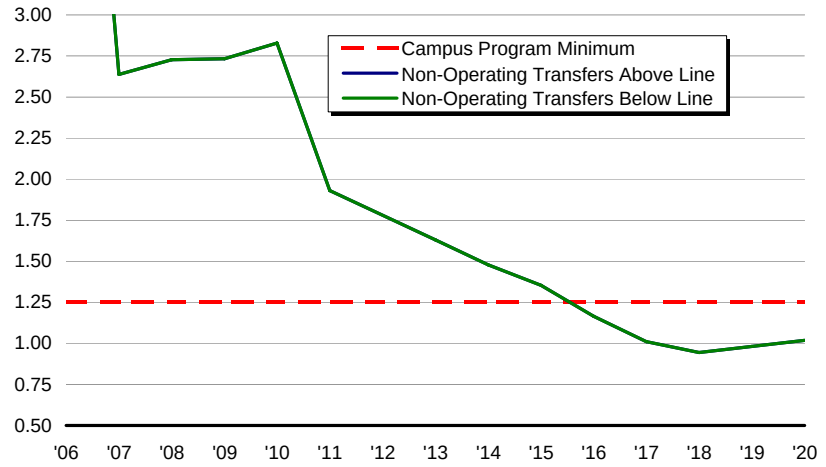
Operating Position *(x$1,000)*



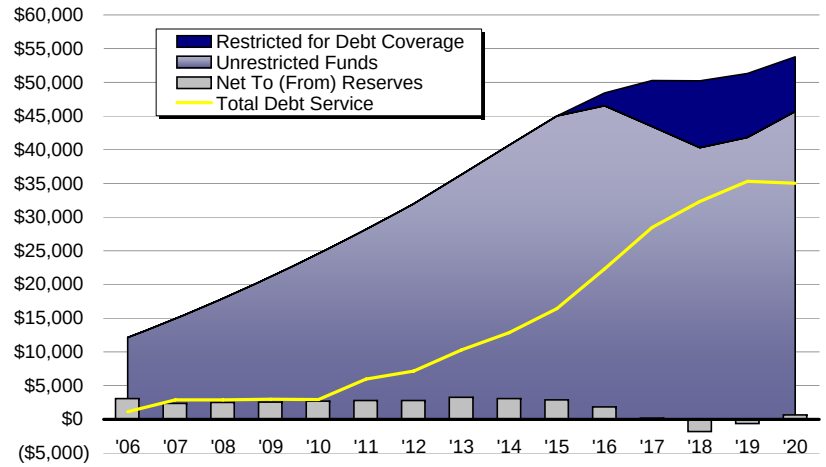
Capital Requirements *(x$1,000)*



Debt Service Coverage



Reserves *(x$1,000)*



University of Oregon

HOUSING STRATEGIC PLAN PHASE II

Housing System Pro Forma

Accelerated Replacement

Program Description

Rentable Capacity	Existing-**Units**-Planned		Existing-**Beds**-Planned	
Singles	369	885	369	2,015
Doubles	1,373	1,260	2,745	3,016
Apt Units	447	447	447	447
Quads	-	-	-	-
Total	**2,189**	**2,592**	**3,561**	**5,478**

Program Components		Existing-**Beds**-Planned		Existing-**Area**-Planned	
100	Units - Traditional	2,642	2,020	220,247	201,463
200	Units - Semi-Suites	472	980	65,370	142,454
300	Units - Suites	-	1,948	-	395,937
400	Units - Apartments	447	447	423,445	423,445
500	Units - Staff	-	83	8,982	16,806
600	Commons - Residents			206,693	203,208
700	Commons - Buildings			-	30,983
800	Support Areas			89,337	72,013
900	Unassigned/Circulation			279,285	305,814
	Total	**3,561**	**5,478**	**1,293,359**	**1,792,124**

Development Budget (x$1,000)

Construction Cost		$ 263,378
Land and Infrastructure		5,090
Permits and Fees		2,685
Furniture and Fixtures		12,033
Design and Soft Costs		21,345
Development Costs		9,136
Project Contingency		19,944
Financing Costs		22,047
Total Budget		**$ 355,657**
	Inflated	**$ 448,337**

Financing

	New	Renovation
Inflation Rate	3.00%	3.00%
Financing Rate	5.50%	5.00%
Financing Period	30	20
Issuance Costs	2.00%	2.00%
System Debt Coverage	1.25	
Earnings on Reserves	3.50%	

Operating Budget

		New Core	Renovate	Demolish	New Edge
Revenues		*(May be superseded on specific projects)*			
Inflation Rate			*3.00%*		
Current Occupancy			98%	98%	
Completion Occupancy		95%	95%		95%
Completion Adj		0.0%	5.0%	0.0%	0.0%
Other	*% of Room*	13.1%	13.1%	13.1%	5.0%
Staff	*% of Room*	0.0%	0.0%	0.0%	0.0%
Operating Expenses		*(May be superseded on specific projects)*			
Inflation Rate			*3.00%*		
Allocated Expense		$24.35	$24.35	$24.35	$24.35
Completion Adj		0.0%	0.0%	0.0%	0.0%
Fixed Cost Percent		0.0%	35.0%	0.0%	0.0%
Unallocated Costs		$0.00	$0.00	$0.00	$0.00
Non-Operating Expenses					
Administrative Allocation			0.0%	*of Total Net Revenue*	
Other Programs			0.0%	*of Total Net Revenue*	
Annual Capital Expenses			50.0%	*of Surplus before Debt*	

Operating Pro Forma

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ 4,670	$ 33,312	$ 23,621	$ 39,381	$ 38,881	$ 52,980	$ 75,498	$ 73,076	$ 61,872	$ 39,564	$ 5,482	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	369	388	388	388	388	786	852	1,218	1,295	1,589	1,978	1,971	1,962	2,015	2,015
1.22	Doubles Beds	2,745	3,113	3,113	3,113	3,113	2,909	3,069	2,931	3,185	2,825	2,727	2,589	2,680	3,016	3,016
1.23	Apt Units Beds	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**3,561**	**3,948**	**3,948**	**3,948**	**3,948**	**4,142**	**4,368**	**4,596**	**4,927**	**4,861**	**5,152**	**5,007**	**5,089**	**5,478**	**5,478**
1.3	**Revenue Beds by Unit Type**															
1.31	Traditional Beds	2,642	3,029	3,029	3,029	3,029	2,713	2,929	2,647	2,969	2,410	2,241	2,020	2,020	2,020	2,020
1.32	Semi-Suites	472	472	472	472	472	472	472	472	471	454	446	519	591	980	980
1.33	Suites	-	-	-	-	-	500	500	1,000	1,000	1,500	1,948	1,948	1,948	1,948	1,948
1.34	Apartments	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447
1.4	**Gross Area in Service**	**1,293,359**	**1,418,970**	**1,418,970**	**1,418,970**	**1,418,970**	**1,488,621**	**1,539,291**	**1,591,867**	**1,645,943**	**1,640,668**	**1,862,788**	**1,665,254**	**1,792,124**	**1,792,124**	**1,792,124**
2	**PRO FORMA SUMMARY**															
2.1	Total Net Revenue	$ 30,721	$ 34,956	$ 36,005	$ 37,085	$ 38,197	$ 44,206	$ 47,687	$ 54,406	$ 59,233	$ 63,460	$ 72,066	$ 73,151	$ 77,566	$ 86,052	$ 88,633
2.2	Total Operating Expenses	23,475	27,330	28,150	28,995	29,865	32,727	34,993	37,618	40,214	41,253	46,113	44,375	47,093	51,382	52,923
2.3	**Net Operating Income**	**7,246**	**7,626**	**7,854**	**8,090**	**8,333**	**11,479**	**12,694**	**16,788**	**19,019**	**22,208**	**25,954**	**28,776**	**30,472**	**34,669**	**35,710**
2.4	Total Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.5	Total Debt Service	1,133	2,892	2,879	2,959	2,946	5,945	7,132	10,299	12,864	16,404	22,280	28,470	32,300	35,318	35,040
2.6	**Net Cash Flow**	**6,113**	**4,734**	**4,975**	**5,131**	**5,386**	**5,534**	**5,562**	**6,489**	**6,154**	**5,804**	**3,673**	**306**	**(1,828)**	**(649)**	**669**
3.1	Less: Capital Expenses	(3,056)	(2,367)	(2,488)	(2,565)	(2,693)	(2,767)	(2,781)	(3,244)	(3,077)	(2,902)	(1,837)	(153)	-	-	-
3.2	**Net To (From) Reserves**	**3,056**	**2,367**	**2,488**	**2,565**	**2,693**	**2,767**	**2,781**	**3,244**	**3,077**	**2,902**	**1,837**	**153**	**(1,828)**	**(649)**	**669**
4	**DEBT SERVICE COVERAGE RATIO**															
4.1	Non-Operating Transfers Above Line	6.39	2.64	2.73	2.73	2.83	1.93	1.78	1.63	1.48	1.35	1.16	1.01	0.94	0.98	1.02
4.2	Non-Operating Transfers Below Line	6.39	2.64	2.73	2.73	2.83	1.93	1.78	1.63	1.48	1.35	1.16	1.01	0.94	0.98	1.02
4.3	Campus Program Minimum	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25

Housing System Pro Forma

Accelerated Replacement

		Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
2	**PRO FORMA DETAIL**																
2.1	**Revenues**	*UW Base*															
2.11	AY Rent - Singles Beds		$ 3,589	$ 3,883	$ 4,000	$ 4,120	$ 4,243	$ 10,709	$ 11,031	$ 17,702	$ 17,629	$ 24,024	$ 29,636	$ 30,435	$ 31,094	$ 32,979	$ 33,968
2.12	AY Rent - Doubles Beds		20,937	24,463	25,197	25,953	26,731	26,368	29,165	29,306	33,789	32,025	34,517	34,829	38,357	44,289	45,617
2.13	AY Rent - Apt Units Beds		3,230	3,327	3,426	3,529	3,635	3,744	3,856	3,972	4,120	4,255	4,386	4,654	4,835	4,980	5,130
2.14	AY Rent - Quads Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**		**27,756**	**31,673**	**32,623**	**33,602**	**34,610**	**40,821**	**44,053**	**50,980**	**55,538**	**60,304**	**68,539**	**69,918**	**74,286**	**82,247**	**84,715**
2.16	Less: Vacancy ($)		(589)	(761)	(784)	(807)	(831)	(1,193)	(1,330)	(1,730)	(1,986)	(2,374)	(2,945)	(3,308)	(3,714)	(4,112)	(4,236)
2.18	Summer/Other Income	*3,554*	3,554	4,044	4,165	4,290	4,419	4,578	4,964	5,156	5,680	5,530	6,472	6,541	6,994	7,917	8,154
2.19	**Total Net Revenue**	*30,721*	**30,721**	**34,956**	**36,005**	**37,085**	**38,197**	**44,206**	**47,687**	**54,406**	**59,233**	**63,460**	**72,066**	**73,151**	**77,566**	**86,052**	**88,633**
2.2	**Operating Expenses**																
2.21	Allocated Costs		23,475	27,330	28,150	28,995	29,865	32,727	34,993	37,618	40,214	41,253	46,113	44,375	47,093	51,382	52,923
2.22	Unallocated Costs	*23,475*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	*23,475*	**23,475**	**27,330**	**28,150**	**28,995**	**29,865**	**32,727**	**34,993**	**37,618**	**40,214**	**41,253**	**46,113**	**44,375**	**47,093**	**51,382**	**52,923**
2.3	**Net Operating Income**	*$ 7,246*	**$ 7,246**	**$ 7,626**	**$ 7,854**	**$ 8,090**	**$ 8,333**	**$ 11,479**	**$ 12,694**	**$ 16,788**	**$ 19,019**	**$ 22,208**	**$ 25,954**	**$ 28,776**	**$ 30,472**	**$ 34,669**	**$ 35,710**
2.4	**Non-Operating Transfers**																
2.41	Administrative Allocation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.42	Off-campus Lease Payments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43	Residential Dining		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.44	**Total Transfers**	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2.5	**Debt Service**																
2.51	Existing Debt Service	*1,133*	1,133	2,892	2,879	2,959	2,946	2,951	2,952	2,912	2,910	2,844	2,895	2,903	2,874	2,776	2,498
2.52	New Debt Service	-	-	-	-	-	-	2,994	4,181	7,387	9,954	13,560	19,385	25,567	29,426	32,542	32,542
2.53	**Total Debt Service**	*1,133*	**1,133**	**2,892**	**2,879**	**2,959**	**2,946**	**5,945**	**7,132**	**10,299**	**12,864**	**16,404**	**22,280**	**28,470**	**32,300**	**35,318**	**35,040**
2.60	**Net Cash Flow**	*$ 6,113*	**$ 6,113**	**$ 4,734**	**$ 4,975**	**$ 5,131**	**$ 5,386**	**$ 5,534**	**$ 5,562**	**$ 6,489**	**$ 6,154**	**$ 5,804**	**$ 3,673**	**$ 306**	**$ (1,828)**	**$ (649)**	**$ 669**
3	**RESERVE FUND**																
3.1	**Capital Renewal Backlog**																
3.11	Beginning Backlog		61,027	57,971	55,604	53,116	50,551	47,858	45,091	42,310	39,066	34,557	31,015	28,986	-	-	-
3.12	Scheduled Renewals		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.13	Less: Capital Expenses		(3,056)	(2,367)	(2,488)	(2,565)	(2,693)	(2,767)	(2,781)	(3,244)	(3,077)	(2,902)	(1,837)	(153)	-	-	-
3.14	Less: Renovations	-	-	-	-	-	-	-	-	-	(1,432)	(640)	(192)	(35,880)	(2,470)	(20,414)	-
3.15	**Ending Backlog**		**$ 57,971**	**$ 55,604**	**$ 53,116**	**$ 50,551**	**$ 47,858**	**$ 45,091**	**$ 42,310**	**$ 39,066**	**$ 34,557**	**$ 31,015**	**$ 28,986**	**$ -**	**$ -**	**$ -**	**$ -**
3.2	**Reserve Fund Activity**																
3.21	Balance Forward		9,087	12,143	14,935	17,945	21,139	24,572	28,199	31,967	36,330	40,679	45,005	48,416	50,264	50,196	51,304
3.22	Net To (From) Reserves	*3,056*	3,056	2,367	2,488	2,565	2,693	2,767	2,781	3,244	3,077	2,902	1,837	153	(1,828)	(649)	669
3.23	Earnings On Average Balance	-	-	425	523	628	740	860	987	1,119	1,272	1,424	1,575	1,695	1,759	1,757	1,796
3.30	**Ending Balance**	*$ 12,143*	**$ 12,143**	**$ 14,935**	**$ 17,945**	**$ 21,139**	**$ 24,572**	**$ 28,199**	**$ 31,967**	**$ 36,330**	**$ 40,679**	**$ 45,005**	**$ 48,416**	**$ 50,264**	**$ 50,196**	**$ 51,304**	**$ 53,768**
3.31	*Restricted for Debt Coverage*		-	-	-	-	-	-	-	-	-	-	*1,897*	*6,812*	*9,903*	*9,479*	*8,091*

1 Barnhart Hall

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$11,628	59	53	59	53
Doubles	$9,234	187	168	373	336
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**246**	**221**	**432**	**389**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	432	389	65,370	65,370
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	700	700
600	Commons - Residents			21,564	21,564
700	Commons - Building			-	-
800	Support Areas			8,071	8,071
900	Unassigned/Circulation			28,014	28,014
	Total	**432**	**389**	**123,719**	**123,719**

Development Budget (x$1,000)

Construction Cost		$ 20,414
Land and Infrastructure		-
Permits and Fees		204
Furniture and Fixtures		778
Design and Soft Costs		1,926
Development Costs		700
Project Contingency		2,402
Financing Costs		1,479
Total Budget		**$ 27,902**
	Inflated	**$ 38,836**
Project Type		Renovate
Renovation Scope		Full Reno

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Nov-16	2017	9
Construction Start	Aug-17	2018	12
Project Completion	Aug-18	2019	21

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,091	$ 31,263	$ 5,482	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	59	59	59	59	59	59	59	59	59	59	59	59	-	53	53
1.22	Doubles Beds	373	373	373	373	373	373	373	373	373	373	373	373	-	336	336
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**432**	**-**	**389**	**389**
1.4	**Gross Area in Service**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**	**123,719**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	686	707	728	750	772	795	819	844	869	895	922	950	-	952	981
2.12	AY Rent - Doubles Beds	3,444	3,547	3,654	3,763	3,876	3,993	4,112	4,236	4,363	4,494	4,629	4,767	-	4,781	4,924
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 4,130**	**$ 4,254**	**$ 4,382**	**$ 4,513**	**$ 4,649**	**$ 4,788**	**$ 4,932**	**$ 5,080**	**$ 5,232**	**$ 5,389**	**$ 5,551**	**$ 5,717**	**$ -**	**$ 5,733**	**$ 5,905**
2.16	Less: Vacancy ($)	(88)	(90)	(93)	(96)	(99)	(102)	(105)	(108)	(111)	(114)	(118)	(121)	-	(287)	(295)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	529	545	561	578	595	613	631	650	670	690	711	732	-	713	734
2.19	**Total Net Revenue**	**$ 4,571**	**$ 4,709**	**$ 4,850**	**$ 4,995**	**$ 5,145**	**$ 5,299**	**$ 5,458**	**$ 5,622**	**$ 5,791**	**$ 5,965**	**$ 6,144**	**$ 6,328**	**$ -**	**$ 6,159**	**$ 6,344**
2.2	**Operating Expenses**															
2.21	Allocated Costs	3,013	3,103	3,196	3,292	3,391	3,493	3,598	3,706	3,817	3,931	4,049	4,171	1,504	4,425	4,557
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 3,013**	**$ 3,103**	**$ 3,196**	**$ 3,292**	**$ 3,391**	**$ 3,493**	**$ 3,598**	**$ 3,706**	**$ 3,817**	**$ 3,931**	**$ 4,049**	**$ 4,171**	**$ 1,504**	**$ 4,425**	**$ 4,557**
2.3	**Net Operating Income**	**$ 1,558**	**$ 1,605**	**$ 1,653**	**$ 1,703**	**$ 1,754**	**$ 1,807**	**$ 1,861**	**$ 1,917**	**$ 1,974**	**$ 2,033**	**$ 2,094**	**$ 2,157**	**$ (1,504)**	**$ 1,734**	**$ 1,786**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	3,116	3,116
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,116**	**$ 3,116**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.56*	*0.57*
2.6	**Net Cash Flow**	**$ 1,558**	**$ 1,605**	**$ 1,653**	**$ 1,703**	**$ 1,754**	**$ 1,807**	**$ 1,861**	**$ 1,917**	**$ 1,974**	**$ 2,033**	**$ 2,094**	**$ 2,157**	**$ (1,504)**	**$ (1,382)**	**$ (1,330)**

2 Bean Complex

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$9,304	120	-	120	-
Doubles	$7,306	228	-	456	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**348**	**-**	**576**	**-**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	559	-	52,362	-
200	Units - Semi-Suites	17	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	3,206	-
600	Commons - Residents			35,927	-
700	Commons - Building			-	-
800	Support Areas			17,861	-
900	Unassigned/Circulation			44,669	-
	Total	**576**	**-**	**154,025**	**-**

Development Budget

(x$1,000)

Construction Cost		$ 3,081
Land and Infrastructure		-
Permits and Fees		31
Furniture and Fixtures		-
Design and Soft Costs		187
Development Costs		99
Project Contingency		340
Financing Costs		104
Total Budget		**$ 3,841**
	Inflated	**$ 4,851**
Project Type		Demolish
Renovation Scope		No Renovation

Capitalization

Finance

Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	Nov-13	2014	6
Construction Start	May-14	2014	3
Project Completion	Aug-14	2015	9

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,496	$ 2,355	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	120	120	120	120	120	120	120	120	120	-	-	-	-	-	-
1.22	Doubles Beds	456	456	456	456	456	456	456	456	456	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**576**	**576**	**576**	**576**	**576**	**576**	**576**	**576**	**576**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**154,025**	**154,025**	**154,025**	**154,025**	**154,025**	**154,025**	**154,025**	**154,025**	**154,025**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	1,116	1,150	1,184	1,220	1,257	1,294	1,333	1,373	1,414	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	3,331	3,431	3,534	3,640	3,750	3,862	3,978	4,097	4,220	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 4,448**	**$ 4,581**	**$ 4,719**	**$ 4,860**	**$ 5,006**	**$ 5,156**	**$ 5,311**	**$ 5,470**	**$ 5,634**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	(94)	(97)	(100)	(103)	(106)	(109)	(113)	(116)	(120)	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	570	587	604	622	641	660	680	700	721	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ 4,923**	**$ 5,071**	**$ 5,223**	**$ 5,380**	**$ 5,541**	**$ 5,707**	**$ 5,878**	**$ 6,055**	**$ 6,236**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	3,751	3,864	3,979	4,099	4,222	4,348	4,479	4,613	4,752	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 3,751**	**$ 3,864**	**$ 3,979**	**$ 4,099**	**$ 4,222**	**$ 4,348**	**$ 4,479**	**$ 4,613**	**$ 4,752**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ 1,172**	**$ 1,207**	**$ 1,243**	**$ 1,281**	**$ 1,319**	**$ 1,359**	**$ 1,399**	**$ 1,441**	**$ 1,485**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	316	316	316	316	316	316
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 316**	**$ 316**	**$ 316**	**$ 316**	**$ 316**	**$ 316**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ 1,172**	**$ 1,207**	**$ 1,243**	**$ 1,281**	**$ 1,319**	**$ 1,359**	**$ 1,399**	**$ 1,441**	**$ 1,485**	**$ (316)**	**$ (316)**	**$ (316)**	**$ (316)**	**$ (316)**	**$ (316)**

3 Carson Hall

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$9,515	48	-	48	-
Doubles	$7,694	117	-	234	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**165**	**-**	**282**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	282	-	27,251	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	572	-
600	Commons - Residents			17,516	-
700	Commons - Building			-	-
800	Support Areas			19,625	-
900	Unassigned/Circulation			31,210	-
	Total	**282**	**-**	**96,174**	**-**

Development Budget (x$1,000)

Construction Cost		$ 1,923
Land and Infrastructure		-
Permits and Fees		19
Furniture and Fixtures		-
Design and Soft Costs		117
Development Costs		62
Project Contingency		212
Financing Costs		65
Total Budget		**$ 2,398**
	Inflated	**$ 2,857**
Project Type		Demolish
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Nov-11	2012	6
Construction Start	May-12	2012	3
Project Completion	Aug-12	2013	9

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,470	$ 1,387	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	48	48	48	48	48	48	48	-	-	-	-	-	-	-	-
1.22	Doubles Beds	234	234	234	234	234	234	234	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**282**	**282**	**282**	**282**	**282**	**282**	**282**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**96,174**	**96,174**	**96,174**	**96,174**	**96,174**	**96,174**	**96,174**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	457	470	485	499	514	529	545	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	1,800	1,854	1,910	1,967	2,026	2,087	2,150	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 2,257**	**$ 2,325**	**$ 2,394**	**$ 2,466**	**$ 2,540**	**$ 2,616**	**$ 2,695**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	(48)	(49)	(51)	(52)	(54)	(56)	(57)	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	289	298	307	316	325	335	345	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ 2,498**	**$ 2,573**	**$ 2,650**	**$ 2,730**	**$ 2,812**	**$ 2,896**	**$ 2,983**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	2,342	2,412	2,485	2,559	2,636	2,715	2,797	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 2,342**	**$ 2,412**	**$ 2,485**	**$ 2,559**	**$ 2,636**	**$ 2,715**	**$ 2,797**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ 156**	**$ 161**	**$ 165**	**$ 170**	**$ 176**	**$ 181**	**$ 186**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	186	186	186	186	186	186	186	186
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 186**	**$ 186**	**$ 186**	**$ 186**	**$ 186**	**$ 186**	**$ 186**	**$ 186**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ 156**	**$ 161**	**$ 165**	**$ 170**	**$ 176**	**$ 181**	**$ 186**	**$ (186)**	**$ (186)**	**$ (186)**	**$ (186)**	**$ (186)**	**$ (186)**	**$ (186)**	**$ (186)**

4 Earl Complex

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$9,005	16	-	16	-
Doubles	$7,360	150	-	300	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**166**	**-**	**316**	**-**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	316	-	23,303	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	739	-
600	Commons - Residents			20,760	-
700	Commons - Building			-	-
800	Support Areas			8,777	-
900	Unassigned/Circulation			25,520	-
	Total	**316**	**-**	**79,099**	**-**

Development Budget (x$1,000)

Construction Cost		$ 1,582
Land and Infrastructure		-
Permits and Fees		16
Furniture and Fixtures		-
Design and Soft Costs		96
Development Costs		51
Project Contingency		174
Financing Costs		54
Total Budget		**$ 1,973**
	Inflated	**$ 2,217**
Project Type		Demolish
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Nov-09	2010	6
Construction Start	May-10	2010	3
Project Completion	Aug-10	2011	9

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ 1,163	$ 1,054	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	16	16	16	16	16	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	300	300	300	300	300	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**316**	**316**	**316**	**316**	**316**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**79,099**	**79,099**	**79,099**	**79,099**	**79,099**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	144	148	153	157	162	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	2,208	2,274	2,343	2,413	2,485	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 2,352**	**$ 2,423**	**$ 2,495**	**$ 2,570**	**$ 2,647**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	(50)	(51)	(53)	(55)	(56)	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	301	310	320	329	339	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ 2,603**	**$ 2,682**	**$ 2,762**	**$ 2,845**	**$ 2,930**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	1,926	1,984	2,044	2,105	2,168	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 1,926**	**$ 1,984**	**$ 2,044**	**$ 2,105**	**$ 2,168**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ 677**	**$ 697**	**$ 718**	**$ 740**	**$ 762**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	144	144	144	144	144	144	144	144	144	144
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**	**$ 144**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ 677**	**$ 697**	**$ 718**	**$ 740**	**$ 762**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**	**$ (144)**

5 Hamilton Complex

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$9,005	42	-	42	-
Doubles	$7,332	369	-	738	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**411**	**-**	**780**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	766	-	57,826	-
200	Units - Semi-Suites	14	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	2,551	-
600	Commons - Residents			57,467	-
700	Commons - Building			-	-
800	Support Areas			19,997	-
900	Unassigned/Circulation			79,008	-
	Total	**780**	**-**	**216,849**	**-**

Development Budget (x$1,000)

Construction Cost		$ 4,337
Land and Infrastructure		-
Permits and Fees		43
Furniture and Fixtures		-
Design and Soft Costs		263
Development Costs		139
Project Contingency		478
Financing Costs		147
Total Budget		**$ 5,408**
	Inflated	**$ 7,239**
Project Type		Demolish
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Nov-15	2016	6
Construction Start	May-16	2016	3
Project Completion	Aug-16	2017	9

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,654	$ 3,586	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	42	42	42	42	42	42	42	42	42	42	42	-	-	-	-
1.22	Doubles Beds	738	738	738	738	738	738	738	738	738	738	738	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**780**	**780**	**780**	**780**	**780**	**780**	**780**	**780**	**780**	**780**	**780**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**216,849**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	378	390	401	413	426	438	452	465	479	493	508	-	-	-	-
2.12	AY Rent - Doubles Beds	5,411	5,573	5,740	5,912	6,090	6,273	6,461	6,655	6,854	7,060	7,272	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 5,789**	**$ 5,963**	**$ 6,141**	**$ 6,326**	**$ 6,515**	**$ 6,711**	**$ 6,912**	**$ 7,120**	**$ 7,333**	**$ 7,553**	**$ 7,780**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	(123)	(127)	(130)	(134)	(138)	(142)	(147)	(151)	(156)	(160)	(165)	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	741	763	786	810	834	859	885	912	939	967	996	-	-	-	-
2.19	**Total Net Revenue**	**$ 6,407**	**$ 6,600**	**$ 6,798**	**$ 7,001**	**$ 7,212**	**$ 7,428**	**$ 7,651**	**$ 7,880**	**$ 8,117**	**$ 8,360**	**$ 8,611**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	5,281	5,439	5,603	5,771	5,944	6,122	6,306	6,495	6,690	6,891	7,097	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 5,281**	**$ 5,439**	**$ 5,603**	**$ 5,771**	**$ 5,944**	**$ 6,122**	**$ 6,306**	**$ 6,495**	**$ 6,690**	**$ 6,891**	**$ 7,097**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ 1,126**	**$ 1,160**	**$ 1,195**	**$ 1,231**	**$ 1,268**	**$ 1,306**	**$ 1,345**	**$ 1,385**	**$ 1,427**	**$ 1,470**	**$ 1,514**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	471	471	471	471
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 471**	**$ 471**	**$ 471**	**$ 471**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-
2.6	**Net Cash Flow**	**$ 1,126**	**$ 1,160**	**$ 1,195**	**$ 1,231**	**$ 1,268**	**$ 1,306**	**$ 1,345**	**$ 1,385**	**$ 1,427**	**$ 1,470**	**$ 1,514**	**$ (471)**	**$ (471)**	**$ (471)**	**$ (471)**

6 Living Learning Center

Note: The LLC came online in Fall 2006 and is considered "New" since no beds were "Existing" in Fall 2005 at the beginning of the plan term.

Accelerated Replacement

Program Description

Design Capacity

	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	19	-	19
Doubles	$0	-	184	-	368
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**203**	**-**	**387**

Program Components

		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	387	-	42,789
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	898
600	Commons - Residents			-	16,813
700	Commons - Building			-	4,983
800	Support Areas			-	10,833
900	Unassigned/Circulation			-	49,295
	Total	**-**	**387**	**-**	**125,611**

Development Budget

(x$1,000)

Construction Cost		$ -
Land and Infrastructure		-
Permits and Fees		-
Furniture and Fixtures		-
Design and Soft Costs		-
Development Costs		-
Project Contingency		-
Financing Costs		-
Total Budget		**$ -**
	Inflated	**$ -**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions

Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%

Operating Expense Assumptions

Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	May-04	2004	12
Construction Start	May-05	2005	15
Project Completion	Aug-06	2007	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	19	19	19	19	19	19	19	19	19	19	19	19	19	19
1.22	Doubles Beds	-	368	368	368	368	368	368	368	368	368	368	368	368	368	368
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**	**387**
1.4	**Gross Area in Service**	**-**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**	**125,611**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	186	192	198	203	210	216	222	229	236	243	250	258	265	273
2.12	AY Rent - Doubles Beds	-	2,898	2,985	3,074	3,167	3,262	3,360	3,460	3,564	3,671	3,781	3,895	4,012	4,132	4,256
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ 3,084**	**$ 3,177**	**$ 3,272**	**$ 3,370**	**$ 3,471**	**$ 3,575**	**$ 3,683**	**$ 3,793**	**$ 3,907**	**$ 4,024**	**$ 4,145**	**$ 4,269**	**$ 4,397**	**$ 4,529**
2.16	Less: Vacancy ($)	-	(154)	(159)	(164)	(169)	(174)	(179)	(184)	(190)	(195)	(201)	(207)	(213)	(220)	(226)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	383	395	407	419	431	444	458	471	486	500	515	531	547	563
2.19	**Total Net Revenue**	**$ -**	**$ 3,313**	**$ 3,413**	**$ 3,515**	**$ 3,621**	**$ 3,729**	**$ 3,841**	**$ 3,956**	**$ 4,075**	**$ 4,197**	**$ 4,323**	**$ 4,453**	**$ 4,586**	**$ 4,724**	**$ 4,866**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	3,151	3,245	3,343	3,443	3,546	3,653	3,762	3,875	3,991	4,111	4,234	4,361	4,492	4,627
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ 3,151**	**$ 3,245**	**$ 3,343**	**$ 3,443**	**$ 3,546**	**$ 3,653**	**$ 3,762**	**$ 3,875**	**$ 3,991**	**$ 4,111**	**$ 4,234**	**$ 4,361**	**$ 4,492**	**$ 4,627**
2.3	**Net Operating Income**	**$ -**	**$ 162**	**$ 167**	**$ 172**	**$ 178**	**$ 183**	**$ 188**	**$ 194**	**$ 200**	**$ 206**	**$ 212**	**$ 218**	**$ 225**	**$ 232**	**$ 239**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	1,759	1,750	1,828	1,827	1,830	1,828	1,826	1,828	1,827	1,824	1,826	1,827	1,824	1,825
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.53	**Total Debt Service**	**$ -**	**$ 1,759**	**$ 1,750**	**$ 1,828**	**$ 1,827**	**$ 1,830**	**$ 1,828**	**$ 1,826**	**$ 1,828**	**$ 1,827**	**$ 1,824**	**$ 1,826**	**$ 1,827**	**$ 1,824**	**$ 1,825**
2.60	*Debt Service Coverage*	*NA*	*0.09*	*0.10*	*0.09*	*0.10*	*0.10*	*0.10*	*0.11*	*0.11*	*0.11*	*0.12*	*0.12*	*0.12*	*0.13*	*0.13*
2.6	**Net Cash Flow**	**$ -**	**$ (1,597)**	**$ (1,582)**	**$ (1,656)**	**$ (1,649)**	**$ (1,647)**	**$ (1,639)**	**$ (1,632)**	**$ (1,628)**	**$ (1,621)**	**$ (1,612)**	**$ (1,608)**	**$ (1,602)**	**$ (1,592)**	**$ (1,586)**

University of Oregon

HOUSING STRATEGIC PLAN PHASE II

7 Riley Hall

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-**Units**	-Planned	Existing-**Beds**	-Planned
Singles	$9,725	49	-	49	-
Doubles	$7,816	33	-	66	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**82**	**-**	**115**	**-**

Program Components		Existing-**Beds**	-Planned	Existing-**Area**	-Planned
100	Units - Traditional	114	-	13,758	-
200	Units - Semi-Suites	1	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	531	-
600	Commons - Residents			11,792	-
700	Commons - Building			-	-
800	Support Areas			1,555	-
900	Unassigned/Circulation			10,958	-
	Total	**115**	**-**	**38,594**	**-**

Development Budget (x$1,000)

Construction Cost		$ 772
Land and Infrastructure		-
Permits and Fees		8
Furniture and Fixtures		-
Design and Soft Costs		47
Development Costs		25
Project Contingency		85
Financing Costs		26
Total Budget		**$ 962**
	Inflated	**$ 1,181**
Project Type		Demolish
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	Nov-12	2013	6
Construction Start	May-13	2013	3
Project Completion	Aug-13	2014	9

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 607	$ 573	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	49	49	49	49	49	49	49	49	-	-	-	-	-	-	-
1.22	Doubles Beds	66	66	66	66	66	66	66	66	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**115**	**115**	**115**	**115**	**115**	**115**	**115**	**115**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**38,594**	**38,594**	**38,594**	**38,594**	**38,594**	**38,594**	**38,594**	**38,594**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	477	491	506	521	536	552	569	586	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	516	531	547	564	581	598	616	634	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 992**	**$ 1,022**	**$ 1,053**	**$ 1,084**	**$ 1,117**	**$ 1,150**	**$ 1,185**	**$ 1,220**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	(21)	(22)	(22)	(23)	(24)	(24)	(25)	(26)	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	127	131	135	139	143	147	152	156	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ 1,098**	**$ 1,131**	**$ 1,165**	**$ 1,200**	**$ 1,236**	**$ 1,273**	**$ 1,312**	**$ 1,351**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	940	968	997	1,027	1,058	1,090	1,122	1,156	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 940**	**$ 968**	**$ 997**	**$ 1,027**	**$ 1,058**	**$ 1,090**	**$ 1,122**	**$ 1,156**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ 158**	**$ 163**	**$ 168**	**$ 173**	**$ 178**	**$ 184**	**$ 189**	**$ 195**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	77	77	77	77	77	77	77
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77**	**$ 77**	**$ 77**	**$ 77**	**$ 77**	**$ 77**	**$ 77**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ 158**	**$ 163**	**$ 168**	**$ 173**	**$ 178**	**$ 184**	**$ 189**	**$ 195**	**$ (77)**	**$ (77)**	**$ (77)**	**$ (77)**	**$ (77)**	**$ (77)**	**$ (77)**

8 Walton Complex

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned-Units	Existing-Beds	Planned-Beds
Singles	$9,471	35	32	35	32
Doubles	$7,312	289	260	578	520
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**324**	**292**	**613**	**552**

Program Components		Existing-Beds	Planned-Beds	Existing-Area	Planned-Area
100	Units - Traditional	605	545	45,747	45,747
200	Units - Semi-Suites	8	7	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	683	683
600	Commons - Residents			41,667	41,667
700	Commons - Building			-	-
800	Support Areas			13,451	13,451
900	Unassigned/Circulation			59,906	59,906
	Total	**613**	**552**	**161,454**	**161,454**

Development Budget (x$1,000)

Construction Cost		$ 26,640
Land and Infrastructure		-
Permits and Fees		266
Furniture and Fixtures		1,103
Design and Soft Costs		2,521
Development Costs		916
Project Contingency		3,145
Financing Costs		1,933
Total Budget		**$ 36,524**
	Inflated	**$ 48,022**
Project Type		Renovate
Renovation Scope		Full Reno

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Nov-14	2015	9
Construction Start	Aug-15	2016	12
Project Completion	Aug-16	2017	21

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,643	$ 38,465	$ 6,913	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	35	35	35	35	35	35	35	35	35	35	-	32	32	32	32
1.22	Doubles Beds	578	578	578	578	578	578	578	578	578	578	-	520	520	520	520
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**613**	**613**	**613**	**613**	**613**	**613**	**613**	**613**	**613**	**613**	**-**	**552**	**552**	**552**	**552**
1.4	**Gross Area in Service**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**	**161,454**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	331	341	352	362	373	384	396	408	420	433	-	434	447	460	474
2.12	AY Rent - Doubles Beds	4,226	4,353	4,484	4,618	4,757	4,899	5,046	5,198	5,354	5,514	-	5,528	5,694	5,865	6,041
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 4,558**	**$ 4,694**	**$ 4,835**	**$ 4,980**	**$ 5,130**	**$ 5,284**	**$ 5,442**	**$ 5,605**	**$ 5,773**	**$ 5,947**	**$ -**	**$ 5,962**	**$ 6,141**	**$ 6,325**	**$ 6,515**
2.16	Less: Vacancy ($)	(97)	(100)	(103)	(106)	(109)	(112)	(115)	(119)	(123)	(126)	-	(298)	(307)	(316)	(326)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	584	601	619	638	657	677	697	718	739	761	-	741	763	786	810
2.19	**Total Net Revenue**	**$ 5,045**	**$ 5,196**	**$ 5,352**	**$ 5,512**	**$ 5,678**	**$ 5,848**	**$ 6,023**	**$ 6,204**	**$ 6,390**	**$ 6,582**	**$ -**	**$ 6,405**	**$ 6,597**	**$ 6,795**	**$ 6,999**
2.2	**Operating Expenses**															
2.21	Allocated Costs	3,932	4,050	4,171	4,297	4,425	4,558	4,695	4,836	4,981	5,130	1,849	5,443	5,606	5,774	5,947
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 3,932**	**$ 4,050**	**$ 4,171**	**$ 4,297**	**$ 4,425**	**$ 4,558**	**$ 4,695**	**$ 4,836**	**$ 4,981**	**$ 5,130**	**$ 1,849**	**$ 5,443**	**$ 5,606**	**$ 5,774**	**$ 5,947**
2.3	**Net Operating Income**	**$ 1,113**	**$ 1,146**	**$ 1,180**	**$ 1,216**	**$ 1,252**	**$ 1,290**	**$ 1,328**	**$ 1,368**	**$ 1,409**	**$ 1,452**	**$ (1,849)**	**$ 962**	**$ 991**	**$ 1,021**	**$ 1,051**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	3,853	3,853	3,853	3,853
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,853**	**$ 3,853**	**$ 3,853**	**$ 3,853**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.25*	*0.26*	*0.26*	*0.27*
2.6	**Net Cash Flow**	**$ 1,113**	**$ 1,146**	**$ 1,180**	**$ 1,216**	**$ 1,252**	**$ 1,290**	**$ 1,328**	**$ 1,368**	**$ 1,409**	**$ 1,452**	**$ (1,849)**	**$ (2,891)**	**$ (2,863)**	**$ (2,833)**	**$ (2,802)**

9 East Campus Grad Village

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$6,245	72	72	72	72
Quads	$0	-	-	-	-
Total		**72**	**72**	**72**	**72**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	72	72	43,380	43,380
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**72**	**72**	**43,380**	**43,380**

Development Budget (x$1,000)

Construction Cost		$ 1,432
Land and Infrastructure		-
Permits and Fees		14
Furniture and Fixtures		144
Design and Soft Costs		143
Development Costs		52
Project Contingency		178
Financing Costs		55
Total Budget		**$ 2,019**
	Inflated	**$ 2,476**
Project Type		Renovate
Renovation Scope		Cosmetic

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$5.41
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Aug-12	2013	9
Construction Start	May-13	2013	3
Project Completion	Aug-13	2014	12

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,366	$ 1,110	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**
1.4	**Gross Area in Service**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**	**43,380**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	450	463	477	491	506	521	537	553	598	616	634	653	673	693	714
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 450**	**$ 463**	**$ 477**	**$ 491**	**$ 506**	**$ 521**	**$ 537**	**$ 553**	**$ 598**	**$ 616**	**$ 634**	**$ 653**	**$ 673**	**$ 693**	**$ 714**
2.16	Less: Vacancy ($)	(10)	(10)	(10)	(10)	(11)	(11)	(11)	(12)	(30)	(31)	(32)	(33)	(34)	(35)	(36)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	58	59	61	63	65	67	69	71	74	77	79	81	84	86	89
2.19	**Total Net Revenue**	**$ 498**	**$ 513**	**$ 528**	**$ 544**	**$ 560**	**$ 577**	**$ 594**	**$ 612**	**$ 642**	**$ 662**	**$ 682**	**$ 702**	**$ 723**	**$ 745**	**$ 767**
2.2	**Operating Expenses**															
2.21	Allocated Costs	235	242	249	256	264	272	280	289	297	306	315	325	334	345	355
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 235**	**$ 242**	**$ 249**	**$ 256**	**$ 264**	**$ 272**	**$ 280**	**$ 289**	**$ 297**	**$ 306**	**$ 315**	**$ 325**	**$ 334**	**$ 345**	**$ 355**
2.3	**Net Operating Income**	**$ 263**	**$ 271**	**$ 279**	**$ 287**	**$ 296**	**$ 305**	**$ 314**	**$ 324**	**$ 345**	**$ 356**	**$ 366**	**$ 377**	**$ 389**	**$ 400**	**$ 412**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	199	199	199	199	199	199	199
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 199**	**$ 199**	**$ 199**	**$ 199**	**$ 199**	**$ 199**	**$ 199**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.74*	*1.79*	*1.84*	*1.90*	*1.96*	*2.01*	*2.08*
2.6	**Net Cash Flow**	**$ 263**	**$ 271**	**$ 279**	**$ 287**	**$ 296**	**$ 305**	**$ 314**	**$ 324**	**$ 147**	**$ 157**	**$ 168**	**$ 179**	**$ 190**	**$ 202**	**$ 214**

10 Agate Apts

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$8,959	20	20	20	20
Quads	$0	-	-	-	-
Total		**20**	**20**	**20**	**20**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	20	20	19,400	19,400
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**20**	**20**	**19,400**	**19,400**

Development Budget (x$1,000)

Construction Cost		$ 640
Land and Infrastructure		-
Permits and Fees		6
Furniture and Fixtures		40
Design and Soft Costs		62
Development Costs		22
Project Contingency		77
Financing Costs		24
Total Budget		**$ 872**
	Inflated	**$ 1,101**
Project Type		Renovate
Renovation Scope		Cosmetic

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$5.41
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	Aug-13	2014	9
Construction Start	May-14	2014	3
Project Completion	Aug-14	2015	12

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 599	$ 501	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**	**20**
1.4	**Gross Area in Service**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**	**19,400**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	179	185	190	196	202	208	214	220	227	245	253	260	268	276	285
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 179**	**$ 185**	**$ 190**	**$ 196**	**$ 202**	**$ 208**	**$ 214**	**$ 220**	**$ 227**	**$ 245**	**$ 253**	**$ 260**	**$ 268**	**$ 276**	**$ 285**
2.16	Less: Vacancy ($)	(4)	(4)	(4)	(4)	(4)	(4)	(5)	(5)	(5)	(12)	(13)	(13)	(13)	(14)	(14)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	23	24	24	25	26	27	27	28	29	31	31	32	33	34	35
2.19	**Total Net Revenue**	**$ 198**	**$ 204**	**$ 210**	**$ 217**	**$ 223**	**$ 230**	**$ 237**	**$ 244**	**$ 251**	**$ 264**	**$ 272**	**$ 280**	**$ 288**	**$ 297**	**$ 306**
2.2	**Operating Expenses**															
2.21	Allocated Costs	105	108	111	115	118	122	125	129	133	137	141	145	150	154	159
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 105**	**$ 108**	**$ 111**	**$ 115**	**$ 118**	**$ 122**	**$ 125**	**$ 129**	**$ 133**	**$ 137**	**$ 141**	**$ 145**	**$ 150**	**$ 154**	**$ 159**
2.3	**Net Operating Income**	**$ 93**	**$ 96**	**$ 99**	**$ 102**	**$ 105**	**$ 108**	**$ 112**	**$ 115**	**$ 118**	**$ 127**	**$ 131**	**$ 135**	**$ 139**	**$ 143**	**$ 147**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	88	88	88	88	88	88
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 88**	**$ 88**	**$ 88**	**$ 88**	**$ 88**	**$ 88**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.44*	*1.48*	*1.52*	*1.57*	*1.62*	*1.66*
2.6	**Net Cash Flow**	**$ 93**	**$ 96**	**$ 99**	**$ 102**	**$ 105**	**$ 108**	**$ 112**	**$ 115**	**$ 118**	**$ 38**	**$ 42**	**$ 46**	**$ 50**	**$ 54**	**$ 59**

11 Moon Lee Apts

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$8,225	6	6	6	6
Quads	$0	-	-	-	-
Total		**6**	**6**	**6**	**6**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	6	6	5,820	5,820
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**6**	**6**	**5,820**	**5,820**

Development Budget (x$1,000)

Construction Cost		$ 192
Land and Infrastructure		-
Permits and Fees		2
Furniture and Fixtures		12
Design and Soft Costs		19
Development Costs		7
Project Contingency		23
Financing Costs		7
Total Budget		**$ 262**
	Inflated	**$ 340**
Project Type		Renovate
Renovation Scope		Cosmetic

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$5.41
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Aug-14	2015	9
Construction Start	May-15	2015	3
Project Completion	Aug-15	2016	12

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 185	$ 155	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**
1.4	**Gross Area in Service**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**	**5,820**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	49	51	52	54	56	57	59	61	63	64	70	72	74	76	78
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 49**	**$ 51**	**$ 52**	**$ 54**	**$ 56**	**$ 57**	**$ 59**	**$ 61**	**$ 63**	**$ 64**	**$ 70**	**$ 72**	**$ 74**	**$ 76**	**$ 78**
2.16	Less: Vacancy ($)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(3)	(4)	(4)	(4)	(4)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	6	7	7	7	7	7	8	8	8	8	9	9	9	9	10
2.19	**Total Net Revenue**	**$ 55**	**$ 56**	**$ 58**	**$ 60**	**$ 61**	**$ 63**	**$ 65**	**$ 67**	**$ 69**	**$ 71**	**$ 75**	**$ 77**	**$ 79**	**$ 82**	**$ 84**
2.2	**Operating Expenses**															
2.21	Allocated Costs	31	32	33	34	35	36	38	39	40	41	42	44	45	46	48
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 31**	**$ 32**	**$ 33**	**$ 34**	**$ 35**	**$ 36**	**$ 38**	**$ 39**	**$ 40**	**$ 41**	**$ 42**	**$ 44**	**$ 45**	**$ 46**	**$ 48**
2.3	**Net Operating Income**	**$ 23**	**$ 24**	**$ 25**	**$ 25**	**$ 26**	**$ 27**	**$ 28**	**$ 28**	**$ 29**	**$ 30**	**$ 33**	**$ 33**	**$ 34**	**$ 36**	**$ 37**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	27	27	27	27	27
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27**	**$ 27**	**$ 27**	**$ 27**	**$ 27**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.19*	*1.23*	*1.26*	*1.30*	*1.34*
2.6	**Net Cash Flow**	**$ 23**	**$ 24**	**$ 25**	**$ 25**	**$ 26**	**$ 27**	**$ 28**	**$ 28**	**$ 29**	**$ 30**	**$ 5**	**$ 6**	**$ 7**	**$ 8**	**$ 9**

12 Spencer View Apts

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$7,254	272	272	272	272
Quads	$0	-	-	-	-
Total		**272**	**272**	**272**	**272**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	272	272	280,010	280,010
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**272**	**272**	**280,010**	**280,010**

Development Budget (x$1,000)

Construction Cost		$ 9,240
Land and Infrastructure		-
Permits and Fees		92
Furniture and Fixtures		544
Design and Soft Costs		889
Development Costs		323
Project Contingency		1,109
Financing Costs		343
Total Budget		**$ 12,540**
	Inflated	**$ 16,787**
Project Type		Renovate
Renovation Scope		Cosmetic

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$5.41
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Aug-15	2016	9
Construction Start	May-16	2016	3
Project Completion	Aug-16	2017	12

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,968	$ 7,819	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	272	272	272	272	272	272	272	272	272	272	272	272	272	272	272
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**	**272**
1.4	**Gross Area in Service**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**	**280,010**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	1,973	2,032	2,093	2,156	2,221	2,287	2,356	2,427	2,500	2,575	2,652	2,868	2,954	3,043	3,134
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 1,973**	**$ 2,032**	**$ 2,093**	**$ 2,156**	**$ 2,221**	**$ 2,287**	**$ 2,356**	**$ 2,427**	**$ 2,500**	**$ 2,575**	**$ 2,652**	**$ 2,868**	**$ 2,954**	**$ 3,043**	**$ 3,134**
2.16	Less: Vacancy ($)	(42)	(43)	(44)	(46)	(47)	(49)	(50)	(51)	(53)	(55)	(56)	(143)	(148)	(152)	(157)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	253	260	268	276	284	293	302	311	320	330	340	356	367	378	389
2.19	**Total Net Revenue**	**$ 2,184**	**$ 2,249**	**$ 2,317**	**$ 2,386**	**$ 2,458**	**$ 2,532**	**$ 2,608**	**$ 2,686**	**$ 2,767**	**$ 2,850**	**$ 2,935**	**$ 3,081**	**$ 3,173**	**$ 3,269**	**$ 3,367**
2.2	**Operating Expenses**															
2.21	Allocated Costs	1,514	1,560	1,606	1,655	1,704	1,755	1,808	1,862	1,918	1,976	2,035	2,096	2,159	2,224	2,290
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 1,514**	**$ 1,560**	**$ 1,606**	**$ 1,655**	**$ 1,704**	**$ 1,755**	**$ 1,808**	**$ 1,862**	**$ 1,918**	**$ 1,976**	**$ 2,035**	**$ 2,096**	**$ 2,159**	**$ 2,224**	**$ 2,290**
2.3	**Net Operating Income**	**$ 670**	**$ 690**	**$ 711**	**$ 732**	**$ 754**	**$ 776**	**$ 800**	**$ 824**	**$ 848**	**$ 874**	**$ 900**	**$ 985**	**$ 1,014**	**$ 1,045**	**$ 1,076**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	1,347	1,347	1,347	1,347
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,347**	**$ 1,347**	**$ 1,347**	**$ 1,347**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.73*	*0.75*	*0.78*	*0.80*
2.6	**Net Cash Flow**	**$ 670**	**$ 690**	**$ 711**	**$ 732**	**$ 754**	**$ 776**	**$ 800**	**$ 824**	**$ 848**	**$ 874**	**$ 900**	**$ (362)**	**$ (333)**	**$ (302)**	**$ (271)**

13 East Campus Houses

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-**Units**	-Planned	Existing-**Beds**	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$7,512	77	77	77	77
Quads	$0	-	-	-	-
Total		**77**	**77**	**77**	**77**

Program Components		Existing-**Beds**	-Planned	Existing-**Area**	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	77	77	74,835	74,835
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**77**	**77**	**74,835**	**74,835**

Development Budget (x$1,000)

Construction Cost		$ 2,470
Land and Infrastructure		-
Permits and Fees		25
Furniture and Fixtures		154
Design and Soft Costs		238
Development Costs		87
Project Contingency		297
Financing Costs		92
Total Budget		**$ 3,362**
	Inflated	**$ 4,634**
Project Type		Renovate
Renovation Scope		Cosmetic

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	*Years*	20
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		5.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$5.41
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		35.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	Aug-16	2017	9
Construction Start	May-17	2017	3
Project Completion	Aug-17	2018	12

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,480	$ 2,154	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**	**77**
1.4	**Gross Area in Service**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**	**74,835**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	578	596	614	632	651	671	691	711	733	755	777	801	866	892	919
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ 578**	**$ 596**	**$ 614**	**$ 632**	**$ 651**	**$ 671**	**$ 691**	**$ 711**	**$ 733**	**$ 755**	**$ 777**	**$ 801**	**$ 866**	**$ 892**	**$ 919**
2.16	Less: Vacancy ($)	(12)	(13)	(13)	(13)	(14)	(14)	(15)	(15)	(16)	(16)	(16)	(17)	(43)	(45)	(46)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	74	76	79	81	83	86	88	91	94	97	100	103	108	111	114
2.19	**Total Net Revenue**	**$ 640**	**$ 659**	**$ 679**	**$ 700**	**$ 721**	**$ 742**	**$ 764**	**$ 787**	**$ 811**	**$ 835**	**$ 860**	**$ 886**	**$ 930**	**$ 958**	**$ 987**
2.2	**Operating Expenses**															
2.21	Allocated Costs	405	417	429	442	455	469	483	498	513	528	544	560	577	594	612
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ 405**	**$ 417**	**$ 429**	**$ 442**	**$ 455**	**$ 469**	**$ 483**	**$ 498**	**$ 513**	**$ 528**	**$ 544**	**$ 560**	**$ 577**	**$ 594**	**$ 612**
2.3	**Net Operating Income**	**$ 236**	**$ 243**	**$ 250**	**$ 257**	**$ 265**	**$ 273**	**$ 281**	**$ 290**	**$ 298**	**$ 307**	**$ 317**	**$ 326**	**$ 353**	**$ 364**	**$ 375**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	372	372	372
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 372**	**$ 372**	**$ 372**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.95*	*0.98*	*1.01*
2.6	**Net Cash Flow**	**$ 236**	**$ 243**	**$ 250**	**$ 257**	**$ 265**	**$ 273**	**$ 281**	**$ 290**	**$ 298**	**$ 307**	**$ 317**	**$ 326**	**$ (19)**	**$ (8)**	**$ 3**

14 On-Campus Traditional

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-**Units**	-Planned	Existing-**Beds**	-Planned
Singles	$0	-	66	-	66
Doubles	$0	-	80	-	160
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**146**	**-**	**226**

Program Components		Existing-**Beds**	-Planned	Existing-**Area**	-Planned
100	Units - Traditional	-	216	-	22,393
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	10,033
700	Commons - Building			-	-
800	Support Areas			-	2,752
900	Unassigned/Circulation			-	7,241
	Total	**-**	**226**	**-**	**44,170**

Development Budget (x$1,000)

Construction Cost		$ 9,717
Land and Infrastructure		257
Permits and Fees		100
Furniture and Fixtures		565
Design and Soft Costs		851
Development Costs		345
Project Contingency		592
Financing Costs		877
Total Budget		**$ 13,304**
	Inflated	**$ 15,172**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	May-09	2009	12
Construction Start	May-10	2010	15
Project Completion	Aug-11	2012	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ 76	$ 1,909	$ 11,396	$ 1,790	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	66	66	66	66	66	66	66	66	66
1.22	Doubles Beds	-	-	-	-	-	-	160	160	160	160	160	160	160	160	160
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**44,170**	**44,170**	**44,170**	**44,170**	**44,170**	**44,170**	**44,170**	**44,170**	**44,170**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	2,007	2,067	2,129	2,193	2,258	2,326	2,396	2,468	2,542
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,007**	**$ 2,067**	**$ 2,129**	**$ 2,193**	**$ 2,258**	**$ 2,326**	**$ 2,396**	**$ 2,468**	**$ 2,542**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	(100)	(103)	(106)	(110)	(113)	(116)	(120)	(123)	(127)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	249	257	265	273	281	289	298	307	316
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,156**	**$ 2,220**	**$ 2,287**	**$ 2,356**	**$ 2,426**	**$ 2,499**	**$ 2,574**	**$ 2,651**	**$ 2,731**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	1,284	1,323	1,363	1,404	1,446	1,489	1,534	1,580	1,627
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,284**	**$ 1,323**	**$ 1,363**	**$ 1,404**	**$ 1,446**	**$ 1,489**	**$ 1,534**	**$ 1,580**	**$ 1,627**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 871**	**$ 897**	**$ 924**	**$ 952**	**$ 981**	**$ 1,010**	**$ 1,040**	**$ 1,071**	**$ 1,104**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**	**$ 1,044**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.83*	*0.86*	*0.89*	*0.91*	*0.94*	*0.97*	*1.00*	*1.03*	*1.06*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (173)**	**$ (147)**	**$ (120)**	**$ (92)**	**$ (63)**	**$ (34)**	**$ (4)**	**$ 28**	**$ 60**

15 On-Campus Traditional II

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	126	-	126
Doubles	$0	-	160	-	320
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**286**	**-**	**446**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	436	-	45,267
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	19,640
700	Commons - Building			-	-
800	Support Areas			-	5,410
900	Unassigned/Circulation			-	14,103
	Total	**-**	**446**	**-**	**86,170**

Development Budget (x$1,000)

Construction Cost		$ 18,957
Land and Infrastructure		310
Permits and Fees		193
Furniture and Fixtures		1,115
Design and Soft Costs		1,646
Development Costs		667
Project Contingency		1,144
Financing Costs		1,697
Total Budget		**$ 25,729**
	Inflated	**$ 31,099**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-11	2011	12
Construction Start	May-12	2012	15
Project Completion	Aug-13	2014	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ 149	$ 3,856	$ 23,350	$ 3,743	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	126	126	126	126	126	126	126
1.22	Doubles Beds	-	-	-	-	-	-	-	-	320	320	320	320	320	320	320
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**446**	**446**	**446**	**446**	**446**	**446**	**446**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**86,170**	**86,170**	**86,170**	**86,170**	**86,170**	**86,170**	**86,170**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	4,258	4,385	4,517	4,652	4,792	4,936	5,084
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,258**	**$ 4,385**	**$ 4,517**	**$ 4,652**	**$ 4,792**	**$ 4,936**	**$ 5,084**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	(213)	(219)	(226)	(233)	(240)	(247)	(254)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	529	545	561	578	596	613	632
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,574**	**$ 4,711**	**$ 4,852**	**$ 4,998**	**$ 5,148**	**$ 5,302**	**$ 5,461**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	2,658	2,738	2,820	2,905	2,992	3,082	3,174
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,658**	**$ 2,738**	**$ 2,820**	**$ 2,905**	**$ 2,992**	**$ 3,082**	**$ 3,174**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,915**	**$ 1,973**	**$ 2,032**	**$ 2,093**	**$ 2,156**	**$ 2,221**	**$ 2,287**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	2,140	2,140	2,140	2,140	2,140	2,140	2,140
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,140**	**$ 2,140**	**$ 2,140**	**$ 2,140**	**$ 2,140**	**$ 2,140**	**$ 2,140**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.90*	*0.92*	*0.95*	*0.98*	*1.01*	*1.04*	*1.07*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (224)**	**$ (167)**	**$ (108)**	**$ (47)**	**$ 16**	**$ 81**	**$ 147**

16 On-Campus Traditional III

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	126	-	126
Doubles	$0	-	160	-	320
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**286**	**-**	**446**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	436	-	45,267
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	19,640
700	Commons - Building			-	-
800	Support Areas			-	5,410
900	Unassigned/Circulation			-	14,103
	Total	**-**	**446**	**-**	**86,170**

Development Budget (x$1,000)

Construction Cost		$ 18,957
Land and Infrastructure		310
Permits and Fees		193
Furniture and Fixtures		1,115
Design and Soft Costs		1,646
Development Costs		667
Project Contingency		1,144
Financing Costs		1,697
Total Budget		**$ 25,729**
	Inflated	**$ 32,962**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-13	2013	12
Construction Start	May-14	2014	15
Project Completion	Aug-15	2016	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 156	$ 4,087	$ 24,752	$ 3,968	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	126	126	126	126	126
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	320	320	320	320	320
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**446**	**446**	**446**	**446**	**446**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**86,170**	**86,170**	**86,170**	**86,170**	**86,170**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	4,517	4,652	4,792	4,936	5,084
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,517**	**$ 4,652**	**$ 4,792**	**$ 4,936**	**$ 5,084**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	(226)	(233)	(240)	(247)	(254)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	561	578	596	613	632
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,852**	**$ 4,998**	**$ 5,148**	**$ 5,302**	**$ 5,461**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	2,820	2,905	2,992	3,082	3,174
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,820**	**$ 2,905**	**$ 2,992**	**$ 3,082**	**$ 3,174**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,032**	**$ 2,093**	**$ 2,156**	**$ 2,221**	**$ 2,287**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	2,268	2,268	2,268	2,268	2,268
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,268**	**$ 2,268**	**$ 2,268**	**$ 2,268**	**$ 2,268**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*0.90*	*0.92*	*0.95*	*0.98*	*1.01*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (236)**	**$ (175)**	**$ (112)**	**$ (47)**	**$ 19**

17 On-Campus Semi-Suites

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	30	-	50
Doubles	$0	-	116	-	464
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**146**	**-**	**514**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	504	-	66,649
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	24,449
700	Commons - Building			-	-
800	Support Areas			-	7,148
900	Unassigned/Circulation			-	20,374
	Total	**-**	**514**	**-**	**120,370**

Development Budget (x$1,000)

Construction Cost		$ 26,481
Land and Infrastructure		354
Permits and Fees		268
Furniture and Fixtures		1,285
Design and Soft Costs		2,271
Development Costs		920
Project Contingency		1,579
Financing Costs		2,343
Total Budget		**$ 35,502**
	Inflated	**$ 48,210**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-15	2015	12
Construction Start	May-16	2016	15
Project Completion	Aug-17	2018	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 217	$ 5,920	$ 36,213	$ 5,860	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	50	50	50
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	464	464	464
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**514**	**514**	**514**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120,370**	**120,370**	**120,370**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	724	746	768
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	7,393	7,615	7,844
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,117**	**$ 8,361**	**$ 8,612**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	(406)	(418)	(431)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	1,009	1,039	1,070
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,720**	**$ 8,982**	**$ 9,251**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	4,180	4,305	4,434
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,180**	**$ 4,305**	**$ 4,434**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,541**	**$ 4,677**	**$ 4,817**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	3,317	3,317	3,317
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,317**	**$ 3,317**	**$ 3,317**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.37*	*1.41*	*1.45*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,224**	**$ 1,360**	**$ 1,500**

18 On-Campus Suites (P15)

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	82	-	298
Doubles	$0	-	40	-	160
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**122**	**-**	**458**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	448	-	88,781
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	10,275
700	Commons - Building			-	-
800	Support Areas			-	4,005
900	Unassigned/Circulation			-	24,639
	Total	**-**	**458**	**-**	**129,450**

Development Budget (x$1,000)

Construction Cost		$ 28,479
Land and Infrastructure		649
Permits and Fees		291
Furniture and Fixtures		1,145
Design and Soft Costs		2,445
Development Costs		990
Project Contingency		1,700
Financing Costs		2,524
Total Budget		**$ 38,224**
	Inflated	**$ 48,970**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-13	2013	12
Construction Start	May-14	2014	15
Project Completion	Aug-15	2016	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 231	$ 6,124	$ 36,818	$ 5,797	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	298	298	298	298	298
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	160	160	160	160	160
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**458**	**458**	**458**	**458**	**458**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**129,450**	**129,450**	**129,450**	**129,450**	**129,450**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	5,337	5,497	5,662	5,832	6,007
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	2,694	2,775	2,858	2,944	3,032
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,031**	**$ 8,272**	**$ 8,520**	**$ 8,776**	**$ 9,039**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	(402)	(414)	(426)	(439)	(452)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	998	1,028	1,059	1,091	1,123
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,628**	**$ 8,886**	**$ 9,153**	**$ 9,428**	**$ 9,710**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	4,237	4,364	4,495	4,630	4,769
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,237**	**$ 4,364**	**$ 4,495**	**$ 4,630**	**$ 4,769**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,391**	**$ 4,523**	**$ 4,658**	**$ 4,798**	**$ 4,942**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	3,369	3,369	3,369	3,369	3,369
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,369**	**$ 3,369**	**$ 3,369**	**$ 3,369**	**$ 3,369**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.30*	*1.34*	*1.38*	*1.42*	*1.47*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,021**	**$ 1,153**	**$ 1,289**	**$ 1,429**	**$ 1,573**

19 Walton Infill

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	3	-	3
Doubles	$0	-	20	-	80
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**23**	**-**	**83**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	80	-	10,435
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	3	-	525
600	Commons - Residents			-	3,922
700	Commons - Building			-	-
800	Support Areas			-	1,164
900	Unassigned/Circulation			-	3,269
	Total	**-**	**83**	**-**	**19,315**

Development Budget

(x$1,000)

Construction Cost		$ 4,249
Land and Infrastructure		-
Permits and Fees		42
Furniture and Fixtures		208
Design and Soft Costs		360
Development Costs		146
Project Contingency		250
Financing Costs		371
Total Budget		**$ 5,627**
	Inflated	**$ 7,422**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

Finance

Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	May-14	2014	12
Construction Start	May-15	2015	15
Project Completion	Aug-16	2017	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34	$ 911	$ 5,573	$ 904	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	80	80	80	80
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**83**	**83**	**83**	**83**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**19,315**	**19,315**	**19,315**	**19,315**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	1,238	1,275	1,313	1,352
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,238**	**$ 1,275**	**$ 1,313**	**$ 1,352**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	(62)	(64)	(66)	(68)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	154	158	163	168
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,330**	**$ 1,369**	**$ 1,410**	**$ 1,453**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	651	671	691	712
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 651**	**$ 671**	**$ 691**	**$ 712**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 678**	**$ 699**	**$ 720**	**$ 741**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	511	511	511	511
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 511**	**$ 511**	**$ 511**	**$ 511**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.33*	*1.37*	*1.41*	*1.45*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 168**	**$ 188**	**$ 209**	**$ 231**

20 Edge Suites

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	116	-	414
Doubles	$0	-	24	-	96
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**140**	**-**	**510**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	500	-	102,385
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	11,735
700	Commons - Building			-	-
800	Support Areas			-	4,589
900	Unassigned/Circulation			-	28,290
	Total	**-**	**510**	**-**	**148,750**

Development Budget (x$1,000)

Construction Cost		$ 26,031
Land and Infrastructure		1,054
Permits and Fees		271
Furniture and Fixtures		1,275
Design and Soft Costs		1,718
Development Costs		910
Project Contingency		1,563
Financing Costs		2,575
Total Budget		**$ 35,398**
	Inflated	**$ 39,223**
Project Type		New Edge
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		6.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	5.0%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Aug-08	2009	9
Construction Start	May-09	2009	15
Project Completion	Aug-10	2011	24

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ 4,584	$ 29,972	$ 4,668	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	414	414	414	414	414	414	414	414	414	414
1.22	Doubles Beds	-	-	-	-	-	96	96	96	96	96	96	96	96	96	96
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**510**	**510**	**510**	**510**	**510**	**510**	**510**	**510**	**510**	**510**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	6,506	6,701	6,902	7,109	7,322	7,542	7,768	8,001	8,241	8,488
2.12	AY Rent - Doubles Beds	-	-	-	-	-	1,394	1,436	1,479	1,524	1,569	1,617	1,665	1,715	1,766	1,819
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,900**	**$ 8,137**	**$ 8,381**	**$ 8,633**	**$ 8,892**	**$ 9,158**	**$ 9,433**	**$ 9,716**	**$ 10,008**	**$ 10,308**
2.16	Less: Vacancy ($)	-	-	-	-	-	(395)	(407)	(419)	(432)	(445)	(458)	(472)	(486)	(500)	(515)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	375	387	398	410	422	435	448	462	475	490
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,880**	**$ 8,117**	**$ 8,360**	**$ 8,611**	**$ 8,869**	**$ 9,136**	**$ 9,410**	**$ 9,692**	**$ 9,983**	**$ 10,282**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	4,200	4,326	4,455	4,589	4,727	4,868	5,014	5,165	5,320	5,479
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,200**	**$ 4,326**	**$ 4,455**	**$ 4,589**	**$ 4,727**	**$ 4,868**	**$ 5,014**	**$ 5,165**	**$ 5,320**	**$ 5,479**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,681**	**$ 3,791**	**$ 3,905**	**$ 4,022**	**$ 4,143**	**$ 4,267**	**$ 4,395**	**$ 4,527**	**$ 4,663**	**$ 4,803**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**	**$ 2,850**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.29*	*1.33*	*1.37*	*1.41*	*1.45*	*1.50*	*1.54*	*1.59*	*1.64*	*1.69*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 831**	**$ 942**	**$ 1,055**	**$ 1,173**	**$ 1,293**	**$ 1,418**	**$ 1,546**	**$ 1,677**	**$ 1,813**	**$ 1,953**

21 Edge Suites II

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	116	-	414
Doubles	$0	-	24	-	96
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**140**	**-**	**510**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	500	-	102,385
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	11,735
700	Commons - Building			-	-
800	Support Areas			-	4,589
900	Unassigned/Circulation			-	28,290
	Total	**-**	**510**	**-**	**148,750**

Development Budget

(x$1,000)

Construction Cost		$ 26,031
Land and Infrastructure		1,054
Permits and Fees		271
Furniture and Fixtures		1,275
Design and Soft Costs		1,718
Development Costs		910
Project Contingency		1,563
Financing Costs		2,575
Total Budget		**$ 35,397**
	Inflated	**$ 41,580**
Project Type		New Edge
Renovation Scope		No Renovation

Capitalization

Finance

Capital Cost Inflation Rate		3.00%
Financing Rate		6.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	5.0%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	Aug-10	2011	9
Construction Start	May-11	2011	15
Project Completion	Aug-12	2013	24

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ 4,777	$ 31,751	$ 5,051	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	414	414	414	414	414	414	414	414
1.22	Doubles Beds	-	-	-	-	-	-	-	96	96	96	96	96	96	96	96
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**510**	**510**	**510**	**510**	**510**	**510**	**510**	**510**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	6,902	7,109	7,322	7,542	7,768	8,001	8,241	8,488
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	1,479	1,524	1,569	1,617	1,665	1,715	1,766	1,819
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,381**	**$ 8,633**	**$ 8,892**	**$ 9,158**	**$ 9,433**	**$ 9,716**	**$ 10,008**	**$ 10,308**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	(419)	(432)	(445)	(458)	(472)	(486)	(500)	(515)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	398	410	422	435	448	462	475	490
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,360**	**$ 8,611**	**$ 8,869**	**$ 9,136**	**$ 9,410**	**$ 9,692**	**$ 9,983**	**$ 10,282**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	4,455	4,589	4,727	4,868	5,014	5,165	5,320	5,479
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,455**	**$ 4,589**	**$ 4,727**	**$ 4,868**	**$ 5,014**	**$ 5,165**	**$ 5,320**	**$ 5,479**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,905**	**$ 4,022**	**$ 4,143**	**$ 4,267**	**$ 4,395**	**$ 4,527**	**$ 4,663**	**$ 4,803**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,021**	**$ 3,021**	**$ 3,021**	**$ 3,021**	**$ 3,021**	**$ 3,021**	**$ 3,021**	**$ 3,021**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.29*	*1.33*	*1.37*	*1.41*	*1.45*	*1.50*	*1.54*	*1.59*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 884**	**$ 1,001**	**$ 1,122**	**$ 1,246**	**$ 1,374**	**$ 1,506**	**$ 1,642**	**$ 1,782**

22 Edge Suites III

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	Planned	Existing-Beds	Planned
Singles	$0	-	116	-	414
Doubles	$0	-	24	-	96
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**140**	**-**	**510**

Program Components		Existing-Beds	Planned	Existing-Area	Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	500	-	102,385
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	10	-	1,750
600	Commons - Residents			-	11,735
700	Commons - Building			-	-
800	Support Areas			-	4,589
900	Unassigned/Circulation			-	28,290
	Total	**-**	**510**	**-**	**148,750**

Development Budget (x$1,000)

Construction Cost		$ 26,031
Land and Infrastructure		1,054
Permits and Fees		271
Furniture and Fixtures		1,275
Design and Soft Costs		1,718
Development Costs		910
Project Contingency		1,563
Financing Costs		2,575
Total Budget		**$ 35,398**
	Inflated	**$ 44,072**
Project Type		New Edge
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		6.00%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	5.0%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	Aug-12	2013	9
Construction Start	May-13	2013	15
Project Completion	Aug-14	2015	24

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,062	$ 33,665	$ 5,345	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	414	414	414	414	414	414
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	96	96	96	96	96	96
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**510**	**510**	**510**	**510**	**510**	**510**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**	**148,750**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	7,322	7,542	7,768	8,001	8,241	8,488
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	1,569	1,617	1,665	1,715	1,766	1,819
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,892**	**$ 9,158**	**$ 9,433**	**$ 9,716**	**$ 10,008**	**$ 10,308**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	(445)	(458)	(472)	(486)	(500)	(515)
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	422	435	448	462	475	490
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,869**	**$ 9,136**	**$ 9,410**	**$ 9,692**	**$ 9,983**	**$ 10,282**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	4,727	4,868	5,014	5,165	5,320	5,479
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,727**	**$ 4,868**	**$ 5,014**	**$ 5,165**	**$ 5,320**	**$ 5,479**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,143**	**$ 4,267**	**$ 4,395**	**$ 4,527**	**$ 4,663**	**$ 4,803**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	3,202	3,202	3,202	3,202	3,202	3,202
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,202**	**$ 3,202**	**$ 3,202**	**$ 3,202**	**$ 3,202**	**$ 3,202**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.29*	*1.33*	*1.37*	*1.41*	*1.46*	*1.50*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 941**	**$ 1,065**	**$ 1,193**	**$ 1,325**	**$ 1,461**	**$ 1,601**

23 Bean/Carson Interim

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**-**

Development Budget (x$1,000)

Construction Cost		$ -
Land and Infrastructure		-
Permits and Fees		-
Furniture and Fixtures		-
Design and Soft Costs		-
Development Costs		-
Project Contingency		-
Financing Costs		-
Total Budget		**$ -**
	Inflated	**$ -**
Project Type		Not in Plan
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		0.00%
Financing Period	*Years*	0
Issuance Costs		0.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	0.0%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$0.00
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	May-99	2099	0
Construction Start	May-99	2099	3
Project Completion	Aug-99	2100	3

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

24 Earl/Hamilton/Riley Interim

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	-
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**-**

Development Budget (x$1,000)

Construction Cost		$ -
Land and Infrastructure		-
Permits and Fees		-
Furniture and Fixtures		-
Design and Soft Costs		-
Development Costs		-
Project Contingency		-
Financing Costs		-
Total Budget		**$ -**
	Inflated	**$ -**
Project Type		Not in Plan
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		0.00%
Financing Period	*Years*	0
Issuance Costs		0.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	0.0%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$0.00
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-99	2099	0
Construction Start	May-99	2099	3
Project Completion	Aug-99	2100	3

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

25 Academic Overlay 1

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	6,500
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**6,500**

Development Budget (x$1,000)

Construction Cost		$ 1,430
Land and Infrastructure		12
Permits and Fees		14
Furniture and Fixtures		-
Design and Soft Costs		117
Development Costs		47
Project Contingency		81
Financing Costs		121
Total Budget		**$ 1,822**
	Inflated	**$ 2,078**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-09	2009	12
Construction Start	May-10	2010	15
Project Completion	Aug-11	2012	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ 10	$ 269	$ 1,566	$ 232	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	143	143	143	143	143	143	143	143	143
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 143**	**$ 143**	**$ 143**	**$ 143**	**$ 143**	**$ 143**	**$ 143**	**$ 143**	**$ 143**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**	**$ (143)**

26 Academic Overlay 2

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	6,500
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**6,500**

Development Budget (x$1,000)

Construction Cost		$ 1,430
Land and Infrastructure		12
Permits and Fees		14
Furniture and Fixtures		-
Design and Soft Costs		117
Development Costs		47
Project Contingency		81
Financing Costs		121
Total Budget		**$ 1,822**
	Inflated	**$ 2,202**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

Finance

Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	*Fiscal Yr*	*Duration*
Design Start	May-11	2011	12
Construction Start	May-12	2012	15
Project Completion	Aug-13	2014	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ 11	$ 281	$ 1,660	$ 251	$ -	$ -	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	152	152	152	152	152	152	152
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 152**	**$ 152**	**$ 152**	**$ 152**	**$ 152**	**$ 152**	**$ 152**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-	-	-
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (152)**	**$ (152)**	**$ (152)**	**$ (152)**	**$ (152)**	**$ (152)**	**$ (152)**

27 Academic Overlay 3

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	6,500
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**6,500**

Development Budget (x$1,000)

Construction Cost		$ 1,430
Land and Infrastructure		12
Permits and Fees		14
Furniture and Fixtures		-
Design and Soft Costs		117
Development Costs		47
Project Contingency		81
Financing Costs		121
Total Budget		**$ 1,822**
	Inflated	**$ 2,334**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-13	2013	12
Construction Start	May-14	2014	15
Project Completion	Aug-15	2016	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11	$ 298	$ 1,760	$ 266	$ -	$ -	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	161	161	161	161	161
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 161**	**$ 161**	**$ 161**	**$ 161**	**$ 161**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-	-	-
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (161)**	**$ (161)**	**$ (161)**	**$ (161)**	**$ (161)**

28 Academic Overlay 4

Accelerated Replacement

Program Description

Design Capacity	2006 Rent	Existing-Units	-Planned	Existing-Beds	-Planned
Singles	$0	-	-	-	-
Doubles	$0	-	-	-	-
Apt Units	$0	-	-	-	-
Quads	$0	-	-	-	-
Total		**-**	**-**	**-**	**-**

Program Components		Existing-Beds	-Planned	Existing-Area	-Planned
100	Units - Traditional	-	-	-	-
200	Units - Semi-Suites	-	-	-	-
300	Units - Suites	-	-	-	-
400	Units - Apartments	-	-	-	-
500	Units - Staff	-	-	-	-
600	Commons - Residents			-	-
700	Commons - Building			-	6,500
800	Support Areas			-	-
900	Unassigned/Circulation			-	-
	Total	**-**	**-**	**-**	**6,500**

Development Budget (x$1,000)

Construction Cost		$ 1,430
Land and Infrastructure		12
Permits and Fees		14
Furniture and Fixtures		-
Design and Soft Costs		117
Development Costs		47
Project Contingency		81
Financing Costs		121
Total Budget		**$ 1,822**
	Inflated	**$ 2,474**
Project Type		New Core
Renovation Scope		No Renovation

Capitalization

		Finance
Capital Cost Inflation Rate		3.00%
Financing Rate		5.50%
Financing Period	*Years*	30
Issuance Costs		2.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		97.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	*% of Room Revenues*	13.1%
Staff Beds	*% of Room Revenues*	0.00%
Operating Expense Assumptions		
Allocated Expense	*per GSF*	$24.35
Unallocated Expense	*per GSF*	$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule

	Date	Fiscal Yr	Duration
Design Start	May-15	2015	12
Construction Start	May-16	2016	15
Project Completion	Aug-17	2018	27

	Fiscal Year:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	**PROGRAM PARAMETERS**															
1.1	**Capital Cost**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11	$ 311	$ 1,865	$ 287	$ -	$ -
1.2	**Revenue Beds**															
1.21	Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22	Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23	Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	**Total Revenue Beds**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
1.4	**Gross Area in Service**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6,500**	**6,500**	**6,500**
2	**PRO FORMA DETAIL**															
2.1	**Revenues**															
2.11	AY Rent - Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Apt Units Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	**Gross Rental Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.16	Less: Vacancy ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds ($)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Summer/Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19	**Total Net Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.2	**Operating Expenses**															
2.21	Allocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.22	Unallocated Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23	**Total Operating Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.3	**Net Operating Income**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.5	**Debt Service**															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	170	170	170
2.53	**Total Debt Service**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 170**	**$ 170**	**$ 170**
2.60	*Debt Service Coverage*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	-	-	-
2.6	**Net Cash Flow**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (170)**	**$ (170)**	**$ (170)**

ATTACHMENT 4: UNIVERSITY COMMENTS

The following comments are from members of the Housing Strategic Planning Group and relate to an earlier draft of this report. UO comments are in black text; ASL's comments and or response are in *italics*.

1. It appears that the operating cash balances in residence halls as well as family housing funds are included as "available." These balances are currently committed (now and in the future). Westmoreland had provided a revenue stream to cover operating costs for family housing. Since that revenue stream is no longer available, the operating cash balances are used to off set the cash flow that had been provided by Westmoreland.

   I do not think we are violating any policy on reserve balances. These funds are used only for renewals and replacements until a building can be fully renovated. In later years, they are also used as "standby" funds to meet the debt service coverage. If UO determines that this is an inappropriate use of reserves, rents will have to be increased.

2. I cannot determine the reason all three reserve balances are listed. However, the bulk of our reserve balances are earmarked for building repairs, per OUS policy. Additionally, the FH reserves should not be committed to RH renovations.

   All reserves are listed because the University is unable to segregate housing and dining operating expenses; therefore, aggregate figures need to be used throughout the analysis.

3. On the Scenario Summary, the schedule of building demo seems based upon bed numbers, rather than the viability of the building and the program(s) within. We are going to want to consider a variety of variables in determining the order in which current residence halls are taken off line.

   To a certain extent, this is true, and we agree that many factors need to be considered. Regarding investments already made in the residence halls, unless bond covenants restrict the demolition of these spaces, we consider these prior investments to be "sunk costs" and irrelevant in making a decision about their fate.

   a. i.e. Proposed demo of Earl first...Yet this is the building housing classrooms that are identified as making the offerings more LLC like, and significant investment has been made in these spaces (bonded).

   In the latest scenario that I sent late last week, we have an academic component coming on line at the same time as Earl's replacement. This may be part of Earl's replacement or a standalone facility.

   b. i.e. Propose demo of Carson...In addition to the roughly $3.5m we have invested (bonded) in the Carson Dining area in the past two years, this demo would take down our most historic building. Carson is one of the most popular buildings we have and should be among the last to be replaced.

   In the latest scenario, Carson is not scheduled to come off line for another five years. See earlier comment about sunk costs.

c. i.e. When Hamilton is demolished consideration should be given to retaining the dining portion (it has recently been renovated at considerable cost). However the residential portion of Hamilton should probably be among the first buildings we replace.

Retaining the dining area needs to be studied in the site analysis phase. While it may make sense to keep the dining, its location on the site may be overly restrictive in accommodating future development. Unless done in phases (not recommended) Hamilton is difficult to remove early in the plan because of its large number of beds. Capacity must be increased by building other new projects to absorb this loss large loss of beds.

4. The scenarios do not account for Dining or Parking. Where are the resources going to come from to replace these necessary components, and where are the locations proposed?

   The latest scheme includes parking costs under Land and Infrastructure in accordance with Chris Ramey's instructions. Dining is not included. A similar strategic plan must be conducted that takes into account the location and type of housing units being provided. Dining is not part of the scope of our work; however, we have tried to minimize the financial impact of the housing plan (e.g., rent escalation at same rate as operating costs) realizing that dining will also require additional funding capacity.

5. If a public/private venture is part of the option, I recommend that UO does NOT manage the operation, and that occupancy be limited to upper division and grad students (JR, SR, GRAD) as noted in the common elements slide (Addresses demand by upper division students).

   We would probably agree.

6. There is mention in the documents about under-utilized spaces in the Residence Halls. Have they identified these spaces? Are they viable spaces?

   The strategic plan does not get into this level of analysis. This needs to be considered when individual building programs are developed.

7. Academic spaces are identified as separate projects....Are these going to be stand alone spaces, or built into the new buildings, or included as part of the renovations?

   Any or all of the above may be considered.

8. The Walton Hall renovation and infill is pretty pricey....does it include space for the Housing central office? If not, that is another project that is not included (roughly 15,000 square feet).

   We agree that the Walton Infill is pricey considering the number of beds that result. We have not specifically included 15,000 square feet of space for a new housing office. Please confirm that you would like to move the housing office out of Walton, the gross area needed, and where it should be located. With the expanded use of online technology for accessing housing services, we would recommend that the housing office could be located in a more remote location, perhaps in one of the lower cost housing facilities at the edge of campus.

9. Greg Strickler was correct in stating several times that we will need to revisit and update this plan frequently to stay current with existing conditions.
10. If an academic services/support neighborhood is to be developed, it needs to be factored into this plan, particularly if the Provost wants this development to occur in the near future.

We did not envision a single neighborhood for this purpose, but we have budgeted for four separate components totaling 26,000 gsf to be brought on at 2-year intervals. These could be aggregated into a single neighborhood depending on how the University decides to deliver these services.

11. There are several risks to the university in being in the upper division student housing business, particularly if it is located in or near a residential neighborhood.
    a. Most first year students expect to live on campus in university owned and operated residence halls.
    b. Most expect to live in a double room and to share a bathroom (even if they had their own bedroom and bathroom at home).
    c. The parents of most first year students have similar expectations.
    d. Most upper division students at UO expect to live off campus in privately owned housing. One of the attractions of privately operated housing to upper division students is that private landlords do not exercise the same level of policy enforcement as the university re: alcohol, drugs, and rowdy behavior. Housing developments that primarily house upper division students are often problematic areas in the city due to the behavior of large groups of students. For example the Eugene police department stays VERY busy responding to rowdy and/or dangerous behavior in the housing area across from Autzen stadium.

This may very well be true, which argues for University management and oversight. At what point along the out-sourcing spectrum do the beds not count toward the 25% housing objective? You can't have it both ways.

    e. If the university operated upper division housing off campus the general public and the Eugene police would expect the university to institute policies that regulate student behavior. The dilemma faced by the university is that a primary reason many students live in the Autzen area apartment/suites is specifically to avoid the university policies that apply to the residence halls. If we don't have policies and policy enforcement, we are likely to have the same problems in the east campus neighborhood that exist in the Autzen stadium apartment area. If we have policies designed to regulate rowdiness, alcohol and drug use, we could very well end up with students refusing to live in the facilities. Neither choice is a good one.

Students have expressed a desire to live in University housing in the survey. If the University expects to reach its objective of housing 25% of its students, it will have to house more upper-division students and reconcile this problem. There will always be students who do not want to be under the thumb of the University, and these students will live elsewhere. Appropriate

programming and supervision need to be initiated for upper-division students living in University housing.

f. One of the attractions of the Autzen area student housing is that it has ample parking close to the apartments. If the university is going to be competitive in this market niche, it will be necessary to provide parking with the upper division housing. If this housing is built in the East Campus neighborhood, the neighbors are likely to object to creating large parking areas to accompany the housing.

We have included dollars for parking, but the physical planning issue needs to be studied in the pre-development phase for a project. Moreover, parking is better studied as a campus-wide issue rather than to look at housing alone.

g. The university should take these issues into consideration as final decisions are made regarding long range plans for student housing.

Agreed, the issues need to be addressed, but an architectural/planning team must be retained to address the issues in detail during the pre-development planning phase.

ATTACHMENT 5: LUNA REPORT

Student Learning and Space Program Analysis

By Gene Luna, Ph.D.

There is clear support from the senior academic leadership at the University to expand the academic nature of the residential environment at UO. There is also interest from the academic leadership to re-locate some current academic support services from their non-residential location into one or more residence hall locations. To successfully accomplish this, a significant re-allocation of current residential space or the construction of new residence halls with the academic space designed into the ground level will be required. A central location for these functions is critical for the success and increased use by both on and off-campus students.

Housing Objectives Related to a Residential University:

4. Places and Programs that Support Interactions Outside the Classroom

G. Design on-campus housing and programming to best support interactions outside the classroom that will enhance the academic experience.

Measurable Goal:

• Continue to integrate academic programming into housing facilities and work with academic leadership to maintain existing programs or expand options.
(*Determine the best way to continue to integrate academic programming in Phase 2.*)

• Provide spaces that foster structured and unstructured interactions outside the classroom among students and between students, faculty, and staff in on-campus housing.

(*Determine what kinds of spaces best support interactions in Phase 2.*)

What is the best way to integrate academic programming into on-campus housing?

The answer to this question is to define what is meant by the terms academic programming. For the purposes of this report, the definition will two-fold in that residential learning communities (RLCs) and residentially-based academic support services will be considered. RLCs may encompass residentially based freshman interest groups (FIGs) such as exist at the University of Oregon currently. Also included in this descriptor are residential colleges, theme floors or communities, academic discipline-related LLCs, and other specified residential communities that are based on some specific learning outcome or academic focus, such as an Honors Hall, International House or Language House. Residentially-based academic support services are programs and services such as tutoring, academic coaching, media labs, satellite libraries, advising, supplemental instruction, and other such services designed to help students be successful with their academic pursuits.

In terms of the "best way" to integrate academic programming into on-campus housing, the key is collaboration and the allocation of appropriate space in the residence halls. The collaboration needed starts with housing staff who are flexible and open to leadership from academic affairs staff, be it in the Provost's office, a college dean or departmental chair, or interested faculty. Of course, depending on a campus' organizational structure, this leadership may also emerge from academic support services such as a first year experience office, a centralized advising program, international students office or a student success center to mention a few. While housing staff can certainly create a variety of academically-focused programs in the halls, most colleges and universities have found that sustaining such programs requires "buy-in" and promotion from the academic side of the house. This academic leadership can also help to bring resources to support the various initiatives that might be encompassed in an institution's residentially-based academic programming. Planning sessions that bring interested academic affairs administrators and faculty together with housing staff and other student affairs staff can foster creative approaches to integrating academic programming into the residential environment. And these programs need not be restricted to only the students

living in the halls, but can serve as "magnets" to bring off-campus students back to campus further enriching the residential nature of campus life.

Having appropriate space in the residence halls is an important factor that can be challenged by architecture, resources and location. It is a common practice for campuses to begin their journey into residentially-based academic programming in a centrally located residence that either has adequate public spaces or the resources are available for renovations or construction to create such space. The type of academic programming being planned will also inform the type of public space needed to support the program. For instance, a campus planning a residential college, adapting from the English model, may want to have faculty residence and offices, instructional space, junior and senior commons, dining, library, media lab, and other space where tutoring, advising, and student group projects can take place. Few traditional older halls were designed with these spaces unless the residence hall was planned as a residential college from its conceptualization. Creating these spaces in a residence that has the typical lobby and one or two lounges can be expensive either in the capital cost for the renovations or construction of additions, plus may require the conversion of student rooms into non-revenue producing academic space thus having a compounding annual reduction in revenue from the housing budget unless other resources are brought to bear in support of the program.

While a residential college can be the more expensive as well as most comprehensive type of residential academic programming, almost any significant academic programming integrated with the residential environment will require a substantial investment to create the appropriate spaces for either residential learning communities or academic support services. RLCs can be created with less investment if appropriately adjacent meeting space is available for the enhanced educational activities planned for the students and engaged academicians. RLCs without appropriate gathering space, ideally designated as "their" space, is difficult to sustain. However, RLCs that are properly supported with appropriate gathering space and enriching academic activity, can help to overcome a particular traditional residence hall's negatives such as small rooms, community baths, and narrow corridors.

In terms of appropriate academic and other gathering spaces, the most successful programs manage to create these spaces on the same level as the entering lobby and along natural student "traffic." The spaces should be open with ample natural lighting so students can see and be seen in the spaces. Needless to say UO's Living Learning Center is an outstanding example of this design characteristic. Creating such spaces in older residence halls can be challenging and expensive. Schools have experimented with using basement spaces or spaces on upper floors with less favorable results. On upper floors, sometimes elevator lobbies or study rooms can certainly support gatherings and academic programming on a limited basis for small RLCs perhaps. Basement classrooms and academic space seldom are favored by faculty or students. Some institutions, when challenged by these space needs, have constructed academic centers attached to a residence hall or connecting to adjacent halls. While this can be expensive, it also affords an opportunity to re-fresh an otherwise negatively perceived traditional hall.

Lastly, the issue of location for placement of residentially-based academic programming should be carefully considered. Students and parents still, generally, include the basic real estate value of "location, location, location" in their evaluation of where to live. Convenience is still a major value. The same has been found true with integrated academic programming. Peripherally located academic support services have been found to have less student utility than those located in the central part of campus, be it in a residence hall or student union.

Both the Honors College and the Society for College Scholars offer opportunities to further integrate academic programming. Particularly with this generation of students and parents, having the opportunity for the student to be "labeled" as a top academic performer and offering them special housing with enhanced educational activities built into the program can be an attractive recruiting advantage. Programs like those at the University of Maryland, North Carolina State University and the Uni-

versity of South Carolina have proven these honors and scholars living learning programs have been advantageous particularly in recruiting top out of state students as well as keeping top talent from their own states.

What academic programming is provided in on-campus housing (existing conditions analysis)?

University Housing at the University of Oregon has a fairly robust array of academic programming occurring in the residence halls. The past ten years have seen a variety of collaborations between housing staff and various academic leaders on campus to develop numerous intellectually engaging programs and RLCs.

For many years University Housing has encouraged academic excellence among on campus students. Each year, in spring, Housing staff provide recognition of outstanding academic performance by inviting all on campus students who made the Dean's list in the Fall and/or Winter quarter. In addition, invited students are encouraged to also invite a faculty member who made a real difference in the student's life, thus encouraging more out of class interaction between faculty and students.

Beginning in 1997 and continuing to this day is a one hour credit course developed by Housing in partnership with the Dean of Students Office. This program, Leadership for the 21st Century, is limited to 100 first year students. Those accepted into the program have a common reading experience before coming to campus. The course is taught during the UO Week of Welcome and is an exploration of leadership issues and competencies. Generally, the book's author and a variety of student, faculty, and administrators engage in small group discussions with the students. The collaborating offices have expanded now to include the Office of Multicultural Affairs and the Leadership Resource Center.

Also dating back to 1997 is the Faculty in Residence (FIR) program developed by University Housing in collaboration with the Dean of Arts and Science. This initiative was designed to promote more faculty and student contact outside the classroom through both formal and informal activities including dining with students. This faculty engagement in the residential environment helped break down perceived barriers between faculty and students. This program began with three faculty, grew to five faculty, but was reduced to one faculty beginning with the 2003-04 academic year. The housing support cost per FIR was relatively low at $3,000.00 per FIR. This program should be re-considered and re-expanded if value is perceived to be likely if it is expanded.

One of the most significant integrated academic programming initiatives has been the development of residential First-Year Interest Groups (FIGs). Collaborating with the Office for FIGs and beginning in fall 2000, four residential FIGs were developed without the requirement that FIG members reside together in a residence hall. The results were mixed and following a visit to the University of Missouri to study their solely residential FIG program, a decision to experiment with residential FIGs that had a requirement for student members to live in the same floor/hall. Once this requirement was implemented the number of successful residential FIGS increased significantly. Currently there are 21 residentially based FIGs, each with a peer leader called an FIG Academic Assistant (FA). These FA positions is another collaboratively developed and funded initiative, this time between University Housing and Undergraduate Studies.

The Honors College collaboration may have the longest history for academic collaboration with UO Housing. Students in the Honors College have had the opportunity to live in Honors RLCs for quite some time. In 2001 this collaboration expanded when an Honors College faculty office was created in Hawthorne. This arrangement brought faculty leadership to the Honors RLCs and led to a variety of intellectually focused programming. These efforts evolved to include the Community Conversations series in 2003.in which a student groups (Hamilton Think Tank and the Walton Advisory Board) decide the topics, speakers and arrangements for these popular programs with advising by Dr. Kevin Hatfield, the coordinator of living learning initiatives for University Housing.

Hiring Dr. Hatfield in this role positioned University Housing to take the next step in the development of residentially-based academic programs for UO students. Having a centralized senior staff member, particularly from the academic side, responsible solely for academic initiatives is a "best practice" for integrating such programs in the residence halls in a sustainable manner. Not only have the community conversations continued and improved with his guidance, but his work with the Fig Academic Assistants (FAs) led to the development of the SuperNova series which brings faculty into "fireside" chats to share their passion for research.

There are several other residentially-based academic initiatives such as:

- The Take a Faculty to Lunch/Dinner program
- Collaborations with the Center for Educational Technologies, Knight Library, and Special Collections to further support living and learning initiatives, particularly the Community Conversations.
- Evolving the former THINK program into an undergraduate colloquium
- Residentially-based academic advising programs

Then, perhaps the centerpiece of true integrated academic programs in the residential environment is the combined programs and facilities of the Earl International House and the newly constructed Living-Learning Center. Both facilities have well developed classroom and other academic space designed in collaboration with Media Services. These University Housing funded academic spaces provide additional, well located classrooms for the Registrar to schedule. The Earl International House, a collaborative initiative with the Office of International Programs, is an excellent model for residentially-based global education for today's students.

It is clear that the residential academic programming at the University of Oregon is outstanding with several examples of what would be considered "best practices" and models for other colleges and universities. In particular, the collaborative nature of these programs with such a variety of campus partners is the key to sustaining these initiatives. University Housing is commended for fostering and nurturing these relationships on behalf of the students they serve.

Recommendations:

- Expand support for Ken Hatfield's position with additional staff to focus more time and attention expanding the already strong academic programming; one position should be focused on bringing academic support services into the residence halls
- Bring specific academic support services from the Learning Center into the halls during evening hours(i.e. tutoring, advising, etc)
- Review the viability of expanding the Faculty in Residence Program in partnership with Undergraduate Studies
- Begin development of a sophomore year experience in partnership with Undergraduate Studies and other interested departments—consider where you will provide living space separate from first year students.
- Develop a policy requiring all first year students to live on campus as an educational advantage; provide appropriate exceptions for older and/or local students
- Expand the locations and hours of academic advising in the residence halls building on the demand of the current arrangements in the LLC
- Consider whether sophomores should be given first opportunity to have space in the LLC—market it to them—segregate from first year wings and floors.
- Change policy requiring upper class students to buy a meal plan if they live on campus—let it be voluntary participation in dining

- Make the academic initiatives in housing much more prominent on the University Housing website—front page (see example attached from University of South Carolina)
- Continue the emphasis on sustainability, expend the resources to get LEED certified for residential construction, and use the facilities to teach environmental stewardship

What kind of spaces best support interactions that foster structured and unstructured interactions outside the classroom among students and between students, faculty, and staff in on-campus housing?

A good part of the answer to this question is answered in the reply to the first question of this report. The type and amount of space needed to best support interactions implied by this question depend on the types of interactions the University wants to foster. The classrooms that were developed in the LLC and Earl International House are good examples of flexibly furnished space that is used for formal instruction during the day and informal gathering and less formal programming in the evenings. Adjacent space such as dining venues and smaller gathering spaces for tutoring, student project work, media labs, comfortable lounges all can support and encourage these outside the classroom interactions.

The question of how much space is needed again varies with the purpose intended. RLCs, such as FIGs don't by their definition require a large designated space for their use. They do need gathering spaces which are best situated in their residence for both formal and informal meetings with faculty and staff. Yet again, if a residence is appropriately designed with space like the LLC affords, a variety of FIGs can share, through scheduling, the public space in that residence hall. However, if one would like to have a student success center or advising center in a residence hall, designated space needs will expand. Again, it depends on the type of academic programming is desired to be integrated into the residential environment.

In a campus' master plan that includes a residential corridor, halls in fairly close proximity can share common space for academic purposes if the residential corridor includes a sufficient critical mass of residents to support the academic programs developed in one of the halls. If campus residences are scattered around the perimeter of campus, it becomes more expensive to provide appropriately sized academic program space in each isolated residential area. Perhaps more significant, is it becomes difficult to attract the faculty who we want to be interacting with students in and around the residence halls. Location of residentially-based academic programming should be a carefully thought out process if long term viability is desired.

Recommendations:

- Strongly consider building the second residence hall with living-learning components in the residential area and include ample space for the academic advising and learning center to relocate there—suggest it be built as suites and targeted for upper class students in the Honors College and/or Society for College Scholars.
- If not a new living-learning center as described above, develop plans to construct a 7,000–10,000 sq. ft. student success center for integrated academic programming as part of the residential corridor between Earl International House and Hamilton.
- Build an upper class targeted suite or apartment style residence near the new arena site with enough space for a multimedia classroom and small student success center for tutoring, advising, etc.
- Review the dining spaces for demand/use analysis and see if part of one or more might be re-designed to allow some of the square footage be re-allocated for use with academic support services.

What do peer institutions offer? What is successful for them?

Just as UO is challenged by the architecture of many of their older residence halls, most campuses in your benchmark group have similar challenges. However, those most successful, such as Indiana University and the University of Michigan have invested significantly in re-allocating both revenue producing and pre-existing commons spaces to serve their priorities for creating integrated academic programming in their residence halls. At the University of Michigan, for instance, a master plan for

their dining services resulted in closing some residential dining facilities in favor of expanded non-residentially based dining venues. These closed dining facilities in the residence halls provided expansive space for academic programming. However, few campuses gain that much space for re-allocation in the residence halls.

Most successful living learning programs emerge from re-allocation of space in an existing halls. The type of academic programming matched with reasonably re-allocatable space often determines the investment necessary to accomplish the specific learning objectives developed for the academic program for that location.

The University of Michigan has created Community Learning Centers (CSC). These spaces support a variety of academic programming including study space, librarian on site, tutoring, etc. Here's a description from their website: http://www.housing.umich.edu/clc/

Community Learning Centers (CLCs) are residence-based spaces that provide a "community commons" environment in each residence hall. CLCs are comfortable places: conducive to learning, individual study, and group work. Select academic programs and services are presented during the fall and winter semesters.

Chiefly, CLCs are dedicated spaces reserved for student study. All CLC sites are accessible between 7:30am and 2:00am daily.

(*Left*) *Alison Kartush studies psychology in the Markley Hall Community Learning Center.* (*Photo by Martin Vloet, U-M Photo Services*)

Each CLC is equipped with a limited number of computer workstations so residents may access the wide range of campus digital resources.

At Indiana University - Bloomington, the department of residential programs and services has created three Academic Support Centers to conveniently serve the academic needs of their residents. Here's a description from their website: http://www.indiana.edu/~acadsupp/info2.shtml

All three locations of the Academic Support Center offer a wide range of free services, including tutoring, advising, workshops, review sessions and other academic support. Because many of the services offered at the ASC are provided by existing organizations at IUB, there are links to other web pages to help provide more information. The following types of assistance are available on a walk-in basis every evening (Sunday-Thursday) at the ASCs in Briscoe, Teter and Forest:

- For help in mathematics, there are graduate and undergraduate student staff to work with students in small group sessions. The emphasis is on introductory math courses: M014, M025, M118, M119, M120, and M211. Furthermore, assistance is also available in some upper-level courses and in Groups math classes such as J111, J112, and J113. NOTE: The Teter location has been designated as the location for help in upper-level math courses (M212 and higher).
- The primary focus for the members of the Student Academic Center staff is to assist students with the development of study skills. There are numerous workshops on a variety of topics: time management, giving an oral presentation, effective study techniques for specific disciplines/courses, and many others which are listed elsewhere in this website. The SAC staff can also

work with students individually or in groups in a number of different disciplines, including introductory business, science and language courses. There is also Supplemental Instruction for M025 available in the Forest and Briscoe residence centers.

- Writing Tutorial Services helps students at any stage of the writing process, from brainstorming to outlining to revising. Graduate and undergraduate peer tutors work one-on-one with students on writing assignments from all types of classes, with an emphasis on introductory-level courses. In the Teter location, there are often graduate student tutors available who specialize in ESL tutorials.
- While they are available for appointments during the day, University Division Academic Advisors are also on hand in the early evenings to talk to students on a walk-in basis. Advisors assist students with course schedules, registration, drop/add, and they serve as useful sources of academic information.

In addition to the main area, a classroom and a new study area, the ASC in Briscoe also has a 21-machine computer cluster as part of its facility. There are mini-clusters in the main areas of all three locations for student academic use while in the center. The computers are maintained by University Information Technology Services (UITS).

Other departments and programs also use the ASC facility to offer assistance; Groups tutoring, review sessions, group advising meetings, and Supplemental Instruction in M025 can all be found at the ASC over the course of the academic year.

In addition to these three academic support centers, IU residence halls are host to six libraries. Again, from their website:

Community Libraries

Six centers provide a traditional library setting for those residents looking for a quiet place to study, use reference books, or read popular magazines, fiction, and nonfiction. Libraries also maintain collections of popular videos, DVDs, and CDs.

All materials may be borrowed free of charge by any RPS resident. A valid IU ID card is required. Fines are assessed for overdue, damaged items and those returned to the wrong location. All libraries are open daily.

Obviously, these residentially-based academic spaces support the numerous RLCs each university offers as well as students not in a specific LLC. More obvious is the fact that considerable square footage in the respective residence hall is designated specifically for this use. This approach, while perhaps not as robust as these two benchmark institutions, is becoming a common re-allocation or added construction to both older residence halls and new construction at universities around the country.

Do the existing on-campus housing facilities provide these kinds of spaces?

Currently, only the LLC has the kind of academic and public spaces that can fully support integrated academic programming comparable to your best benchmarks. The re-designed space in Earl International House is well done and certainly supports the idea of global education for both American students and students from around the world.

Beyond this the space available to convert to academic support services or additional residential classrooms is limited. Riley Hall has plenty of public space, but its peripheral location does not lend itself to conversion due to the low number of residents and distance from the central part of campus. However, if Riley Hall was converted to a residential college or vibrant residential learning community, the public space there could be developed to support the program. It might be worth considering if Riley Hall could be developed as a Sophomore Living Learning Experience with faculty support and presence. The large rooms and the bus stop right outside may enable a strongly marketed program to attract 2nd year students into their "own" living learning community.

Recommendations:

- Transform the residential environment of UO through a strategically developed plan of demolition and re-construction of the halls that provide such undesirably small rooms for two students.
- In the re-construction, design suites such as found in Barnhart. The popularity of Barnhart even with its perimeter location should be taken as an indicator of what students would like.
- In the re-construction, design appropriate academic space on the ground level as mentioned earlier in the report.
- Continue to create classrooms in the residence halls with space that can have natural light and be open to view by students.
- Design the new halls in such a way as to create FIG sized clusters of 20-24 students with a study/gathering room for each cluster.
- See earlier recommendations regarding space issues

7. Strong Campus Definition – You Know When You are There

K. Ensure that housing supports and gives precedence to the development of a strong academic center.

Measurable Goal:

- Provide links to the academic mission within housing whenever possible to reinforce connections to the academic core.

What features establish links to the academic mission within housing development?

Across the country student housing is increasingly being defined by an image that suggests students can live comfortably while engaging on-site in educationally purposeful activities in public spaces designed specifically for this purpose. It isn't uncommon to have 5,000—15,000 square feet of space designed for formal and informal gatherings and integrated formal academic programming. Even in the private sector, developers who build communities targeted for college students, often provide commons that have educational programs and services, such as computer labs, business/media centers along with their social amenities of pools, tanning booths and such.

College and University student housing developments take it a considerable step further than private developers by providing expansive non-revenue producing space with smart classrooms, faculty offices, tutoring and advising centers, libraries, study rooms along with socially supporting student gathering spaces. These spaces are designed with a clear intention that the placement of the academic and social space increases the probability that students will see, think about, and engage themselves in educationally enriching and academically enhancing activity with faculty, advisors, and their peers.

Recognizing that faculty aren't generally comfortable strolling into a traditional residence hall lobby to meet with a student, spaces more familiar to faculty such as classrooms, labs, and other typical spaces found in traditional academic building are being integrated into residential facilities. Facilities that foster both intimate conversation areas, in and around larger more formal teaching and learning spaces encourages a variety of faculty—student interactions in and around the residential envi-

ronment. One dean for undergraduate studies suggested these spaces and the activities designed for the spaces help create "an academic buzz" in the residence halls.

In design charrettes with students, seldom will an architect or university administrator hear students asking for spaces to serve faculty or to allow academic activities to occur where they live. Yet much like the curriculum, it is the purview and responsibility of the academic leadership and faculty, with support from student affairs and their housing staff, to design appropriate academic space and purposeful educational activities to occur there. Generally, the spaces for integrated academic programming is situated on ground levels along primary "student traffic" paths with separation from the student residence wings and floors, often with security barriers such as card access preserving the security of the student living areas from the more public academic and commons space. Designing the academic spaces with glass partitions and windows allows students and faculty to see and be seen. This is especially important for students and faculty passing by to have some notion of the activity inside the spaces and to see if they are interested (and invited) to join in, be it formal or informal activity.

Having student residences with these integrated academically-oriented spaces in close proximity to the central academic settings of the college or university, allows the two formerly segregated activities (formal instruction and residential life) to blend in a way that expands both environments so that student learning, faculty instruction, campus life can occur anywhere. This expanded learning laboratory serves both students and faculty well. A new comfortable approach to the relationships between the two actually impacts both communities and has been found to have a positive impact on student behaviors, satisfaction, retention, and graduation. Similarly, faculty find they too are more satisfied with their teaching environment and their relationships with students. For the distinctive college or university, the days of teaching here and student life beyond the classroom there are disappearing. A campus that integrates student living with student learning anytime and anywhere are clearly commanding a recruiting advantage and a reputation for a value-added educational experience for all the community to engage.

Do the existing university-owned housing facilities have these features?

The new LLC at UO does have many of the features described above. Classrooms, faculty offices, intimate conversation alcoves, open visible spaces for academic purposes, adjacent dining and a campus location that provides convenient, comfortable and inviting spaces for faculty to frequent and students to engage in formal and informal academic and social activity. Located near the academic center of campus infuses the residential environment with the academic mission and purposes of the University. Similarly, the academic center is infused with the vibrancy of the 24/7 collegiate life of students—living and learning in the "academic village."

Other than the LLC, only the Earl International House approximates the features that link the academic mission within a housing development. The other residence halls with their outstanding dining facilities do not currently have the space nor architectural design to support this linkage. Even if the ground level areas can be re-designed to support more academic programming, the size of student rooms, lack of gathering spaces on the floors, and the "dorms like dungeons" perceptions may render a significant portion of the current centrally located housing obsolete for tomorrow's best students.

Student housing is first viewed by prospective students and their parents as accommodations. Admissions staff and others throughout the University view much of UO's student housing as a detriment to student recruitment. Even with a robust array of integrated academic programming, the style of Hamilton, Walton, Bean and others is clearly keeping UO from evolving into an inviting, vibrant residential campus. A new approach, begun with the decision to develop the LLC is needed to take OU to the next level of campus life anchored by modern residential facilities in the midst of the strong academic programs at the University of Oregon.

Recommendations:

- See recommendations in 4. G. above
- For a clear linkage to the academic mission, housing development should continue with the completion of the "residential corridor" between the Earl International House and Hamilton College.
- Once the "residential corridor" is completed (with designs to accommodate the earlier recommendations for integrated academic space), begin a demolition/re-construction of the older out-dated halls in the central area of campus.
- If new housing is added for graduate and international students with dependents, it should be built on the periphery of campus and does not require the same academic spaces as undergraduate housing primarily for first and second year traditionally-aged students. However, common gathering spaces should be included in the design of these facilities.

Summary

Developing fully integrated academic programming in the residential environment at UO is severely challenged by the age, design and resources necessary to accomplish this in most of the current residence halls. The recently constructed LLC was a major step in transforming UO's student housing into true living and learning communities. The re-allocation of public space in the Earl International House was also a positive move in this new direction. However, without significant investment in both new construction and extensive renovations in the ground floor lobbies of some of the older halls, it is unlikely for UO to match the space allocations of their benchmark institutions and thus will be programmatically limited.

The Housing staff at UO has been creatively collaborating with several different academic and student affairs partners to develop a fairly robust array of academic programming even with their facility limitations. Programs such as the Campus Conversations and the 20 residentially-based Freshman Interest Groups are evidence of this success. The area not yet developed as fully as some of UO's benchmark institutions is the provision of academic support services. Finding dedicated space to have regularly scheduled tutors, advising sessions, academic success presentations along with various other resources is the challenge facing UO's future in fully integrating student success programs in the residential environment.

Living Learning Resources

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Residential Learning Communities International Clearinghouse
http://www.bgsu.edu/colleges/as/cle/rlcch

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Center for Life Calling and Leadership
httn:/ / dcL indwes.edu/index.cfm

FIRST THINGS FIRST: Starting the Advisement and Guidance of First- Year Students by First Helping Them Develop a Sense of Life Purpose, Dr. Bill Millard, Executive Director, Center for Life Calling & Leadership, Indiana Wesleyan University,17 Annual International Conference on the First-Year Experience, June 15, 2004, Maui, Hawaii
http://www.sc.edu/fye/events/presentation/int2004/pdf/session 19 .pdf

Sophomore Year List-Serve
http:/ /sc.edu/ rye/resources/soph/index.html

Selected Institutions that have Sophomore Year Experiences
http://sc.edu/fve/resouTces/soph/schoo1.html

SYE Programs

Beloit College
http://www.beloit.edu/% 7esvi/

Colgate University
http://www.colgate.edu/

Colorado College
http://www.coloradocollege.edu/academics/sophomore/ .

Emory University
http://www.emory.edu/HOUSING/SYE/index.html

Kennesaw State University
http://www.kennesaw.edu/

ATTACHMENT 6: SODERSTROM FACILITY ASSESSMENT

UNIVERSITY OF OREGON

Facilities Assessment:
Residence Halls
Apartments
Houses

August 20, 2007

SODERSTROM ARCHITECTS, P.C.
architecture | planning | exterior restoration | interior design

UNIVERSITY OF OREGON
Residence Hall – Facilities Assessment

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Appendices

INTRODUCTION

1.1 Scope and Methodology

The purpose of this study was to review the current condition of the eight residence complexes (Living Learning Center, Bean, Carson, Earl, Hamilton, Riley, Barnhart and Walton), the four apartment complexes (Agate, Moon Lee, East Campus Graduate Village and Spencer View) and the 60 individual houses owned by the University on the east side of the campus. Using these reviews and the facility assessment completed in 2002, (UO Facility Residence Hall Facility Assessment dated June 1, 2001, revised June 28, 2002 by Soderstrom Architects) a summary of deferred maintenance items and expected maintenance items was established for each facility.

Deferred maintenance is the practice of allowing facilities to deteriorate by postponing prudent but non-essential repairs to temporarily save cost, labor and/or material. The failure to perform needed repair, maintenance, and renewal by normal maintenance management creates deferred maintenance. Generally, a policy of continuing deferred maintenance will result in higher costs or failure rates than if normal maintenance had occurred.

Unlike deferred maintenance, expected maintenance as defined in this study comprises items which have not yet reached the end of their average useful life, but are expected to do so within the next 10 years. This category has been created for use in planning considerations.

Ongoing maintenance consists of items not deferred, but replaced 'on schedule' in expectation of imminent failure or immediately upon failure. It also includes 'tending' activities such as cleaning, adjusting and calibrating which postpone component failure.

Ongoing maintenance is always more extensive in older facilities than new, simply because so many components are either approaching or have already gone past their normally expected point of failure. Ongoing maintenance costs were not included in this study. All of the residence complexes except Living Learning were completed over 40 years ago, while Living Learning was completed last year. A review of University Housing cost records should indicate the difference in average annual ongoing maintenance costs between new buildings like Living Learning and the existing building stock.

Seismic upgrades and similar code upgrades like energy, sprinkler or accessibility upgrades are by definition not maintenance. They are not done in response to the effects of time and use on an existing condition or building component. Rather, they reflect new social sensibilities about the built environment and our society's consensus, through building codes, of our tolerance for risk. None of these upgrades are retroactive. They only need to be completed if the building is going to be modified for some other reason.

Improvements such as reconfiguring space for larger rooms, or suites or different common spaces are made in response to market demands. So these cannot be considered deferred maintenance either. Students as a market indicate their preference in living quarters to the extent that they can given that a university's program strengths may outweigh its apparent weaknesses in accommodations In their minds.

Placement of a deferred maintenance item on the list is based on its generally accepted service life, and its original installation date, with some factors for its degree of heavy use. This is explained in detail in the appendix. This does not mean that individual components of the system may not fail sooner or last longer. It only means that in the industry's experience, these components last about as long as the service life listed, and if one replaced the entire system at the end of its typical service life, one could avoid excessive and unbudgeted costs due to failure at inopportune unplanned times, and possible damage to other building systems.

We reviewed the mechanical and electrical systems, the exterior skin, the interior finishes and the structural frame. This work did not include review of steam and chilled water production and distribution systems nor the capacity of the central utilities plant that serves the campus. No destructive testing was done. No review was made of the campus infrastructure between buildings. We have been advised that sewer lines have been failing outside of the buildings. A fair portion of infrastructure serving the housing facilities would have been installed when the facilities were built, so the life span of the utilities infrastructure may be approximately the same as that of systems within the buildings.

The methodology involved the following:

- Walk through of all central spaces and examples of repetitive spaces.
- Review of existing drawings.
- Review of Housing Services and Facility Services repair records.
- Interviews with selected Housing Services maintenance staff.
- Review of maintenance database.
- Review of past consultant reports.
- Review of deferred maintenance work completed since 2002.

An overview of the university's housing stock is provided in the tables below. All data for the residence halls was taken from the 2001 Housing Facilities Assessment and from information provided by UO Facilities Services - Design Services Group. Data for the apartments and houses was provided by UO Facilities Services - Design Services Group in the form of electronic files of building plans and space inventory.

1.2 Residence Complex Summary

Complex	Yr. Built	Gross SF	Net SF	Beds	Rms	GSF/Rm	Stories[1]
Carson	1948	96,174	87,124	338	160	601	5
Earl	1954	79,099	65,907	342	168	471	4
Hamilton	1961-62	216,849	178,204	834	419	518	3/4
Bean	1962-63	159,174	131,395	753	373	427	3
Riley	1963	38,594	33,311	158	80	482	3
Barnhart	1966-67	123,719	101,892	450	248	499	8
Walton	1956-67	161,454	136,967	651	333	485	3/4
Living Learning	2006	120,628	103,528	389	207	582	4
Total		995,691	835,328	3915	1988	508	

(1) Does not include basement

1.3 Apartment Complex Summary

Complex	Yr. Built	Gross SF	Net SF	Units	Bedrms	GSF/Br	Stories
Graduate Village	2001	41,612	35,144	72	72	578	3
Moon Lee	1994	4879	4099	6	14	349	1-2
Agate	1993	13,562	11,156	20	32	424	3
Spencer View	1997	282,431	237,385	304	566	499	2-3
Total		342,484	287,784	402	684	463 ave.	

1.4 Summary of Individual Houses

Complex	Yr. Built	Gross SF	Net SF	Units	Bedrms	GSF/Br	Stories
East Campus	1910-50	104,530	79,258	60	165	634 ave.	1-3

1.5 Executive Summary

The residence halls were built well with durable, institutional quality materials. Ranging in age from 59 years (Carson Hall) to 1 year old (Living Learning) they are all in relatively good shape, due in large part to the University's organized and effective maintenance program. However, except for the Living Learning Center completed last year, all of the residence halls were built within a 10 year growth period which ended over 40 years ago.

The apartments are built of less durable wood framing, with asphalt shingle and metal roofing, and vinyl, wood and cement board siding. These have all been built within the last 14 years.

The single family houses are much older, some nearly 100 years old. They are wood framed with wood siding and asphalt shingle roofing.

Structural

Because they are over 40 years old, none of the residence halls except Living Learning meet current seismic code requirements. The seismic assessment done 15 years ago by John Herrick, structural engineer, remains the most definitive description of the seismic deficiencies. It identified Bean and Carson as the buildings with the most serious concerns. Bean has since been upgraded, but due to the nature of the deficiencies at Carson, it is not practical to upgrade it. The other residence halls have reasonably well designed lateral systems, even though they do not meet today's code requirements. Major renovations would trigger upgrades to current code of any portions renovated.

The apartment complexes, because of their recent construction, all meet current seismic standards. The individual east campus houses, most of which are about 70 years old, do not. Without a detailed analysis of each house, removing finishes to view the structural connections, one cannot say categorically what the level of seismic risk is. All we can say is that they do not meet current code. In terms of prioritizing risks, however, the residence halls, because of their larger numbers of tenants should be the highest priority.

Architectural

With continued maintenance, repair and replacement, the exterior skin and interior finishes can last many more years. As part of ongoing maintenance, periodically roofs need to be repaired or replaced, brick sealed, plaster, concrete, and steel repainted. The same is true for interior materials. The action that causes the interiors to look most dated is surface applied solutions to changing needs. Electrical or telephone conduit mounted visibly on walls or ceilings contributes to the look of an old, worn facility. Remodels that do not blend with the original design and materials also give this impression.

The aluminum and steel windows can continue to be maintained even though repairs are more costly than they once were. Parts are not always available and sometimes must be custom made. The steel windows in Carson, Earl and Walton are drafty and all of the residence hall rooms have single glazing. Adding weather stripping is not feasible since there is no way to hold it in place effectively in the existing frames.

Only Carson, Barnhart, Riley, Living Learning and the Graduate Village have elevators which serve students. All of these are relatively new elevators, with those in the older buildings having been replaced within the last 5 years. There should be no near term issues with elevators.

The other residence halls have service elevators for the kitchen and storage areas running from the basements to the ground floor. All of these have also been replaced within the last 10 years.

Mechanical / Electrical:
Even though all systems in the residence halls are in relatively good condition (considering their age and service life), older systems cannot be assumed to have acceptable reliability for long-term operation, and upgrade or replacement should be considered. The methodology used to identify upgrade packages and priorities is described in both the Appendix and individual sections for each complex. Briefly, the methodology is to use commonly accepted life spans for systems, apply them to the initial installation date and suggest that these systems ought to be replaced after reaching their commonly accepted life span.

This does not mean that the systems definitely will fail at their 'end-of-life' date, just that the probabilities are higher and higher as time goes on. The ongoing maintenance burden is likely to become increasingly heavy and it may be less expensive and disruptive to replace the system in a planned way rather than react to system failures.

Regarding specific systems, repair or replacement of condensate return and domestic hot and cold water piping systems are the most significant deferred maintenance projects.

Only two of the seven residence halls (Carson and Barnhart) have full fire sprinkler systems. Except for Riley, these buildings are large enough that if built today, current code would require sprinklers. None of the apartment buildings are large enough to need sprinklers, although Agate does have one.

1.6 Summary of Deferred & Expected Maintenance Through 2017

The following sections of the report detail the deferred and expected maintenance for each facility. The chart below summarizes all the facilities.

Facility	Estimated Cost	Cost/Bed	Cost / SF
Barnhart	$3,268, 886	$7264	$26.59/ SF
Bean	$1,701,861	$2260	$11.78/ SF
Carson	$1,170,240	$3462	$12.45 / SF
Earl	$1,676,231	$4901	$19.91 / SF
Hamilton	$3,303,576	$3961	$16.19 / SF
Living Learning	$0	$0	$0
Riley	$567,618	$3593	$8.42/ SF
Walton	$3,119,197	$4791	$19.85/ SF
Graduate Village	$118,300	$1643	$2.84
Agate	$204,123	$3266	$15.05
Moon Lee	$34,738	$2481	$7.12
Spencer View	$1,026,153	$1500	$3.63

1.7 Replacement Costs

University housing facilities fall into 2 basic types. The first is a more durable and expensive type composed of concrete and/or steel framing and masonry exterior walls. All of the residence hall complexes fall into this category.

The second category is less expensive wood framing with non-masonry materials at exterior walls. All of the apartment complexes and single family houses fall into this category.

Replacement costs have been estimated by examining the costs of comparable recent projects, updating them with cost escalation factors (Turner Construction Cost Index) to 2007 dollars. Also included are recent UO projects with the original costs updated in the same fashion. These projects vary somewhat in height and layout, and in consequent building area per bed so they have been averaged to provide a reasonable guide. In addition, replacement costs include the 1.5% additional money to be budgeted for solar energy use in compliance with HB 2620, which takes effect 1/1/08. (See Table, Page 12)

For Type I or II concrete and steel buildings, the average replacement construction cost is $219 per square foot or $81,200 per bed. For Type V wood buildings, the average construction replacement cost is $128 per square foot or about $56,840 per bed. These costs are strictly construction costs and do not include other project related costs such as furnishings, university project management costs, design fees and the like.

The $/bed figure is probably a more reliable guide to future costs than $/SF because this ratio accounts for varying building efficiencies caused by things such as wider vs narrower corridors, more vs less common space, and possible integrated learning or dining spaces.

The Table on Page 11 lists the total replacement cost of each facility. It should be noted that a number of the UO residence halls have central dining and cooking facilities. However, most new residence halls seem to be built without attached food service so none of the comparable replacement costs include central dining or cooking components. The university would have to make a determination in considering replacement whether the replacement facility was going to remain a combined dining/living facility or if those functions would be separated into different facilities. If combined, the replacement costs listed will need to be increased to be accurate.

Short of replacing a building in its entirety, the university might consider major remodels of residence halls, in which everything but the structure and major envelope components is removed. Because different components of the buildings are declining at different rates, the University could find itself making major replacement projects to subsystems every summer, working on a different subsystem in each pass. This can result in finishes being removed for access

and reinstalled repeatedly, wasting money, time and administrative effort in the short summer break construction season.

An alternate approach might be to initiate a major remodel, replacing all electrical, mechanical and plumbing systems, seismically upgrading the structure, and thermally upgrading the envelope. Once complete, the renovated building would have significantly lower maintenance costs and energy use with perhaps 40 years of use before mechanical, electrical and plumbing systems again begin to decline. Such a remodel can also reconfigure spaces in a manner that better fits 21st century student preferences for residence life and education.

1.8 Renovation Costs

Unlike replacement costs, it is impossible to develop renovation costs in the abstract by looking at comparable buildings because each building or complex has different site and building-specific issues, and the scope of renovation has not been defined. However, some general observations can be and have been made.

1. In the following sections on each building, there is occasional use of the term 'gut renovation'. This is defined as stripping the building of all materials except the bare concrete, steel or wood structural elements and exterior brick cladding. Exterior windows, curtainwall systems and doors would be removed. This bare structure would then be totally accessible to construction crews for complete seismic retrofitting meeting current building code.

2. In the following sections on renovation possibilities, there are occasionally references to remodeling in a manner that lowers total occupancy density, for example, by combining rooms. Renovations which reconfigure buildings in a manner that reduces the occupancy density, should include in their cost, the cost of replacing the lost beds with new construction. For example, a renovation that took a building from 400 beds to 300 has a cost for that remodel, but also has a cost for building a new facility with 100 replacement beds. The total project cost must include both. Otherwise the true cost of renovations is not being revealed.

Another density consideration is that replacement rooms will require real estate somewhere on campus. This could be assigned some sort of opportunity cost to recognize the land costs inherent in such an approach.

3. Renovation work generally costs more on a unit cost basis than construction of new buildings. These added costs come from demolition work, patching and repairing finishes, constraints on working areas, time constraints, and inability to take advantage of volume discounts on both materials and labor. Smaller projects also tend to get only local competition from smaller contractors with higher margins. Larger projects attract competition from regional contractors with more 'buying power' and efficiencies of scale.

The cost advantage of renovations over new buildings only comes about when the scope is defined to hit that sweet spot where enough of the existing components are left intact that there is still a net cost savings compared to a new building, despite the additional unit costs of renovation work.

The most expensive form of renovation is deferred maintenance. In this type of project one is renovating, replacing or upgrading just a portion of a single building component. The scope is small compared to the entire building. It often involves destroying and replacing finish materials to access the systems being repaired. It often has a compressed timeline – summer – and does not attract larger contractors. It is not surprising then, that Housing has seen very large unit basis costs for this type of project, much larger than one would see for a new building or a very large renovation.

4. Renovation costs must include upgrade or replacement of utilities serving the building. Since each building's situation is different one cannot generalize that in every case a certain amount of sewer line, for example, would be included. If a building is a candidate for renovation, its servicing utilities need to be reviewed as part of the scope definition of the project.

1.9 General Renovation Issues

Building Code Upgrades
When a maintenance project merely replaces some components of a building such as electrical wiring or sewer piping, only that replaced component needs to meet current code.

The basic philosophy of the building code is that for any building component which is altered, the alteration shall comply with the current code. But, when whole spaces or rooms are reconfigured, building officials typically require the entire space to meet code, in all aspects.

Building Officials have statutory discretion to entertain alternate means of satisfying the intent of the code and occasionally this is extended to deferring a required code upgrade to a future project. But this is unusual, and any renovation of university space should always plan on full code compliance as part of the project scope.

Accessibility Upgrades
ORS 447.241, which is an Oregon Statute, not a part of the building code, says that accessibility upgrades must be installed as part of any renovation project, unless the cost of the upgrades exceeds 25% of the cost of the total project.

Upgrades can be deferred if the owner develops an implementation plan and schedule approved by the Building Official, and the plan is implemented on schedule to the Building Official's satisfaction. Otherwise, renovation projects should budget an additional 25% for accessibility upgrades.

Elevators

ORS 447.247, again not a part of the building code, requires every building over 3000 SF in ground floor area to have its upper floors served by an elevator. The statute does not contain any exceptions for multiple buildings on a campus, in which one could accommodate all wheelchair users in just certain buildings. Since this requirement is outside the building code, although enforced via the building permit process, the Eugene Building Official does not have any authority to negotiate a solution other than strict adherence to ORS 447.247. Significant renovations which replace or reconfigure rooms and spaces will require installation of elevators in buildings which do not now have them. The unique configurations of Earl, Walton and Hamilton with their multiple mid-rise 'towers' will require an elevator in each 'tower'.

Residence	IBC Type	Area	Beds	SF/Bed	2007 Replacement Construction Costs		
					$/SF	$/Bed	Total Based on $/Bed
Bean	I-II Concrete	159,174	753	211	$219	$81,200	$61,143,600
Barnhart	I-II Concrete	123,719	450	275	$219	$81,200	$36,540,000
Carson	I-II Concrete	96,174	338	285	$219	$81,200	$27,445,600
Earl	I-II Concrete	79,099	342	231	$219	$81,200	$27,770,400
Hamilton	I-II Concrete	216,849	834	260	$219	$81,200	$67,720,800
Living Learning	I-II Concrete	120,628	389	310	$219	$81,200	$31,586,800
Riley	I-II Concrete	35,594	158	225	$219	$81,200	$12,829,600
Walton	I-II Concrete	169,454	651	260	$219	$81,200	$52,861,200
Graduate Village	V - Wood	41,612	72	578	$128	$56,840	$4,092,480
Moon Lee	V - Wood	4,879	14	349	$128	$56,840	$795,760
Agate	V - Wood	13,562	32	424	$128	$56,840	$1,818,880
Spencer View	V - Wood	282,431	566	499	$128	$56,840	$32,171,440

Apartments are assumed to have occupancy of 1 bed /bedroom
IBC Type: International Building Code construction type category
(2007 unit costs increased by 1.5% for HB2620 solar costs)

Recent University Residence Hall Construction Costs

							Original Costs			Costs in 2007 Dollars		
Project Name	Location	Year Built	Area	Beds	SF/bed	Type	Construction Cost	$/SF	$/bed	Construction Cost	$/SF	$/bed
Living Learning	UO - Eugene	2006	120,628	389	310	Concrete	$21,500,000	$178	$55,270	$22,530,265	$187	$57,918
Eppler Hall	PSU - Portland	2003	76,140	130	586	Concrete	$7,900,000	$104	$60,769	$10,571,500	$139	$81,319
Trimble Hall	U Puget Sound - Tacoma	2002	56,000	184	304	Concrete	$12,000,000	$214	$65,217	$16,110,000	$288	$87,554
Burlingham	Pacific U - Forest Grove	2006	59,000	161	366	Concrete	$14,200,000	$241	$88,199	$14,880,000	$252	$92,422
Average - IBC Type I or II				216	392						$216	$79,804
Cal State Sacramento	CSU - Sacramento	2007	67,440	158	427	Wood	$8,216,000	$122	$52,000	$8,216,000	$122	$52,000
East End Gateway	CSU - Sacramento	2007	113,184	225	503	Wood	$14,700,000	$130	$65,333	$14,700,000	$130	$65,333
Graduate Village	UO - Eugene	2001	41,612	72	578	Wood	$3,127,000	$75	$43,431	$4,240,000	$102	$58,889
Spencer View	UO - Eugene	1997	282,431	566	499	Wood	$15,300,000	$54	$27,032	$24,218,000	$86	$42,788
Cluster Housing	U of Portland	2000	115,763	195	594	Wood	$13,400,000	$116	$68,718	$18,715,000	$162	$95,974
Nordheim	UW - Seattle	2003	227,000	460	493	Wood	$19,200,000	$85	$41,739	$25,693,000	$113	$55,854
Elkinton, Terrel Halls	Linfield - McMinnville	2006	31,000	128	242	Wood	$4,200,000	$135	$32,813	$4,400,000	$142	$34,375
Halsell	OSU - Corvallis	2002	75,254	204	369	Wood	$7,910,000	$105	$38,775	$10,619,000	$141	$52,054
Eastern Oregon	EOU - LaGrande	2005	85,000	270	315	Wood	$10,200,000	$120	$37,778	$11,822,000	$139	$43,785
Average - IBC Type V				253	447						$126	$55,673

(Costs updated to 2007 dollars using Turner Building Cost Index)

BARNHART

Building No. 79

Built	1967
Area	123,719 SF gross
	101,892 SF net
Beds	450
Rooms	248
SF/Room	258 (includes a bathroom)
Stories	8

2.1 Architectural

Exterior Condition

The major materials are unpainted structural concrete and aluminum windows. There are a few painted metal spandrel panels and various sealants. This style of construction featured exposed form ties which are thin gage steel bars penetrating the concrete walls. Over time the exposed ends of these have rusted and shrunk, allowing water to penetrate the concrete walls. Housing staff noted a steady problem with these water leaks. It was observed that some form tie locations had dabs of sealant applied over them in an effort to stop leaks.

To systematically prevent leaks, the entire building should be coated with an elastomeric coating. This was recently done at a twin of this building located at the OSU campus in Corvallis. Costs of this coating effort were obtained from the contractor who did that work.

Many of the sealant joints around the windows have deteriorated and should be replaced, in conjunction with the elastomeric coating. The coal tar roof membrane was replaced in 1989 and new parapet flashing and coping was installed in 2007.

The existing windows are single glazed aluminum sliding windows. They have no thermal break, and probably experience significant condensation in the winter, especially because the bathroom fans are ineffective as described below. Sliding windows are also the least effective in tests of air and water penetration. The recent renovation of the similar OSU building by a private developer included replacement of the windows with thermal break double glazed low-e units.

In conjunction with a new elastomeric wall coating we recommend replacing the windows with new aluminum thermal break casement or awning windows with double glazing and low-e glass. This effort includes new sealant at the window perimeters. As well as preventing leaks, this will quite significantly reduce energy use since almost 50% of the exterior surface of the building is now just single pane glass.

Interior Condition

This building is fully sprinkled and there is a fire alarm system that was installed in 1996. However this alarm system does not meet code and should be upgraded to current code compliance. The lobby and public room finishes are in good condition. The carpet inside some of the living units needs replacement, but this is handled as routine maintenance rather than a deferred maintenance issue.

One of the features attractive to residents of this building are the private bathrooms in each living unit. This is a good part of why these units are the largest of all seven complexes. The bathroom exhausts are ineffective, however, causing moisture to linger in the bathrooms and in the units themselves. There may be cross contamination of exhausts from one room to the other. In 2001 many cabinets below the sinks were

observed to have moisture damage and were in the process of being replaced. Without preventing more moisture build-up it is inevitable that these cabinets will be replaced again.

The only ventilation provided for the units is opening windows. When the bath exhausts are turned on they pull air from elsewhere in the building, through the leaky windows or through the windows themselves if they happen to be open, which is probably not often in the winter.

One way to relieve the moisture buildup and at the same time provide healthy ventilation is to use heat recovery ventilators or HRV's. These units have a heat exchanger which will preheat incoming fresh air with the outgoing moisture laden exhaust air from the bathroom. These can be controlled in many ways, with a timer like a bath exhaust or a direct on-off switch. Installation of one of these in each unit would require removal of the existing bath exhaust, sealing of the opening into the existing exhaust chase, provision of a 4" duct from the bath ceiling to the exterior wall, and construction of a small soffit to hide the duct and the HRV unit itself. The HRV would be in the soffit near the exterior wall and have a louvered intake and exhaust on the exterior face of the building about the size of a dryer vent. This installation would simultaneously solve moisture problems, ventilation problems and significantly reduce energy use.

This building has 2 elevators which were recently upgraded. All of the ground floor spaces are accessible, although the main ramp into the dining room is not in compliance with ADA standards.

2.2 Structural System

One tower is supported by pilings and the other is on spread footings. The building is supported on cast-in-place concrete columns on a grid of approximately 12'-4" x 16'-0". The floor structures are basically cast-in-place concrete flat slabs with cast-in-place concrete walls.

The building appears to be in good condition and with the proper maintenance it should last indefinitely.

Expansion of this building is probably not structurally practical. Any vertical expansion would increase seismic forces and would require major upgrading of the lateral system.

The building appears to have a reasonably designed lateral system although the expansion joint between the towers is probably not adequate to prevent pounding in a significant seismic event.

2.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes several single zone heating and cooling units and heating water convectors. All systems were installed with the original building construction. Specific system components include:

- Steam is provided from the Eugene Water and Electric Board district steam distribution system and regulated to the appropriate pressure for heating and domestic water production.A rooftop, air-cooled chiller provides cooling for selected areas.
- Steam is converted to heating water at a penthouse mechanical room converter and pumped to heating and cooling air handling units and heating water convectors. Steam, condensate return, and heating water piping appears to be schedule 40 black steel.
- The kitchen area is served by a 100 percent outside air heating and ventilating unit. The unit is equipped with a steam heating coil.
- The dining area, lounges, and lobby spaces are conditioned by several single zone heating and cooling units. Units have a fixed minimum outside air capability.
- Residence hall rooms are served by heating water wall convectors. The convectors are equipped with thermostatically controlled automatic valves.
- Control systems are DDC.

Condition and Comments

- In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended. A significant percentage of the equipment is past normal service life.
- The toilet rooms are exhausted vertically in exhaust chases constructed from gypsum board. Reportedly, the corners of the chase are not sealed, and there are visible openings in the ceiling space at the roof elevation. As a result, exhaust from toilet rooms is not adequate, and moisture is damaging facilities. Utilizing small Heat Recovery Ventilators to provide outside air to each unit as well as exhaust toilet rooms are recommended.

2.4 Plumbing Systems

Plumbing systems include water heaters, a domestic water preheat system, and piping network. Specific components include:

- Two shell and tube steam-to-water exchangers are used to heat domestic water. The exchangers provide water to thermostatic mixing valves to provide the appropriate temperatures for general and kitchen use.
- A condensate cooler, re-circulation pump, and storage tank preheat domestic water prior to delivery to the water heaters.
- Distribution piping is copper.

Condition and Comments

- In general, plumbing systems appear to be in very good condition and operate as intended. Water heaters and the preheat system were recently installed.

2.5 Electrical

One main service switchboard serves all building loads. The switchboard directly feeds the elevator, first floor panelboards, penthouse mechanical loads, and three sub-distribution panels. The sub-distribution panels subsequently feed panelboards on the residence hall floors.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition. Peak demands are considerably less than scheduled capacity. However, equipment is at the end of normal service life. Significant observations include:

- The switchboard is rating of 2000 amps significantly exceeds the 679 amp peak demand.
- Switchboard disconnects and panelboard breakers are available.
- The branch circuiting appears to be two circuits for every three to four dorm rooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended new panelboards would be needed to provide necessary panel space to accommodate additional breakers.
- It appears most of the duplex receptacles in the building have recently been replaced with new devices. These devices appear to be in good working condition.

2.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1966	30	1.4	42	2008
Condensate Pumps	1966	20	2	40	2006
Steam Piping - Steel	1966	50	1.5	75	2041
Condensate Piping Steel	1966	50	1	50	2016
Heating Water Piping - Above Roof	1966	50	1	50	2016
Heating Water Piping - Below Roof	1966	50	1.5	75	2041
Ductwork - Indoors	1966	30	3	90	2056
Indoor Air Handling Units	1966	25	2.2	55	2021
Exhaust Fans Rooftop	1999	20	0.75	15	2014
Wall Convectors	1966	20	3.75	75	2041
Pneumatic Controls	1966	20	1	20	1986
Domestic Water Heaters	1999			35	2034
Domestic Water Piping - Copper	1966	N/A		75	2041
Electrical Service	1966	35	1	35	2001

2.7 Remodel Potential

General
Architectural – The size of the site and the existing zoning preclude any major additions of space to the building – there simply is not enough room. The most feasible remodel option would be to reconfigure rooms within the existing building shell.

HVAC – The facility is served by a 4-inch steam service connection to the utility district heating system. This service size is significantly smaller than other facilities considering the building area. Replacement of the service piping should be expected as part of any significant remodel.

Plumbing - The facility 4-inch domestic water service appears to be appropriately sized for the facility. A significant expansion would require a new domestic water service.

The domestic water heater was sized to meet current load. We would estimate that the heater can only serve another 10 to 15 percent of load.

Electrical – The existing service has seven disconnects including the emergency power disconnect. No additional service taps are allowed.

Fire Protection - The entire facility is currently sprinklered. However, the facility has a 6-inch service and is equipped with fire booster pumps, and some expansion may be possible.

Remodel within the Shell

Architectural – Interior partitions are not structural and should pose no problem for reconfiguration.

HVAC – Existing wall convectors are served by heating water supply and return risers routed down through exterior pipe chases. One set of risers is typically installed for each main exposure. Heating water supply and return laterals are routed from the risers horizontally along the exterior of the building at ceiling level where they are concealed in a shelf. In each room, runout piping drops inside of interior partition walls to convectors.

With this configuration, convectors can be located at any point along the exterior wall allowing almost any configuration to be served. However, as noted, piping drops in interior walls. If internal walls are simply removed to double room area, some portion of the interior wall would have to remain for pipe routing.

Plumbing – Plumbing risers are internal to the building. Since total occupant numbers should decrease with fewer rooms, the number of fixtures will not increase, and little plumbing modifications should be required.

Electrical – No total floor area will be added, but as noted above, distribution is inadequate for contemporary students' electrical appliances. The main service is adequate.

2.8 DEFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Upgrade Original Electrical Service	$64,220	$87,018
	Replace Steam to Water Converters	$18,900	$25,610
	Replace Condensate Pumps	$9,100	$12,331
2008	Seal Form Tie Holes & Apply Elastomeric Exterior Coating		$350,000
	Replace roofing, Sections A, B & G	$183,500	$219,099
	Replace windows		$1,635,000
	New sealant at windows		$70,000
2009	Replace fire alarm detection/annunciation		$140,300
2010	Heating water piping above roof	$86,300	$103,042
2011	Replace toilet exhaust with HRV's		$496,000
2012			
2013			
2014			
2015			
2016	Replace steel condensate piping	$10,000	$13,550
	Replace heating water piping above roof	$86,300	$116,937
2017			
TOTAL			$3,268,886
DEFERRED ONLY			$124,958
EXPECTED ONLY			$3,143,928

BEAN HALL

Buildings No. 68 & 69

Built	1962 / 1963
Area	159,174 SF gross
	131,395 SF net
Beds	753
Rooms	373
SF/Room	137 SF
Stories	3 + Basement

3.1 Architectural

Exterior Condition

The primary exterior materials are brick, exposed aggregate precast concrete panels and painted concrete structure. There is also some painted steel, steel coping, aluminum windows and miscellaneous sealants. In general, these are all in relatively good condition. The roof was replaced in 1994 with ballasted EPDM and should not need to be replaced until 2019. If proper maintenance is continued, these buildings should not require major replacement of materials for many years.

Interior Condition

The lounges in Bean are some of the nicest in all of the residence halls. They are light, roomy and in good condition. The only material that shows signs of aging is the spun fiber acoustic tile ceiling. The double loaded corridors on the upper floors are particularly distinctive because of the brick walls. This durable material has held up very well. The wood doors, painted steel door frames and carpet are all showing normal signs at wear and should be refinished and replaced periodically as part of regular maintenance. The acoustic tile ceiling is in poor condition and should be replaced, both in the corridor and in the restrooms. The other materials in the restrooms (ceramic tile, quarry tile and metal toilet partitions) look relatively good.

There is asbestos in the boiler tank insulation in the basement, as well as in pipe insulation located throughout the building. All materials are in fair condition and the only repair needed is where there is localized damage.

3.2 Structural System

The foundations are a combination of spread footings and continuous grade beams supporting either columns or concrete bearing walls. Basic beam spacing is 18 feet by 20 feet. The first floor is a concrete slab-on-grade. Tower framing for the second floor through the roof is cast-in-place concrete, one-way slabs supported by concrete beams at approximately 10 feet on center. The single story kitchen/dining area on the west side of the building has a basement. The first floor is framed with a cast-in-place concrete flat slab. The roof over this area is precast concrete Tees spanning approximately 36 feet. Interior partitions are a combination of precast concrete and reinforced brick.

The building appears to be in good condition. There were no areas of stress noted. Properly maintained, the building should last indefinitely. This structure recently has been reinforced for seismic loads.

The roof slab is designed the same as the third floor so it could conceivably be used as a floor, although any significant vertical addition would likely overload the foundations and would increase seismic loading which would, in turn, require additional seismic reinforcement. A full or partial infill of the atrium area is feasible and is probably the most reasonable expansion possibility for this building.

The original lateral force-resisting system was a combination of reinforced brick masonry and precast concrete shear walls. The original design did not have the shear walls very well connected to the concrete diaphragms. An upgrade was done in 1997 adding cast-in-place shear walls and drag struts to tie the building together. This upgrade brought the building into substantial compliance to 1994 Building Code.

3.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes a combination of heating and ventilating units, multizone air handling units, floor radiant heating panels, and heating water convectors. All systems were installed with the original building construction. Specific system components include:

- Twenty psi steam is provided from the campus central distribution system for building heating and domestic hot water production.
- Steam is converted to heating water at central mechanical room converters and pumped to floor radiant heating panels and heating water convectors. Steam and heating water piping is schedule 40 black steel. Condensate piping is standard-weight wrought iron.
- Floor radiant heating panels serve lounges, dining rooms, and toilet and shower areas. Toilet and shower heating panels have been abandoned. Radiant floor panel piping is type L copper.
- Basement areas and the original kitchen spaces are conditioned by heating and ventilating units and general exhaust fans. Systems use 100% outside air.
- Original dining rooms and lounge areas are served by two, two-deck multizone units. The units are equipped with steam heating coils and chilled water coils.
- Residence halls are served by heating water wall convectors equipped with thermostatically controlled automatic valves.
- With the exception of wall convector controls, all control systems are pneumatic and were upgraded 10 years ago.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although the majority of equipment is past normal service life. Other significant observations follow.

- Steam, condensate return piping, and heating water piping appear to be in poor condition and are in need of replacement. Internal corrosion had caused significant degradation in performance. Isolation valves within the system are no longer in operation making it necessary to drain entire systems to work on or replace individual pieces of equipment.
- A water cooled chiller is located in the basement, but no cooling tower is present on the Bean Hall site nor is chilled water available from the University. The chiller is cooled using a one pass system which utilizes well water and a two cistern system. The water is passed through to cool the chiller once and is then dumped into the storm water system. This practice causes routine maintenance issues with the chiller

due to non filtered water passing through the chiller tubes. In addition to maintenance issues, the practice of a one pass system utilizing well water and dumping into storm is an exceptionally wasteful practice and probably violates local stormwater regulations.
- Control systems were refurbished in 1997 and appear to be in good condition although no time control of air handlers was observed.

Potential Energy Conservation Measures

- Replace the pneumatic systems with direct-digital control systems. The DDC systems will significantly decrease energy use, improve comfort, reduce troubleshooting time, and lower maintenance time required for seasonal adjustments to system operation. Some specific areas to address would include:

    - Improved time control including optimized system start.
    - Heating water and multizone deck temperature resets based on outside temperature or space demand.
    - Heating system high outside temperature lockouts.
    - Variations in outside air delivery depending on facility use.

A brief analysis of potential savings associated with the control upgrade measure shows a potential electrical savings of 54,031 Kwh per year and a steam savings of 1,837 Klbs per year.

3.4 Plumbing Systems

Plumbing systems include water heaters and a piping network. Specific components include:

- The facility includes one set of steam-fired, semi-instantaneous domestic water heaters installed in 2001, and replacing the original construction.
- Distribution piping is galvanized schedule 40 steel.

Condition and Comments

In general, plumbing systems appear to be in unsatisfactory condition and do not operate as intended. Comments regarding piping include:

- Domestic water piping is schedule 40 galvanized steel. Internal corrosion had caused significant degradation in performance and the hot water piping was internally cleaned and lined with an epoxy coating in 1997. Reportedly, the process was relatively successful, but subsequent problems with the domestic hot water system have still been reported.

3.5 Electrical

The electrical distribution system includes a single service. The service directly feeds the chiller, elevator, and basement panelboards and the residence hall corridor panelboards through risers.

Condition and Comments

In general, the electrical distribution system appears to be in satisfactory condition and operates as intended. Peak demands are considerably less than scheduled capacity. However, most equipment is considerably past normal service life. Significant observations include:

- The switchboard rating of 2400 amps significantly exceeds the 722 amp peak demand.
- Few panelboards have spare circuit breakers, but most have space for addition of new breakers.
- Switchboard and panelboard breakers are available.

3.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1961	30	1.2	36	1997
Condensate Pumps	1961	20	2	40	2001
Steam Piping – Steel	1961	50	1.5	75	2036
Condensate Piping-Wrought Iron	1961	N/A		60	2021
Heating Water Piping – Steel	1961	50	1.5	75	2036
Radiant Panels-Copper	1961	30	1.5	45	2006
Ductwork – Indoors	1961	30	3	90	2051
Indoor Air Handling Units	1961	25	2.1	53	2014
Exhaust Fans Rooftop	1961	20	1	20	1981
Exhaust Fans Indoor	1961	20	2.1	42	2003
Wall Convectors	1961	20	3.75	75	2036
Pneumatic Controls	1961	20	1	20	1981
Pneumatic Controls	1995	20	1	20	2015
Storm and Sanitary Sump Pumps	1961	10	4	40	2001
Domestic Water Heaters	2001	N/A	1	40	2041
Domestic Cold Water Piping – Galv	1961	N/A	1	40	2001
Domestic Hot Water Piping - Galv.	1996	N/A	1	40	2036
Domestic Water Piping – Copper	1995	N/A	1	40	2035
Electrical Service	1961	35	1	35	1996

3.7 Expansion or Remodel Potential

Architectural – While it is possible to add wings to the existing complex, one wonders what the advantage would be over a free standing new residence hall. All of the construction of the new wing would be new from the footings up, and the existing mechanical electrical and plumbing systems would have to be substantially revised, in addition to the services needed for the new space. This would in essence require a gut remodel with an expansion.

Another consideration is that the only available real estate for expansion is to the west.

Reconfiguring the existing small rooms is a problem because of the interior brick and concrete walls, many of which are load bearing. Unless some very creative structural ideas are developed this approach may be exceptionally expensive.

HVAC - Depending on the increased area associated with a remodel, the main service piping from a central mechanical room to the central campus utility tunnel may have to be replaced. We expect that the existing service can support an increase in floor area of only 10 to 15 percent.

Plumbing - The facility 6-inch domestic water service should be large enough to meet any reasonable expansion. New wings would have sewer slope issues to resolve.

All domestic water heating is provided by two semi-instantaneous water heaters. The heaters were sized to meet current load. We would expect that the heaters could support an increase in floor area of 10 to 15 percent.

Electrical - The service is already configured with the maximum allowable number of disconnects, and there is no space available for expansion. Addition of any appreciable floor area will require a new service to be installed.

Fire Protection

Only the basement area of the facility is currently sprinklered. However, the facility has a 6-inch service which is immediately reduced to 4-inch in the building. A 6-inch service should allow significant expansion. Any expansion or major remodel would trigger full sprinkler coverage for the entire building.

Remodel by combining rooms

HVAC – Existing wall convectors are served by heating water supply and return risers routed up through exterior walls. Generally, a supply and return riser is provided for each wing exposure. On each floor, lateral steam and condensate piping routed within the convector cabinets is installed between the risers. Runouts from the laterals are connected directly to wall convectors.

The arrangement is relatively flexible since convectors can be located at any point along the laterals between the two risers. Remodels would only require modification of the convector cabinets and lateral piping.

Plumbing – Plumbing risers are internal to the building. Since total occupant numbers should decrease with fewer rooms, the number of fixtures will not increase, and little plumbing modifications would be required.

Electrical – No total floor area will be added, and it should be possible to maintain existing service levels without significant electrical work.

Remodel existing structure with addition

HVAC – For a gut remodel of the existing facility while building a complete addition to facility, new HVAC systems are needed to serve the buildings. New systems can utilize the existing steam system that ties into the facility for heating. All new systems will be controlled by DDC to give better controllability, provide trending data and provide energy efficient management of systems.

Plumbing – Plumbing systems are currently in need of replacement. For a gut remodel with addition, new plumbing systems from ground up are recommended. Utilization of PEX for plumbing branches decreases maintenance costs in the future.

3.8 DEFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$83,100	$112,601
	Replace Storm & Sanitary Sump Pumps	$3,200	$4,336
	Replace Original Electrical Service	$70,668	$95,755
	Replace Steam to Water Converters	$24,100	$32,656
	Replace Indoor Exhaust Fans	$18,300	$24,797
			$0
2008	Repair Kitchen Roof		$50,000
2009			
2010	Replace current water cooled chiller with roof mounted air cooled chiller		$250,000
2011	Re-roof all sections, adhered & ballasted EPDM		$902,550
2012			
2013			
2014	Replace Indoor Air Handling Units	$98,100	$132,926
2015	Replace Pneumatic Controls with DDC	$57,727	$78,220
2016			
2017			
TOTAL			$1,701,861
DEFERRED ONLY			$288,165
EXPECTED ONLY			$1,413,696

CARSON HALL

Building No. 76

Built	1948
Area	96,174 SF gross
	87,124 SF net
Beds	338
Rooms	160
SF/Room	210 SF
Stories	5 + Basement

4.1 Architectural

Exterior Condition

The major exterior materials are brick with steel windows at the residence hall rooms and wood windows at the 1st floor common spaces. There is also painted concrete, precast concrete coping, painted steel doors and frames. The building was reroofed in 1986/87, and sections are scheduled for replacement this year, with the remaining sections in 2015.

The original windows on the upper floors are painted steel with single glazed panes. The original study recommended repainting, and re-puttying the panes in place, as well as replacing leaky windows tops. Instead a window replacement program has begun, with the south and west elevation windows scheduled for replacement this year and the remaining windows next year.

Interior Condition

Carson's age shows both in its style and in the many repairs or minor remodels over the years. Even though it is in relatively good shape, the many patches, exposed fire sprinklers and conduits, surface mounted light fixtures and outlets contribute to its dated appearance. In the lobby, it would take at a minimum all new finishes to update this facility; at the maximum, it would take an extensive remodel. On the upper floors, the carpet in the corridors and the rooms is fairly old and should be replaced. The door frames need to be painted.

A major renovation of the ground floor lobby and dining hall is under way this summer, which will address these issues in the ground floor common spaces.

According to a consultant's 1991 survey, there is asbestos throughout the building on various mechanical pipes and on the boiler in the basement. These materials were in fair condition with localized damage. They recommended that the damage be repaired and the rest be monitored and maintained.

4.2 Structural System

The foundations are a combination of spread column footings and continuous wall footings that bear on bedrock, according to the drawings. Column spacing is approximately 15 feet x 15 feet. First floor framing is one-way cast-in-place concrete joists supported by bearing walls and cast-in-place concrete beams. The typical joist span is approximately 22 feet. The tower framing for the second floor, third floor, fifth floor and roof is similarly framed. The roof over the common area is long-span steel joists with a concrete deck.

The building appears to be in good condition and, from a vertical load standpoint, should have many years of life remaining.

There does not appear to be a defined lateral system for this facility. There are concrete shear walls at the stair tower and cast-in-place walls around the perimeter of the building with punched windows. It is doubtful that the perforated walls were reinforced or detailed to take seismic loads and the shear walls at the stair towers are not reinforced adequately to

take overturning forces. Seismic reinforcement would be extensive and disruptive and may not be justified considering the age of the building.

4.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes heating and ventilating units, heating and cooling units, and hot water convector systems. Most equipment was installed during original construction although there were significant mechanical remodels in 1965 and 1993. Specific system components include:

- Twenty psi steam is provided from the campus central distribution system. The steam is used directly for domestic hot water production or regulated to approximately 5 psi for space heating. Chilled water is provided by a local rooftop chiller for cooling in selected areas. Building steam and condensate piping is schedule 40 galvanized steel.
- A central steam-to-water converter is installed to generate heating water for facility use. Originally, heating water was used for both convectors in residence hall rooms and a small amount of floor and ceiling radiant panel systems. The floor and ceiling radiant panel systems have been abandoned.
- The campus was originally equipped with a variable vacuum condensate return system. After the system was converted to normal gravity return, a variable vacuum pump was installed in the building. All condensate for the facility is returned through the single unit. In 2006, however, these pumps were replaced.
- Heating and ventilating air handling units are installed to serve the following areas:
    - Kitchen
    - Tray wash room.
    - Central building lobby.

  The units have steam heating coils and 100 percent outside air capability for cooling.
- Heating and cooling units are installed to serve the following areas.
    - The main dining room.
    - Bakery.
    - Kitchen oven area.
    - Basement storage area.

  All units are equipped with steam heating coils and chilled water cooling coils except the basement storage area unit. The storage area unit has an internal compressor and uses city water for heat rejection.
- Residence hall rooms are served by hot water wall convectors equipped with thermostatically controlled automatic valves.
- All controls were replaced by a DDC system in 2006.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as intended although much of the equipment is significantly past normal service life. No system capacity issues have been reported. Other significant observations follow:

- Leaks have been observed in some portions of the condensate return system. Problems were also reported with steam or heating water piping. Replacement of the condensate, steam and heating water piping is recommended.

4.4 Plumbing Systems

Plumbing systems include water heaters and a piping network. Specific components include:

- The facility includes two steam-fired, semi-instantaneous domestic water heaters. One provides domestic hot water for general use, and the second provides higher temperature water for the kitchen. The heaters replaced original shell and tube exchanger and storage tank combinations.
- In general, plumbing systems appear to be in satisfactory condition. Carson is the only residence hall with copper piping and it has held up well.

4.5 Electrical

A single main service switchboard serves all building loads except for two large ovens. The switchboard was installed in 1993 and directly feeds sub-distribution panels in the basement and on the roof and residence hall corridor panelboards through risers.

The kitchen ovens are fed from a separate kitchen service panelboard installed after the original installation.

Condition and Comments

In general, the electrical distribution system appears to be in satisfactory condition and operates as intended. However, much of the equipment is considerably past normal service life. Significant observations include:

- The main switchboard rating of 1600 amps exceeds the current 663 amp peak demand.
- Local panelboards vary in age and condition. Newer equipment is in good condition. However, original 1948 panelboards installed in some areas of the first floor and throughout the second through fifth floors are in poor condition, and replacement circuit breakers may be difficult to obtain. Due to their age, branch circuit breakers may fail to open during a fault condition, presenting a possible fire hazard. Replacement circuit breakers for the switchgear and panelboards are still available, although the supply may be limited. Replacement of the panelboards and breakers is recommended.
- The branch circuiting appears to be one circuit for every two dorm rooms. This distribution is inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended and could be upgraded during panelboard replacement on each floor.

4.6 Expansion or Remodel Potential

Architectural/Structural – The significant seismic deficiencies could only be repaired through a gut remodel, and even then, it appears that it may be more expensive than the cost of a new building.

There is real estate available for expansion to the south and west, but such expansions will have the same costs as new buildings, plus the added expense of upgrades to the original building.

HVAC, Plumbing, Electrical – Given the age and condition of the building as described above, a gut remodel would be a good option except for the likely structural expenses noted.

4.7 Service Life and Estimated Remaining Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1950	30	1.2	36	1986
Vari-vac Pumps	2001	20	2	40	2041
Steam Piping – Steel	1950	50	1.5	75	2025
Condensate Piping Steel	1950	50	1	50	2000
Heating Water Piping – Steel	1950	50	1.5	75	2025
Ductwork – Rooftop	1993	30	1	30	2023
Ductwork – Indoors	1950	30	3	90	2040
Rooftop Air Handling Units	1993	30	0.8	24	2017
Indoor Air Handling Units	1950	25	2	50	2000
Exhaust Fans Rooftop	1950	20	0.75	15	1965
Exhaust Fans Indoor	1950	20	2.5	50	2000
Wall Convectors	1950	20	3.75	75	2025
Direct Digital Controls	2006				
Storm and Sanitary Sump Pumps	1950	10	1	20	1970
Domestic Water Heaters	2005	N/A		30	2035
Domestic Hot Water Piping – Copper	1950	50	1.5	75	2025
Electrical Service Equipment (Original)	1950	35	1	35	1985

4.8 DEFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$34,300	$46,477
	Replace Storm & Sanitary Sump Pumps	$3,600	$4,878
	Replace Original Electrical Service	$101,960	$138,156
	Replace Steam to Water Converters	$18,900	$25,610
	Replace Condensate Steel Piping	$91,000	$123,305
	Replace Indoor Air Handling Units	$155,900	$211,245
	Replace Indoor Exhaust Fans	$29,400	$39,837
			$0
2008			
	Replace Steel Windows at North & East		$430,108
	Asbestos Abatement Related to Windows		$12,000
	Re-roof Areas A1-A4		$90,930
2009			
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017	Replace rooftop air handlers	$29,000	$39,295
TOTAL			$1,170,240
DEFERRED ONLY			$597,907
EXPECTED ONLY			$572,333

EARL HALL

Building No. 73

Built	1954
Area	79,099 SF gross
	65,907 SF net
Beds	342
Rooms	168
SF/Room	198 SF
Stories	4 + Basement

5.1 Architectural

Exterior Condition

The major exterior materials are brick, ceramic wall tile and painted steel windows. There is also painted concrete and a few other detail materials. There was a fairly comprehensive upgrade/repair of exterior surfaces in 1998. This included installation of new metal sills at some of the windows and re-anchoring the ceramic wall tile. The sealant in the brick expansion joints looks like it should be replaced, and the drainage on the edge of the concrete canopy roof should be improved as well. If proper maintenance is continued, Earl should not require major replacement of materials for many years.

Interior Condition

All of the interior materials are in good to fair condition. For the second oldest facility, it is in very good shape and has much less of the surface applied repairs than Carson. This is probably due to the extensive remodel in 1985. The bathroom tile is the one notable exception. It has been patched and repaired a lot, all of which is evident. This does not create any maintenance problems, but contributes to the overall impression. There were also some windows with plaster deterioration at the head. This may be due to water penetration.

According to the 1991 consultant's survey, there is asbestos in the building that should be repaired, and other material that should be monitored and maintained. This included sprayed non-friable acoustical ceiling plaster in the lounge and common areas.

5.2 Structural System

The foundation is spread footings. The basement is a concrete slab-on-grade. The first floor in the commons area is cast-in-place concrete one-way joists supported either by concrete beams or concrete bearing walls. Typical span for the joist is approximately 18-20 feet. The beam span is about 12 feet. The roof over the common area is long-span steel joists with a maximum span of approximately 36 feet. The joists are supported by concrete bearing walls. The first floor in the towers is cast-in-place one-way joists spanning from exterior concrete beams or walls to the corridor walls which are also cast-in-place concrete. The second and third floors, and roof of the towers are one-way concrete slabs spanning from the exterior concrete beams or walls to the corridor walls. Spans are approximately 14 feet, 5 feet and 14 feet.

No major problems were evident. With proper maintenance, this structural system should last indefinitely.

There were no apparent provisions in the original design for expansion. If any expansion to the towers is planned, additional foundations would likely be required.

The basic lateral system for the towers is concrete shear walls at each end and concrete shear walls at the corridors near the center of the building in the longitudinal direction. The lateral system for the one-story area is concrete shear walls fairly uniformly distributed in each direction. This system is underdesigned by today's standards, but doesn't have any major irregularities. An upgrade to the seismic system would likely consist of reinforcing the existing shear walls with either steel brace frames or additional concrete. Foundations would also need to be significantly upsized.

5.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes a rooftop multizone and steam convectors. Steam convectors were installed during original construction. Rooftop equipment was added during subsequent remodels. Specific system components include:

- Twenty psi steam is provided from the campus central distribution system. The steam is used directly for domestic hot water production or regulated to approximately 5 psi for space heating. Chilled water is also provided from the campus distribution system for cooling in selected areas. Building steam and condensate piping is schedule 40 black steel.
- Originally, steam-to-water converters were installed in each mechanical room to produce heating water which was subsequently delivered to radiant ceiling panels located in many of the first floor core rooms. The converters, associated heating water pumps, and ceiling panels have been abandoned.
- The facility was originally equipped with a variable vacuum condensate return system to serve radiant heating equipment. Condensate from converters and water heaters in mechanical room 2 was returned using a standard condensate receiver and pump.
- Basement areas are not conditioned.
- The central core areas are served by a rooftop, two-deck multizone unit installed in 1969. The unit is equipped with a steam heating coil and a chilled water coil.
- Residence hall rooms are served by steam wall convectors equipped with thermostatically controlled automatic valves.
- Control systems are direct digital.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although virtually all equipment is significantly past normal service life. No system capacity issues have been reported. Other significant observations follow:

- Condensate return piping appears to be in poor condition and is in need of replacement. Internal corrosion had caused significant degradation in performance.
- Control systems have been recently upgraded to DDC.
- Each wall convector is equipped with a steam trap. Reportedly, the traps fail periodically requiring an interruption to room users while they are replaced. Isolation valves have failed requiring maintenance staff to drain entire system to repair or replace individual pieces of equipment.

5.4 Plumbing Systems

Plumbing systems include water heaters and a piping network. Specific components include:

- The facility includes two steam-fired, semi-instantaneous domestic water heaters located in mechanical room 2. The heaters replaced an original shell and tube exchanger installed in a storage tank. Water heaters located in mechanical Room 3, which originally served the kitchen have been abandoned.
- Condensate coolers used to preheat domestic water with condensate have been abandoned when the existing storage type water heater was removed from service.
- Distribution piping is galvanized schedule 40 steel.

Condition and Comments

In general, plumbing systems appear to be in unsatisfactory condition and do not operate as intended. Comments regarding piping include:

- Domestic water piping is schedule 40 galvanized steel. Internal corrosion has caused significant degradation in performance. Replacement of galvanized domestic hot water piping is recommended.
- Shower mixing valves have been failing, most likely as the result of corrosion in the piping systems.

5.5 Electrical

One main service switchboard serves all building loads. The switchboard directly feeds the rooftop air handling units, emergency lighting panelboards, basement panelboards, and residence hall panelboards through risers.

Condition and Comments

In general, the electrical distribution system appears to be in satisfactory condition and operates as intended. However, most equipment is considerably past normal service life. Significant observations include:

- The 800 amp switchboard rating significantly exceeds the current 279 amp peak demand. The switchboard is near the end of its serviceable life and replacement is recommended.
- Panelboards are original to the building and are at the end of their serviceable life. Due to their age, branch circuit breakers may fail to open during a fault condition, presenting a possible fire hazard. Replacement circuit breakers for the switchgear and panelboards are still available, although the supply may be limited. Replacement of the panelboards and breakers is recommended.
- The branch circuiting appears to be two circuits for every two to three dorm rooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.).
- It appears most of the duplex receptacles in the building have recently been replaced with new devices. These devices appear to be in good working condition.
- Fire alarm detection, initiation and annunciation devices appear to be insufficient. Detection was not evident and annunciation was limited. Initiation devices consisted of pull station at exterior exit doors. The installation does not meet current NFPA 72 requirements.

5.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Vari-vac Pumps	2001				
Steam Piping – Steel	1954	50	1.5	75	2029
Condensate Piping Steel	1954	50	1	50	2004
Ductwork – Indoors	1954	30	3	90	2044
Rooftop Air Handling Units	1986	25	0.8	20	2006
Exhaust Fans Rooftop	1954	20	1	20	1974
Exhaust Fans Indoor	1954	20	2.5	50	2004
Wall Convectors	1954	20	2.5	50	2004
DDC Controls Steam System	2006				
DDC Controls Air Handlers	2006				
Storm and Sanitary Sump Pumps	1954	10	2	20	1974
Domestic Water Heaters	1997	N/A		40	2037
Domestic Water Storage Tanks	1997	50		35	2032
Domestic Water Piping – Galv. Steel	1954	N/A		50	2004
Electrical Service	1954	35	1	35	1989

5.7 Remodel Potential

Architectural – There does not appear to be much real estate available to add more space to Earl in any cost effective manner. It is constrained by Straub, the Living Learning Center, and East 15th St. There is open ground to the north in front of the EMU. Expansion could take place here, but the expansion would cost the same as a new building while triggering significant upgrades to the existing, and thereby incurring additional costs. To reconfigure existing rooms, interior partitions are non bearing and should be able to be reconfigured without excessive costs.

HVAC - Depending on the increased area associated with a remodel, the main service piping from a central mechanical room to the central campus utility tunnel may have to be replaced. Since the original kitchen has been removed from service, the central steam and condensate service has somewhat more capacity than needed for current load, and it seems likely that as much as 30% to 40% more area could be served. We note that the central steam tunnel essentially runs under the building, and increasing the size of the steam and condensate service to the building would not be difficult.

Plumbing - The facility has a 6-inch domestic water service which is large enough to meet any reasonable expansion.

All domestic water heating is provided by one set of water heaters. The heaters were sized to meet current load and can only serve an increase of about 10% to 15%. An expansion of greater than this amount will require another water heater set along with associated piping and miscellaneous auxiliary equipment.

Fire Protection – The building does not have a sprinkler system and any major remodel or addition would trigger a new sprinkler system covering the entire building.

Electrical - There is capacity in the electrical service to supply considerably more area. The exact amount depends on use and arrangement, but it appears that the service can accommodate an overall facility size increase of approximately 75 percent. Expansions within this limitation could be supported by installation of necessary feeders and panelboards for virtually any building configuration.

Remodel or addition

HVAC – Existing wall convectors are served by steam and condensate risers routed up through exterior walls. The risers alternate between steam and condensate return with one riser located in the exterior wall of each room. The configuration does not lend itself to relocating walls unless the new spaces are a multiple of the existing room area. For example, if a wall were simply removed between two rooms, the new larger room could be conveniently served by the original two convectors located in the space.

Plumbing – Plumbing risers are internal to the building. Since total occupant numbers should decrease with fewer rooms, the number of fixtures will not increase, and little plumbing modifications would be required. For either a remodel or an addition, new plumbing systems from ground up are recommended. Utilization of PEX for plumbing branches decreases maintenance costs in the future.

Electrical – No total floor area will be added, and it should be possible to provide this type of remodel without significant electrical work.

5.8 DEFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$28,500	$38,618
	Replace Storm & Sanitary Sump Pumps	$4,600	$6,233
	Replace Original Electrical Service	$127,810	$173,183
	Replace Rooftop AHU's	$75,000	$101,625
	Replace Condensate Pumps	$5,000	$6,775
	Replace Condensate Steel Piping	$285,930	$387,435
	Replace galvanized DHW piping	$200,000	$271,000
	Replace Indoor Exhaust Fans	$7,500	$10,163
	Wall convector repair/replacement	$91,100	$123,441
	Replace Window Stops	$60,000	$81,300
2008	Replace coal tar roofing, sections A1, B1-B4, B6, B7, C1, C2		$379,860
2009	Replace fire alarm detection/annunciation		$96,600
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
TOTAL			$1,676,231
DEFERRED ONLY			$1,199,771
EXPECTED ONLY			$476,460

HAMILTON HALL

Buildings No. 84 & 85

Built	1961 / 1962
Area	216,096 SF gross
	178,204 SF net
Beds	834
Rooms	419
SF/Room	147 SF
Stories	4 + Basement

6.1 Architectural

Exterior Condition

The major exterior materials are brick and aluminum curtain wall with painted metal panels. There is also some painted concrete structure, steel coping, and miscellaneous sealants. The windows, brick, sealants and roof coping all look to be in good condition. The roof was replaced in 1987 with a new EPDM membrane and should not need to be replaced until 2012. The painted concrete, painted metal doors and painted metal panels in the curtain wall are showing signs of age and should be repainted soon. The gasketing in the storefront glazing is deteriorated and should be replaced in the next 5-10 years. If proper maintenance is continued, these buildings should not require major replacements for many years.

Sections of the existing built up and EPDM roofing are scheduled to be replaced this year. Other sections are scheduled for 2015.

Interior Condition

The condition in the lobbies and other parts of the interiors varies throughout the 10 different halls. Ongoing cyclical maintenance should replace worn out finishes on a regular schedule. We would not categorize this as deferred maintenance at this time.

There is asbestos material both in public spaces on the first floor and on piping and mechanical equipment in the basement. All of it is in fair to good condition and should be maintained/monitored until removal is planned.

Noteworthy Features:

- Hamilton has a large amount of food service facilities within its central common spaces.
- There is a lot of basement space that is not effectively utilized.
- Existing water piping is problematic. Scouring and relining were carried out in 2003-04 on the DHW piping.

6.2 Structural System

The foundation is spread footings. The basement is a concrete slab-on-grade. The first floor in the commons area is cast-in-place concrete one-way joists supported either by concrete beams or concrete bearing walls. Typical span for the joist is approximately 18-20 feet. The beam span is about 12 feet. The roof over the common area is long-span steel joists with a maximum span of approximately 36 feet. The joists are supported by concrete bearing walls. The first floor in the towers is cast-in-place one-way joists spanning from exterior concrete beams or walls to the corridor walls which are also cast-in-place concrete. The second and third floors, and roof of the

towers are one-way concrete slabs spanning from the exterior concrete beams or walls to the corridor walls. Spans are approximately 14 feet, 5 feet and 14 feet.

No major problems were evident. With proper maintenance, this structural system should last indefinitely.

There were no apparent provisions in the original design for expansion. If any expansion to the towers is planned, additional foundations would be required.

The basic lateral system for the towers is concrete shear walls at each end and concrete shear walls at the corridors near the center of the building in the longitudinal direction. The lateral system for the one-story area is concrete shear walls fairly uniformly distributed in each direction. This system is underdesigned by today's standards but doesn't have any major irregularities. An upgrade to the seismic system would likely consist of reinforcing the existing shear walls with either steel brace frames or additional concrete. Foundations would also need to be significantly upsized.

6.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes a combination of air-conditioning fan units, heating and ventilating fan systems, ceiling radiant heating panels, and hot water convectors. Most systems were installed with the original building construction, although a number of air conditioning systems were added to serve central first floor areas during subsequent remodels. Specific system components include:

- Twenty psi steam is provided from the campus central distribution system for building heating and domestic hot water production. 60 psi steam is delivered for kitchen use.
- Steam is converted to heating water at various mechanical room converters and pumped to heating equipment throughout the facility. Steam and heating water piping is schedule 40 black steel. Condensate piping is standard-weight wrought iron.
- Ceiling radiant heating panels were originally installed to heat dining rooms and lounges in the central first floor area. Some panels have been abandoned and replaced with rooftop air handling equipment as kitchen/serving area use has changed. Radiant ceiling panel piping is type L copper.
- Basement areas are conditioned by heating and ventilating units and general exhaust fans. Systems use 100% outside air. Each laundry room is served by a general exhaust and a dryer exhaust fan.
- The central kitchen/dining/serving areas are served by 13 rooftop air handling units installed in 1990. Three of the units included a cooling coil served by an air-cooled chiller. Cooling coils were added to the remaining air handling units and another chiller was installed in 1996.
- Residence hall rooms are served by wall convectors equipped with thermostatically controlled automatic valves.

- With the exception of wall convector controls, all control systems are pneumatic.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although the majority of equipment is significantly past normal service life. AHU's serving grille and café were overhauled during latest renovation and are in operating as originally intended. Other significant observations follow.

- Steam, condensate return piping, and heating water piping appear to be in poor condition and are in need of replacement. Internal corrosion had caused significant degradation in performance. Isolation valves within the system are no longer operational making it necessary to drain entire systems to work on or replace individual pieces of equipment. Note condensate piping is wrought iron with a higher resistance to corrosion and an expected longer service life than black steel.
- Control systems are generally operable and maintain space comfort adequately. However, most time clocks have been disconnected or overridden. In addition, many control systems have been simplified by combining or eliminating temperature reset sequences and other energy savings features. The result is a control system which is functional but not energy efficient.

Potential Energy Conservation Measures

- Replace the pneumatic systems with direct-digital control systems. The DDC systems will significantly decrease energy use, improve comfort, reduce troubleshooting time, and lower maintenance time required for seasonal adjustments to system operation. Some specific areas to address would include:
    - Improved time control including optimized system start.
    - Heating water and air temperature resets based on outside temperature or space demand.
    - Heating system high outside temperature lockouts.
    - Variations in outside air delivery depending on facility use.

A brief analysis of potential savings associated with the control upgrade measure shows a potential electrical savings of 68,060 Kwh per year and a steam savings of 1,824 Klbs per year.

The approximate cost to upgrade Hamilton Hall to direct digital control systems would be $441,000.

- Many air handling units serving the basement area and dining rooms operate using 100% outside air. During much of the day, the basement and dining rooms are essentially unoccupied, and a high quantity of outside air for ventilation is not required. Installing variable speed drives, return ductwork, CO2 controls or improved time control for these systems would provide significant energy savings.

6.4 Plumbing Systems

Plumbing systems include water heaters, associated storage tanks, condensate-to-water pre-heaters, and a piping network. Specific components include:

- The facility includes five steam-fired, semi-instantaneous domestic water heaters. The kitchen water heater located in the central mechanical room and the heater located in the southeast mechanical room have been replaced as original equipment failed.
- Water heaters in the northeast, southeast, and southwest mechanical rooms are equipped with a separate storage tank. Only the northeast tank is original. Others were replaced as they failed.
- Each water heater is equipped with a condensate cooler used to preheat incoming water.
- Distribution piping is galvanized schedule 40 steel with the exception of some kitchen piping installed during a remodel in 1990. The 1990 remodel piping is copper.

Condition and Comments

In general, plumbing systems appear to be in satisfactory condition and operate as originally intended. Again, a majority of equipment is significantly past normal service life. Areas of concern include:

- Domestic water piping is problematic. Some rust and scale problems have been observed and significant corrosion buildup is evident. Internal corrosion had caused significant degradation in performance and the hot water piping was internally cleaned and lined with an epoxy coating 2003-04. Reportedly, the process was not very successful, and subsequent problems with the domestic hot water system have been reported.

6.5 Electrical

The electrical distribution system includes two services, one for the east one-half and one for the west. Specific system components include:

- The west main service switchboard directly feeds the chiller, basement panelboards, emergency lighting panelboards, and residence hall corridor panelboards through risers.
- Two switchboards serve the east half of the building. The original service switchboard directly feeds the basement panelboards, emergency lighting panelboards, and residence hall corridor panelboards through risers. A second, newer switchboard, taps off the main service and feeds the chiller.

Condition and Comments

In general, the electrical distribution system appears to be in satisfactory condition and operates as intended. Peak demands are considerably less than scheduled capacity. However, most equipment is considerably past normal service life. Areas of concern include:

- Replacement circuit breakers are no longer manufactured for the original switchgear and panelboards that are installed in the east one-half of the facility. Replacement of the switchgear is recommended.
- Panelboards are original to the building and are at the end of their serviceable life. Due to their age, branch circuit breakers may fail to open during a fault condition, presenting a possible fire hazard. Replacement circuit breakers for the switchgear and panelboards are still available, although the supply may be limited. Replacement of the panelboards and breakers is recommended.
- The branch circuiting appears to be two circuits for every three dorm rooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended and could be upgraded during panelboard replacement on each floor.
- It appears most of the duplex receptacles in the building have recently been replaced with new devices. These devices appear to be in good working condition.

6.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1961	30	1.50	45	2006
Condensate Pumps	1961	20	2.00	40	2001
Steam Piping – Steel	1961	50	1.50	75	2036
Condensate Piping-Wrought Iron	1961	N/A		60	2021
Heating Water Piping – Steel	1961	50	1.50	75	2036
Radiant Panels-Copper	1961	30	1.50	45	2006
Ductwork – Indoors	1961	30	3.00	90	2051
Rooftop Air Handling Units	1990	25	0.80	20	2010
Indoor Air Handling Units	1961	25	2.20	55	2016
Exhaust Fans Rooftop	1961	20	1.00	20	1981
Exhaust Fans Indoor	1961	20	2.50	50	2011
Wall Convectors	1961	20	3.75	75	2036
Pneumatic Controls – Original	1961	20	1.00	20	1981
DDC Controls – 1990 Addition	2001				
Storm and Sanitary Sump Pumps	1961	10	4.00	40	2001
Domestic Water Heaters	2001				
Domestic Water Storage Tanks	1961	50	1.00	50	2011
Domestic Water Piping – Galv. Steel	1961	N/A		40	2001
Domestic Water Piping – Copper	1961	N/A		75	2036
Condensate Coolers	1961	30	1.50	45	2006
Electrical Service – Original	1961	35	1.00	35	1996
Electrical Service – 1990 Addition	1990	35	1.00	35	2025

6.7 Expansion or Remodel Potential

Architectural – The only real estate available for expansion is to the south, in front of Bean. Because of the asterisk-like floor plan of Hamilton, it is unrealistic to consider this space as an area for 'expansion'. It would be, in effect, a new building, and requiring new utility services. Its hard to imagine how connecting the 2 buildings would be beneficial to the occupants or to university in any meaningful way.

HVAC – Depending on the increased area associated with a remodel, the main service piping from a central mechanical room to the central campus utility tunnel may have to

be replaced. We expect that the existing service can support an increase of only approximately 10 to 20 percent.

Plumbing – The facility has a 6-inch domestic water service. A 6-inch service should be large enough to meet a 10 to 20 percent expansion. However, the deferred maintenance list includes significant plumbing line expenses and a remodel should start from the ground up.

All domestic water heating is provided by five semi-instantaneous water heaters. The heaters were sized to meet current load. A significant expansion will require additional water heating equipment along with associated distribution piping.

Fire Protection – Any significant expansion or remodel will trigger installation of a full coverage sprinkler system.

Electrical – There is capacity in the electrical service to supply considerably more area. The exact amount depends on use and arrangement, but it appears that the main service feeder can accommodate an overall facility size increase of approximately 75 percent.

The switchboard serving the west one-half of the facility has three main disconnects and two small spaces available for expansion. It may be possible to serve expansions on this side without switchboard replacement. The main switchboard serving the east one-half of the facility has no space for expansion. The chiller switchboard has space available on the load side of the disconnect, but the switchboard is not large enough to support significant expansion. In summary, switchboards serving the east one-half of the building would probably have to be replaced to accommodate a sizeable expansion.

Reconfigure Existing Wings

HVAC – Existing wall convectors are served by heating water supply and return risers routed up through exterior walls. The risers are located at the ends of exposures. Horizontal laterals are installed between the risers at the ceiling along the exterior wall. Run out piping from the laterals is routed to the floor above and connected to wall convectors.

The arrangement could allow the relocation of convectors to serve any floor arrangement, although it may be difficult to coordinate the location of convectors with windows and columns contained in exterior walls. Relocating convectors would require removing and replacing the ceiling on the floor below.

However, given the age of the equipment it would be more cost effective to gut the building and provide all new services.

For a gut remodel of the existing facility while building a complete addition to facility, new HVAC systems are needed to serve the buildings. New systems can utilize the

existing steam system that ties into the facility for heating. All new systems will be controlled by DDC to give better controllability, provide trending data and provide energy efficient management of systems.

Plumbing – Plumbing risers are internal to the building. Since total occupant numbers should decrease with fewer rooms, the number of fixtures should not increase, and little adjacent site plumbing modification would be required. At the interior of the building, however, a reconfigured interior plan should also include all new fixtures and piping.

Electrical – Significant electrical work will need to be done in a reconfiguration with new partition arrangements. As noted above, existing distribution is poor, and parts are no longer made for some of the switchgear. This should all be replaced in any major reconfiguration.

6.8 DEFFERED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$86,200	$116,801
	Replace Storm & Sanitary Sump Pumps	$6,400	$8,672
	Replace Original Electrical Service	$161,399	$218,696
	Replace Steam to Water Converters	$105,500	$142,953
	Replace Condensate Pumps	$58,100	$78,726
	Replace Galvanized Domestic Hot Water Piping	$500,000	$677,500
			$0
			$0
	DDC Controls	$325,600	$441,188
			$0
			$0
2007	Reroof A1,A4,A8		$165,000
2008	Reroof Sections B,C,D		$472,609
2009	Exterior seal coat		$600,000
2010	Replace Rooftop AHU's	$163,400	$221,407
2011	Replace Indoor Exhaust Fans	$67,200	$91,056
2012			
2013			
2014			
2015			
2016	Replace Indoor Air Handling Units	$50,900	$68,970
2017			
TOTAL			$3,303,576
DEFERRED ONLY			$1,684,535
EXPECTED ONLY			$1,619,042

RILEY HALL

Building No. 86

Built	1963
Area	38,594 SF gross
	33,311 SF net
Beds	158
Rooms	80
SF/Room	162 SF
Stories	3 + Basement

7.1 Architectural

Exterior Condition

The major materials are painted and unpainted concrete, aluminum windows at the upper floor and wood storefront at the ground level. There is also some brick and painted metal coping. All of the materials look in excellent condition. The exterior was restored in 1995, including replacing the roof membrane, however with a life expectancy of 15 years, a new EPDM roof is scheduled for 2009.

Interior Condition

Due to the 1995 project all of the public spaces on the 1st floor are in good condition. A ramp was added at the SW corner and a new elevator installed, making all levels accessible. The main entry remains inaccessible. The walls between the residence hall rooms are concrete and would make remodeling very difficult.

On the upper levels, most finish materials look in very good shape. The only exceptions are the wood cabinetry that needs to be refinished, some convector covers that need to be replaced, and possibly the cleaning of the brick walls.

Again according to the 1991 report, there is some asbestos through out the building.

7.2 Structural System

The foundations are conventional spread footings. The basic structure is cast-in-place concrete with columns spaced at approximately 18 feet on center. The ground floor is partially concrete slab-on-grade and a concrete slab and beam system over the basement area. Second and third floor, and roof is a one-way slab system supported by concrete beams and concrete bearing walls. Interior partitions are precast concrete and reinforced brick. A partial-height cast-in-place concrete panel extends on the longitudinal perimeter of the building.

There were no major areas of deterioration noted. The precast elements may require more than average maintenance but generally the building should last indefinitely if properly maintained.

Any expansion would require extensive structural reinforcement.

The basic lateral system is concrete shear walls located on each end of the building and around the stair and elevator corridors. The system has both vertical and horizontal irregularities and would probably not perform very well in a significant seismic event. The precast concrete and brick elements would likely be severely overstressed.

7.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes a heating and ventilating unit, multizone air handling unit, floor radiant heating panels, and heating water convectors. All systems were installed with the original building construction. Specific system components include:

- Steam is provided from the Eugene Water and Electric Board district steam distribution system and regulated to the appropriate pressure for heating and domestic water production.
- Steam is converted to heating water at a central mechanical room converter and pumped to floor radiant heating panels and heating water convectors. Steam, condensate return, and heating water piping is schedule 40 black steel.
- Floor radiant heating panels serve all first floor common areas. Radiant panels are constructed using schedule 40 black steel piping.
- The basement common area, and laundry rooms are conditioned by single zone heating and ventilating unit and general exhaust fans. Systems use 100% outside air.
- The first floor commons area is served by a two-deck multizone unit. The unit is equipped with a steam heating coil and direct-expansion cooling coil connected to a rooftop, air-cooled condensing unit.
- Residence hall rooms are served by heating water wall convectors. The convectors are controlled by thermostats but are ganged up so 4 rooms are on 1 thermostat. This is a source of dissatisfaction for the residents.
- Control systems are direct digital.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although a majority of equipment is past normal service life. Other significant observations follow.

- Steam and heating water piping appear to be in reasonable condition considering piping age. Condensate return piping is showing signs of internal corrosion that has caused degradation in performance. It is recommended that condensate return piping is replaced.
- We note that the floor radiant heating panels are constructed using black steel piping. This is the only residence hall facility using this construction.
- The first floor has multiple thermostats which serve the radiant panels and the two-deck multizone unit. These thermostats are not labeled and the staff is unsure which t-stat serves which zone or piece of equipment.
- A leak has developed in the heating water system that needs to be identified. Monthly maintenance includes adding makeup water and chemicals to the system.

7.4 Plumbing Systems

Plumbing systems include water heaters and a piping network. Specific components include:

- The facility is served by one water heater consisting of a shell and tube exchanger installed in a storage tank.
- Distribution piping is type L copper.

In general, plumbing systems appear to be in satisfactory condition and operate as intended.

7.5 Electrical

One main service switchboard with fusible disconnects serves all building loads. The switchboard directly feeds the elevator, air-cooled condensing unit, and all panelboards.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition and operates as intended. Peak demands are considerably less than scheduled capacity. However, equipment is at the end of normal service life. Significant observations include:

- The switchboard is rating of 1000 amps significantly exceed the 246 amp peak demand. The switchboard is fusible and should still be in operable condition. Replacement of fuses may be needed if branch panelboards are replaced.
- Panelboards are original to the building and are at the end of their serviceable life. Due to their age, branch circuit breakers may fail to open during a fault condition, presenting a possible fire hazard. Replacement circuit breakers for the switchgear and panelboards are still available, although the supply may be limited. Replacement of the panelboards and breakers is recommended.
- The branch circuiting appears to be one circuit for every two to three dorm rooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended and could be upgraded during panelboard replacement on each floor.
- It appears most of the duplex receptacles in the building have recently been replaced with new devices. These devices appear to be in good working condition.
- Fire alarm detection, initiation and annunciation devices appear to be insufficient. Detection was not evident and annunciation was limited. Initiation devices consisted of pull station at exterior exit doors. The installation does not meet current NFPA 72 requirements.

7.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1963	30	1.4	42	2005
Steam Piping – Steel	1963	50	1.5	75	2038
Condensate Piping Steel	1963	50	0.9	45	2008
Heating Water Piping – Steel	1963	50	1.5	75	2038
Radiant Panels-Copper	1963	30	1.5	45	2008
Ductwork – Indoors	1963	30	3	90	2053
Indoor Air Handling Units	1963	25	2.1	53	2016
Exhaust Fans Rooftop	1963	20	0.75	15	1978
Exhaust Fans Indoor	1963	20	2	40	2003
Wall Convectors	1963	20	3.75	75	2038
Pneumatic Controls	1963	20	1	20	1983
Storm and Sanitary Sump Pumps	1963	10	4	40	2003
Domestic Water Heaters	2001				
Domestic Water Piping – Copper	1963	N/A		75	2038
Electrical Service	1963	35	1	35	1998

7.7 Remodel Potential

Architectural – Because the building is in a fully developed urban area, bounded by property not owned by the university, there is no realistic expansion potential for this site short of acquiring property from Sacred Heart Hospital. Reconfiguration of existing rooms is economically infeasible because the partitions between rooms are concrete bearing walls. Observations below on mechanical and electrical systems are of some interest but architectural/structural issues rule out any possibility of addition or reconfiguration.

HVAC – The facility is served by a 6-inch steam service connection to the utility district heating system. The service is large enough for any foreseeable expansion.

Existing wall convectors are served by heating water supply and return risers routed up through exterior walls. The risers alternate between supply and return with a riser installed in every fourth room of main exposures. Convectors are installed in series between risers with one convector installed in each room. A singe thermostat located in

one of the four room's controls flow through all convectors in the circuit so that only 1 in 4 occupants has temperature control.

The configuration does not lend itself to relocating walls unless the new spaces are a multiple of existing room area. For example, if a wall were removed between two rooms, the new larger room could be conveniently served by the original two convectors located in the space.

If rooms are not a multiple of the original room area, the entire heating system would probably have to be replaced.

Plumbing – The 3-inch domestic water service appears to be appropriately sized for the facility. A significant expansion would probably require a new domestic water service.

The domestic water heater was sized to meet current load. We would estimate that the heater can only serve another 10 to 15 percent of load.

Plumbing risers are internal to the building. A remodel that enlarged units would have fewer people in the building. Since total occupant numbers should decrease with fewer rooms, the number of fixtures will not increase, and little plumbing modifications would be required.

Electrical – There is one main disconnected and one 200 amp space on the load side of the main disconnect for expansion. We estimate that an increase in floor area of about 75 percent could be supported without service replacement.

Fire Protection – Only the basement of Riley Hall is currently sprinklered. The existing 4-inch service is too small for an addition since any major remodel would probably trigger a requirement for a full coverage sprinkler system.

7.8 DEFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$10,600	$14,363
	Replace Storm & Sanitary Sump Pumps	$3,600	$4,878
			$0
	Replace Steam to water Converters	$21,400	$28,997
	Replace Condensate Pumps	$6,200	$8,401
	Replace Condensate Steel Piping	$10,500	$14,228
			$0
	Replace Indoor Exhaust Fans	$18,900	$25,610
			$0
2008	Replace Fire Alarm detection/annunciation		$77,000
	Replace electric service		$84,000
2009	Replace EPDM Roof		$260,820
2010	Replace indoor AHU's	$36,400	$49,322
2011			
2012			
2013			
2014			
2015			
2016			
2017			
TOTAL			$567,618
DEFERRED ONLY			$96,476
EXPECTED ONLY			$471,142

WALTON HALL

Buildings No. 77 & 78

Built	1956 / 1957
Area	161,454 SF gross
	133,967 SF net
Beds	651
Rooms	333
SF/Room	147 SF
Stories	3 / 4 + Basement

8.1 Architectural

Exterior Condition

The major exterior materials are brick, steel windows and painted metal panels. There is also painted concrete, painted steel doors and frames, painted metal coping and miscellaneous sealants. The painted concrete is in good condition. If proper maintenance is continued, these buildings should not require major replacements for many years.

Interior Condition

The interior materials are generally in fair condition with some exceptions that are better and others that need replacement as part of the ongoing maintenance activity.

In general, there are improvements that have been done but do not add to a "quality" appearance. Surface mounted lighting with plastic wrap-around lenses are not institutional quality. There are places where fixtures have been removed and the junction boxes are covered with metal plates or where vinyl wall covering is missing.

8.2 Structural System

The foundation is spread footings. The basement is a concrete slab-on-grade. The first floor in the commons area is cast-in-place concrete one-way joists supported either by concrete beams or concrete bearing walls. Typical span for the joist is approximately 18-20 feet. The beam span is about 12 feet. The roof over the common area is long-span steel joists with a maximum span of approximately 36 feet. The joists are supported by concrete bearing walls. The first floor in the towers is cast-in-place one-way joists spanning from exterior concrete beams or walls to the corridor walls which are also cast-in-place concrete. The second and third floors, and roof of the towers are one-way concrete slabs spanning from the exterior concrete beams or walls to the corridor walls. Spans are approximately 14 feet, 5 feet and 14 feet.

No major problems were evident. With proper maintenance, this structural system should last indefinitely.

There were no apparent provisions in the original design for expansion. If any expansion to the towers is planned, additional foundations would be required.

The basic lateral system for the towers is concrete shear walls at each end and concrete shear walls at the corridors near the center of the building in the longitudinal direction. The lateral system for the one-story area is concrete shear walls fairly uniformly distributed in each direction. This system is underdesigned by today's standards but doesn't have any major irregularities. An upgrade to the seismic system would likely consist of reinforcing the existing shear walls with either steel brace frames or additional concrete. Foundations would also need to be significantly upsized.

8.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes a combination of heating and ventilating fan systems, ceiling radiant heating panels, and steam convectors. Most systems were installed with the original building construction, although some have been modified during subsequent remodels. Specific system components include:

- Twenty psi steam is provided from the campus central distribution system for building heating and domestic hot water production.
- Steam is converted to heating water at central mechanical room converters and pumped to radiant heating panels. Steam, condensate return, and heating water piping is schedule 40 black steel.
- The building was originally constructed with a variable vacuum condensate return system. The variable vacuum pumps have been abandoned and replaced with standard condensate pumps.
- Ceiling radiant heating panels are installed in the central first floor areas with the exception of the original kitchen areas. Panels appear to be operational. Radiant ceiling panel piping is type L copper. Heating water service piping is schedule 40 black steel.
- Basement areas and the original kitchen spaces are conditioned by heating and ventilating units and general exhaust fans. Systems use 100% outside air. Each laundry room is served by a general exhaust and a dryer exhaust fan.
- Residence hall rooms are served by steam wall convectors equipped with thermostatically controlled automatic valves.
- With the exception of wall convector controls, all control systems are pneumatic.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although the majority of equipment is significantly past normal service life. Other significant observations follow.

- Steam and condensate return piping are problematic. Condensate return piping has leaked requiring replacement on several floors. In addition, blockages in steam piping have caused capacity problems in some residence hall rooms. To date, most problems appear to be restricted to smaller diameter piping.
- Control systems are generally operable and maintain space comfort adequately. However, time clocks have been disconnected or overridden.
- Each wall convector is equipped with a steam trap. Reportedly, the traps fail periodically requiring an interruption to room users while they are replaced or repaired.

Potential Energy Conservation Measures

Potential energy conservation measures are listed below:

- Replace the pneumatic systems with direct-digital control systems. The DDC systems will significantly decrease energy use, improve comfort, reduce troubleshooting time, and lower maintenance time required for seasonal adjustments to system operation. Some specific areas to address would include:
    - Improved time control including optimized system start.
    - Heating water and air temperature resets based on outside temperature or space demand.
    - Heating system high outside temperature lockouts.
    - Variations in outside air delivery depending on facility use.

A brief analysis of potential savings associated with the control upgrade measure shows a potential electrical savings of 39,664 Kwh per year and a steam savings of 404 Klbs per year. The approximate cost to upgrade Walton Hall to direct digital control systems would be $338,750.

- All air handling equipment uses 100% outside air except for the unit serving the central housing offices area. During much of the day, the basement and other first floor areas are often essentially unoccupied, and a high quantity of outside air for ventilation is not required. Installing variable speed drives, return ductwork, or improved time control for these systems would provide significant energy savings.

8.4 Plumbing Systems

Plumbing systems include water heaters, associated storage tanks, condensate-to-water pre-heaters, and a piping network. Specific components include:

- The facility is served by two sets of steam-fired, semi-instantaneous domestic water heaters. The heaters were installed in 1997 as replacements to the original shell and tube exchanger and storage tank heaters.
- The facility was originally equipped with condensate coolers to preheat domestic water. The coolers were abandoned in 1997 when the water heaters were replaced.
- Original distribution piping is galvanized schedule 40 steel. Some domestic heating water recirculation piping was replaced in 1990. The 1990 remodel piping is also galvanized steel. A small amount of new piping around the new water heaters is copper.

Condition and Comments

In general, plumbing systems appear to be in satisfactory condition and operates as intended. Areas of concern include:

- Domestic water piping is problematic. The north side basement domestic hot water re-circulation piping was recently replaced with Pex since it was significantly blocked by corrosion. Reportedly, however, other portions of the piping are starting to fail. In addition, integral stops located in shower heads are being blocked by corrosion debris providing additional confirmation that piping is in poor condition. Domestic water piping is in need of replacement.

8.5 Electrical

The electrical distribution system includes two services, one for the south one-half and one for the north. Each service directly feeds basement panelboards, emergency lighting panelboards, and residence hall panelboards through risers.

Condition and Comments

In general, the electrical distribution system appears to be in satisfactory condition and operates as intended. Peak demands are considerably less than scheduled capacity. However, most equipment is considerably past normal service life. Significant observations include:

- The south switchboard rating of 800 amps exceeds the 246 amp peak demand.
- The north switchboard rating of 1000 amps exceeds the 234 amp peak demand.
- These switchboards are near the end of their serviceable lives and replacement is recommended.
- Panelboards are original to the building and are at the end of their serviceable life. Due to their age, branch circuit breakers may fail to open during a fault condition, presenting a possible fire hazard. Replacement circuit breakers for the switchgear and panelboards are still available, although the supply may be limited. Replacement of the panelboards and breakers is recommended.
- The branch circuiting is to be two circuits for every two to three dorm rooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (microwaves, computers, hair dryers, etc.).
- It appears most of the duplex receptacles in the building have recently been replaced with new devices. These devices appear to be in good working condition.
- Fire alarm detection, initiation and annunciation devices appear to be insufficient. Detection was not evident and annunciation was limited. Initiation devices consisted of pull station at exterior exit doors. The installation does not meet current NFPA 72 requirements.

8.6 Service Life and Estimated Replacement Times

As mentioned, most equipment is well past its normal service life. Following is a table listing major facility components, component installation date, normal service life, service adjustment factor, adjusted service life, and estimated replacement date. For a more detailed discussion of assumptions used in developing the estimated replacement date, see Appendix A & B.

Equipment Description	Installation Date	Normal Service Life	Service Adjustment Factor	Adjusted Service Life	Estimated Replacement Date
Steam-to-Water Converters	1956	30	1.2	36	1992
Condensate Pumps	1956	20	2	40	1996
Steam Piping – Steel	1956	50	1.5	75	2031
Condensate Piping Steel	1956	50	0.8	40	1996
Heating Water Piping – Steel	1956	50	1.5	75	2031
Radiant Panels-Copper	1956	30	1.5	45	2001
Ductwork – Indoors	1956	30	3	90	2046
Rooftop Air Handling Units	1956	25	0.8	20	1976
Indoor Air Handling Units	1956	25	2	50	2006
Exhaust Fans Rooftop	1956	20	1	20	1976
Exhaust Fans Indoor	1956	20	2	40	1996
Wall Convectors	1956	20	2	40	1996
Pneumatic Controls	1956	20	1	20	1976
Storm and Sanitary Sump Pumps	1956	10	1	10	1966
Domestic Water Heaters	1997	N/A		35	2032
Domestic Water Piping – Galv. Steel	1956	N/A		40	1996
Electrical Service	1956	35	1	35	1991

8.7 Remodel Potential

Architectural - There is no adjacent real estate on which this facility could expand in more than a token fashion. A gut remodel and reconfiguration of units is possible.

HVAC – For a gut remodel of the existing facility new HVAC systems are needed to serve the buildings. New systems can utilize the existing steam system that ties into the facility for heating. All new systems will be controlled by DDC to give better controllability, provide trending data and provide energy efficient management of.

Plumbing - The facility 6-inch domestic water service should be large enough to meet any reasonable reconfiguration. New PEX plumbing systems can replace existing piping at lower initial costs and reduced maintenance costs.

Electrical - It appears that the service has excess capacity of approximately 75 percent so a reconfiguration with contemporary electrical loads and distribution may be possible with the existing service. However, switchgear is in need of replacement due to its age.

8.8 DEFFERRED AND EXPECTED MAINTENANCE

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001	Replace Rooftop Exhaust Fans	$101,100	$136,991
	Replace Storm & Sanitary Sump Pumps	$8,100	$10,976
	Replace Original Electrical Service	$242,300	$328,317
	Replace Steam to Water Converters	$34,300	$46,477
	Replace Condensate Pumps	$46,700	$63,279
	Replace Condensate Steel Piping	$310,677	$420,967
	Replace Galv Steel Water Piping	$400,000	$542,000
	DDC Controls	250000	$338,750
	Replace Rooftop AHU's	$22,000	$29,810
	Replace Indoor Exhaust Fans	$105,200	$142,546
	Replace Wall Convectors	$234,800	$318,154
	Replace Window Stops	$109,800	$148,779
			$0
			$0
2006	Replace Indoor Air Handling Units	$60,600	$82,113
			$0
2007	Roof Replacement Section C1		$54,480
2008	Roof replacement Sections B, D, C3, C4, E1		$455,560
2009			
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
TOTAL			$3,119,197
DEFERRED ONLY			$2,663,637
EXPECTED ONLY			$455,560

GRADUATE VILLAGE

Buildings No. 145 & 146

Built	2001
Area	41,612 SF
Bedrooms	72
SF/Room	578 SF
Stories	3

9.1 Architectural

Exterior Condition

This site includes 2 identical three story wood framed apartment buildings. The exterior consists of cement board siding, aluminum framed windows and prefinished metal standing seam roofing. In general, these are all in very good condition.

Interior Condition

Interiors are primarily gypsum board walls, with resilient flooring and carpet. Units are primarily one bedroom, with some studio apartments.

9.2 Structural System

The exterior decks and stair landings at the Graduate Village are concrete over wood framing. Such decks often have problems so these may require some extra maintenance or partial replacement eventually, but seem fine at the moment.

9.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes electric wall heaters with wall mounted thermostats, restroom exhaust provided with automatic timers to provide outside air drawn through window vents, and heat lamps located in apartment bathrooms. All systems were installed with the original building construction. Specific system components include:

- Laundry room is provided with wall mounted electric unit heaters with integrated thermostats. Dryer exhaust is a common system ganging (3) dryers to a common exhaust duct.
- Hallways are provided with wall mounted electric unit heaters with wall mounted thermostats.
- Apartments are provided with electric wall mounted unit heaters with wall mounted thermostats. Units are provided in main living space and bedroom(s).
- Exhaust fan in restroom controlled by wall mounted switch. Timer in restroom overrides exhaust fan daily to turn on fan for specified amount of time to drawn in outside air through window vents. Restrooms also equipped with heat lamps with wall switch to provide added comfort.
- Control systems are wall mounted thermostats for all electric unit heaters.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition.

9.4 Plumbing Systems

Plumbing systems include a central gas fired water heater located in each building and a piping network serving the tenants and laundry facility.

In general, plumbing systems appear to be in satisfactory condition and operate as intended. Comments include:

- No piping problems have been reported.

9.5 Electrical Systems

One main utility feed serves each building feeding a multiple meter pack containing individual meters for each residential unit and house loads. House loads include common space lighting and HVAC loads and Laundry Center loads.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition. The electrical distribution system capacity is fairly sized for residential units of this size. Electrical equipment is in the early years of its expected service life. Significant observations include:

- The multiple meter packs at each building is rated for 1200A, with 100A main circuit breakers serving each unit.
- Each unit contains a 100A load center which serves general loads, including electric water heating and electric space heating.
- Space for additional meters is not available at multiple meter packs.
- Limited space for additional branch circuit breakers is available at the load centers.
- The branch circuit distribution appears to be adequate for today's electrical loads in units of this size.
- It appears most of the duplex receptacles in these units are original. These devices appear to be in good working condition.

9.6 Expansion or Remodel Potential

There are no feasible options for a major expansion of this development short of developing nearby property. The buildings fully occupy the site except for some small landscaping and parking areas. Even then, the buildings are designed as self sufficient facilities. There would be no cost advantage and perhaps some disadvantage to adding on the Graduate Village, as opposed to simply building another project on adjacent property.

9.7 Deferred and Expected Maintenance

There is no deferred maintenance backlog on the building now. Expected maintenance is listed below.

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING		2007 COST
2007			$0
2008			
2009			
2010			
2011	Replace electric water heaters		$55,800
2012			
2013			
2014			
2015	Replace Carpet		$62,500
2016			
2017			
TOTAL			$118,300
EXPECTED ONLY			$118,300

AGATE APARTMENTS

Buildings No. 151-154

Built	1993
Area	13,562 SF gross
Bedrooms	32
SF/Room	424 SF
Stories	3

10.1 Architectural

Exterior Condition

This site includes 3 different three story wood framed apartment buildings. The exterior consists of painted or stained board and batten siding, aluminum framed windows and asphalt shingle roofing. The windows and siding seem to be in good condition. The roofing needs replacement. Several areas of shingle have blown off. There is a large area of eave flashing that has rusted and should be replaced. Given that the complex was completed in 1993, it would be expected that asphalt roofing shingles need replacement within 10-15 years, so replacement next year, in 2008 is recommended, in addition to the repairs needed immediately.

Interior Condition

Interiors are primarily gypsum board walls, with resilient flooring and carpet. Units are one and two bedroom apartments. Given the installation in 1993, it would be expected that carpet would need replacement in about 15 years due to normal wear.

10.2 Structural System

The buildings are wood framed with exterior decks and stair landings having concrete over wood framing. Such decks often have problems so these may require some extra maintenance or partial replacement eventually, but seem fine at the moment. The exception is one entry balcony which has had a column subside, apparently due to an inadequate footing. This should be replaced or repaired immediately.

10.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes electric wall heaters with wall mounted thermostats, and restroom exhaust provided with automatic timers to provide outside air drawn through window vents. All systems were installed with the original building construction. Specific system components include:

- Apartments are provided with electric wall mounted unit heaters with wall mounted thermostats. Units are provided in main living space and bedroom(s).
- Exhaust fan in restroom controlled by wall mounted switch. Timer in restroom overrides exhaust fan daily to turn on fan for specified amount of time to drawn in outside air through window vents. Restrooms also equipped with heat lamps with wall switch to provide added comfort.
- Control systems are wall mounted thermostats for all electric unit heaters.

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although a majority of equipment is past normal service life.

10.4 Plumbing Systems

Plumbing systems include an electric water heater located in each apartment and a piping network serving the apartment.

In general, plumbing systems appear to be in satisfactory condition and operate as intended. Comments include:

- No piping problems have been reported.
- Electric water heaters are nearing end of anticipated life span. It is recommended to replace heaters every 10 years to avoid damage from failures.

10.5 Electrical Systems

One main utility feed serves each building feeding a multiple meter pack containing individual meters for each residential unit.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition. The electrical distribution system capacity is fairly sized for residential units of this size. Electrical equipment is in the early to mid years of its expected service life. Significant observations include:

- The multiple meter packs at each building is rated for 600A, with 100A main circuit breakers serving each unit.
- Each unit contains a 100A load center which serves general loads, including electric water heating and electric space heating.
- Space for additional meters is available at multiple meter packs.
- Space for additional branch circuit breakers is available at the load centers.
- The branch circuiting appears to be one circuit for general plug loads and one circuit for lighting for up to three bedrooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (televisions, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended. Load centers contain space for additional breakers.
- Bathroom GFCI receptacles appear to be connected to general receptacle circuit. Current code requires a separate branch circuit to serve bathroom GFCI receptacles.
- It appears most of the duplex receptacles in these units are original. These devices appear to be in good working condition.

10.6 Expansion or Remodel Potential

There are no feasible options for a major expansion of this development short of acquiring nearby property. The buildings fully occupy the site except for some small landscaping and parking areas.

10.7 Deferred and Expected Maintenance

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001			$0
			$0
			$0
2002			$0
			$0
2003			$0
			$0
2004			$0
			$0
2005			$0
			$0
2006			$0
			$0
2007	Repair deck, post and footing		$5,000
2008	Replace asphalt shingle roofing		$64,000
	Replace carpet		$20,000
2009	Replace water heaters		$15,500
2010			
2011			
TOTAL			$104,500
DEFERRED ONLY			$0
EXPECTED ONLY			$104,500

MOON LEE APARTMENTS

Buildings No. 160 - 163

Built	1994
Area	4879 SF
Bedrooms	14
SF/Room	348 SF
Stories	2

11.1 Architectural

Exterior Condition

This site includes 3 different one and two story wood framed apartment buildings. The exterior consists of painted or plywood and batten siding, aluminum framed windows and asphalt shingle roofing. All materials seem to be in good condition. However, given that the complex was completed in 1994, it would be expected that asphalt roofing shingles need replacement within 10-15 years, so replacement next year, in 2008 is recommended.

Interior Condition

Interiors are primarily gypsum board walls, with resilient flooring and carpet. Units are one and two bedroom apartments. Given the installation in 1994, it would be expected that carpet would need replacement in about 15 years due to normal wear.

11.2 Structural System

The buildings are wood framed and appear to have no structural issues. Due to their relatively recent completion, there should be no seismic issues.

11.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes electric baseboard heaters with integrated thermostats, ceiling fans, and restroom exhaust provided with automatic timers to provide outside air drawn through window vents. All systems were installed with the original building construction. Specific system components include:

- Apartments are provided with electric baseboard with integrated thermostats. Units are provided in main living space and bedroom(s). Ceiling fans on wall switches are provided.
- Exhaust fan in restroom controlled by wall mounted switch. Timer in restroom overrides exhaust fan daily to turn on fan for specified amount of time to drawn in outside air through window vents. Restrooms also equipped with heat lamps with wall switch to provide added comfort.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although a majority of equipment is past normal service life.

11.4 Plumbing Systems

Plumbing systems include an electric water heater located in each apartment and a piping network serving the apartment.

In general, plumbing systems appear to be in satisfactory condition and operate as intended. Comments include:

- No piping problems have been reported.
- Electric water heaters are nearing end of anticipated life span. It is recommended to replace heaters every 10 years to avoid damage from failures.

11.5 Electrical Systems

Individual meters and outdoor load centers are provided for each residential unit.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition. The electrical distribution system capacity is fairly sized for residential units of this size. Electrical equipment is in the early to mid years of its expected service life. Significant observations include:

- The residential unit load centers are rated for 100A, with 100A main circuit breakers. Load centers located behind units on building's exterior.
- Each unit contains a 100A load center which serves general loads, including electric water heating and electric space heating.
- Space for additional branch circuit breakers is available at load centers.
- The branch circuiting appears to be one circuit for general plug loads and one circuit for lighting for up to two bedrooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (televisions, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended. Load centers contain space for additional breakers.
- Bathroom GFCI receptacles appear to be connected to general receptacle circuit. Current code requires a separate branch circuit to serve bathroom GFCI receptacles.
- It appears most of the duplex receptacles in these units are original. These devices appear to be in good working condition.

11.6 Expansion or Remodel Potential

The buildings fully occupy the site except for some small landscaping and parking areas. An expansion of the project adding more similar apartment buildings could be implemented by tearing down adjacent university-owned single family houses. However, this would require city approval via a zoning change or variance from the current R1 zoning.

11.7 Deferred and Expected Maintenance

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001			$0
			$0
			$0
2002			$0
			$0
2003			$0
			$0
2004			$0
			$0
2005			$0
			$0
2006			$0
			$0
2007			$0
2008			
2009	Replace asphalt shingle roofing		$25,488
	Replace carpet		$4,600
	Replace water heaters		$4,650
2010			
2011			
TOTAL			$34,738
DEFERRED ONLY			$0
EXPECTED ONLY			$34,738

SPENCER VIEW APARTMENTS

Buildings No. 651-683

Built	1997
Area	282,431 SF
Bedrooms	566
SF/Room	499 SF
Stories	2 - 3

12.1 Architectural

Exterior Condition

This site includes 33 different two story and three story wood framed apartment buildings, with a single story commons building. The exterior consists of painted or vinyl siding, vinyl windows and asphalt shingle roofing. All materials seem to be in good condition. However, given that the complex was completed in 1997, it would be expected that asphalt roofing shingles need replacement within 10-15 years, so replacement in 2015 is recommended. This is just a year beyond the scope of this study's timeframe.

Interior Condition

Interiors are primarily gypsum board walls, with resilient flooring and carpet. Units are all two bedroom apartments. Given the installation in 1997, it would be expected that carpet would need replacement in about 15 years due to normal wear. Again this is just beyond the time frame of this study.

12.2 Structural System

The buildings are wood framed and appear to have no structural issues. Due to their relatively recent completion, there should be no seismic issues.

12.3 Heating, Ventilating, and Air-Conditioning Systems

Heating, ventilating, and air-conditioning equipment includes split system heat pumps serving Common building, electric wall heaters with wall mounted thermostats in apartments, and restroom exhaust provided with automatic timers to provide outside air drawn through window vents. All systems were installed with the original building construction. Specific system components include:

- Common building provided with ducted split systems for daycare and administration area. Shop is heated with electric wall heater with wall mounted thermostat. Kitchen has exhaust hood over range.
- Apartments are provided with electric wall mounted unit heaters with wall mounted thermostats. Units are provided in main living space and bedroom(s).
- Apartment exhaust fan in restroom controlled by wall mounted switch. Timer in restroom overrides exhaust fan daily to turn on fan for specified amount of time to drawn in outside air through window vents. Restrooms also equipped with heat lamps with wall switch to provide added comfort.
- Laundry rooms in apartment buildings are provided with electric wall mounted unit heaters.
- Control systems are wall mounted thermostats for all electric unit heaters.

Condition and Comments

In general, HVAC systems appear to be in satisfactory condition and are operating as originally intended although a majority of equipment is past normal service life. Other significant observations follow:

- Electric wall mounted unit heaters in apartments are mounted high on wall rather than low as recommended by manufacturer and as is customary practice. Mounting units high like this may result in excessive heating of the upper portion of the room in order to get the correct air temperature at the lower portion, unless some means of inducing air turbulence is provided. In this case no method such as a fan has been provided and these units are likely to experience excessive energy use.

12.4 Plumbing Systems

Plumbing systems include an electric water heater located in each apartment and a piping network serving the apartment.

In general, plumbing systems appear to be in satisfactory condition and operate as intended. Comments include:

- No piping problems have been reported.
- Electric water heaters are nearing end of anticipated life span. It is recommended to replace heaters every 10 years to avoid damage from failures.

12.5 Electrical Systems

One main utility feed serves each building feeding a multiple meter pack containing individual meters for each residential unit and house loads. House loads include common space lighting and HVAC loads and Laundry Center loads.

Condition and Comments

The electrical distribution system appears to be in satisfactory condition. The electrical distribution system capacity is fairly sized for residential units of this size. Electrical equipment is in the early to mid years of its expected service life. Significant observations include:

- The multiple meter packs at each building is rated for 600A, with 100A main circuit breakers serving each unit.
- Each unit contains a 100A load center which serves general loads, including electric water heating and electric space heating.
- Space for additional meters is available at multiple meter packs.
- Space for additional branch circuit breakers is available at the load centers.

- The branch circuit distribution appears to be adequate for today's electrical loads in units of this size.
- Bathroom GFCI receptacles appear to be connected to general receptacle circuit. Current code requires a separate branch circuit to serve bathroom GFCI receptacles.
- It appears most of the duplex receptacles in these units are original. These devices appear to be in good working condition.

12.6 Expansion or Remodel Potential

There are few feasible options for a major expansion of this development short of acquiring nearby property. The buildings fully occupy the site except for landscaping and parking areas. Potentially, one could demolish the 2 story buildings and replace them with 3 or 4 story buildings. The zoning is PL – Public Land, so any increase in density would be via a site review/conditional use process.

12.7 Deferred and Expected Maintenance

SCHEDULED COMPLETION	WORK ITEMS OUTSTANDING	2001 COST	2007 COST
2001			
2002			
2003			
2004			
2005			
2006			
2007			
2008			
2009			
2010			
2011			
2012	Replace asphalt shingle roofing		$402,000
	Replace carpet		$413,353
	Replace water heaters		$210,800
TOTAL			$1,026,153
DEFERRED ONLY			$0
EXPECTED ONLY			$1,026,153

EAST CAMPUS HOUSES

Buildings No. 161-632

Built	1910 - 1950
Area	104,530 SF
Bedrooms	165
SF/Room	634 SF
Stories	1 - 3

13.1 Architectural

Exterior Condition

This category site includes some 60 or so single family houses and duplexes owned by the University on the east side of the campus, currently rented to students with families. These houses were built between 1910 and 1950. They are all wood framed with painted wood siding and asphalt shingle roofing. Windows are single glazed, mostly in wood frames with some aluminum frames.

Interior Condition

Interiors are primarily lath & plaster walls and ceilings, with wood flooring, resilient flooring and carpet. Units run from one to 5 bedrooms. Insulation levels are unknown.

13.2 Structural System

The buildings are wood framed and due to their age do not meet current seismic provisions of the code. Other than the occasional sagging and warping due to age they appear to have no pressing structural issues.

13.3 Heating, Ventilating, and Air-Conditioning Systems

The houses have a variety of systems from electric baseboard heat to ducted fan coil with electric resistance heat. Most systems observed are past their normal expected life.

13.4 Plumbing Systems

Domestic hot water heaters varied from house to house (electric vs gas). Water heaters should be replaced every 10 years to avoid damages caused from a failure. A replacement schedule of replacing the oldest 4 heaters per year is recommended. This would get every heater replaced every 10 years.

13.5 Electrical Systems

Each house visited contained circuit breaker protected load centers of various ages. Most if not all load centers are past their normal expected life.

Condition and Comments

The electrical distribution systems appear to be in satisfactory condition considering their age, with many likely 40-50 years old. The majority of the load centers were of adequate capacity for houses of their size, or could be brought to satisfactory levels fairly easily. Electrical equipment ranges from being in the late years of its expected service life to beyond its service life. Significant observations include:

- Load centers ranged from 125A to 200A, however main circuit breakers ranged from 60A to 200A. Main circuit breakers at the lower end of this range are inadequate for houses of this size based upon the electrical demand needs of modern electronic devices (televisions, computers, hair dryers, etc.). Replacing these main circuit breakers would also require the replacement of the utilities aerial feeders. The utility may be able to do this at no cost, depending on the existing peak demand loads, however many utilities treat the service entrance as customer owned and will not make repairs or improvements.
- Space for additional branch circuit breakers is available at most of the load centers visited.
- Branch circuiting consisted mainly of ungrounded, two-wire circuits. It was not possible to inspect wiring concealed in walls. Based on the houses' ages, it is likely that at least a few homes contain "knob and tube" wiring. It is recommended that any "knob and tube" wiring be replaced.
- In general, the branch circuiting appears to be one or two circuits for general plug loads and lighting for up to four bedrooms. This distribution appears inadequate based upon the electrical demand needs of modern electronic devices (televisions, computers, hair dryers, etc.). Revision of the circuiting to the rooms is recommended. Load centers generally contain space for additional breakers.
- Bathroom GFCI receptacles appear to be connected to general receptacle circuit. Current code requires a separate branch circuit to serve bathroom GFCI receptacles.
- It appears the duplex receptacles in these units are a mix of new and original devices. The original devices are likely worn and should be replaced.
- The receptacle layout (quantity and spacing) in many houses is not compliant with the current NEC code.

13.6 Expansion or Remodel Potential

The existing units, with antiquated seismic, electrical, and heating systems, and with no real architectural character, are probably not worth preserving.

The University is bound by zoning and other planning agreements with the city to keep these blocks in a low density, residential character. A gradation of density may be allowed with the lowest density along Villard.

While there are about 60 units now rented to students there are an additional 37 units that are 'offline' or 'retired' for various reasons. Some are in use as miscellaneous university facilities. Some are 'offline' awaiting various repairs or asbestos abatement.

It appeared that units are generally in slow decline, with more joining the 'offline' category over time. Regular maintenance on the occupied units slows the rate of decline, but the degree of maintenance leaves the units with the look of low–rent student housing – obviously not top condition, although certainly maintained to the

same or better levels of maintenance as the privately owned homes in the neighborhood. It is conceivable that the site could be redeveloped in a residential character, perhaps even to a somewhat higher density, that would improve the residential character of the neighborhood, which is steadily declining anyway as more units join the 'offline' group, and are essentially unoccupied.

13.7 Deferred and Expected Maintenance

There are no obvious items of deferred or expected maintenance. Regular maintenance should cover paint, carpet, new roofing and new water heaters on a cyclical basis. Each house should get all of these renewed on a 10-15 year cycle. Renewing 5 units per year would get all 60 refreshed within 12 years, when the first group of 5 would be up for renewal again.

APPENDICES

APPENDIX A

Mechanical & Electrical Methodology

To the extent available, the standard service life for equipment and systems installed in the facilities was assembled from available data. Sources for service life included the American Society of Heating, Ventilating, and Air Conditioning Engineers (ASHRAE) and the U.S. Army Construction Engineering Research Laboratory. For each facility, similar equipment or systems installed at the same time were grouped into potential replacement packages, and a standard service life was assigned if available. Next, an adjustment factor was determined for each package. The adjustment factor included consideration of the apparent condition of equipment observed during the survey, the quality of original equipment, and reports of service problems from maintenance staff. In addition, the adjustment includes an assessment of how critical the element is to facility operations. For example, a central heat exchanger which may be difficult to replace in a short time and which is critical to maintaining service was given more weight than a less important system element.

The published service life was multiplied times the adjustment factor to obtain an estimated service life more appropriate for the facility, and a resulting replacement date was calculated from the initial installation date. In some cases, a published service life was not available, and an estimated service life and replacement date was assumed based on observations. The result of this analysis is included in the mechanical and electrical portion of each facility section.

It should be recognized that there is considerable uncertainty associated with determining service life. For example, the published service life for steel piping in a heating application is 50 years. However, actual life can range from 10 years to 100 years depending on many factors including service use, the quality of piping used, the workmanship of the installing contractor, the chemical content of makeup water, and the effectiveness of the chemical treatment program.

In short, the exact determination of a replacement date for systems and equipment is somewhat subjective without detailed examination beyond the scope of the survey. This is particularly true of piping systems where the interior condition of piping is not apparent and cannot be determined without more analysis. Such analysis could include ultrasonic testing or removal of pipe sections to permit a determination of historical corrosion rates and an accurate prediction of remaining piping life. This additional testing is recommended to allow a more exact determination of actual replacement dates and a better ranking of project significance.

However, regardless of the uncertainties of predicting exact replacement dates, it is clear that, given the advanced age of facilities, most systems and equipment will have to be replaced in the not-to-distant future. For each system or component with an expected replacement date within the 2001-2017 period, a cost estimate for associated work was produced. Cost estimates were based on actual material takeoffs and equipment replacement figures obtained from suppliers.

APPENDIX B

Mechanical & Electrical Project Descriptions

Following is a description of some of the assumptions made when assembling the facility upgrade packages.

Equipment Replacement – In general, equipment replacement packages assumed that existing equipment will be replaced with identical equipment. Exceptions include:

- Standard condensate pumps will be provided in place of existing vacuum pumps.
- Existing condensate coolers are not included as a replacement package since all existing water heaters are now semi-instantaneous.

Radiant Heating Panels – Radiant heating panels will be replaced with alternate systems. In Hamilton Hall and Walton Hall, rooftop heating and ventilating units and associated ductwork will be provided. Ductwork will be concealed in new soffits along the perimeter of each room. In Bean Hall and Riley Hall, existing spaces served by radiant panels are also conditioned by existing multizone fan units. In these facilities, the multizone units would be replaced with larger units to meet the additional load resulting from abandoning the radiant panels. Costs for multizone unit replacement are included under the radiant heating panel project in each building deferred maintenance listing.

Domestic Water Piping Upgrades – In most cases, piping in the basement of facilities is exposed and relatively accessible. However, risers to other floors are contained in chases. To replace piping in these areas, chase walls will have to be removed and replaced. In many toilet rooms, walls include tile, and the cost of chase removal and repair work will exceed the actual piping repair costs. Accordingly, the project costs included in the report assume replacement of piping in the basement of all facilities, and cleaning and coating of piping in vertical risers. Cleaning is performed using a cleaning grit forced through piping systems by compressed air. The cleaned pipe is subsequently coated using a potable water service approved epoxy. The cleaning and coating process is guaranteed to be free of leaks for 10 years and has a rated service life of 35 to 50 years under normal use. The process has been used with good results for hot water piping in Bean Hall. The method could be used in basements as well, but it appears that costs for replacement or cleaning is very similar where access is not an issue.

Steam, Condensate, and Heating Water System Upgrades -
Steam and condensate piping is assumed to be installed directly in place of existing systems. For buildings with steam convectors in the room, work will include replacement of existing convectors, valves, and other existing system components along with steam runout piping from the convector to the steam service. Upgrades also include necessary wall and cabinet repair or replacement in user rooms where required. New steam and heating water piping would be schedule 40 steel. New condensate piping would be schedule 80 steel.

APPENDIX C

Expansion / Remodeling Limitations

Hall	Land Area	Extra HVAC Capacity	Extra Electrical Distribution Capacity	Extra WH Capacity	Floor to Floor Height	Demising Partitions	Seismic Risk*
Bean	west	10-15%	0%	10-15%	8'-5½ "	Concrete	7
Carson	West (erb)	10-20%	0%	10-15%			1
Earl	North (erb)	30-40%	0%	10-15%			3
Hamilton	south	10-20%	0%	0%	8'-9"	Plaster	2
Riley	none	40-50%	75%	10-15%	9'-0"	Concrete	6
Barnhart	none	0%	0%	10-15%	8'-7½"		5
Walton	none	20-30%	0%	0%	8'-9"	Plaster	4

*Per John Herrick's 1992 report. He ranked the buildings relative to each other, with #1 having the most seismic risk. Bean was second worst, but since it has been upgraded we assumed it would now be in the best relative shape.

ATTACHMENT 7: POWERPOINT PRESENTATIONS

UNIVERSITY OF OREGON

HOUSING STRATEGIC PLAN
PHASE II

Needs Assessment Work Session

May 31, 2007

Agenda

- Needs Assessment Methodology
  - Kick Off Session and Interviews
  - Focus Groups
  - Peer/Competitor Institution Analysis
  - Survey
- University-Owned Housing
- Non-University Housing
- Housing Preferences
- Housing Demand
- Next Steps

Methodology

- Kickoff Session and Interviews
  - Goals
    - Understand inspiration behind Phase II
    - Review process
    - Review expected outcomes
    - Define variables left open in Phase I
    - Observe first-hand current housing facilities
  - Tasks
    - Met with the Housing Strategic Planning Group
    - Met with Provost and VP for Finance and Administration
    - Met with Associate VP for Budget and Finance
    - Tour housing with Director of Facilities, UO Housing
    - Coordinate with Facilities Existing Conditions consultant

Methodology

- Focus Groups
  - Goals
    - Solicit student opinion on current housing
    - Explore student preferences for alternative housing
    - Determine issues meriting inclusion in survey
    - Probe housing selection decision-making process
  - Tasks
    - Consult with UO as to focus group cohort selection
    - Conduct 13 focus groups
    - Determine important survey topics
    - Review session recordings and analyze results

Methodology

- Peer/Competitor Institution Analysis
  - Goals
    - Compare UO to selected group of peer institutions
    - Examine UO and peer housing's features and programs
    - Evaluate UO Housing's competitive position
  - Tasks
    - Determine list of 13 peer institutions
    - Research housing options on peers' Web sites
    - Contact housing directors and to supplement available data
    - Analyze data collected
    - Dr. Gene Luna's component in next Work Session

Methodology

- Survey
  - Goals
    - Obtain quantitative data on students' housing behavior patterns
    - Prioritize importance of amenities and features
    - Determine demand by class level and unit preference
    - Assess housing of non-University-owned housing residents
  - Tasks
    - Match survey demographic questions to UO data
    - Use focus group input to tailor survey questions
    - Revise survey to incorporate UO feedback
    - Determine appropriate units and associated rents to test
    - Shorten survey to prevent respondent fatigue
    - Analyze 3,154 responses received over nine days
    - Refine focus of non-University housing research

UNIVERSITY OF OREGON

University-Owned Housing

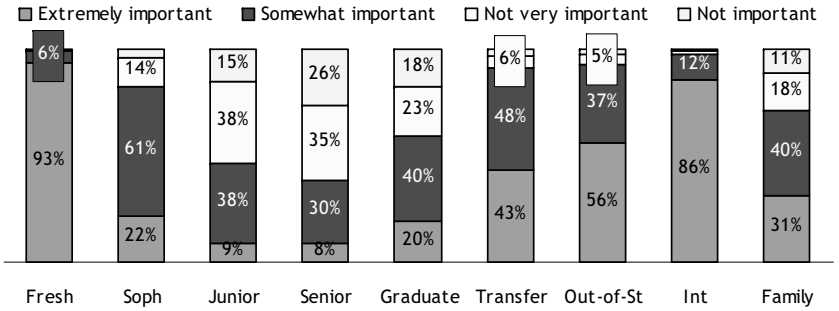
Focus Groups

Positives of Living In University Housing

- Convenience
  - Proximity to class, campus services
  - Availability of food services
  - No hassle of commuting
  - All costs in one bill
  - No need to clean baths and common areas
  - Access to transportation options
  - Ease of arranging
- Social/Developmental
  - Meet other students
  - Opportunity to transition from home to living on own
  - Involvement in campus activities
  - Community atmosphere
  - Ease of seeking help on class work

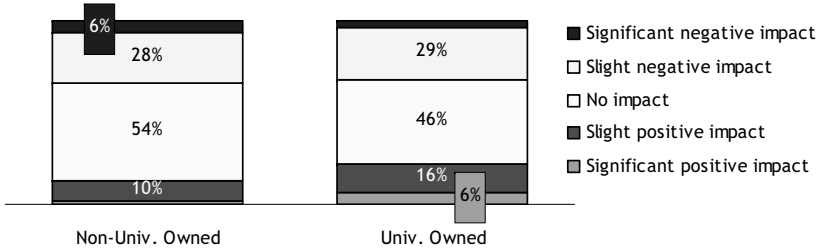
Student Survey

Importance of Providing Housing



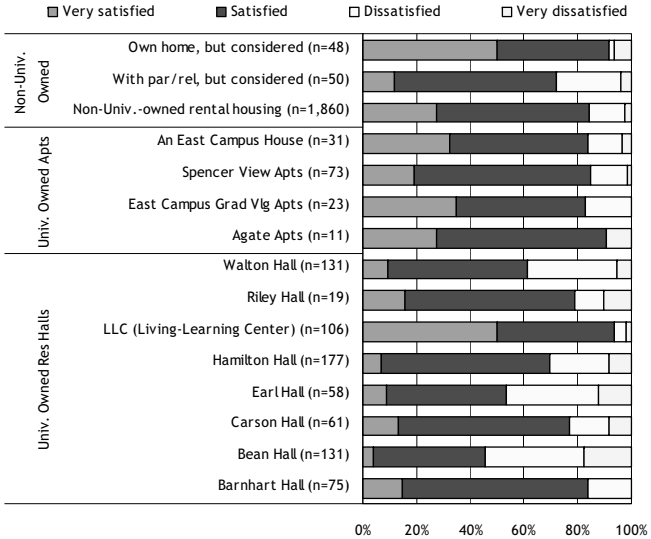
Student Survey

Impact of Current Housing: Decision to Attend



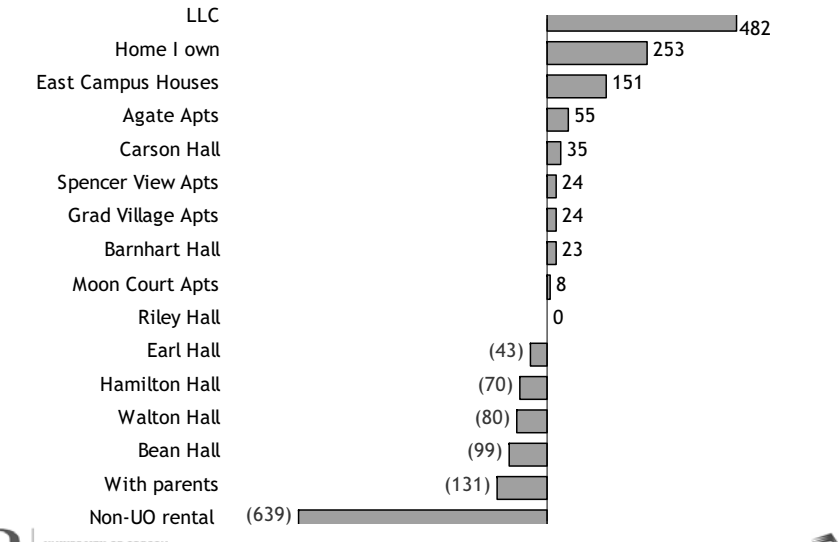
Student Survey

Satisfaction with Univ. Owned Housing



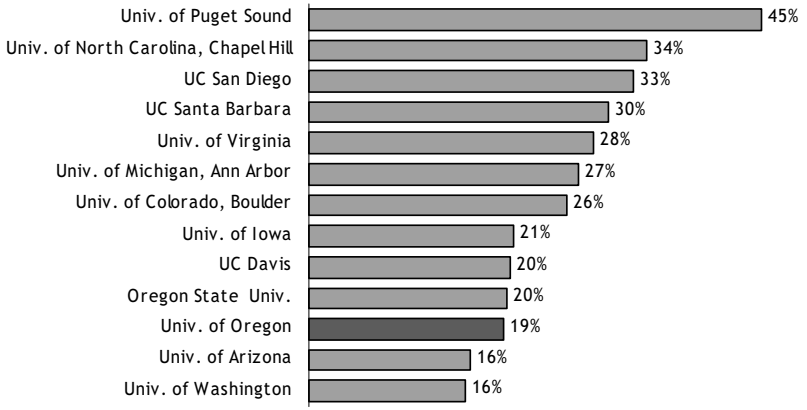
Student Survey

Current vs. Preferred Residence



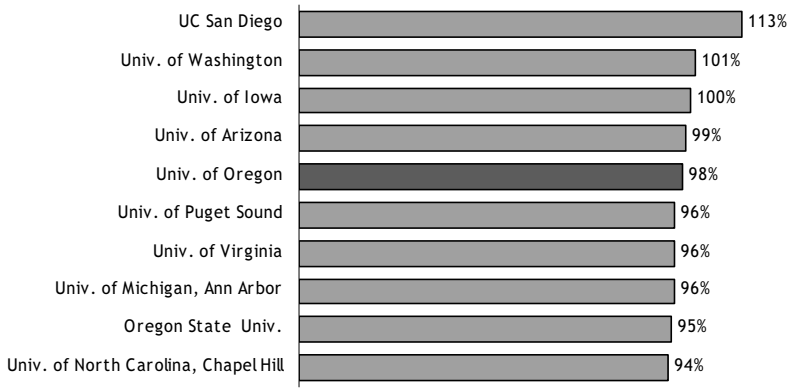
Peer Institutions

Beds as Percentage of Enrollment



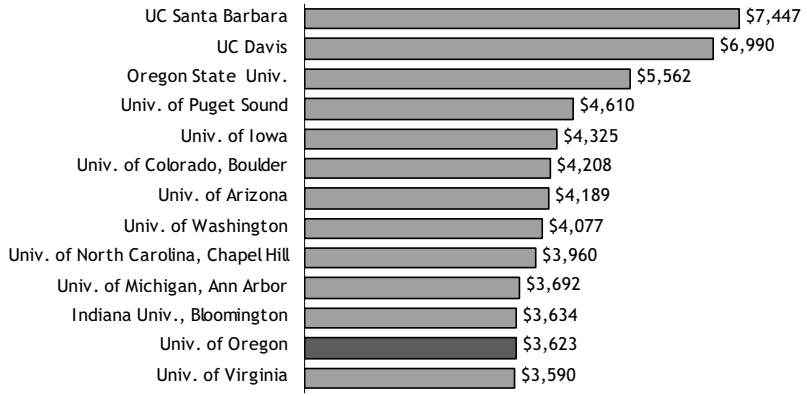
Peer Institutions

Fall 2006 Occupancy



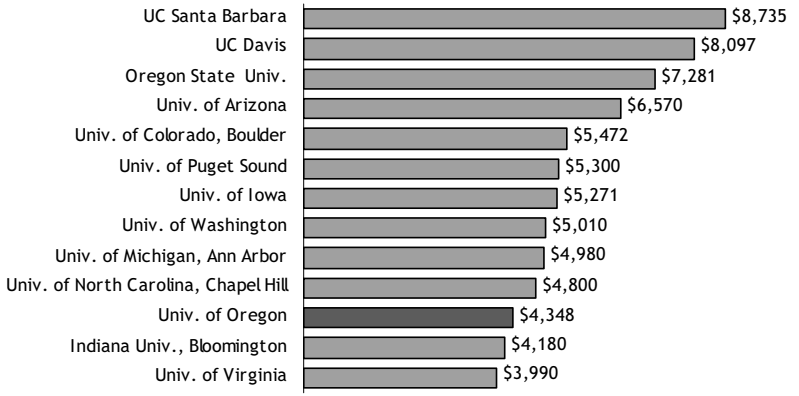
Peer Institutions

Room Rate: Traditional Double



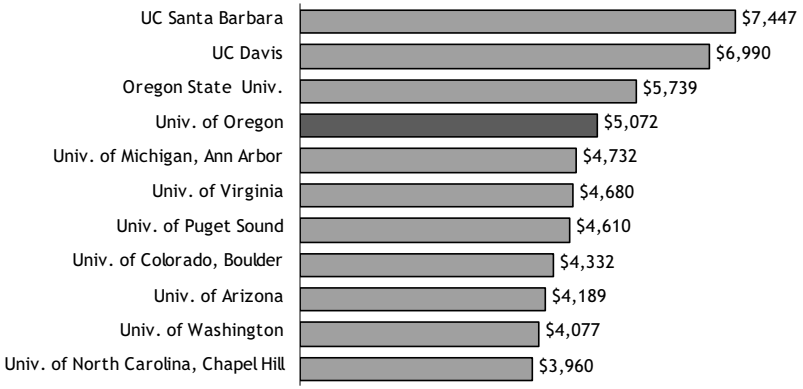
Peer Institutions

Room Rate: Traditional Single



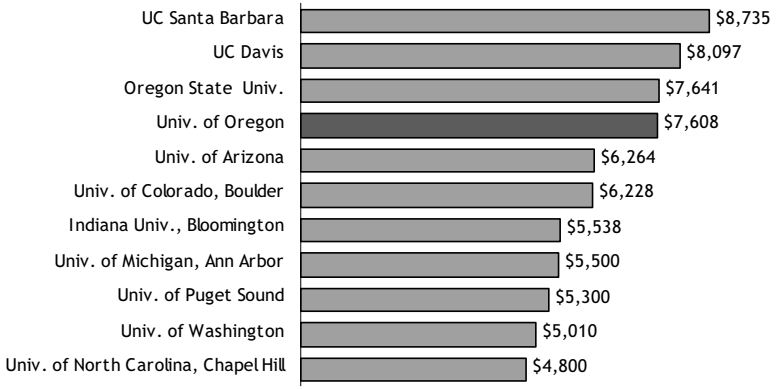
Peer Institutions

Room Rate: Semi-Suite Double



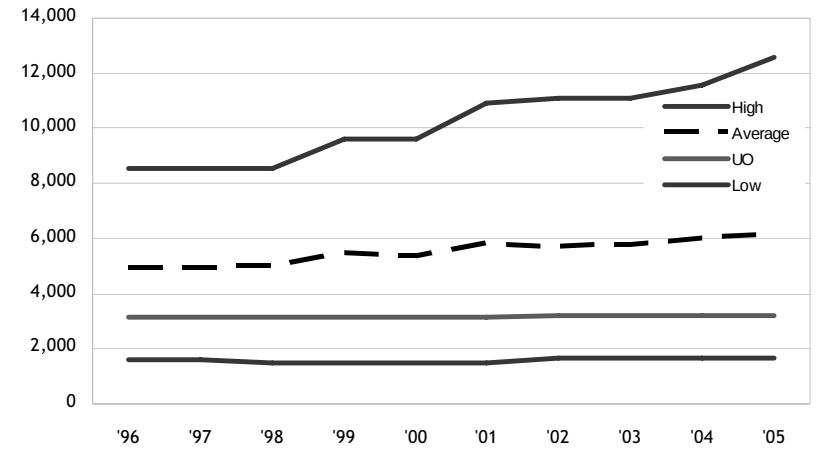
Peer Institutions

Room Rate: Semi-Suite Single



Peer Institutions

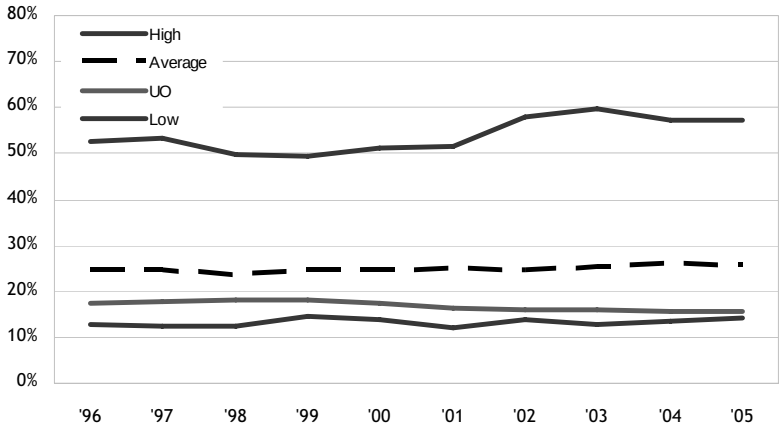
Beds Available



Source: IPEDS Database, IU data omits certain years and is excluded

Peer Institutions

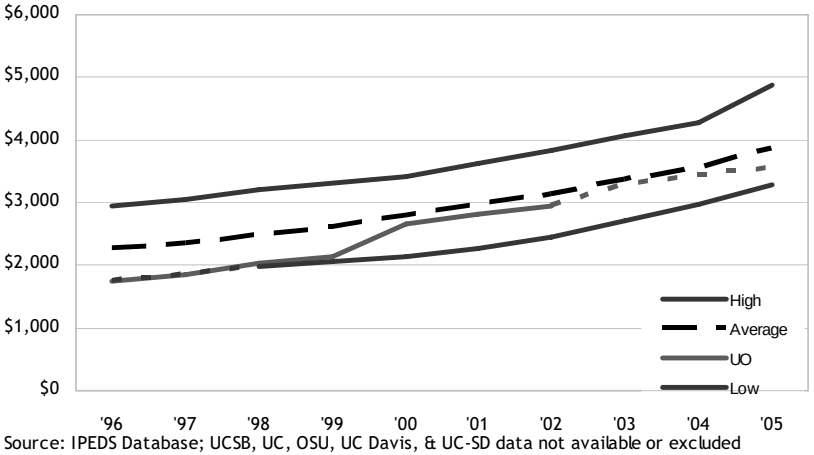
Beds as Percent of Enrollment



Source: IPEDS Database

Peer Institutions

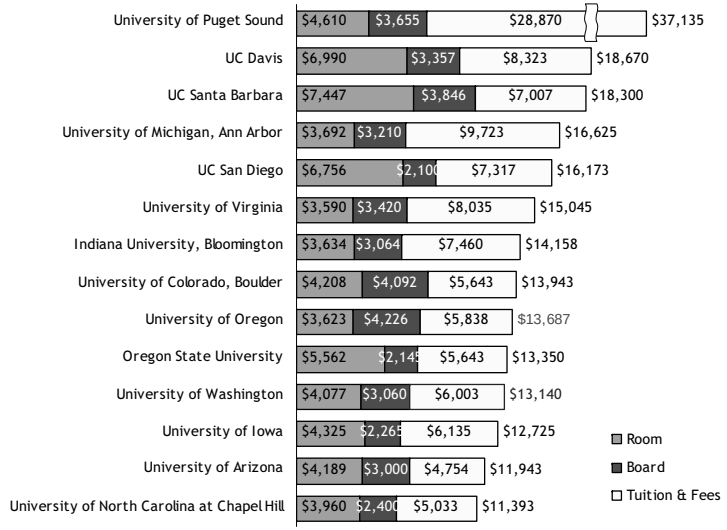
Room Rates



Source: IPEDS Database; UCSB, UC, OSU, UC Davis, & UC-SD data not available or excluded

Peer Institutions

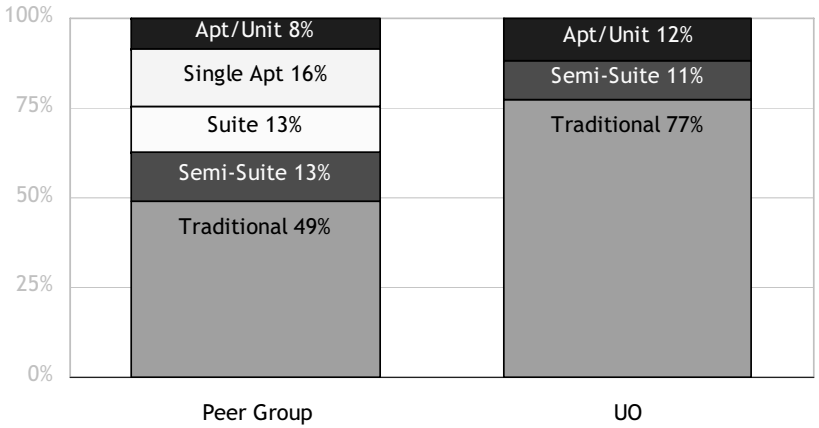
Total Cost of Attendance



Source: ASL Research/Higher Education Directory

Peer Institutions

Unit Type Distribution



Source: ASL Research

Peer Institutions

Peers' Latest Housing and Plans

- UC Santa Barbara
  - Two complexes renovated in 2006; 972 beds of apt-style housing for single grad students opening in 2008; 151 units of family housing opening in 2009; 15-year plan for additional housing
- University of Iowa
  - Constructing a 100-bed addition to be completed for fall 2009 semester
- University of Michigan, Ann Arbor
  - Renovating 480-bed residence hall; building new suite-style residence
- University of North Carolina at Chapel Hill
  - Completing renovation of 860-bed hall for fall 2007; opened 913 new beds of apt-style housing for undergrads in fall 2006; new family apts opened in fall 2005

Peer Institutions

Peers' Latest Housing and Plans

- University of Virginia
  - Over the next 10 years will be replacing ten 1970's era buildings in the Alderman Area; first new building will open in 2008; a new residential college for 250 students will open in 2011
- University of Washington
  - Conducting comprehensive housing plan
- Oregon State University
  - Privatized apartments opened May 2006; no plans for additional housing
- University of Arizona
  - Beginning designs for 1,200 new residence hall beds

Peer Institutions

Peers' Latest Housing and Plans

- UC Davis
  - Developing West Village with faculty/staff housing, commercial space, and apartment-style housing for up to 1,980 students
- UC San Diego
  - Opening 800 beds and 800 parking spaces for graduate students next month; breaking ground on 1,100 apt-style beds for single undergrad transfer students this summer; University just approved moving forward with 2,000 more beds plus additional dining.
- University of Puget Sound
  - Master plan includes new housing, but not in the immediate future. Current preference is for town houses or apartments for upper division students.

UNIVERSITY OF OREGON

Non-University Housing

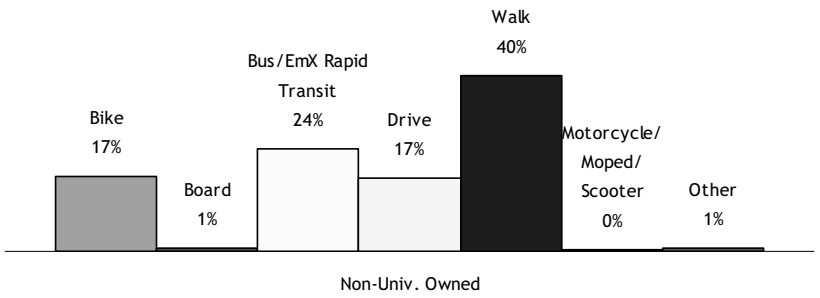
Student Survey

Non-University Owned Renters: Distribution

- 1,882 survey respondents provided their ZIP Codes
  - 52% in 97401
  - 16% in 97405
  - 15% in 97403
  - 9% in 97402
  - Remaining 8% in 46 other ZIP Codes
- 924 named their apartments
  - 234 live in Duck's Village, Chase Village, or Campus Commons
  - 690 live in other apartment complexes

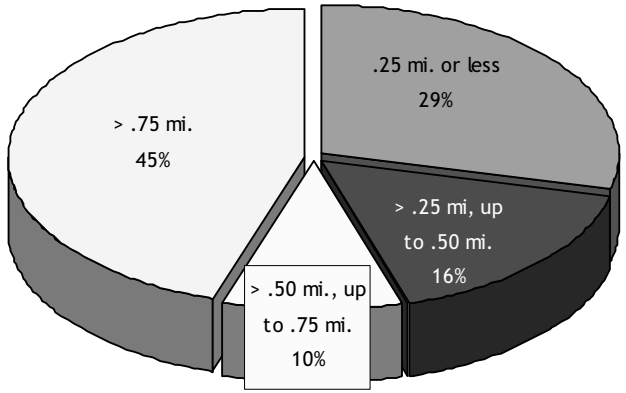
Student Survey

Non-University Owned Renters: Commute Method



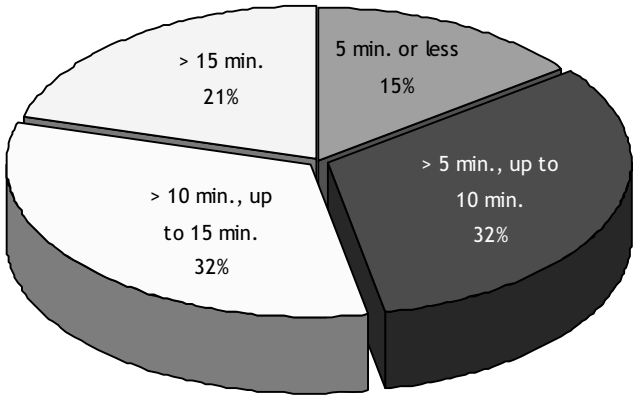
Student Survey

Non-University Owned Renters: Commute Distance



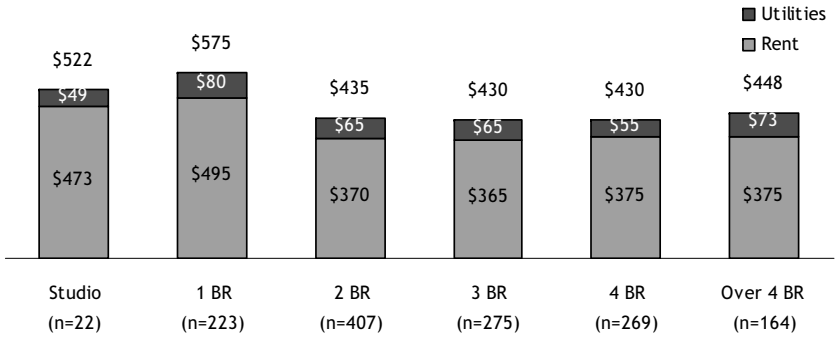
Student Survey

Non-University Owned Renters: Commute Time



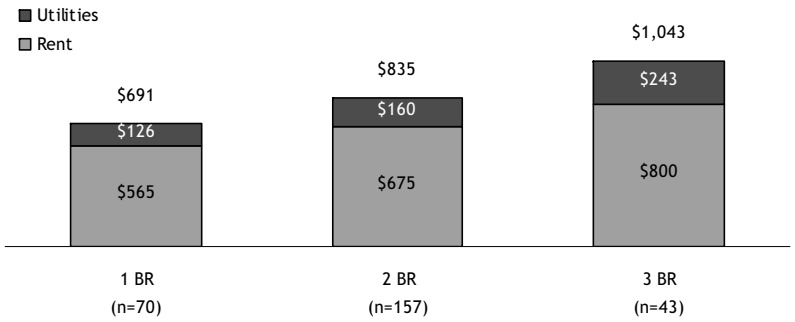
Student Survey

Median Monthly Rent: Single Students Per Person



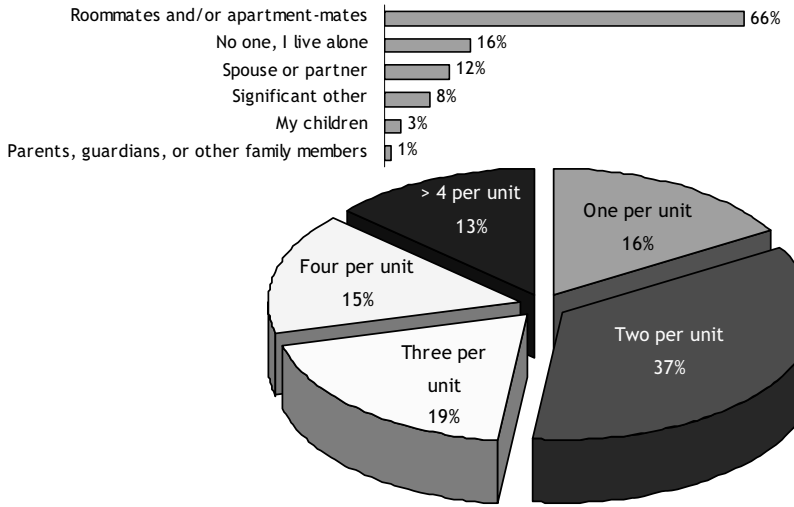
Student Survey

Median Monthly Rent: Married/Family Students Per Unit



Student Survey

Non-University Owned Renters: People



Student Survey

Non-University Owned Renters: Profile

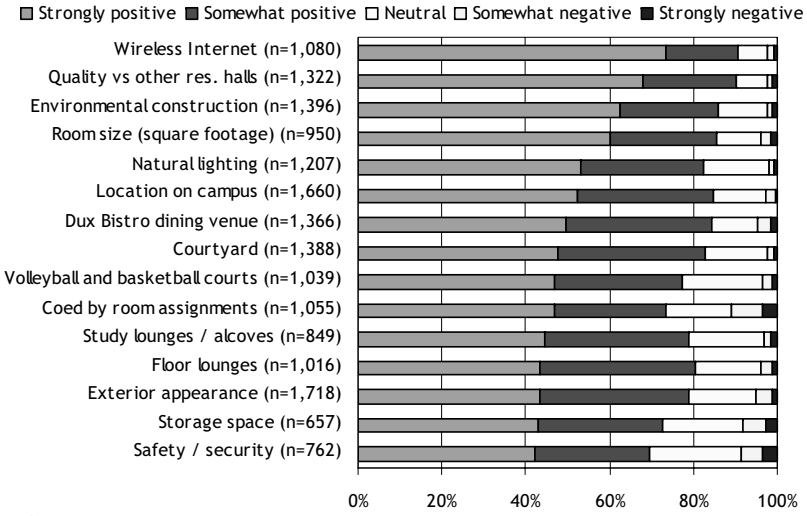
- 61% rent apartments; 30% rent whole houses
- 35% live in 2 BR units, 19% in 3 BR, 18% in 1 BR, 15% in 4 BR, 12% in > 4 BR, and 1% in studio units
- 5% share a bedroom with a roommate (not significant other/spouse/partner)
- 57% have two people per bath or more
- 37% have a 12-month lease, 34% a 9-month or academic year lease, and the remaining 29% have some other type of lease
- Three-quarters rent their units unfurnished

UNIVERSITY OF OREGON

Housing Preferences

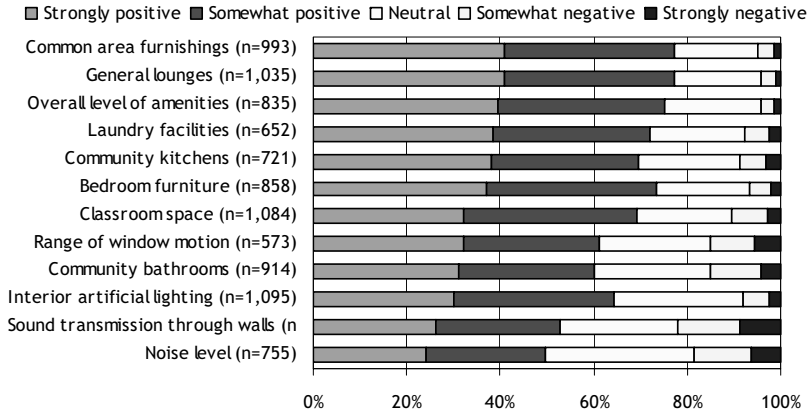
Student Survey

Opinions of Living-Learning Center (LLC) – Top 15



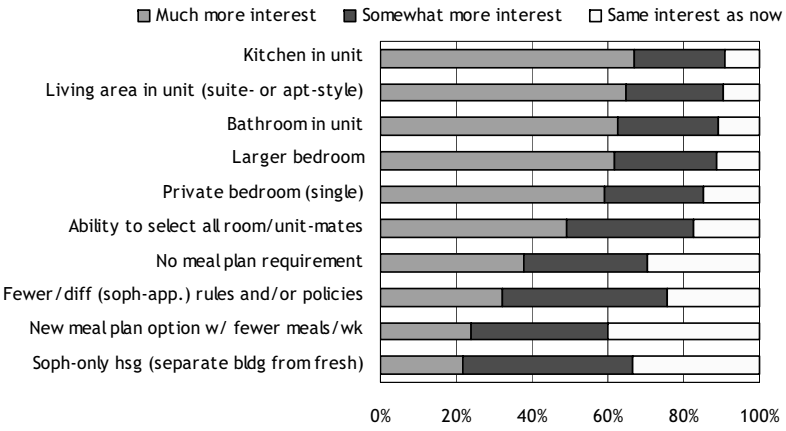
Student Survey

Opinions of Living-Learning Center (LLC) – Bottom 12



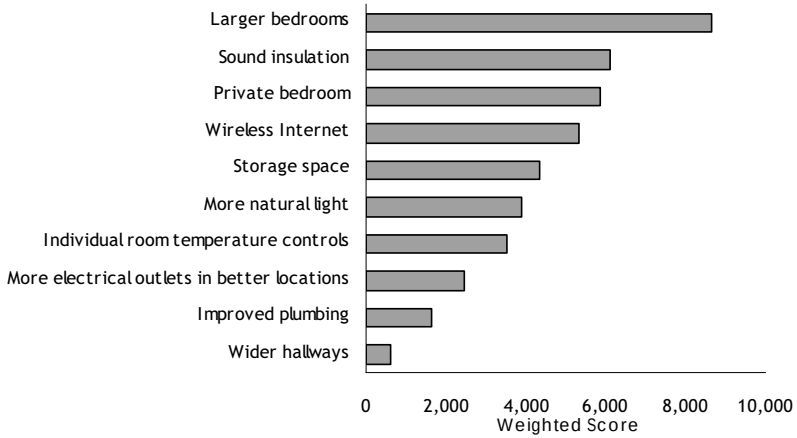
Student Survey

Possible Changes to Attract Sophomores to Live On Campus



Student Survey

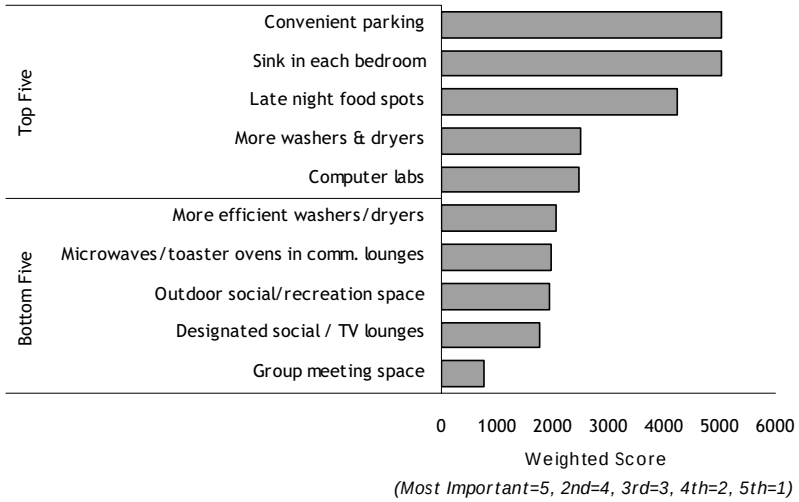
Basic Necessity Improvements



(Most Important=5, 2nd=4, 3rd=3, 4th=2, 5th=1)

Student Survey

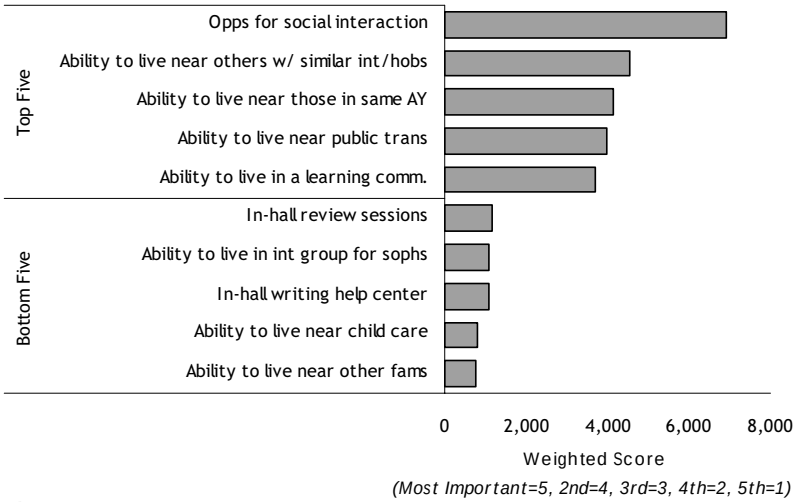
Attractive Enhancements



(Most Important=5, 2nd=4, 3rd=3, 4th=2, 5th=1)

Student Survey

Student Life Improvements



(Most Important=5, 2nd=4, 3rd=3, 4th=2, 5th=1)

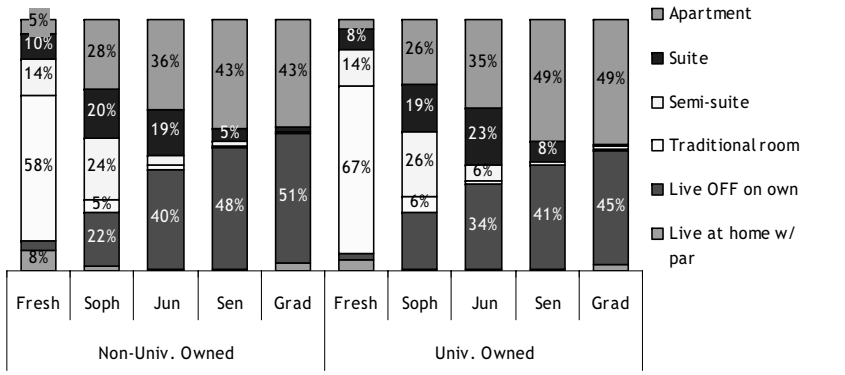
Focus Groups

Attractive Features for New Housing

- Unit Amenities
  - More living space in the unit
  - Private BR
  - Private/semi-private BA
  - Better sound insulation
  - Sinks in the bedrooms
  - More electrical outlets
  - Wireless Internet
  - Larger windows with screens
  - Moveable furniture
  - Microfridges
  - More functional furniture
- Community Amenities
  - Kitchens
  - Dining services with more healthy food options
  - Better laundry facilities
    - Free
    - Located on each floor
  - Nicer/more common areas
  - Game rooms
  - Classrooms
  - Vacuums available
  - Exercise rooms

Student Survey

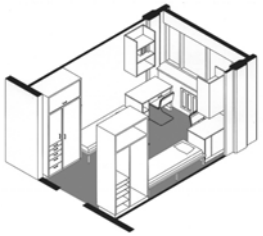
Most Appropriate Housing



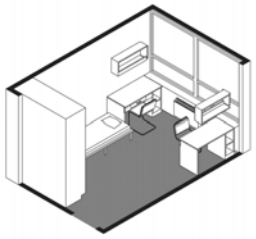
Student Survey

Tested Units and Semester Rents

- Existing Renovated



Traditional Double
$9,990 per Academic Year
(includes Standard Meal Plan)



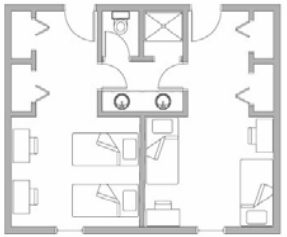
Traditional Single
$11,440 Academic Year
(includes Standard Meal Plan)

Student Survey

Tested Units and Semester Rents

- New

Modern Traditional Double (Like LLC)
$12,020 per Academic Year
(includes Standard Meal Plan)

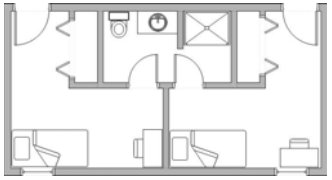


Two-Double-Bedroom Semi-Suite
$12,790 per Academic Year
(includes Standard Meal Plan)

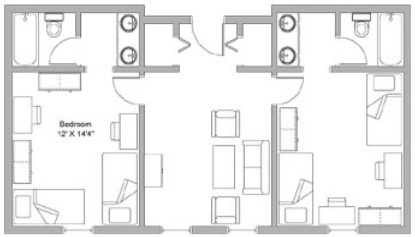
Student Survey

Tested Units and Academic Year Rents

- New



Two-Single-Bedroom Semi-Suite
$14,530 per Academic Year
(includes Standard Meal Plan)

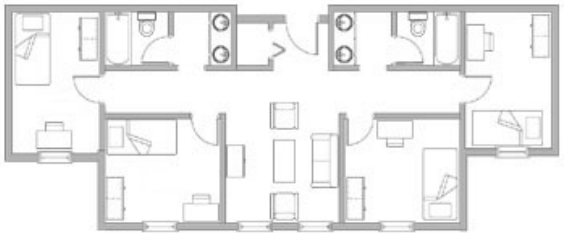


Two-Double-Bedroom Suite
$14,340 per Academic Year
(includes Standard Meal Plan)

Student Survey

Tested Units and Academic Year Rents

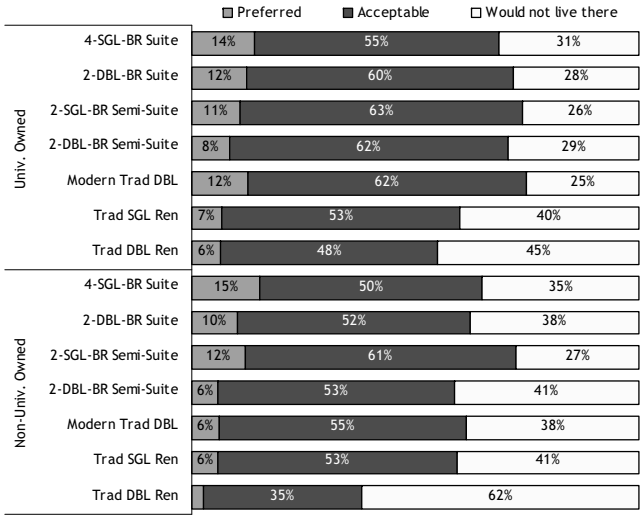
- New



Four-Single-Bedroom Suite
$15,780 per Academic Year
(includes Standard Meal Plan)

Student Survey

Unit Preference

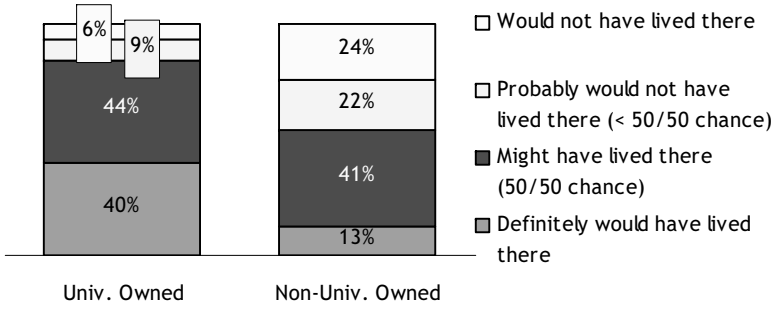


UNIVERSITY OF OREGON

Housing Demand

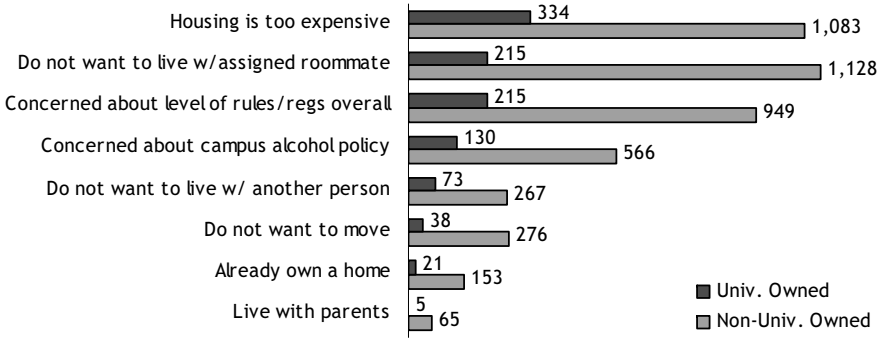
Student Survey

Interest in Preferred Housing



Student Survey

Lack of Interest in Housing



Student Survey

Incremental Demand, Fall 2006

Fall 2006 Class	Full-time Off-Campus Enrollment	Definitely Interested *Capture Rate*	Definitely Interested *50% Closure*	Might Be Interested *Capture Rate*	Might Be Interested *25% Closure*	Potential Demand
Freshman	1,117	16%	90	50%	140	230
Sophomore	2,820	15%	215	44%	312	527
Junior	3,210	12%	190	43%	342	532
Senior	4,125	11%	232	40%	412	645
Graduate student	2,585	16%	203	42%	269	472
	13,858		930		1,475	2,406

Student Survey

Preferred Residence Hall Unit Types

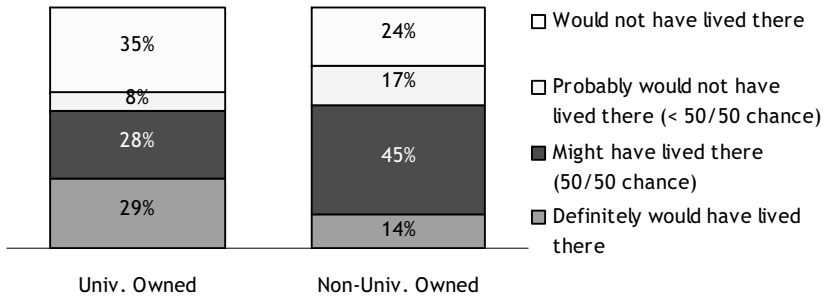
Unit Type	Rent/AY	Non-University-Owned Interested Student Preference
Traditional Double, Renovated	$9,990	4%
Traditional Single, Renovated	$11,440	10%
Modern Traditional Double (Like LLC)	$12,020	11%
Two-Double-Bedroom Semi-Suite	$12,790	10%
Two-Single-Bedroom Semi-Suite	$14,530	20%
Two-Double-Bedroom Suite	$14,340	16%
Four-Single-Bedroom Suite	$15,780	28%
Total		100%

UNIVERSITY OF OREGON

Groups of Interest

Student Survey

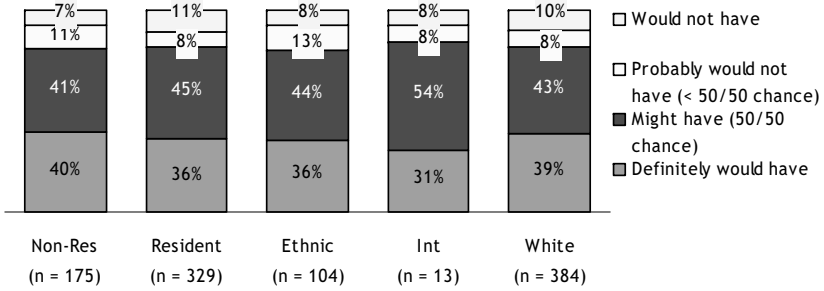
Interest in Graduate Housing



Student Survey

Freshmen Interest

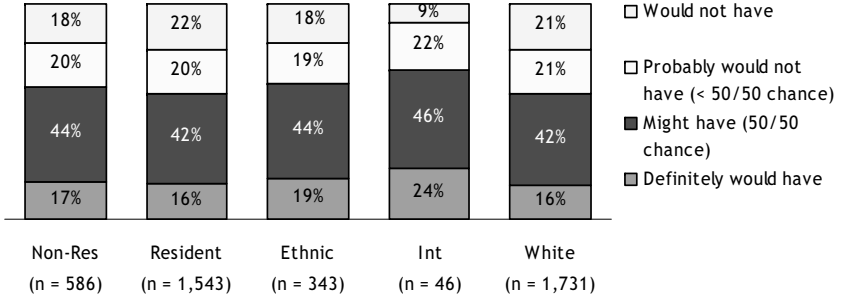
- Non-Resident vs. Resident
- Ethnic vs. International vs. White



Student Survey

Sophomore/Junior/Senior Interest

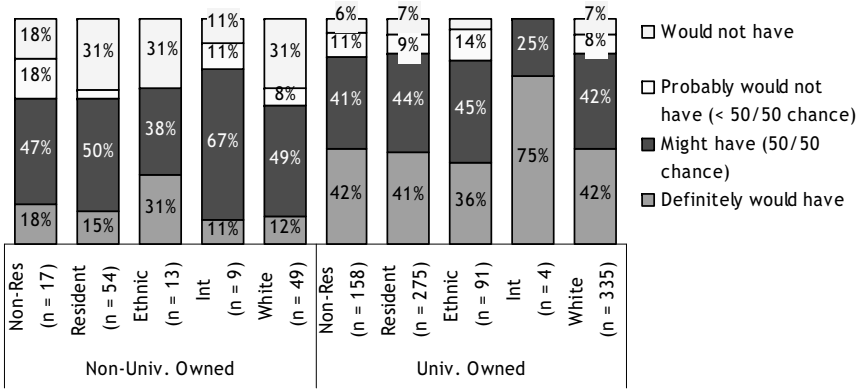
- Non-Resident vs. Resident
- Ethnic vs. International vs. White



Student Survey

Freshmen Interest – Univ. vs. Non-Univ. Owned

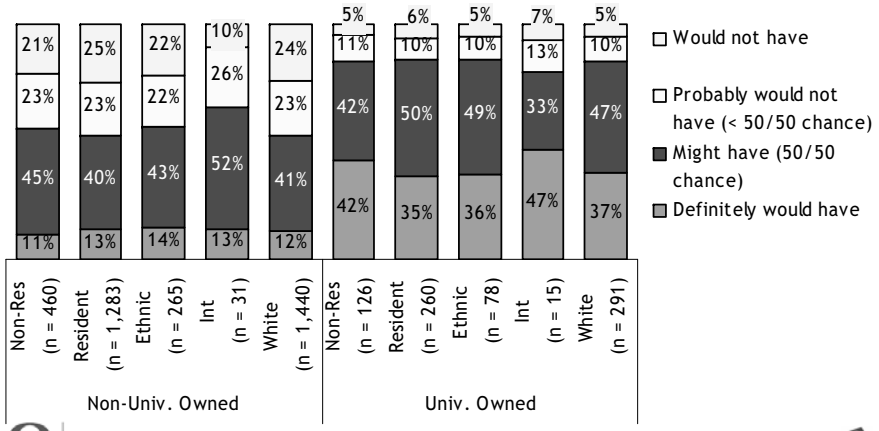
- Non-Resident vs. Resident
- Ethnic vs. International vs. White



Student Survey

Soph/Jun/Sen Interest – Univ. vs. Non-Univ. Owned

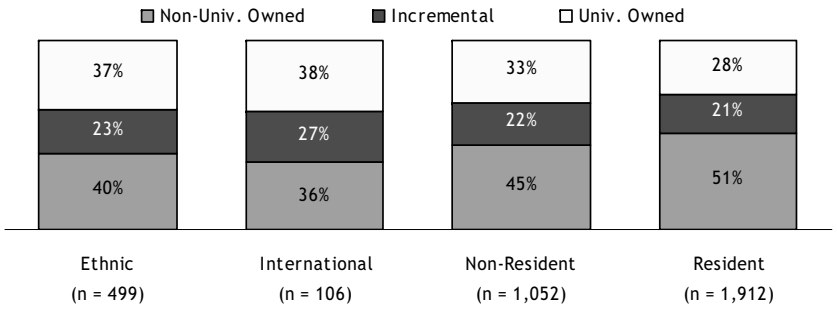
- Non-Resident vs. Resident
- Ethnic vs. International vs. White



Student Survey

Special Groups Interest – Univ. vs. Non-Univ. Owned

- Ethnic vs. International
- Non-Resident vs. Resident



UNIVERSITY OF OREGON

Next Steps

Next Steps

- Existing Conditions Analysis
  - University-Owned Facilities
  - Non-University-Owned Facilities
  - Space Use and Programs
  - Existing Conditions Work Session June 18
- Develop program
- Review financial assumptions
- Build base financial model
- Devise scenarios
- Present and discuss scenarios

UNIVERSITY OF OREGON

HOUSING STRATEGIC PLAN
PHASE II

Needs Assessment Work Session

May 31, 2007

UNIVERSITY OF OREGON

HOUSING STRATEGIC PLAN
PHASE II

Existing Conditions Analysis Work Session

June 18, 2007

Agenda

- Status Update
- Existing Conditions Analysis Methodology
  - University-Owned Facilities
  - Non-University-Owned Facilities
  - Space Use and Programs
- Next Steps

UNIVERSITY OF OREGON

Status Update

Status Update

Phase II Issues

- Definitions
  - define "on-campus" housing
    - UO-owned and operated housing: includes Spencer View, etc.
  - define "easy walk from the academic center" and determine the percentage of undergraduates that live in the defined area
    - 10 minutes and/or one half mile
  - differentiate between capacity and occupancy
    - Design capacity is the number of beds per the original design
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  - clarify how many undergraduates live on campus taking the new Living Learning Center into account

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    - determine the percentage of non-resident freshmen living on campus and what features and programs make on-campus housing competitive with our peers
    - define the desired non-resident enrollment, what features and programs make housing competitive with our peers, and housing availability
  - Retention
    - define the desired retention enrollment management goal and related housing objectives
  - Graduate
    - refine the desired graduate enrollment, define what features and programs will make graduate housing competitive with our peers, and determine housing availability
  - Diversity
    - define the current and desired diversity of freshmen enrollment, the diversity of freshmen currently living on campus, and identify what features and programs make on-campus housing competitive with our peers
    - determine the current and desired diversity of sophomore, junior, and senior enrollment, the diversity of upperclassmen currently living on campus, and what features and programs make on-campus housing competitive with our peers
    - determine the desired student diversity enrollment goals, and what features and programs make housing competitive with our peers to a diverse group of students
  - International
    - define the current and desired international student freshman enrollment, the percentage currently living on campus, and what features and programs make on-campus housing competitive with our peers
  - Visiting Scholars and Faculty
    - define what type of housing is required for visiting scholars and faculty

UNIVERSITY OF OREGON

University-Owned Facilities

University-Owned Facilities

Soderstrom Facilities Audit

- Conduct walk-through of buildings
- Estimate total backlog of required maintenance and capital renewal
- Estimate future annual cost of addressing facility repair and renewal requirements
- Develop facility condition reports
  - Facility Condition Index
  - Remaining useful life
  - Capital renewal
  - Deferred maintenance

University-Owned Facilities

ASL Review of Preliminary Data

- Buildings are in good shape
- None stand out as obvious candidates for demolition
- Functional obsolescence likely more important than physical obsolescence
- Well-maintained facilities may be more attractive candidates for rededication to academic uses

UNIVERSITY OF OREGON

Non-University Owned Facilities

Non-University-Owned Facilities

Market Overview – Lane County

- Steady increases in population a result of job growth, affordable housing costs, and expansion at the U of O (largest employer)
- Slight decline in multifamily building permits 2006/2005 (560 through 11/06) but higher than 350 average; half of permits for rental housing in Eugene
- Slowly developing, but expanding condo market
  - 193 sold in 2006 vs. 167 in 2005
  - New upscale additions in 2006 caused a 30% increase in median price to $168,000

Source: HUD: U.S. Housing Market Conditions, 4th Quarter 2006, February 2007

Non-University-Owned Facilities

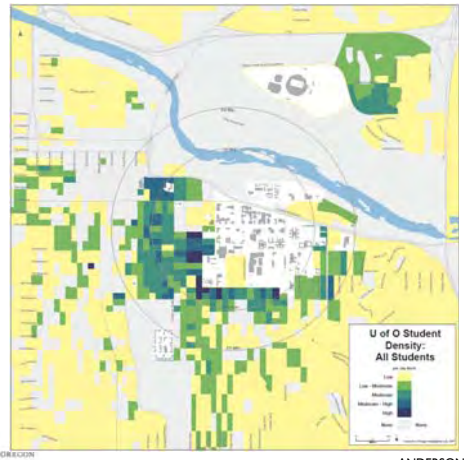
Vacancy and Rental Rates

- Vacancy rates:
  - Fall 2003: 5.26% (“all time high”)
  - Fall 2005: 1.21%
  - Fall 2006: 2.04%
    - Market range Spring 2007, 16 complexes: (0% to 5%; median 0%)
    - Stadium range Spring 2007, 4 complexes: (0% to 5%; median 2%)
- Rental rates:
  - $10-$40 per month/unit increases
  - Tenants being charged for more utilities
  - Few concessions at existing properties
  - Newer campus area units show highest increases

Sources: Duncan & Brown Apartment Report, Fall 2006; ASL research

Non-University-Owned Facilities

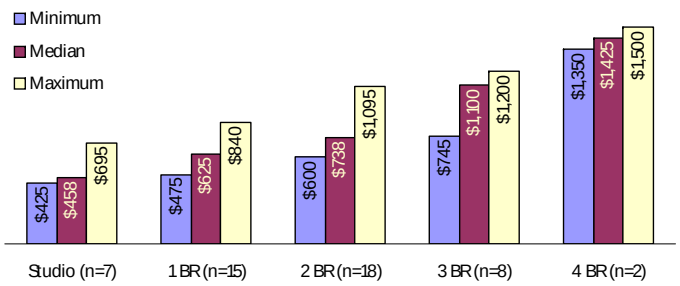
Where Students Live



ANDERSON STRICKLER, LLC

Non-University-Owned Facilities

Market Apartment Rents



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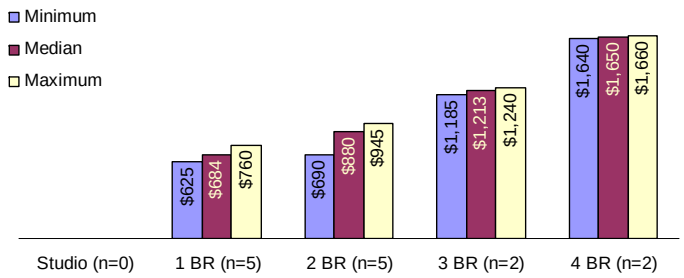
Non-University-Owned Facilities

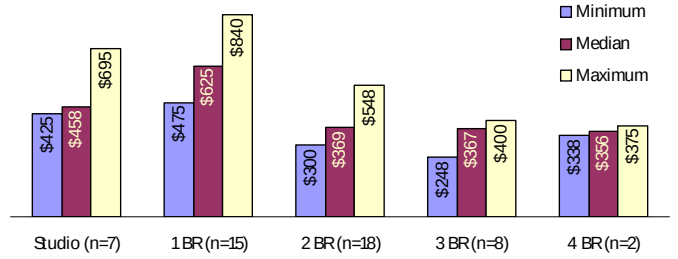
Stadium Apartment Rents



ANDERSON STRICKLER, LLC

Non-University-Owned Facilities

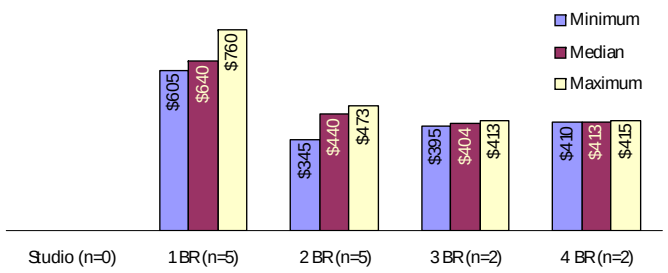
Market Apartment Rents per Bedroom



ANDERSON STRICKLER, LLC

Non-University-Owned Facilities

Stadium Apartment Rents per Bedroom



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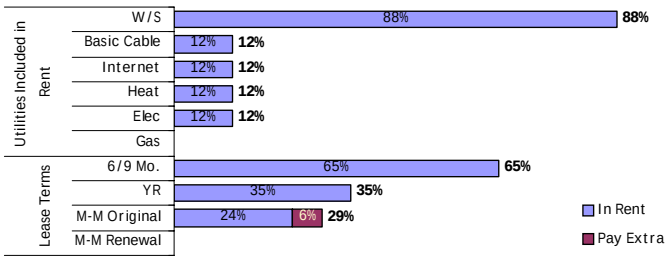
Student Survey

Median Monthly Rent: Single Students Per Person

ANDERSON STRICKLER, LLC

Non-University-Owned Facilities

Market Apartment Policies



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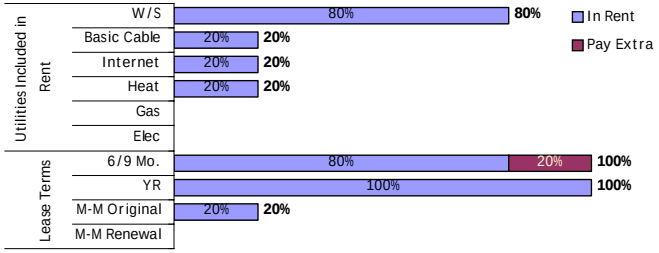
Non-University-Owned Facilities

Stadium Apartment Policies



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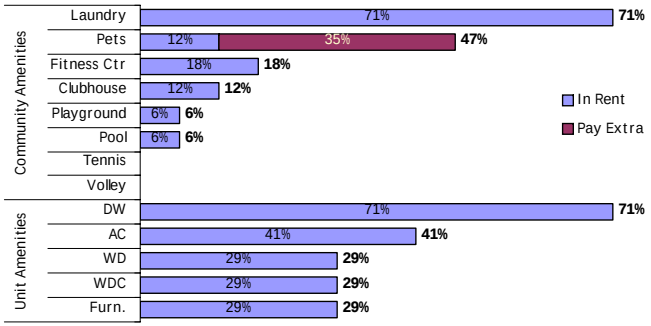
Non-University-Owned Facilities

Market Apartment Amenities



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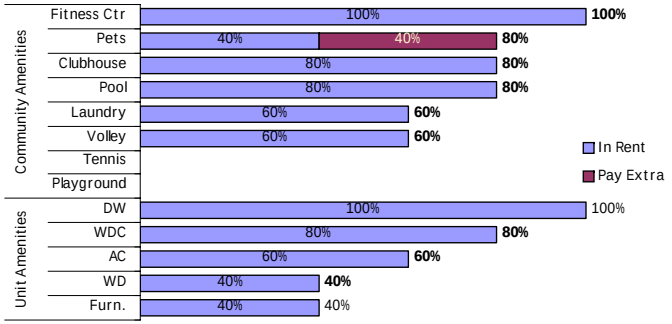
Non-University-Owned Facilities

Stadium Apartment Amenities



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Non-University-Owned Facilities

New Construction/Pipeline/Conversion

- Apartments in absorption phase
  - West Eugene
    - Heron Meadows – 100 of 300 units completed Fall 2006; remaining to be built out over six months, rent range from $685 for one-bedroom to $995 for a three-bedroom unit
    - Westmoreland Village – 404-unit renovation
  - Springfield
    - Brentwood Estates – 297 units, rent range $825 for a two-bedroom to $975 for a three-bedroom unit
  - Willamette Gardens
    - 240 units in Stadium area
    - Affordable housing project (income up to 60% of median)
    - Not available to unrelated full-time students

Sources: Duncan & Brown Apartment Report, Fall 2006; ASL research

ANDERSON STRICKLER, LLC

Non-University-Owned Facilities

New Construction/Pipeline/Conversion

- Lincoln School: 1st condo conversion in 10 years, 59 units, prices starting $140's, mix of lofts, studios, one- and two bed units
- The Tate: new/upscale condos, 46-unit/six-story, downtown, won Oregon Downtown Development Assn. award
- Crescent Village: mixed use project in NE Eugene, 100-120 units in 1st two buildings: townhomes, apartments, condominiums underway, apartments available Fall 2007
- Turtle Creek: West Eugene, 27 affordable units
- Patterson House
  - Targeted towards college students
  - Parking, air conditioning, unfurnished rooms, washer/dryer in unit; but no community amenities other than covered parking
  - 26 units: 3 studios (rent≈$750), 12 1-BR (rent≈$925),11 2-BR (rent≈$1,100)
- Several other small projects in campus area in 10-20 unit range

Sources: Duncan & Brown Apartment Report, Fall 2006; ASL research; HUD report

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Non-University-Owned Facilities

The Future

- Strong demand for and fast absorption of new units
- Slightly higher vacancy rates in neighborhoods with newer units during absorption period
- Lack of land for new rental development
  - Vacancies will remain low
  - Rental rates on both older and newer housing expected to continue to rise

Source: Duncan & Brown Apartment Report, Fall 2006

UNIVERSITY OF OREGON

Space Use and Programs

Engagement

Using the Residential Setting as a Place for Learning and Integrated Connection to the University

Space Use and Programs

Current Impact of Residential Facilities on Recruitment

- Currently, the student housing at U of O is not a recruitment advantage as it could be
- The LLC offers the potential, if replicated, to change this view by matriculating students and their parents
- Clearly, the design of some of the halls does not allow an appropriate amount of space for two students in each room.
- Currently, with approximately 75% of the current beds being in "old school" style housing, U of O is not current with their peers.
- It's time for transformation – of student accommodations with academic amenities

Space Use and Programs

Current Impact of Residential Facilities on Recruitment

- First, let's discuss recruitment of new students, then we'll follow with discussion of keeping these students at U of O and a percentage of them living on campus fully engaged in purposeful activities
  - Not a recruitment plus
  - However, better marketing of FIGs and other FYE activities can moderate this facility issue
  - Conduct research of how FYs who live on vs. those who don't compare academically
  - Conduct assessment of how FYs in FIGs do vs. those who aren't in a FIG…consider the Honors student variable
  - Nationally, such research has found a clear distinction that on campus students persist at higher rates than off campus students in their first year…and beyond.

Space Use and Programs

Current Impact of Residential Facilities on Recruitment

- U of O Housing, in partnership with various academic units, has found that L/L programs are easiest, and perhaps most effective for FY students.
- A series of initiatives over the past 8-10 years has developed a fairly robust array of academically-focused and residentially-based student focused collaborations – Good Stuff!
- Engagement – Kuh's key term for what matters in student success – Residentially-based learning communities, such as your FIGs and other initiatives, are consistent with his findings
- Relate this to the issues facing admissions –
  - More out of state students expecting these programs
  - More first generational Oregon students needing these programs
  - Cost – Today's student expects to pay more for a premium education – U of O can offer it and they will pay for it.

Space Use and Programs

What Spaces Support Recruitment?

- Room size – clear from all assessments and surveys
- Location – clear from all assessments and surveys
- Cost – perhaps but may be misinterpreted by students because of the room and board combination
- Privacy – Do I really need to brush my teeth next to 50 others to get to know folks?
- What happens outside my room? Anything I might want to get involved with? Any fun? Anybody to meet?
- As I go to my room, will I see who's around or be seen and invited to join in something?
- Will living on campus help me or hinder me?

Space Use and Programs

Creating Learning Encounters with Facility Design

- Learning encounters can be active or passive
- Walking past an academic activity can prompt a student to consider their own academic issues
- Designing for Probability
- Determining what actions you would like to increase the probability of engaging a student
- Then design pathways and spaces that create that learning encounter
- Encounters might include story boards for academic success, a class in session, a tutoring sign-up sheet, a promotion for study groups, a group pre-advising activity in session, a student art exhibit, a small group working on a class project, etc etc etc

Space Use and Programs

Connecting FYs to the University of Oregon

- FIGs work –can you expand them?
- FIRs work – should you re-consider this?
- Centralized and focused residentially-based academic initiatives is the proper structure – you've done this.
- What about the FYs not in a FIG or other academic initiative?
  - Early intervention?
  - Student Success focused RAs
  - Upcoming evaluation suggests a new direction
  - RAs to focus on engagement, involvement, and connection
  - How will you evaluate the impact?
  - Best Practices say, "if good for some, why not require all?"

Space Use and Programs

So, What about Space Utilization?

- LLC is a good example "best practices" in the academic spaces design and placement
- Some other halls have nice parlors/lounges but not effective/efficient use of space – closed to sight
- Large spaces without multi-media capabilities built-in
- Basement spaces only work for a small minority of student explorers – Need natural light and students want to know who's there before they enter
- Peers and professionals could provide academic services and gathering spaces inside and outside the main lobby where one can see and be seen
- Let your academic services be seen – it encourages their use

Space Use and Programs

Space Re-Design and Allocation Possibilities?

- Can some of the large ground floor program spaces in some halls be "opened to sight" and perhaps segmented for designated academic support services or seminar rooms?
- Walton North, Hamilton East and West, Riley, Barnhart and Carson appear to be possible candidates for establishing visible, pathway located sites for additional classrooms or perhaps better, academic success centers with tutoring, coaching, and other learning activities
- Even Bean has potentially good space for these initiatives – but those student room sizes and general feel of the building are show-stoppers at this point.

Space Use and Programs

The Robert D. Clark Honors College

- Your best students expect your best
- This means more than academics, it means campus amenities, none more important than their campus home
- Many schools are giving their honors students first and best choice of housing options
- Many schools are building new facilities similar to your LLC specifically for Honors students
- Question of privilege vs. plurality
- Can privilege serve plurality in the bigger picture?
- As you know, your Honors College staff and students want this opportunity

Space Use and Programs

Society for College Scholars – an Opportunity?

- The Capstone Scholars experience at USCarolina
- Developed for 2005-06 year to target the academic profile just below the Honors College profile
- Targeted students in the 1250-1400 SAT range
- Enrolled 500 the first year, 530 the second year
- Includes a residential component and commitment
- Two year program with 2nd year commencement
- Faculty Principal
- Capstone Conversations, film series, cultural arts component
- Gender split is 50% male and 50% female
- 50% In State – 50% Out of State students

Space Use and Programs

Selected Other USCarolina Residential Initiatives

- Fourth new housing project is an Honors Hall for 1st and 2nd year students – first three projects were 4bd/2bath apartments for upper class students
- Fifteen residential learning communities tied to one or more academic departments
- Student Success Initiative for FYs using RAs and GAs for one on one scripted conversations with students
- Academic Centers for Excellence in halls offering writing and math tutoring, academic coaching, learning assessments, and a host of other services
- 15 residentially-based classrooms
- Three residential colleges, each with a half-time faculty Principal directing the learning initiatives

Space Use and Programs

OK – Good FYE – What's Next?

- Include upper class students in your residence hall mission regarding enhancing their educational experience
- Retention –
  - Is it retention to school or to housing?
  - What will increase sophomore's desire to return?
- Something different – something separate from FYs
  - May I please decide if I want a meal plan or roommate?
  - How about letting me have the LLC?
  - How about some new suites just for upper class students?
  - I'll find a way to pay for it if I don't have to add a meal plan to my "first cost" but I'll probably want some level of dining option
  - How about a residentially-based Sophomore Experience that advantages in academic ways those who stay on campus?

Space Use and Programs

Want Juniors and Seniors Living on Campus?

- It's all about the space you provide and the way you let them live
- It's less about the engagement factor – they've already chosen their engagement and they have persisted
- Privacy – Freedom – Space – Kitchens – Co-ed units
- Provide residences that will attract your student government, RHA, and other student leaders
- They will attract others to live on campus if you have the right accommodations
- You currently don't have them – decide if this is an important investment – your peers have

Space Use and Programs

Benchmark Peer Review Highlights

- U of Indiana and U of Michigan give you the best overall aspirational view for your re-allocation of space and enriched academic experiences
- University of Arizona has 30 faculty fellows many of which are assigned to residence communities and are perhaps the best in creating study groups
- Oregon State has created a sophomore year experience along with a separate transfer and upper class hall
- U of San Diego has their six colleges that would be difficult to emulate but they also guarantee all students 2 years of on campus housing (4 for Honors)

Space Use and Programs

Benchmark Peer Review Highlights

- University of Puget Sound has the most themed residential communities (28-30) of the group with the most interesting titles for their communities
- U of Virginia has three residential colleges and an intentionally designed residential first year experience
- UNC-Chapel Hill, UC-Santa Barbara, U of Washington, and U of Iowa all have some residential learning communities and a smattering of other academically related activities that are not well developed or promoted.

UNIVERSITY OF OREGON

Next Steps

Next Steps

Phase II Process

- We start formulating recommendations for review
  - Baseline financial model
  - Ideal program
  - Scenario development
- Next steps
  - Program development
  - July 17 Recommendation Presentation
  - Draft report

UNIVERSITY OF OREGON

HOUSING STRATEGIC PLAN
PHASE II

Existing Conditions Analysis Work Session

June 18, 2007

UNIVERSITY OF OREGON

HOUSING STRATEGIC PLAN
PHASE II

Recommendations Work Session

July 17, 2007

Agenda

- Status Update
- Space Program
- Project Options
- Next Steps

UNIVERSITY OF OREGON

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    - refine the desired graduate enrollment, define what features and programs will make graduate housing competitive with our peers, and determine housing availability
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    - define the current and desired diversity of freshmen enrollment, the diversity of freshmen currently living on campus, and identify what features and programs make on-campus housing competitive with our peers
    - determine the current and desired diversity of sophomore, junior, and senior enrollment, the diversity of upperclassmen currently living on campus, and what features and programs make on-campus housing competitive with our peers
    - determine the desired student diversity enrollment goals, and what features and programs make housing competitive with our peers to a diverse group of students
  - International
    - define the current and desired international student freshman enrollment, the percentage currently living on campus, and what features and programs make on-campus housing competitive with our peers
  - Visiting Scholars and Faculty
    - define what type of housing is required for visiting scholars and faculty

UNIVERSITY OF OREGON

Space Program

Class Level Distribution

- Shift towards upperclassmen

Classification	Existing	Existing %	Ideal	Change	Ideal %
Freshmen	2,910	74%	2,720	-190	50%
Sophomores, Juniors, and Seniors	726	18%	2,280	1,554	41%
Graduate Students	313	8%	501	188	9%
Total	3,949	100%	5,501	1,552	100%

Unit Occupancy Distribution

- Shift towards singles

Occupancy	Existing	Existing %	Ideal	Change	Ideal %
Singles	388	10%	2,431	2,043	44%
Doubles	3,112	78%	2,600	-512	47%
By-the-Unit (Apartments, Houses)	470	12%	470	0	9%
Total	3,970	100%	5,501	1,531	100%

Unit Type Distribution

- Shift towards suites

Unit Type	Existing	Existing %	Ideal	Change	Ideal %
Traditional	3,028	76%	2,131	-897	39%
Semi-Suites	472	12%	1,030	558	19%
Suites	0	0%	1,870	1,870	34%
By-the-Unit (Apartments, Houses)	470	12%	470	0	9%
Total	3,970	100%	5,501	1,531	100%

Overall Unit Type Distribution

- Available variety

Unit Type/Occupancy		
Traditional Doubles	1,725	31%
Traditional Singles	330	6%
Semi-Suite Doubles	880	16%
Semi-Suite Singles	110	2%
Suite Doubles	495	9%
Suite Singles	1,491	27%
Apartments	470	9%
	5,501	100%

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Project Options

Range of Approaches

- Maintain As Is
- Rent Doubles as Singles
- Renovate and Reduce Density
- Renovate/Reconfigure as Semi-Suites
- Build New

Source: HUD: U.S. Housing Market Conditions, 4th Quarter 2006, February 2007

Option A

- Maintain As Is
  - Doing nothing
  - simplest option
  - no change in usage from the currently accepted marketable capacity.
  - Low or no project cost
  - 0% bed loss
  - no revenue increase potential

Option B

- Rent Doubles as Singles
  - Convert from double- to single-occupancy bedrooms
  - Low project cost
  - 50% bed loss
  - high revenue increase potential

Source: HUD: U.S. Housing Market Conditions, 4th Quarter 2006, February 2007

Option C

- Renovate and Reduce Density
  - Lower density by converting some bedrooms to common areas
    - Laundries
    - study rooms
    - common kitchens
  - Medium project cost
  - bed loss percentage could vary widely
  - 5% to 10% would seem reasonable
  - minimal revenue increase potential

Source: HUD: U.S. Housing Market Conditions, 4th Quarter 2006, February 2007

Option D

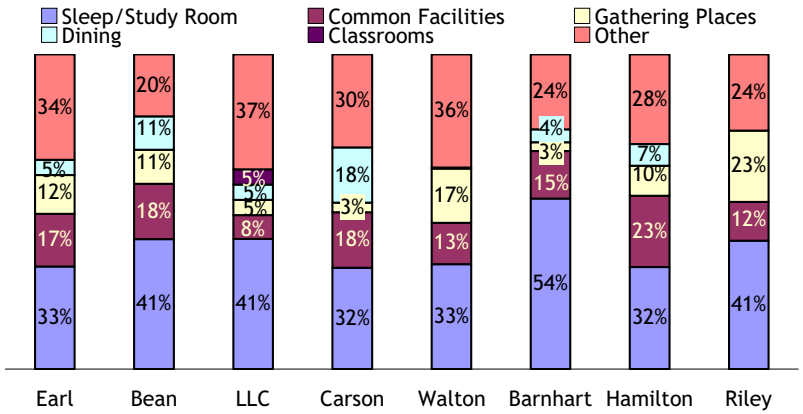
- Renovate/Reconfigure as Semi-Suites
  - Convert two or three bedrooms into a semi-suite
  - High project cost
  - 25% bed loss
    - some beds can be recouped by reclaiming community bathrooms
    - Mix of singles and doubles
  - high revenue increase potential

Option E

- Build New Semi-Suites
  - Replace with a new building
  - Highest project cost
  - Some bed loss
  - high revenue increase potential
  - new building option does not include replacement of the existing food service spaces

Space Utilization

- Non-Residential Space



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Next Steps

Next Steps

Phase II Process

- Financial Plan
- Scenario Development
- Draft report

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HOUSING STRATEGIC PLAN
PHASE II

Recommendations Work Session

July 17, 2007

FINANCIAL PLAN

Housing Strategic Plan Phase II
University of Oregon

August 10, 2007

Session Objectives

- Present four development scenarios
- Compare scenario performance
  - Financial
  - Phase 1 Objectives
- Expected Outcomes
  - Receive comments on assumptions
  - Eliminate infeasible scenarios
  - Discuss detail of Cycle 1 projects

Financial Plan Basics

- Planning Principles
  - View from 10,000 feet
  - Framework for guiding annual planning
  - Requires ongoing monitoring and adjustment
  - Assumptions derived from long-term experience and expectations
  - Doesn't sweat the small stuff

Financial Plan Basics

- Balancing Competing Objectives
  - Institutional objectives
  - Student preferences
  - Peer institution pressure
  - Programmatic goals
  - Continuity of operations
  - Financial realities

Ideal Program

	Existing		Ideal		Change	
Singles	369	10%	2,431	44%	2,062	559%
Doubles	2,745	77%	2,600	47%	-145	-5%
Apt Units	447	13%	447	8%	0	0%
Total	3,561	100%	5,478	100%	1,917	54%

	Existing		Ideal		Change	
Traditional	2,642	74%	2,131	39%	-511	-19%
Semi-Suites	472	13%	1,030	19%	558	118%
Suites	0	0%	1,870	34%	1,870	- %
Apartments	447	13%	447	8%	0	0%
Total	3,561	100%	5,478	100%	1,917	54%

Common Elements

- New Construction
  - Meet additional demand of 1,914 beds
  - Replace any beds lost to demolition or reduction in density
  - Add semi-suites and suites to achieve the Ideal Program distribution
  - Project Structure
    - Edge: P/P projects at campus edges ($175/gsf)
    - On-Campus: By University ($220/gsf)

Common Elements

- Renovations
  - Reduce density by creating distributed common areas
  - Reconfiguration of existing unit types not economically feasible
- Academic Linkages
  - Create new spaces from under-utilized space in existing halls to remain
  - Academic overlay at 6.5 gsf/resident

Common Elements

- Cycle 1 Objectives
  - $40 to $60 million total project cost
  - Provide suite-style beds
    - Address demand by upper-division students
    - Can provide temporary accommodations for lower-division and grad students
    - Edge development minimizes impact on UO credit
  - Improve at least one existing traditional hall for first-year students

Scenarios

- Accelerated Replacement: Starts by replacing halls with new buildings
- Paced Replacement: Interim renovations defer replacement until later
- Substantial Renovation: Full life-cycle renovations and some upgrades
- Minimal Renovation: keeps most halls online with ongoing R&R

Accelerated Replacement

- Replace five existing halls; renovate two
- New beds achieve unit mix and capacity to achieve Ideal Program
- Variety of unit types address retention goals
- Ongoing R&R until replacement
- Cycle 1 provides new suites and demolition of Earl

Paced Replacement

- Achieves same program as Accelerated Replacement
- Interim renovation of existing halls allows deferral of replacement
- Cycle 1 provides new suites and interim renovations of five halls; maximizes impact of initial investment

Substantial Renovation

- Fully renovates existing halls and upgrades common areas
- New construction provides new unit types
- Program falls short of Ideal Program:
  - Results in limited new unit types
  - Does not address the small units in traditional halls
- Cycle 1 provides new suites and a full renovation of Earl

Minimal Renovation

- Life Safety level of renovation to existing halls
- New construction provides new unit types
- Program falls short of Ideal Program:
  - Results in limited new unit types
  - Does not address the small units in traditional halls
- Cycle 1 provides new suites and a limited renovation of Earl

Accelerated Replacement

- Total cost of $436 million
- Plan completed by FY2017
- Delivery of new beds is sufficient to provide increasing capacity and demolition of existing halls
- Academic space included in separate projects to be incorporated into new halls
- Parking and Dining not included

Accelerated Replacement

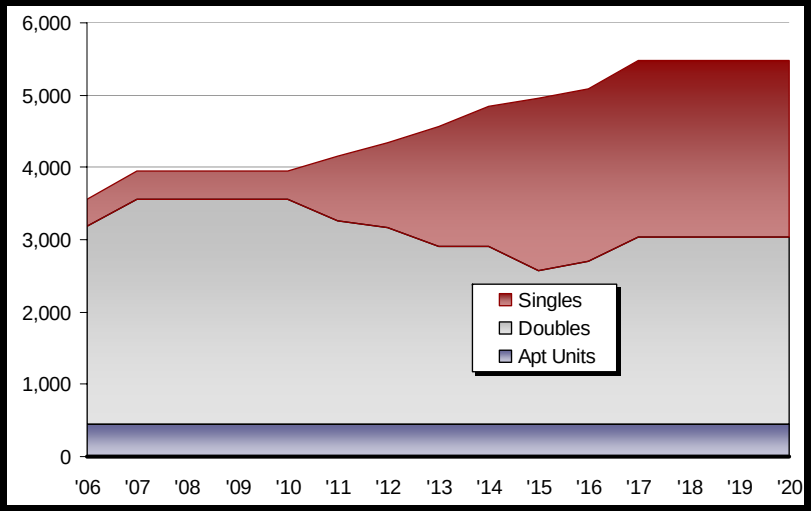
	Cost [2]	Beds/Units	Cost/Bed	Cost/GSF
New On Campus	$ 174,264,000	2,548	$ 68,392	$ 277.41
Maintain/Reno	107,967,000	1,388	77,808	152.36
Demolish	17,383,000	2,069	8,402	-
New Edge	136,410,000	1,542	88,463	294.78
Total	**$ 436,024,000**	**5,478**	**$ 79,601**	**$ 242.30**

	Existing	Planned	Ideal	Variance
Singles	369	2,439	2,431	0.3%
Doubles	2,745	2,592	2,600	-0.3%
Apt Units	447	447	447	0.0%
Quads	-	-	-	
Total	**3,561**	**5,478**	**5,478**	
Traditional	2,642	2,132	2,131	0.0%
Semi-Suites	472	1,028	1,030	-0.2%
Suites	-	1,788	1,870	-4.4%
Apartments	447	447	447	0.0%
Staff	-	83	-	
Total	**3,561**	**5,478**	**5,478**	

Phasing

FYE Ending June 30:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
	Existing			Complete			Off Line			No-Bed Project Work					
Living Learning Center		387	387	387	387	387	387	387	387	387	387	387	387	387	387
Earl Complex	316	316	316	316	316										
Edge Suites						514	514	514	514	514	514	514	514	514	514
Bean Complex	576	576	576	576	576	576									
On-Campus Traditional							250	250	250	250	250	250	250	250	250
On-Campus Semi-Suites							514	514	514	514	514	514	514	514	514
Hamilton Complex	780	780	780	780	780	780	780								
East Campus Grad Village	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72
On-Campus Traditional II								490	490	490	490	490	490	490	490
Edge Suites II								514	514	514	514	514	514	514	514
Academic Overlay 1															
Agate Apts	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
On-Campus Suites									286	286	286	286	286	286	286
Academic Overlay 2															
Carson Hall	282	282	282	282	282	282	282	282	282						
Moon Lee Apts	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
On-Campus Traditional III										490	490	490	490	490	490
Edge Suites III										514	514	514	514	514	514
Academic Overlay 3															
Riley Hall	115	115	115	115	115	115	115	115	115	115					
Walton Complex	613	613	613	613	613	613	613	613	613		552	552	552	552	552
Spencer View Apts	272	272	272	272	272	272	272	272	272	272	272	272	272	272	272
Walton Infill										0	131	131	131	131	131
Academic Overlay 4															
Barnhart Hall	432	432	432	432	432	432	432	432	432	432	0	389	389	389	389
East Campus Houses	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
Bean/Carson Interim															
Earl/Hamilton/Riley Interim															
Total Revenue Beds	**3,561**	**3,948**	**3,948**	**3,948**	**3,948**	**4,146**	**4,334**	**4,558**	**4,844**	**4,953**	**5,089**	**5,478**	**5,478**	**5,478**	**5,478**
Change		**387**	**0**	**0**	**0**	**198**	**188**	**224**	**286**	**109**	**136**	**389**	**0**	**0**	**0**

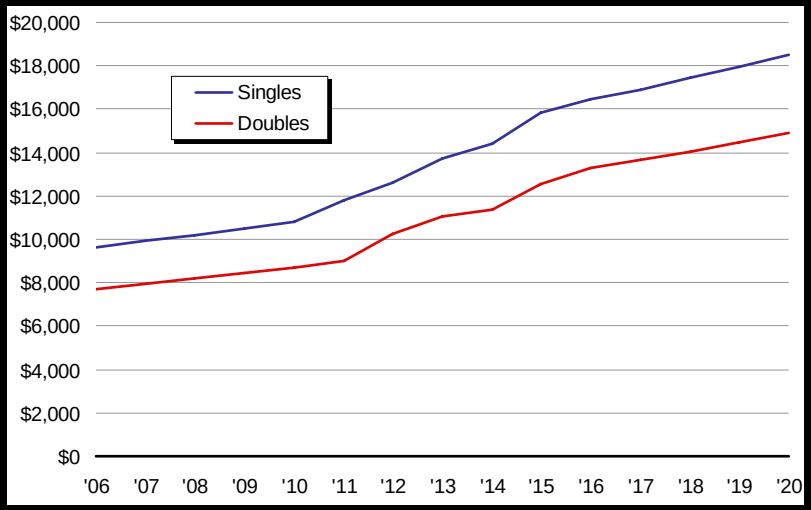
Bed Distribution



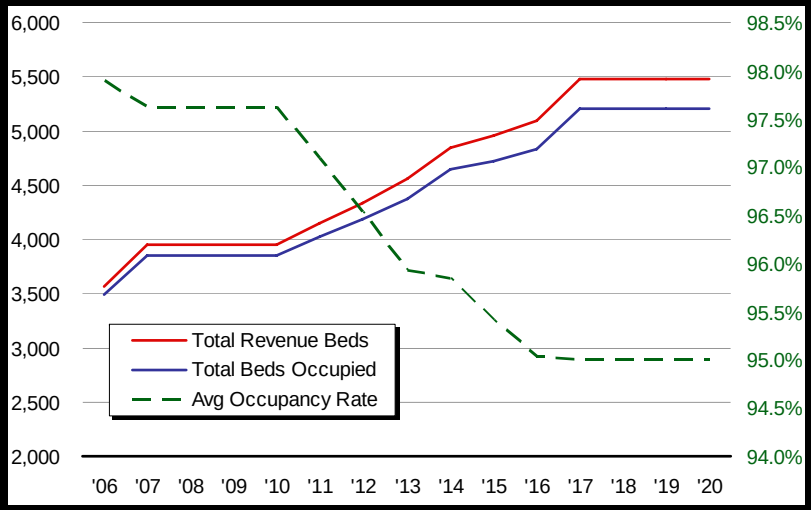
Revenues

- Room and Board
  - Based on rents tested in survey (lowest tier)
  - Escalated at 3% annually
  - Completion premium of 5%
    - Barnhart Hall
    - Walton Complex
    - 95% occupancy post-completion
- Summer/Other Income
  - 13% of net rental income

Revenue Per Bed



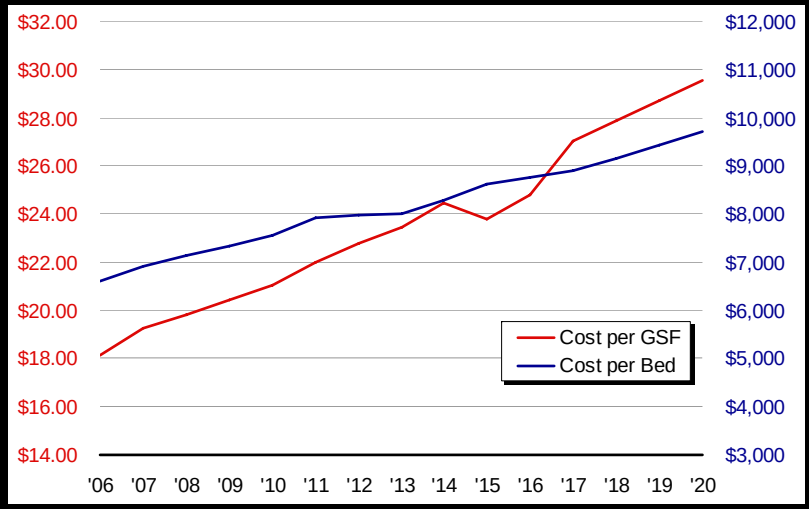
Occupancy



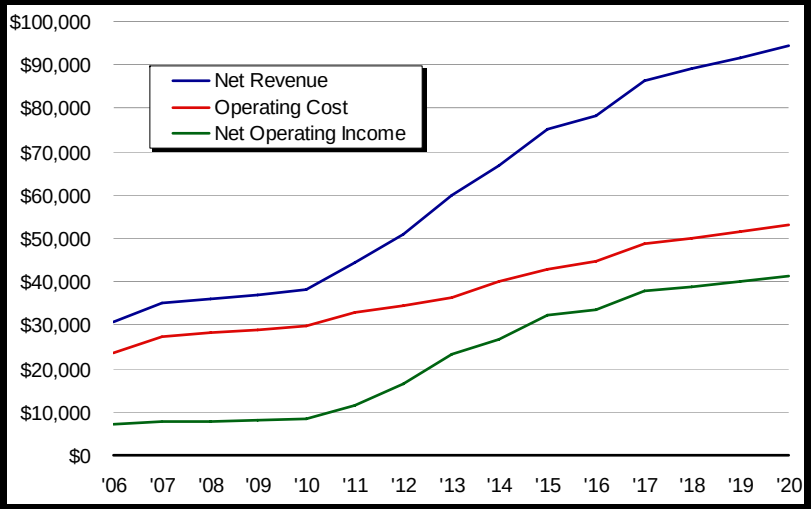
Operating Expenses

- Allocated Expenses *(FY2006)*
  - Existing Halls: $24.35/gsf
  - New Halls: $24.35/gsf
  - Maintain/Reno: $24.35/gsf
  - Apartments: $5.41/gsf (room only)
- Escalated at 3% annually

Operating Expenses



Operating Position



Capital Costs

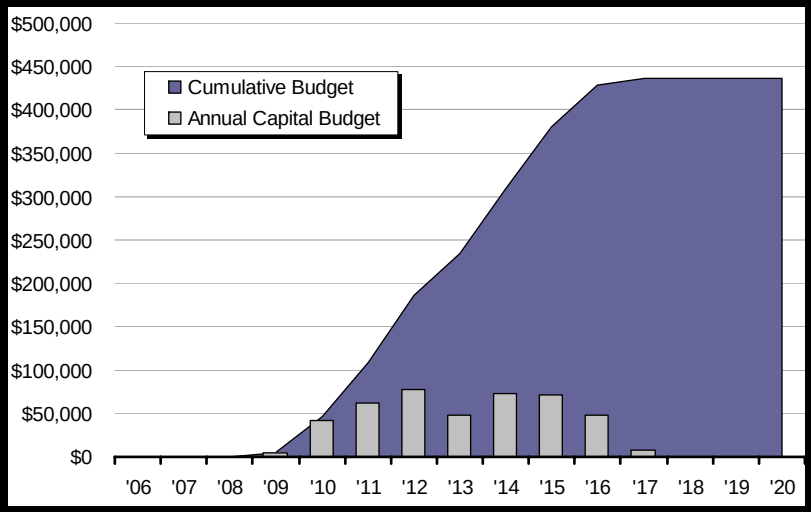
- Development Budgets

	Reno	New On Campus	New Edge
Construction	See Below	$220/gsf	$175/gsf
Infrastructure	-	-	10% Const
FF&E (per bed)	$2,000	$2,500	$2,500
Design	9%	8%	6%
Development	3%	3%	3%
Contingency	10%	5%	5%

Capital Costs

- Renovation Construction Costs
  - Full Reno Plus 85% CRV $187/gsf
  - Full Renovation 75% CRV $165/gsf
  - Limited Reno 50% CRV $110/gsf
  - Life-Safety 25% CRV $55/gsf
  - Cosmetic 15% CRV $33/gsf

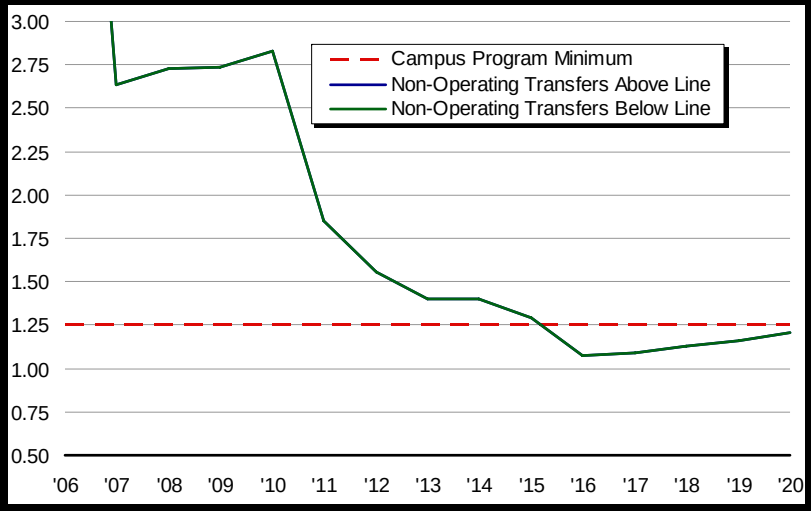
Capital Requirements



Debt Service

- New Debt Service
  - Renovations 5.0%, 20 years
  - New On Campus 5.5%, 30 years
  - New Edge 6.0%, 30 years
  - Issuance Costs 2%
- Debt Service Coverage
  - 1.25x target for housing system
  - Covered by cash flow (and Reserves if necessary)

Debt Service Coverage

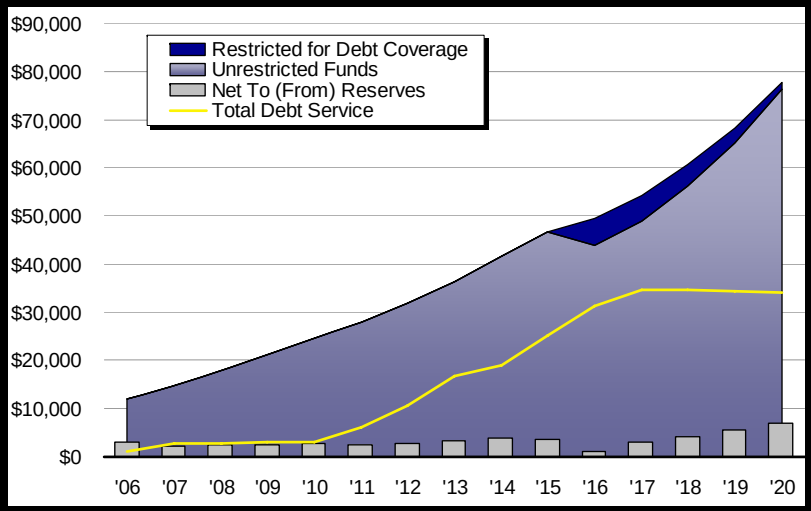


Reserves

- Earnings at 3.5%
- Rent increase reduced when balance exceeds 200% of annual debt service
- Uses
  - Capital renewal
    - 50% of projected surplus
    - $2.5 million average annually
  - Supplemental debt service coverage

LCO1

Reserves



Reserve Balances

LCO2

- Residence Hall Operations (101000)
  - $8,452,145.29
- Rental Housing (103000)
  - $4,533,354.36
- Building Reserve Spencer View (844109)
  - $597,234.26
- Building Reserve East Campus (844110)
  - $409,276.00
- Building Reserve Dormitories (844103)
  - $7,432,556.23